

9.4 Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5)

9.4.1 Purpose

The **zone** accommodates mid- to high-rise apartments within the **City Centre**, plus a limited amount of **commercial use** and compatible **secondary uses**. The **zone** is divided into 5 sub-**zones**: RCL1 for **sites** zoned low density, high-rise apartments; RCL2 which provides for a **density bonus** that would be used for rezoning applications to help achieve the **City's** affordable housing objectives; RCL3 which provides for an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Map area of the **City Centre** in the **City Centre** Area Plan to achieve **City** objectives for **child care**, amenity, and **commercial use**; and, RCL4 and RCL5 which provide for a **density bonus** that would be used for rezoning applications in the Capstan Station Bonus Map area designated by the **City Centre** Area Plan to achieve, among other things, **City** objectives in respect to the Capstan Canada Line station. [Bylaw 8839, Mar 12/12]

9.4.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **live/work dwelling**

9.4.3 Secondary Uses [Bylaw 8604, Sep 13/10]

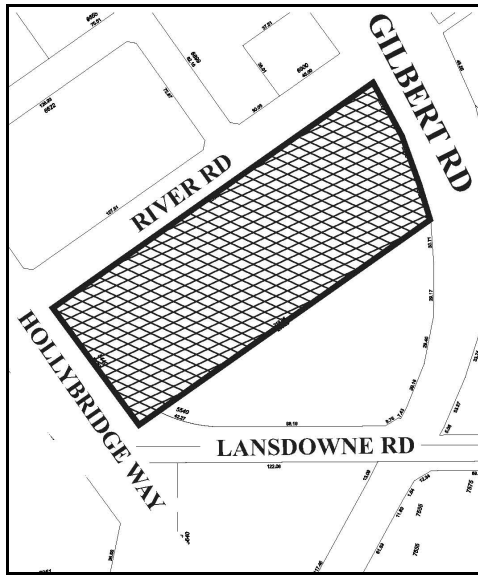
- **animal grooming**
- **boarding and lodging**
- **broadcast studio**
- **community care facility, minor**
- **education, commercial**
- **government service**
- **health service, minor**
- **home-based business**
- **home business**
- **hotel**
- **housing, town**
- **library and exhibit**
- **manufacturing, custom indoor**
- **office**
- **park** [Bylaw 8839, Mar 12/12]
- **parking, non-accessory**
- **private club**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

9.4.4 Permitted Density

1. For residential/limited commercial **sites** zoned RCL1, the maximum **floor area ratio** is:
 - a) 0.70 for **lots** less than 3,000.0 m² in **lot area**;
 - b) 1.0 for **lots** between 3,000.0 m² and 6,000.0 m² in **lot area**; and
 - c) 2.0 for **lots** 6,000.0 m² or larger in **lot area**,together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**, and 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. For residential/limited commercial **sites** zoned RCL2, RCL3, RCL4, or RCL5, the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**, and 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**. [Bylaw 8839, Mar 12/12]
3. Notwithstanding Section 9.4.4.2, the reference to “1.2” is increased to a higher **density** of “2.0” in the RCL2 **zone** and RCL3 **zone** if: [Bylaw 8839, Mar 12/12]
 - a) for rezoning applications involving 60 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RCL2 **zone** or RCL3 **zone**; or [Bylaw 9760, Jan 22/18]
 - b) for rezoning applications involving more than 60 **apartment housing dwelling units**, and prior to first occupancy of the **building**, the **owner**: [Bylaw 9760, Jan 22/18]
 - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total **building area**; and [Bylaw 9760, Jan 22/18]
 - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
4. Notwithstanding Section 9.4.4.2, the reference to “1.2” is increased to a higher **density** of “2.5” in the RCL4 **zone** and RCL5 **zone** if: [Bylaw 8839, Mar 12/12]
 - a) the **site** is located in the Capstan Station Bonus Map area designated by the **City Centre Area Plan**;
 - b) the **owner** pays a sum into the **Capstan station reserve** as specified in Section 5.19 of this bylaw;
 - c) the **owner** grants to the **City**, via a statutory **right-of-way**, **air space parcel**, or fee simple, as determined at the sole discretion of the **City**, rights of public use over a suitably landscaped area of the **site** for **park** and related purposes at a rate of 5.0 m² per **dwelling unit**; and
 - d) for rezoning applications involving:
 - i) 60 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RCL4 **zone** or RCL5 **zone**; or [Bylaw 9760, Jan 22/18]

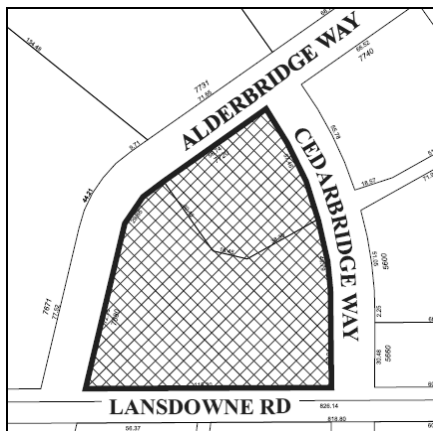
- ii) more than 60 **apartment housing dwelling units**, and prior to first occupancy of the **building**, the **owner**: *[Bylaw 9760, Jan 22/18]*
 - provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total **building area**; and *[Bylaw 9760, Jan 22/18]*
 - enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
5. If an **owner** of a **lot** in the **RCL3 zone** or **RCL5 zone** has contributed to the **affordable housing reserve** or provided **affordable housing units** under Section 9.4.4.3 or provided amenities and contributed to the **affordable housing reserve** or provided **affordable housing units** under Section 9.4.4.4, *[Bylaw 8879, Feb 25/13]* an additional 1.0 **density bonus floor area ratio** is permitted, provided that: *[Bylaw 8839, Mar 12/12]*
- a) the **lot** is located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;
 - b) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential purposes, which non-residential purposes shall provide, in whole or in part, for **convenience retail uses** (e.g., large format grocery store; drug store), **minor health services**, pedestrian-oriented **general retail**, or other **uses** important to the viability of the Village Centre and as determined to the satisfaction of the **City**;
 - c) the **owner** uses a maximum of 49% of the **gross floor area** of the **building**, including the additional 1.0 **density bonus floor area ratio** (i.e., the **gross floor area** of the additional **building area**), for non-residential purposes; and
 - d) the **owner**:
 - i) uses at least 5% of the additional 1.0 **density bonus floor area ratio** (i.e., the **gross floor area** of the additional **building area**), for **child care** or **uses** that provide a community amenity to the satisfaction of the **City** (e.g., community recreation, **library and exhibit**, heritage); or
 - ii) at the time Council adopts a zoning amendment bylaw to include the **owner's lot** in the **RCL3 zone** or **RCL5 zone**, pays into the **child care reserve fund** or alternative funds the sum specified in Section 5.16 of this bylaw.
6. Notwithstanding Section 9.4.4.3, for the **RCL3 zone** the maximum **floor area ratio** for the net **site area** of the **site** located within the **City Centre** shown on Figure 1 below shall be 2.463, provided that the **owner**: *[Bylaw 8879, Feb 25/13]*
- a) complies with the conditions set out in either paragraph 9.4.4.3(a) or (b); and
 - b) dedicates not less than 3,862.9 m² of the **site** as **road**.

Figure 1 [Bylaw 8879, Feb 25/13]



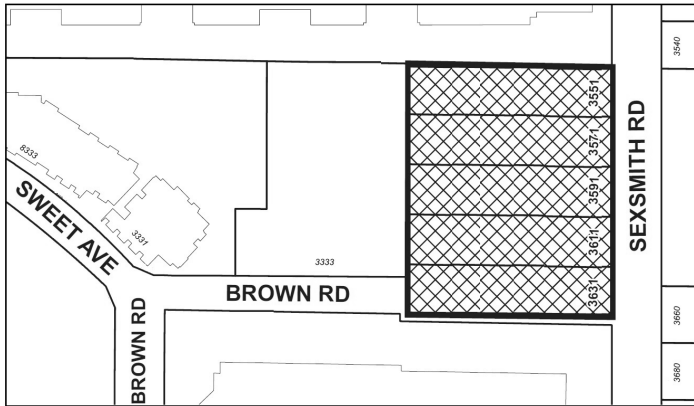
7. Notwithstanding Section 9.4.4.3, for the RCL2 zone the maximum **floor area ratio** for the net **site** area of the **site** located within the **City Centre** shown on Figure 1 below shall be 2.252, provided that the **owner**: [Bylaw 8946, Jul 22/13]
- a) complies with the conditions set out in either paragraph 9.4.4.3(a) or (b); and
 - b) creates a **lot** with an area of not less than 1,139 m² within the **site** as **park**.

Figure 1



8. For the net **site** area of the **site** located within the **City Centre** shown on Figure 1 below, notwithstanding Section 9.4.4.4, the maximum **floor area ratio** for the RCL4 zone shall be 2.618, provided that the **owner**: [Bylaw 9836, Nov 12/19]
- a) complies with the conditions set out in Section 9.4.4.4; and [Bylaw 9836, Nov 12/19]
 - b) dedicates not less than 294.0 m² of the **site** as **road**. [Bylaw 9836, Nov 12/19]

Figure 1 [Bylaw 9836, Nov 12/19]



9.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings** on **sites** zoned RCL1.
2. The maximum **lot coverage** for **buildings** and landscaped roofs over **parking spaces** on **sites** zoned RCL2 and RCL3 is:
 - a) 60% for apartment housing or congregate housing only; and
 - b) 90% for apartment housing that contains convenience retail, general retail, minor health service uses, live/work dwellings and/or child care.
3. The maximum **lot coverage** for **buildings** and landscaped roofs over **parking spaces** on **sites** zoned RCL4 and RCL5 is 90%, exclusive of portions of the **sites** the **owner** grants to the **City**, via a statutory **right-of-way**, **air space parcel**, or alternative means satisfactory to the **City**, for **park** or **road** purposes. [Bylaw 8839, Mar 12/12]

9.4.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m, but this may be reduced to 3.0 m if:
 - a) a proper interface is provided at the sidewalk level as approved by the **City**; and
 - b) no driveways or loading areas are located along the public **road**.
2. There is no minimum **interior side yard**.
3. The minimum **rear yard** is:
 - a) 0.0 m if there is an existing **lane** or a new **lane** is required; or
 - b) 3.0 m if there is no existing **lane** or a new **lane** is not required.

9.4.7 Permitted Heights

1. The maximum **height** for **buildings** zoned RCL1, RCL3, and RCL5 is 47.0 m geodetic. [Bylaw 8839, Mar 12/12]
2. The maximum **height** for **buildings** zoned RCL2 and RCL4 is: [Bylaw 8839, Mar 12/12]
 - a) for **buildings** with a **floor area ratio** of 1.2 or less: 15.0 m;

- b) for **buildings** with a **floor area ratio** of greater than 1.2: 25.0 m, except in specific areas identified in the **City Centre** Area Plan where a maximum **height** of 35.0 m is permitted for **buildings** with a **floor area ratio** of up to 2.0; and
 - c) for **buildings** in the Capstan Station Bonus Map area designated by the **City Centre** Area Plan with a **floor area ratio** of greater than 2.0: 35.0 m, except the maximum **height** for **buildings** may be increased to 47.0 m geodetic if a proper interface is provided with adjacent **buildings** and areas secured by the **City** for **park** purposes, as approved by the **City**.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 12.0 m.

9.4.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is:
- a) 30.0 m for **sites** zoned RCL1;
 - b) 40.0 m for **sites** zoned RCL2, except if a maximum **building height** of 35.0 m is permitted in which case the minimum **lot width** is 45.0 m; and
 - c) 45.0 m for **sites** zoned RCL3, RCL4, and RCL5. *[Bylaw 8839, Mar 12/12]*
2. The minimum **lot depth** is:
- a) 35.0 m for **sites** zoned RCL1;
 - b) 30.0 m for **sites** zoned RCL2 that have a **floor area ratio** of 1.2 or less; or
 - c) 40.0 m for **sites** zoned RCL2 that have a **floor area ratio** of greater than 1.2 and **sites** zoned RCL3, RCL4, and RCL5. *[Bylaw 8839, Mar 12/12]*
3. There is no minimum **lot area** requirement for **sites** zoned RCL1.
4. The minimum **lot area** is 2,400.0 m² for **sites** zoned RCL2.
5. The minimum **lot area** is 4,000.0 m² for **sites** zoned RCL3, RCL4, and RCL5. *[Bylaw 8839, Mar 12/12]*

9.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

9.4.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

9.4.11 Other Regulations *[Bylaw 8604, Sep 13/10]*

1. For the RCL1 zone, RCL2 zone, and RCL4 zone only: *[Bylaw 8839, Mar 12/12]*
 - a) **Secondary uses** shall be limited to the following:
 - **boarding and lodging**
 - **community care facility, minor**
 - **health service, minor**
 - **home-based business**
 - **home business**
 - **housing, town**
 - **library and exhibit**
 - **office**
 - **recreation, indoor**
 - **restaurant in the RCL2 zone only** *[Bylaw 9699, Jun 19/17]*
 - **retail, convenience**
 - **retail, general**
 - **service, personal**
 - **studio**
 - b) **Convenience retail, general retail, indoor recreation, library and exhibit, minor health service, office, personal service, studio, and town housing** must be located on the **first storey** of the **building**.
 - c) For the RCL1 zone, **convenience retail, general retail, indoor recreation, library and exhibit, minor health service, office, personal service, and studio** are limited to a maximum **gross leasable floor area** of 200.0 m².
 - d) For the RCL2 zone, a **restaurant** must be located on the **first storey** of the **building**.
[Bylaw 9699, Jun 19/17]
2. For the RCL3 zone and RCL5 zone only, **congregate housing** and **apartment housing** must not be located on the **first storey** of the **building**, exclusive of interior entries, common stairwells, and common elevator shafts. *[Bylaw 8839, Mar 12/12]*
3. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on the roof of a **building**).

[Bylaw 9723, Jul 17/17]
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

