

RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule

1 Intent

The intent of this Schedule is to permit a variety of residential developments and some compatible retail, office, service and institutional uses. Emphasis is placed on achieving development which is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy. The RM-5A, RM-5B, RM-5C and RM-5D Districts permit greater densities than RM-5.

The RM-5 District also encourages developments suited to families with children. The RM-5C District permits a greater range of uses. The RM-5D District supports the development of social housing.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Section, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than the width of the required side yard from a flanking street;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 % of the rear yard to be provided, or 48 m², whichever is the lesser;
- (d) not more than 66²/₃ % of the width of the rear yard of any lot is occupied by accessory buildings;
- (e) no accessory building is closer than 3.7 m to any residential building;
- (f) no accessory building obstructs the daylight access prescribed in this Schedule.

• Accessory Uses customarily ancillary to any of the uses listed in this section, except hotel.

2.2.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

2.2.DW [Dwelling]

- Dwelling Units in conjunction with a neighbourhood grocery store, subject to the provisions of section 11.16 of this By-law, or with a Laundromat or Dry Cleaning Establishment existing as of September 26, 1989.

- Multiple Conversion Dwelling.
- Rooming House.

2.2.I [Institutional]

- Child Day Care Facility.
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

2.2.R [Retail]

- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of Section 11.16 of this By-law.

2.2.S [Service]

- Hotel existing as of September 26, 1989.
- Laundromat or Dry Cleaning Establishment existing as of September 26, 1989.

2.3 Conditions of Use

2.3.1 All uses other than dwelling uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

- (a) parking and loading facilities;
- (b) display of flowers, plants, fruits and vegetables; and
- (c) child day care facility.

2.3.2 • In the RM-5 District, a minimum of 20 % of total dwelling units within any multiple dwelling, except in the case of buildings designed solely for use as senior citizens' housing under the provisions of the National Housing Act or other similar use, shall:

- (a) contain 2 or more bedrooms;
- (b) possess private open space directly accessible from the unit and which is a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m; and
- (c) be located within three storeys of grade.

2.3.3 • In the RM-5 District, all multiple dwellings shall include an outdoor area with a minimum area of 37 m², in an appropriate location, that could be developed as a children's play area.

2.3.4 • In the RM-5D District, the maximum allowable floor space ratio for all permitted uses other than dwelling uses is 0.65.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Development Permit Board may approve for the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts any of the uses listed in section 3.2.1, including such conditions as it may decide, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the appropriateness of the use with respect to the items which are shown in italics following the use.

3.2.1 Uses

- 3.2.1.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- Accessory Uses customarily ancillary to hotel or any of the uses listed in this section.

3.2.1.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.1.C [Cultural and Recreational]

- Museum or Archives. *compatibility with nearby sites, parking, proximity to major streets, size of facility*

3.2.1.DW [Dwelling]

- Infill.
- Infill Multiple Dwelling, in accordance with section 5 of this schedule.
- Dwelling Units, in conjunction with any of the other uses set out in this Schedule.
- Multiple Dwelling, except as provided for in Section 5 of this schedule consisting of six or more dwelling units if:

- (a) its development does not require the demolition or change of use or occupancy of one or more rental housing units;
- (b) its development requires the demolition or change of use or occupancy of one or more rental housing units and the registered owner of the site enters into a housing agreement with the city, under section 565.2 of the Vancouver Charter, in which the registered owner agrees with the city to:
 - (i) include in the new development on the site that number of rental housing units which equals or exceeds the number of rental housing units requiring demolition or change of use or occupancy, and to give the city security for the continued operation of such replacement rental housing units including a section 219 covenant for registration against title to the site, which housing agreement and security must be on terms and conditions satisfactory to Council, or
 - (ii) provide rental housing units, or to contribute to the provision of rental housing units, in another manner or at another location, or to provide another form of affordable housing, and to give the city security for the continued operation of such replacement rental housing units or other form of affordable housing including a section 219 covenant for registration against title to the subject real property, which housing agreement and security must be on terms and conditions satisfactory to Council;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit for a multiple dwelling, a person has demolished or in respect of which has changed the use or occupancy.

- Multiple Dwelling, in accordance with section 5 of this schedule.
- Multiple Dwelling, consisting of five or fewer dwelling units.
- One-Family Dwelling.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Two-Family Dwelling.

3.2.1.I [Institutional]

- Ambulance Station. *compatibility with nearby sites, vehicular ingress and egress, proximity to major street*
- Church, subject to the provisions of section 11.7 of this By-law. *compatibility with nearby sites, parking, size of facility*
- Hospital, subject to the provisions of section 11.9 of this By-law. *compatibility with nearby sites, vehicular ingress and egress, category of facility*
- Public Authority Use essential in this District. *compatibility with nearby sites, proximity to major streets, vehicular ingress and egress*
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law. *compatibility with nearby sites, category of facility*
- Social Service Centre. *compatibility with nearby sites, category of facility*
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law. *compatibility with nearby sites*
- Group Residence, subject to the provisions of section 11.17 of this By-law. *compatibility with nearby sites*

3.2.1.O [Office]

- General Office, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Health Care Office, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Health Enhancement Centre, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*

3.2.1.R [Retail]

- Retail Store, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Public Bike Share.

3.2.1.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law. *compatibility with nearby sites*
- Restaurant - Class 1, in a building which is protected by a heritage designation by-law. *compatibility with nearby sites, parking, traffic, noise, hours of operation*

3.2.1.U [Utility and Communication]

- Public Utility. *compatibility with nearby sites, category of facility*

3.2.2 Uses

Uses listed in this section may be permitted in the RM-5C and RM-5D districts subject to the provisions of this section.

3.2.2.C [Cultural and Recreational]

- Bowling Alley, only in the RM-5C district. *compatibility with nearby sites, parking, proximity to major streets, size of facility*
- Club, only in the RM-5C district. *compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity, size of facility*
- Fitness Centre, only in the RM-5C district. *compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity, size of facility*
- Theatre, only in the RM-5C district. *compatibility with nearby sites, traffic, hours of operation*

3.2.2.O [Office]

- Financial Institution, only in the RM-5C district. *parking, size of facility*
- General Office. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Health Care Office. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- Health Enhancement Centre. *compatibility with nearby sites, parking, traffic, noise, hours of operation.*

3.2.2.R [Retail]

- Grocery or Drug Store, only in the RM-5C district. *parking, pedestrian amenity, size of facility*
- Retail Store. *compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*
- Small-scale Pharmacy, only in the RM-5C district subject to the provisions of section 11.22 of this By-law.

3.2.2.S [Service]

- Animal Clinic, only in the RM-5C district. *compatibility with nearby sites, noise, hours of operation*
- Barber Shop or Beauty Salon. *compatibility with surrounding uses, hours of operation; parking*
- Beauty and Wellness Centre, only in the RM-5C district, *only in the RM-5C District*
- Hotel, only in the RM-5C district. *traffic, compatibility with nearby sites*
- Laundromat or Dry Cleaning Establishment, only in the RM-5C district. *compatibility with surrounding uses, hours of operation, noise, parking*
- Photofinishing or Photography Studio. *parking*
- Print Shop, only in the RM-5C district. *compatibility with surrounding uses, hours of operation, parking*
- Restaurant - Class 1. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- School - Arts or Self Improvement, only in the RM-5C district. *parking, size of facility, noise, hours of operation*
- School - Business, only in the RM-5C district. *compatibility with nearby sites, category of facility, size of facility, hours of operation*
- School - Vocational or Trade, only in the RM-5C district. *parking, size of facility, noise, hours of operation*

3.3 Conditions of Use

- 3.3.1 All uses other than dwelling uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:
- (a) parking and loading facilities;
 - (b) the display of flowers, plants, fruits and vegetables;
 - (c) restaurant;
 - (d) farmers' market; and
 - (e) public bike share.
- 3.3.2 • In the RM-5 District, a minimum of 20 % of total dwelling units within any multiple dwelling, except in the case of buildings designed solely for use as senior citizens' housing under the provisions of the National Housing Act or other similar use, shall:
- (a) contain 2 or more bedrooms;
 - (b) possess private open space directly accessible from the unit and which is a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m; and
 - (c) be located within three storeys of grade.
- 3.3.3 • In the RM-5 District, all multiple dwellings shall include an outdoor area with a minimum area of 37 m², in an appropriate location, that could be developed as a children's play area.

4 Regulations

All uses approved under sections 2 and 3 of this Schedule shall be subject to the following regulations:

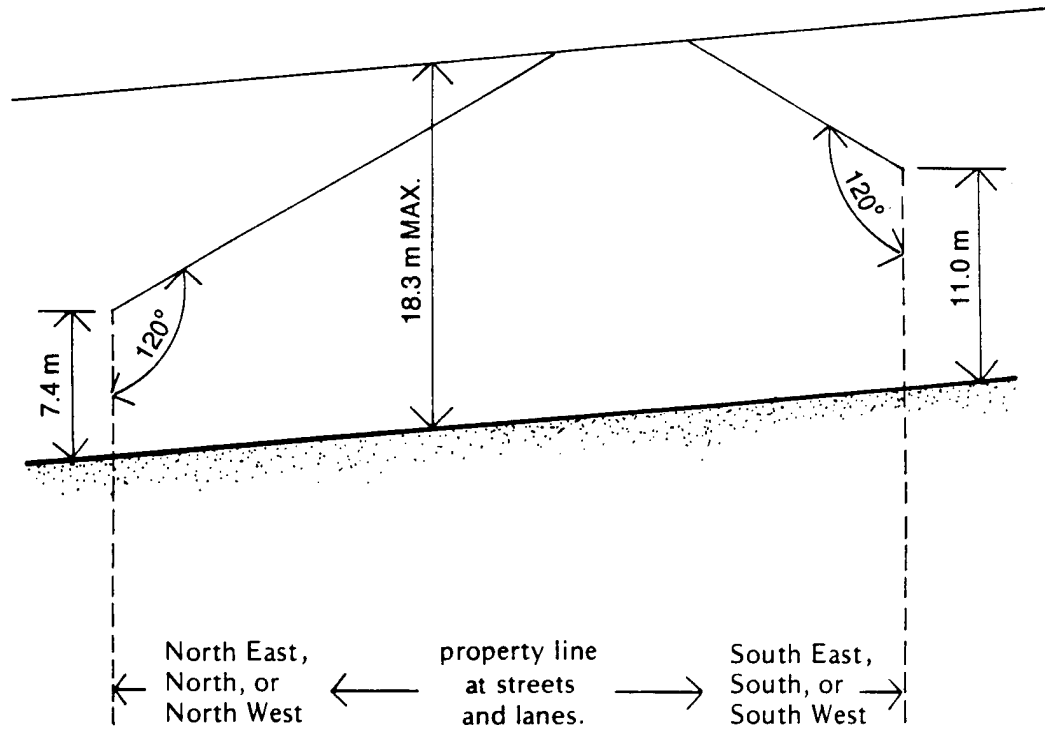
4.1 Site Area -- Not applicable.

4.2 Frontage -- Not applicable.

4.3 Height

- 4.3.1 The maximum height of a building shall not exceed 18.3 m, but no portion of the building shall extend above the envelope illustrated and described in Figure 1. Height shall be determined by a line parallel to a line joining the official established building grades at the property lines. Angles shall be measured from vertical lines at the property line.

Figure 1. Building Envelope



- 4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 58.0 m provided that the livability and environmental quality of the surrounding neighbourhood is not unduly harmed, and provided that it first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
 - (b) the submission of any advisory group, property owner or tenant; and
 - (c) the effects on public and private views, sunshine, privacy and open spaces.

4.4 Front Yard

- 4.4.1 A front yard with a minimum depth of 3.7 m shall be provided.
- 4.4.2 The Director of Planning or the Development Permit Board, as the case may be, may vary the depth of the required front yard, provided that it first considers all applicable policies and guidelines adopted by Council.
- 4.4.3 The Director of Planning or the Development Permit Board, as the case may be, may permit, provided that it first considers all applicable policies and guidelines adopted by Council, the projection of porches, entrance lobbies, and supported canopies up to 1.8 m into the required front yard and the projection of porte cocheres up to the front property line, provided that none of the foregoing exceed a width of 6.1 m.

4.5 Side Yards

- 4.5.1 A side yard with a minimum width of 2.1 m shall be provided on each side of the principal building.
- 4.5.2 In the case of a corner site, the exterior side yard shall not be regulated by section 4.5.1 above but shall be 20 % of the width of the site, except that it shall not be less than 3.0 m and need not be more than 6.0 m in width.
- 4.5.3 The Director of Planning or the Development Permit Board, as the case may be, may vary the side yard requirements, provided that it first considers all applicable policies and guidelines adopted by Council.

4.6 Rear Yard

- 4.6.1 A rear yard with a minimum depth of 2.1 m shall be provided.
- 4.6.2 The Director of Planning or the Development Permit Board, as the case may be, may vary the rear yard requirement, provided that it first considers all applicable policies and guidelines adopted by Council.

4.7 Floor Area and Density

- 4.7.1 Floor space ratio shall not exceed 1.00 except that:
 - (a) the Director of Planning or the Development Permit Board may permit an increase in floor space ratio to 1.5 in the RM-5 district, 2.20 in the RM-5A, RM-5C and RM-5D districts, and 2.75 in the RM-5B district if the Director of Planning or the Development Permit Board first considers:
 - (i) the intent of this schedule,
 - (ii) all applicable Council policies and guidelines,
 - (iii) the submission of any advisory group, property owner or tenant,
 - (iv) the height, bulk, location and overall design of the development, and
 - (v) the effect of the development on nearby sites, street and public open spaces;
 - (b) despite the provisions of subsection 4.7.1(a), the floor space ratio for sites located in the RM-5A, RM-5B, RM-5C and RM-5D districts which are 20.2 m or less in width shall not exceed:
 - (i) 2.0 on corner sites with a minimum site area of 800 m², and
 - (ii) 1.5 on all other sites; and
 - (c) despite the provisions of subsections 4.7.1 (a) and (b), the maximum allowable floor space ratio for all permitted uses, other than dwelling uses, in the RM-5D District, is 0.65.
- 4.7.2 The following shall be included in the computation of floor area:
 - (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
 - (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor area:

- (a) open residential balconies, sun decks, porches and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the total area of all exclusions does not exceed 12% of the provided residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space shall not exceed 7.3 m in length;
- (d) amenity areas accessory to a residential use, including day care facilities, recreation facilities and meeting rooms provided that:
 - (i) in the case of day care facilities, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
 - (ii) the total area being excluded for amenity areas shall not exceed the lesser of 10 % of the permitted floor area or 1 000 m², with an additional 10 % of the permitted floor space or 500 m², whichever is lesser, for day care facilities where these are included;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (h) bicycle storage at or below base surface, provided that a secured and separate bicycle room shall be provided and equipped with bicycle racks adequate for the storage of a minimum of one bicycle for every four dwelling units; and
- (i) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one % of permitted floor area.

4.7.4 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may increase for any one building, which includes one or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

In determining the increase in floor area that may be permitted, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions;
- (e) the opinion of City Council; and
- (f) all applicable policies and guidelines adopted by Council.

4.7.5 The Director of Planning or the Development Permit Board may permit an increase in floor space ratio for a development which includes the restoration of an existing building, site, landmark or feature, if the existing building, site, landmark or feature is listed in the Vancouver Heritage Register, if Council first approves a heritage designation by-law, and if the Director of Planning or the Development Permit Board first considers:

- (a) all applicable Council policies and guidelines;
- (b) the cost and extent of the heritage restoration;
- (c) the value of the increased floor area; and
- (d) the impact of the development upon neighbourhood livability and environmental quality.

4.7.6 The Development Permit Board may permit an increase above the permitted floor space ratio to a maximum of 10% where the increase results from a transfer of heritage floor area, except that this provision shall not apply to a development where there has been an increase in floor space ratio pursuant to subsection 4.7.5.

In this section “heritage floor area” means floor area which may be transferred from a heritage site to another site, in accordance with Council policies and guidelines.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 50 % of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, cantilevered balconies and sundecks.

4.8.3 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in site coverage, provided that it first considers all applicable policies and guidelines adopted by Council.

4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.9 (Reserved)

4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 6.1 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.11 - 4.14 (Reserved)

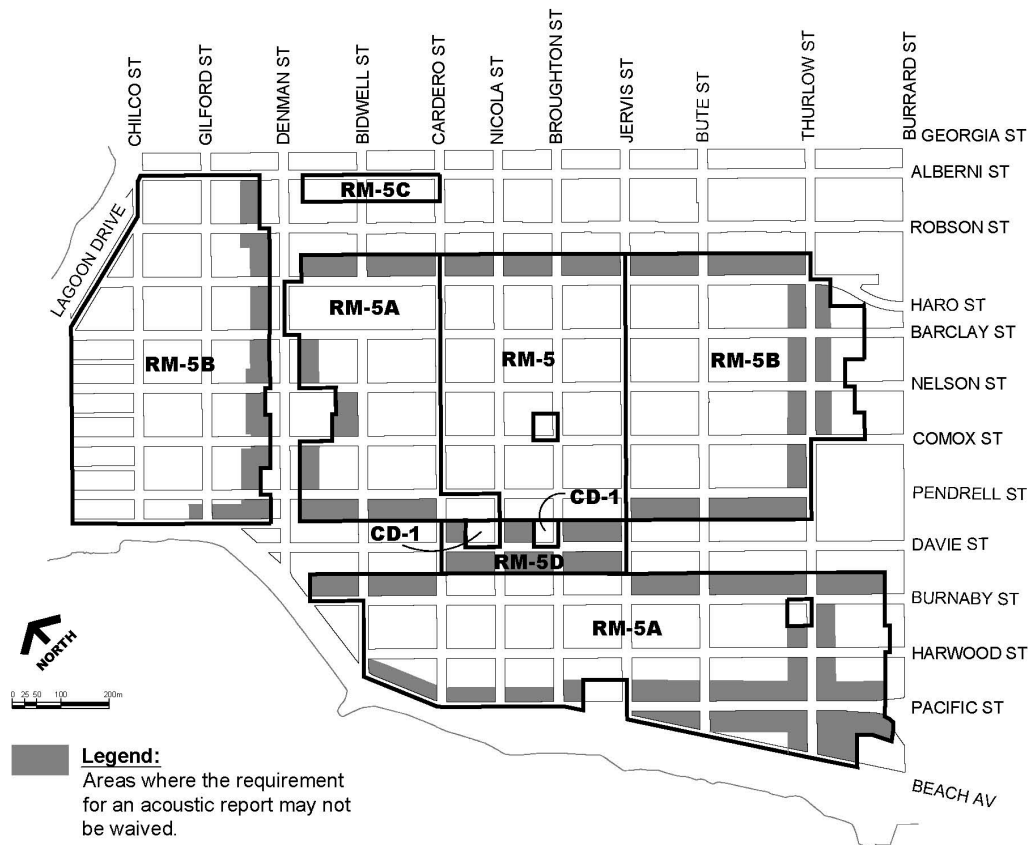
4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

4.15.2 The Director of Planning may waive the requirement for an acoustic report, except for those areas indicated on Map 1:

Map 1. Noise Mitigation



4.16 (Reserved)

4.17 External Design

- 4.17.1 All opening windows in residential units shall be located a minimum of 4.5 m from any lane measured in a straight line from the closest point of the window to the rear property line at grade.
- 4.17.2 A covered storage area shall be provided for garbage containers and shall be screened from view from adjacent sidewalks and dwelling units.
- 4.17.3 Mechanical equipment shall be enclosed and set back so as not to be visible from street level or may be architecturally treated by other means satisfactory to the Director of Planning. Duct work shall not be exposed.

5 Relaxation of Regulations

5.1 The Director of Planning or the Development Permit Board may relax the regulations in the RM-5D district regarding permitted floor space ratio for multiple dwelling, or for dwelling units, in conjunction with any of the other uses set out in this Schedule, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5D district schedule, and all applicable Council policies and guidelines, and:

- (a) a minimum of 20% of the floor area included in the calculation of floor space ratio is used for social housing; and
- (b) the floor space ratio does not exceed 7.0.

5.2 The Director of Planning or the Development Permit Board may relax the regulations in the RM-5D district regarding permitted height for multiple dwelling, or for dwelling units, in conjunction with any of the other uses set out in this Schedule, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5D district schedule, and all applicable Council policies and guidelines, and:

- (a) a minimum of 20% of the floor area included in the calculation of floor space ratio is used for social housing; and
- (b) the maximum height does not exceed 58 m.

5.3 The Director of Planning or the Development Permit Board may relax the regulations in sections 4.4, 4.5, 4.6, 4.7, 4.8, 4.10, and 4.17 of the RM-5, RM-5A and RM-5B districts for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5, RM-5A and RM-5B districts schedule, and all applicable Council policies and guidelines, except that:

- (a) the infill multiple dwelling must be used for secured market rental housing;
- (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;
- (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and
- (d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register or may have heritage value must be conserved, to the satisfaction of the Director of Planning.

