

# RT-6

## District Schedule

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

The intent of this schedule is to encourage the retention, renovation and restoration of existing residential buildings that maintain the historic architectural style and building form consistent with the area. New development has an emphasis on preserving consistency with existing lot patterns and compatibility with neighbourhood character, while also providing variety in housing choices. Emphasis is placed on requiring the external design of buildings and additions to buildings to follow the proportions, rhythm and details of historic architectural features of the area.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-4](#), [RT-4A](#), [RT-4N](#), [RT-4AN](#), [RT-5](#), [RT-5N](#) and [RT-6 Guidelines](#).

#### 1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-6 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

| Minimum Site Area  | Use  | Density, Form and Placement Regulations |
|--------------------|--|---|
| 338 m <sup>2</sup> | Multiple Dwelling  | <a href="#">3.1</a>                     |
|                    | Multiple Dwelling, in combination with another principal building  | <a href="#">3.1</a>                     |
| 306 m <sup>2</sup> | Duplex or Duplex with Secondary Suite  | <a href="#">3.2</a>                     |
|                    | Single Detached House or a Single Detached House with Secondary Suite  | <a href="#">3.2</a>                     |
|                    | Single Detached House, in combination with another Single Detached House or a Single Detached House with Secondary Suite | <a href="#">3.2</a>                     |
| --                 | Other uses in section <a href="#">2.1</a> of this schedule   | <a href="#">3.2</a>                     |

## 2 USE REGULATIONS

### 2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

| Use  | Approval    | Use-Specific Regulations                      |
|--|-------------|---|
| <b>Agricultural Uses</b>   |             |   |
| Urban Farm - Class A   | Conditional | <a href="#">2.2.1</a>                         |
| <b>Cultural and Recreational Uses</b>  |             |   |
| Community Centre or Neighbourhood House  | Conditional | <a href="#">2.2.1</a>                         |
| Library, in combination with Community Centre  | Conditional | <a href="#">2.2.1</a>                         |
| Park or Playground   | Conditional | <a href="#">2.2.1</a>                         |
| <b>Dwelling Uses</b>   |             |   |
| Duplex   | Conditional | <a href="#">2.2.1</a>                         |
| Duplex with Secondary Suite  | Conditional | <a href="#">2.2.1</a> , <a href="#">2.2.2</a> |
| Infill, in combination with the retention of a character house existing on the site as of January 16, 2018   | Conditional | <a href="#">2.2.1</a>                         |
| Infill, existing on the site as of January 16, 2018  | Conditional | <a href="#">2.2.1</a>                         |
| Laneway House  | Conditional | <a href="#">2.2.1</a> , <a href="#">2.2.3</a> |
| Mixed-Use Residential Building   | Conditional | <a href="#">2.2.1</a> , <a href="#">2.2.4</a> |
| Multiple Conversion Dwelling, containing 2 dwelling units  | Outright    | <a href="#">2.2.1</a> , <a href="#">2.2.5</a> |
| Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a character house existing on the site as of January 16, 2018 | Conditional | <a href="#">2.2.1</a> , <a href="#">2.2.6</a> |

| Use  | Approval    | Use-Specific Regulations |
|--|-------------|--------------------------|
| Multiple Conversion Dwelling, not permitted as an outright approval use and existing on the site as of January 16, 2018        | Conditional | 2.2.1, 2.2.7             |
| Multiple Dwelling  | Conditional | 2.2.1                    |
| Multiple Dwelling, in combination with another principal building  | Conditional | 2.2.1, 2.2.8, 2.2.9      |
| Principal Dwelling Unit with Lock-off Unit   | Conditional | 2.2.1, 2.2.10            |
| Seniors Supportive or Assisted Housing   | Conditional | 2.2.1                    |
| Single Detached House  | Conditional | 2.2.1                    |
| Single Detached House with Secondary Suite   | Conditional | 2.2.1                    |
| Single Detached House, in combination with another Single Detached House or a Single Detached House with Secondary Suite       | Conditional | 2.2.1, 2.2.8, 2.2.9      |
| <b>Institutional Uses</b>  |             |                          |
| Child Day Care Facility  | Conditional | 2.2.1                    |
| Church   | Conditional | 2.2.1                    |
| Community Care Facility - Class A  | Conditional | 2.2.1, 2.2.11            |
| Community Care Facility - Class B  | Conditional | 2.2.1                    |
| Group Residence  | Conditional | 2.2.1                    |
| Public Authority Use, essential in this district   | Conditional | 2.2.1                    |
| School - Elementary or Secondary   | Conditional | 2.2.1                    |
| Social Service Centre  | Conditional | 2.2.1                    |
| <b>Office Uses</b>   |             |                          |
| Temporary Sales Office   | Conditional | 2.2.1                    |
| <b>Retail Uses</b>   |             |                          |
| Farmers' Market  | Conditional | 2.2.1, 2.2.12            |
| Neighbourhood Grocery Store  | Conditional | 2.2.1                    |
| Public Bike Share  | Conditional | 2.2.1                    |
| <b>Service Uses</b>  |             |                          |
| Bed and Breakfast Accommodation  | Conditional | 2.2.1                    |
| Short Term Rental Accommodation  | Conditional | 2.2.1                    |
| <b>Utility and Communication Uses</b>  |             |                          |
| Public Utility   | Conditional | 2.2.1                    |
| <b>uncategorized</b>   |             |                          |
| Accessory Buildings, customarily ancillary to any use listed in this section 2.1   | Outright    | 2.2.13, 2.2.14           |
| Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use | Conditional |                          |

| Use  | Approval    | Use-Specific Regulations |
|--|-------------|--------------------------|
| Accessory Uses, customarily ancillary to any outright approval use listed in this section <a href="#">2.1</a>    | Outright    |                          |
| Accessory Uses, customarily ancillary to any conditional approval use listed in this section <a href="#">2.1</a> | Conditional |                          |
| Deposition or extraction of material, which alters the configuration of the land                                 | Conditional |                          |

## 2.2 Use-Specific Regulations

- 2.2.1 Where an existing character house is demolished in order to allow for new development, the use is limited to single detached house or single detached house with secondary suite, and laneway house, unless the character house is demolished in order to allow for new development on an under-utilized lot.
- 2.2.2 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.3 Laneway house must be in combination with a single detached house or single detached house with secondary suite, which is the only principal building on the site. Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.5 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building; and
  - (b) no housekeeping or sleeping units are created.
- 2.2.6 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted as a conditional approval use if it contains no housekeeping or sleeping units.
- 2.2.7 Multiple conversion dwelling that is not permitted as an outright approval use, and that was existing on the site as of January 16, 2018, may be permitted as a conditional approval use if:
- (a) additions are in keeping with the character of the building; and
  - (b) no housekeeping or sleeping units are created.
- 2.2.8 The Director of Planning may permit more than 1 principal building on a site with a multiple dwelling or single detached house, if the Director of Planning considers:
- (a) the building height, bulk, location and overall design of the buildings and their impact on the site, surrounding buildings, streets and existing views;

- (b) the amount of open space and the impact of the overall design on the general amenity of the area;
- (c) the preservation of the character and general amenity desired for the area; and
- (d) the intent of this schedule and all applicable Council policies and guidelines.

2.2.9 Where there is more than 1 principal building on a site, at least 1 principal building must be located in the rear yard.

2.2.10 Principal dwelling unit with lock-off unit may be permitted only in:

- (a) a duplex or single detached house and there may be no more than 1 lock-off unit for each dwelling unit; and
- (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.

2.2.11 Community care facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.12 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

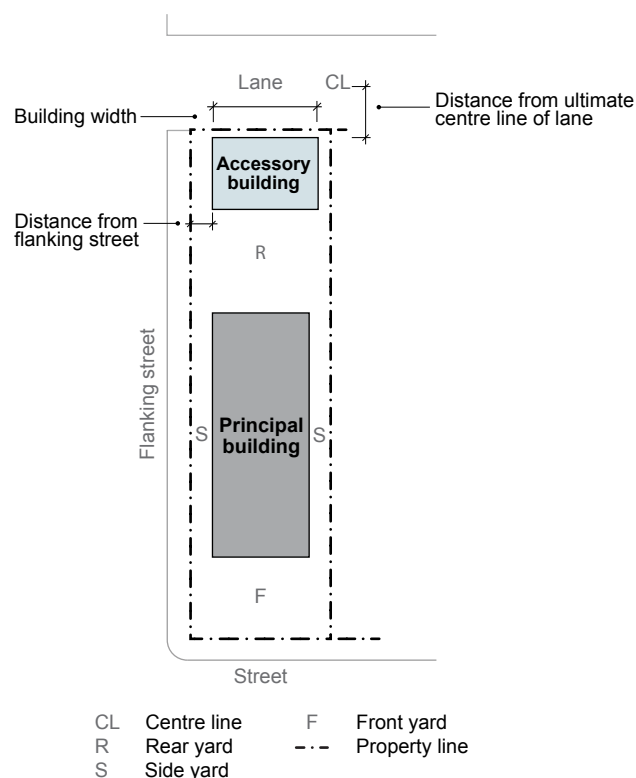
2.2.13 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
  - (i) the highest point of a flat roof,
  - (ii) the deck line of a mansard roof, or
  - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
  - (i) in the rear yard,
  - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

**Diagram: Building placement for accessory building**



- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the required minimum rear yard, or 48 m<sup>2</sup>, whichever is the greater;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) roof decks and decks are not located on an accessory building.

2.2.14 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

### 3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

#### 3.1 Multiple Dwelling, and Multiple Dwelling in Combination with Another Principal Building

Multiple dwelling, and multiple dwelling in combination with another principal building, are subject to the following regulations.

##### 3.1.1 Density and Floor Area

###### 3.1.1.1 On a site:

- (a) without an existing character house; or
- (b) where an existing character house is demolished in order to allow for new development on an under-utilized lot,

the maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.75 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

###### 3.1.1.2 The total number of dwelling units on a site, including lock-off units and secondary suites, must not exceed 74 units per hectare.

##### 3.1.2 Building Form and Placement

| Regulations   | RT-6  |
|---|---|
| 3.1.2.1 Minimum site area                             | 338 m <sup>2</sup>  |
| 3.1.2.2 Maximum site frontage                         | a single lot or 2 adjoining lots on record in the Land Title Office prior to January 16, 2018 |
| 3.1.2.3 Maximum building height for:                  |   |
| (a) a building other than a rear building             | 10.7 m and 3 storeys  |
| (b) a rear building                                   | 7.7 m and 2 storeys   |
| 3.1.2.4 Minimum front yard depth                      | 7.3 m   |
| 3.1.2.5 Minimum side yard width where the site width: |   |
| (a) does not exceed 15.0 m                            | 10% of the site width   |

| Regulations                                     | RT-6                  |
|---|-----------------------|
| (b) exceeds 15.0 m                              | 1.5 m                 |
| 3.1.2.6 Minimum rear yard depth                 | 10.7 m                |
| 3.1.2.7 Maximum site coverage for all buildings | 45% of the site area  |
| 3.1.2.8 Maximum building depth                  | 45% of the site depth |

### Site Frontage

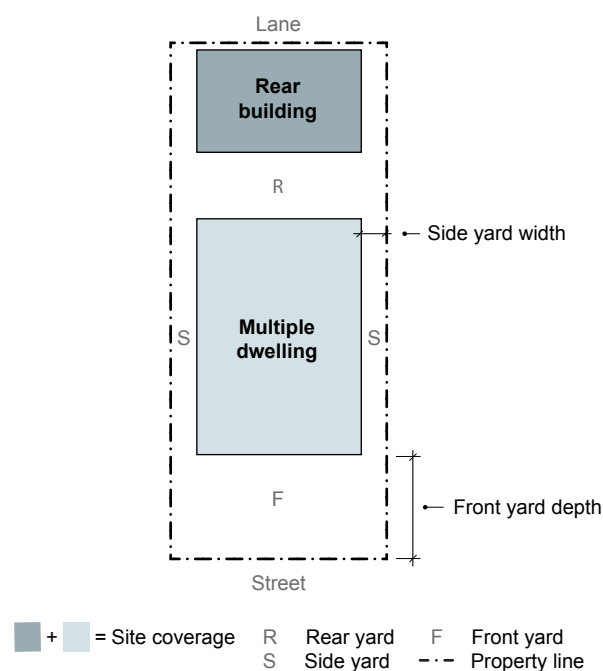
- 3.1.2.9 Despite the maximum site frontage in section 3.1.2.2 above, the combined frontage of adjoining lots must not exceed 15.6 m.

### Building Height

- 3.1.2.10 Despite the maximum building height:
- (a) in section 3.1.2.3(a) above, the third storey of a building other than a rear building must be a partial storey not exceeding 50% of the storey immediately below; and
  - (b) in section 3.1.2.3(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below,

except that the Director of Planning may vary this requirement for a partial storey if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

**Diagram: Building placement for multiple dwelling in combination with another principal building**



### Rear Yard

- 3.1.2.11 Despite the minimum rear yard depth in section 3.1.2.6 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.12 The Director of Planning may decrease the minimum rear yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.



**Discretion to Vary Other Regulations**

3.1.2.13 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:

- (a) the minimum site area;
- (b) the minimum front yard depth, provided that consideration is given to the depths of the adjacent front yards;
- (c) the minimum side yard depth; and
- (d) the maximum building depth.

## 3.2 Other Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

### 3.2.1 Density and Floor Area

3.2.1.1 On a site with an existing character house that is retained, the Director of Planning may permit a maximum floor space ratio of:

- (a) 0.75 to facilitate an addition to that character house; or
- (b) 0.85 for infill in combination with the retention of that character house,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.2 On a site where an existing character house is demolished in order to allow for construction of a new single detached house or single detached house with secondary suite, the maximum floor space ratio is 0.50, subject to section 3.2.1.3 below.

3.2.1.3 On a site without an existing character house, or a site where an existing character house is demolished in order to allow for new development on an under-utilized lot, the maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of:

- (a) 0.75 for duplex or duplex with secondary suite; or
- (b) 0.75 for single detached house in combination with another single detached house or a single detached house with secondary suite, provided that the floor space ratio for the principal building located in the rear yard does not exceed 0.25,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.4 The total number of dwelling units on a site must not exceed:

- (a) 74 units per hectare, including lock-off units and secondary suites, on a site with a site area of 338 m<sup>2</sup> or more, or a site with a character house; or
- (b) 2 units, excluding lock-off units and secondary suites, for all other sites.

### 3.2.2 Building Form and Placement

| Regulations  | RT-6                  |
|--|-----------------------|
| 3.2.2.1 Minimum site area for:   |                       |
| (a) duplex and duplex with secondary suite   | 306 m <sup>2</sup>    |
| (b) single detached house and single detached house with secondary suite   |                       |
| (c) single detached house in combination with either another single detached house or a single detached house with secondary suite |                       |
| 3.2.2.2 Maximum building height for:   |                       |
| (a) a building other than a rear building  | 10.7 m and 3 storeys  |
| (b) a rear building  | 7.7 m and 2 storeys   |
| 3.2.2.3 Minimum front yard depth   | 7.3 m                 |
| 3.2.2.4 Minimum side yard width where the site width:  |                       |
| (a) does not exceed 15.0 m   | 10% of the site width |
| (b) exceeds 15.0 m   | 1.5 m                 |
| 3.2.2.5 Minimum rear yard depth  | 10.7 m                |
| 3.2.2.6 Maximum site coverage for all buildings  | 45% of the site area  |
| 3.2.2.7 Maximum building depth for:  |                       |
| (a) single detached house and single detached house with secondary suite   | 35% of the site depth |
| (b) single detached house in combination with either another single detached house or a single detached house with secondary suite | no maximum            |
| (c) all other uses   | 45% of the site depth |

#### Site Area

- 3.2.2.8 The Director of Planning may decrease the minimum site area if the lot was on record in the Land Title Office prior to August 10, 1976.

## Building Height

3.2.2.9 Despite the maximum building height:

- (a) in section 3.2.2.2(a) above, the third storey of a building other than a rear building must be a partial storey not exceeding 50% of the storey immediately below; and
- (b) in section 3.2.2.2(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below,

except that the Director of Planning may vary this requirement for a partial storey if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

## Rear Yard

3.2.2.10 Despite the minimum rear yard depth in section 3.2.2.5 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

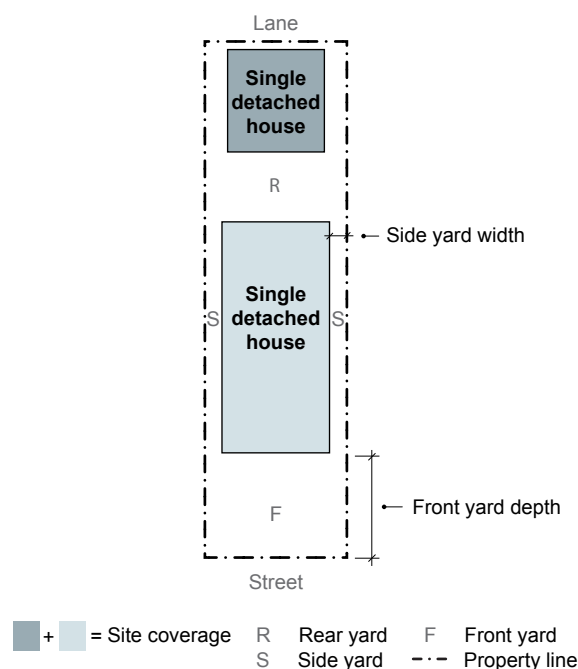
3.2.2.11 For seniors supportive or assisted housing, the Director of Planning may decrease the minimum rear yard depth if the Director of Planning considers the intent of this schedule and all Council policies and guidelines.

## Discretion to Vary Other Regulations

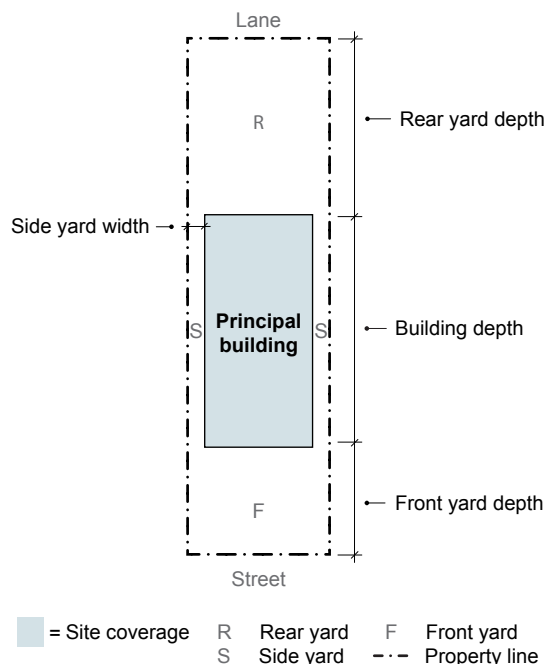
3.2.2.12 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:

- (a) the minimum front yard depth provided that consideration is given to the depths of the adjacent front yards;

**Diagram: Building placement for single detached house in combination with another single detached house or single detached house with secondary suite**



**Diagram: Building placement for principal building**



- (b) the minimum side yard width for seniors supportive or assisted housing; and
- (c) the maximum building depth.

## 4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations except section 4.5, which only applies to conditional approval uses in this district.

### 4.1 Computation of Floor Area

#### 4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings; and
- (b) stairways, elevator shafts and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

#### 4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) entries, porches and verandahs, and covered porches above the first storey if:
  - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
  - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area;
- (c) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
  - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
  - (ii) above base surface and where developed as off-street parking are contained in an accessory building or second principal building located in the rear of the site, provided that the maximum exclusion does not exceed 42 m<sup>2</sup> and 7.3 m in length;
- (e) areas of undeveloped floors that are located:
  - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
  - (ii) adjacent to a storey or partial 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) fire escapes that are designed to meet City requirements for secondary egress;
- (h) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
  - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
  - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,
 and despite the definition of “partial storey” in [Section 2](#) of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section [4.1.2\(h\)](#); and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section [4.1.2\(b\)](#) above, to which there is no access from the interior of the building.

## 4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded to the nearest whole number and one-half must be rounded up.

## 4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

## 4.4 Building Depth: Measurement

- 4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a principal building.

## 4.5 External Design

- 4.5.1 This section [4.5](#) only applies to conditional approval uses in this district.
- 4.5.2 For the purpose of sections [4.5.3](#) and [4.5.4](#) below, the principal facade means the building face that is situated closest to the front property line.
- 4.5.3 The principal facade must have:

- (a) a maximum height computed on a ratio of 1.3 to 1 with the width of the principal facade;
- (b) a maximum width of 9.2 m;
- (c) a principal access by means of a straight staircase at right angle to the street, leading to a first-storey porch or open-sided verandah; and
- (d) a single principal entrance with single or double doors.

4.5.4 Except for the principal facade, all facades facing the front property line must be set back at least 3.0 m from the front yard.

4.5.5 All building facades must be characterized by the following:

- (a) the style and form of architecture and exterior finishes must be consistent with those residential buildings in this district listed in the Vancouver Heritage Register; and
- (b) the floor of the first storey must be a minimum of 0.9 m and a maximum of 2.0 m above grade.

4.5.6 For renovations or additions to existing buildings and for new construction, windows must approximately replicate windows on the residential buildings in this district listed in the Vancouver Heritage Register.

4.5.7 Roofs must be characterized by the following:

- (a) gable or hip-on-gable style; and
- (b) shingle finish.

4.5.8 The Director of Planning may vary the requirements of sections 4.5.3 to 4.5.7 above if:

- (a) the development is consistent with residential buildings in this district listed in the Vancouver Heritage Register;
- (b) a consistent architectural style and form is achieved for every building on the site; and
- (c) the development reflects the character of the streetscape and is compatible with the design of buildings on adjoining sites.

4.5.9 The Director of Planning may require the retention of any 1 or more of the following architectural or ornamental features:

- (a) window, door and roof decoration;
- (b) bay windows;
- (c) tower and turret features;
- (d) hand rails and balusters; and



(e) wood tracery and bargeboard.

- 4.5.10 The Director of Planning may vary any of the external design regulations in this section 4.5 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

## 5 RELAXATIONS

- 5.1 In the case of the placement of more than 1 principal building on a site, the Director of Planning may relax the minimum side yard requirements, the minimum rear yard requirements, and the requirements relating to the location of additional principal buildings prescribed in this schedule, where the literal enforcement of those regulations would result in unnecessary hardship, if the Director of Planning considers:
- (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
  - (b) the amount of open space and the impact of overall design on the general amenity of the area;
  - (c) the preservation of the character and general amenity desired for the area; and
  - (d) the intent of this schedule and all applicable Council policies and guidelines.