

450 – Low Rise Apartment Zone (RML)

(B/L 3249-2022, 3425-2023)

RML

Intent: To accommodate low-rise developments up to six Storeys in Height, including residential Buildings and Buildings for Congregate Care

450.1 Permitted Uses

Permitted Uses Table for RML Zone	
Principal Uses	
.1	Apartment
.2	Congregate Housing [B/L 3249-2022]
Accessory Uses	
.3	Home Occupation – Level 1
.4	Boarding [B/L 3249-2022]

450.2 Site Specific Permitted Uses

n/a

450.3 Development Regulations (B/L 3425-2023)

Development Regulations Table for RML Zone	
Column I	Column II
.1 Base Density (maximum)	a. Floor Space Ratio – 1.4
.2 Bonus Density (maximum)	a. Where a Density bonus amenity contribution is provided to the City, in accordance with section 140: i. the maximum Floor Space Ratio may be increased by 0.30, up to a maximum of 1.70 ii. the maximum Lot Coverage may be increased to 45%
.3 Maximum Setbacks (Exterior Lot Line)	a. Principal Building – 6.0 m
.4 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and Street
.5 Minimum Setbacks (Interior Lot Line)	a. Principal Building (Storeys 1-4) – 6.0 m b. Principal Building (above 4 Storeys) – 10.0 m c. Accessory Building or Structure – 3.0 m
.6 Height (maximum)	a. Principal Building – 21.3 m or six Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.7 Lot Coverage (maximum)	a. 40%

Last modified: September 11, 2023

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Zoning Bylaw No. 2400-2014



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450.4 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

450.5 Conditions of Use

- .1 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling u=Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas: [B/L 3249-2022]
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.
- .2 An Apartment and Congregate Housing shall be permitted in the same Building under the following conditions: [B/L 3249-2022]
 - a. the Uses are located on different Storeys of the Building; and
 - b. separate entrances, exits and lobbies are provided for each Use.