

460 – Mid Rise Apartment Zone (RMM)

(B/L 2796-2018; 3249-2022, 3343-2023, 3516-2024, 3365-2023)

RMM

Intent: To accommodate mid-rise developments up to six (6) Storeys in Height, including residential Buildings and Buildings for Congregate Care, for lands designated Urban 1 – Midrise in the City's Official Community Plan

460.1 Permitted Uses

Permitted Uses Table for RMM Zone	
Principal Uses	
.1	Apartment
.2	Congregate Housing (B/L 3249-2022)
Accessory Uses	
.3	Home Occupation – Level 1
.4	Assembly
.5	Lock-off Unit (B/L 3249-2022)
.6	Boarding (B/L 3249-2022)

460.2 Site Specific Permitted Uses and Heights

(B/L 3062-2021, B/L 3159-2021, B/L 3516-2024)

- .1 A maximum Height of 40 m or 12 Storeys (whichever is less) shall be permitted on the following Lots:

- a. PID: n/a
Legal Description:
Section 21 Township 16 New Westminster District Strata Plan LMS645

Editorial Note
Known civically as: 3190 Gladwin Road

- b. PID: n/a
Legal Description:
Section 21 Township 16 New Westminster District Strata Plan NW3070

Editorial Note
Known civically as: 3150 Gladwin Road

- c. PID: n/a
Legal Description:
South East Quarter Section 19 Township 16 New Westminster District Strata Plan NW1737

Editorial Note
Known civically as: 31955 Old Yale Road

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- .2 Notwithstanding the permitted uses in Section 460.1, the accommodation of farm workers within an Apartment Building to a maximum occupancy of four people per bedroom, shall be permitted on the following Lot:

- a. PID: 008-361-690
Legal Description:
Lot 142 Section 20 Township 16 New Westminster District Plan 37243

Editorial Note

Known civically as: 32202 Granite Avenue

- .3 Notwithstanding Section 460.1, a maximum density of 2.13 Floor Space Ratio shall be permitted in the following Lot:

- a. PID: 005-178-908
Legal Description:
Lot 142 Section 16 Township 16 New Westminster District Plan 35893

Editorial Note

Known civically as: 2179 McCallum Road

- b. Notwithstanding the permitted uses in Section 460.1, an Apartment or Congregate Housing is restricted to Residential Rental Tenure on the following lots indicated on Map 1.

Map 1



Last modified: January 21, 2025

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Zoning Bylaw No. 2400-2014

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- .4 Notwithstanding the permitted uses in Section 460.1, an Apartment or Congregate Housing is restricted to Residential Rental Tenure on Lot B Section 20 Township 16 NWD BCP51582 (located at 32123 George Ferguson Way).

460.3 Development Regulations

Development Regulations Table for RMM Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 1.0 to 2.0 (up to 2.5 on existing or consolidated properties that are 2,500 m ² or less)
.2 Maximum Setbacks (Exterior Lot Line)	a. Principal Building – 6.0 m
.3 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
.4 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 3.0 m
.5 Height (maximum)	a. Principal Building – 21.3 m, or six (6) Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.6 Lot Coverage (maximum)	a. 50%

460.4 Landscaping and Off-Street Parking

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

460.5 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 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:
- available for all Residents of the Principal Buildings;
 - having no dimension less than 6.0 m or slope greater than 5%; and
 - providing for pedestrian amenities, greenery, recreational space, other leisure activities normally carried out outdoors.
- .2 An Apartment and Congregate Housing shall be permitted in the same Building under the following conditions:
- the Uses are located on different Storeys of the Building; and
 - separate entrances, exits and lobbies are provided for each Use.
- .3 An Assembly Use shall:

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- a. only be permitted on the first two (2) Storeys of an Apartment or Congregate Housing Building; and
- b. have all entrances, exits and lobbies entirely separated from those that access an Apartment or Congregate Housing.