

480 – Mixed Use Apartment Zone (RMU)

(B/L 2454-2015; 3249-2022)

RMU

Intent: To accommodate low-rise, mixed-use developments up to six Storeys in Height, consisting of limited commercial Uses on the first and second floors and Apartment or Congregate Housing Uses on upper floors (B/L 3249-2022)

480.1 Permitted Uses (B/L 2454-2015)

Permitted Uses Table for RMU Zone	
Principal Uses	
.1 Apartment	
.2 Congregate Housing (B/L 3249-2022)	
.3 Mobile Food Vendor	
Accessory Uses	
.4 Child Care Centre	.10 Liquor Store
.5 Coffee Shop	.11 Non-Permanent Commercial
.6 Commercial School	.12 Office
.7 Financial Institution	.13 Personal Service Establishment
.8 Health Care Office	.14 Pet Daycare
.9 Home Occupation – Level 1	.15 Restaurant
	.16 Retail
	.17 Boarding (B/L 3249-2022)

480.2 Site Specific Permitted Uses

n/a

480.3 Development Regulations

Development Regulations Table for RMU Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 1.75 b. Where underground parking is provided, density may be increased by the ratio of underground parking to required off-Street parking, to a maximum additional FSR of 1.0
.2 Maximum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m
.3 Minimum Setbacks (Front Lot Line)	a. Principal Building (Storeys 1-4) – 2.0 m b. Principal Building (above 4 Storeys) – 4.0 m c. Accessory Building or Structure – no less than the actual Setback of the Principal Building from the Front Lot Line
.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building (Storeys 1-4) – 4.0 m b. Principal Building (above 4 Storeys) – 6.0 m c. Accessory Building or Structure – 4.0 m
.5 Minimum Setbacks (Interior side Lot Line)	a. Principal Building – 0.0 m when abutting a RMU zone or a C zone, otherwise 4.0 m

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Zoning Bylaw No. 2400-2014



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	b. Accessory Building or Structure – 2.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building (Storeys 1-4) – 4.0 m b. Principal Building (above 4 Storeys) – 6.0 m c. Accessory Building or Structure – 4.0 m
.7 Height (maximum)	a. Principal Building – 21.3 m or six Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 75%

480.4 Landscaping and Off-Street Parking

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

480.5 Conditions of Use

- .1 An Apartment or Congregate Housing use shall only be permitted when developed in conjunction with one or more other Principal Use(s). (B/L 3249-2022)
- .2 A portion of any lot used for an Apartment or Congregate Housing use shall be provided as common indoor or 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 indoor or 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.
- .3 The ground floor of Buildings in the RMU zone shall be designed to meet BC Building Code standards for commercial Uses.
- .4 Home Occupation – Level 1 shall only be permitted within an Apartment unit.
- .5 Commercial Uses shall only be permitted on the ground and second Storeys of a Building.
- .6 Commercial Uses located on the second Storey shall have a first Storey entrance not exceeding 3.0 m in width.
- .7 The maximum ground floor individual commercial premises and frontage shall be 550 m² and 15.0 m respectively.