

490 – City Centre Residential Zone (RMC)

(B/L 3425-2023)

RMC

Intent: To accommodate multi storey residential buildings for lands designated City Centre Core or City Centre Residential in the City Centre Neighbourhood Plan.

490.1 Permitted Uses

Permitted Uses Table for RMC Zone	
Principal Uses	
.1 Apartment	
.2 Congregate Housing	
Accessory Residential Uses	
.3 Home Occupation – Level 1	
.4 Home Child Care Major	
.5 Lock-off Unit	
.6 Boarding	
Accessory Commercial Uses	
.1 Animal Hospital	.12 Indoor Recreation Facility
.2 Assembly	.13 Liquor Store
.3 Brewing and Vinting Outlet	.14 Media Studio
.4 Brew-Pub	.15 Microbrewery
.5 Child Care Centre	.16 Office
.6 Civic Use	.17 Personal Service Establishment
.7 Coffee Shop	.18 Pet Daycare
.8 Commercial School	.19 Printing Services
.9 Courier and Delivery	.20 Pub
.10 Financial Institution	.21 Restaurant
.11 Health Care Office	.22 Retail

Editorial Note

Permitted uses are to be in compliance with the Commercial Streets land use designation and policies contained within the City Centre Neighbourhood Plan

490.2 Site Specific Permitted Uses and Densities

n/a

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490.3 Development Regulations (B/L 3425-2023)

Development Regulations Table for RMC Zone	
Column I	Column II
.1 Base Density (maximum)	a. Floor Space Ratio – 1.5 - 2.75
.2 Bonus Density (maximum)	a. Where a Density bonus amenity contribution is provided to the City, in accordance with section 140, the maximum Floor Space Ratio may be increased by 2.25, up to a maximum of 5.0.
.3 Maximum Setbacks (Exterior Lot Line)	a. Principal Building – 6.0 m
.4 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m, except 0 m for the first Storey containing Accessory commercial Uses where Section 490.4.2 or 490.4.3 applies b. Accessory Building or Structure – 1.5 m, except not between a Building Face and Street
.5 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 6.0 m, except: i) 3.0 m for Storeys 1-3 containing residential Uses; and ii) 0 m for the first Storey containing Accessory commercial Uses where Section 490.4.2 or 490.4.3 applies b. Accessory Building or Structure – 3.0 m
.7 Height (minimum and maximum)	a. Principal Building – minimum 3.0 Storeys b. Accessory Building or Structure – maximum 4.5 m
.8 Lot Coverage (maximum)	a. 75%

Landscaping and Off-Street Parking

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

490.4 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:
 - 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.

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- .2 Where 'Map 4 – Commercial Street Map' in the City Centre Neighbourhood Plan identifies optional commercial, the ground floor of the street fronting building may include accessory commercial uses listed in Section 490.1, fronting the applicable street.
- .3 Where 'Map 4 – Commercial Street Map' in the City Centre Neighbourhood Plan identifies required commercial, the ground floor of the street fronting building must include accessory commercial uses listed in Section 490.1, fronting the applicable street.