

465 – Mid Rise Apartment Zone – Rental (RMM-R)

RMM-R

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

465.1 Permitted Uses

| Permitted Uses Table for RMM-R Zone | |
|-------------------------------------|--|
| Principal Uses | |
| .1 Apartment | |
| .2 Congregate Housing | |
| Accessory Uses | |
| .3 Home Occupation – Level 1 | |
| .4 Assembly | |
| .5 Lock-off Unit | |
| .6 Boarding | |

465.2 Site Specific Permitted Uses

n/a

465.3 Development Regulations

| Development Regulations Table for RMM-R Zone | |
|--|--|
| Column I | Column II |
| .1 Density (maximum) | a. Floor Space Ratio – 1.0 to 2.0 (up to 2.5 on existing or consolidated properties that are 2,500m |
| .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 Lines) | 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% |

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465.4 Landscaping and Off-Street Parking

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

465.5 Conditions of Use

- .1 An Apartment or Congregate Housing use shall be restricted to Residential Rental Tenure only.
- .2 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 purpose of this section, common outdoor amenity area means an area or areas:
 - a. available for all Residents of the Principal Buildings;
 - a. having no dimension less than 6.0m or slope greater than 5%;
and
 - b. providing for pedestrian amenities, greenery, recreational space, other leisure activities normally carried out outdoors
- .3 An Apartment and Congregate Housing shall be permitted in the same building under the following conditions:
 - a. the Uses are located on different Storeys of the Building; and
 - b. separate entrances, exits and lobbies are provided for each Use.
- .4 An Assembly use shall:
 - 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.