

460 – Mid Rise Apartment Zone (RMM)_(B/L 2796-2018)

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 Apartment
Accessory Uses .3 Home Occupation – Level 1 .4 Assembly

460.2 Site Specific Permitted Uses and Heights _(B/L 3062-2021)

- .1 A maximum height of 40 m or 12 storeys (whichever is less) shall be permitted on the following Lots:
 - a. Section 21 Township 16 New Westminster District Strata Plan LMS645
Located at: 3190 Gladwin
 - b. Section 21 Township 16 New Westminster District Strata Plan NW3070
Located at: 3150 Gladwin
 - c. South East Quarter Section 19 Township 16 New Westminster District Strata Plan NW1737
Located at: 31955 Old Yale Road
- .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
Lot 142 Section 20 Township 16 New Westminster District Plan 37243

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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 Apartment 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, other leisure activities normally carried out outdoors.
- .2 An Apartment and Congregate Apartment 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.
- .3 An Assembly use shall:
 - a. only be permitted on the first two (2) storeys of an Apartment or Congregate Apartment building; and
 - b. have all entrances, exits and lobbies entirely separated from those that access an Apartment or Congregate Apartment.