

# RESIDENTIAL MULTIPLE THREE (RM-3) ZONE BYLAW 3250

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## 5.33 Residential Multiple Three (RM – 3) Zone

**Purpose:** This zone provides for the development of medium to high-rise residences in multiple-family complexes within the high density residential designation, typically three to six storey apartment style complexes.

### Permitted Uses:

5.33.1 The following uses are permitted:

a) triplex or threeplex;

*Bylaw 3399, 2009 – Replaces “Multiplex with Apartment” – Mar 16/10*

b) apartment; or

c) community care and/or social care facility; or

*Bylaw 3396, 2009 – Amds Sec. 5.33.1 d)*

d) single-family residential dwelling units existing prior to May 27, 2008, including single wide manufactured homes in accordance with Section 4.19 and identified on Appendix 2.

### Lot Area:

5.33.2 The minimum lot area shall be 400 square metres for “fee-simple” lots, or a minimum average of 135 square metres per bare land strata lot.

### Density:

5.33.3 The maximum density permitted is 75 dwelling units per hectare, prior to density bonus for amenity provision, as follows:

a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or

b) A density bonus of five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 90 dwelling units per hectare.

### Lot Coverage:

5.33.4 The maximum lot coverage of all buildings is 50%.

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## Minimum Dimensions Required for Yards:

- 5.33.5 Yards in this zone must have the following minimum dimensions:
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| Front yard:   | minimum 7.5 metres |
| Rear yard:  | minimum 7.5 metres |
| Side yard:  | minimum 3.0 metres |
| Side yard adjoining a local road:                             | minimum 3.5 metres |
| Side yard adjoining a highway,<br>arterial or collector road: | minimum 4.5 metres |

## Building Height:

- 5.33.6 The maximum height of a principal building is 20.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6<sup>th</sup> Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the “top of the ridge” adjacent to or within that lot. The geodetic height for the “top of the ridge” will be determined by the City and confirmed by BCLS.