

## 8.11 Medium Density Low Rise Apartments (RAM1, RAM2, RAM3)

### 8.11.1 Purpose

The **zone** provides for 4 to 5 **storey** apartments within and outside the **City Centre**, plus compatible **uses**. The **zone** is divided into 3 sub-zones: RAM1 for **sites** zoned for medium density apartments; and RAM2 and RAM3 which provide for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of 1.5 **floor area ratio** (RAM2) or 1.75 **floor area ratio** (RAM3).

### 8.11.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**

### 8.11.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

### 8.11.4 Permitted Density

1. For **apartment housing** and **town housing** zoned RAM1, the maximum **floor area ratio** is:
  - a) 0.60 for the first 3,000.0 m<sup>2</sup> of **lot area**;
  - b) 0.9 for the next 6,000.0 m<sup>2</sup> of **lot area**; and
  - c) 1.2 for portions of the **lot area** over 9,000.0 m<sup>2</sup>,together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. For **apartment housing** zoned RAM2 or RAM3, the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Notwithstanding Section 8.11.4.2, the reference to “1.2” is increased to a higher **density** of “1.5” in the RAM2 **zone**, or “1.75” in the RAM3 **zone**, if the following conditions occur:
  - a) for rezoning applications involving 60 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RAM2 or the RAM3 **zone**; or [Bylaw 9760, Jan 22/18]
  - b) for rezoning applications involving more than 60 **apartments housing dwelling units**, and prior to the first occupancy of the **building**, the **owner**: [Bylaw 9760, Jan 22/18]
    - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total **building** area; and [Bylaw 9760, Jan 22/18]
    - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

### 8.11.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

2. No more than 80% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

#### 8.11.6 Yards & Setbacks

1. The minimum **front yard, side yard** and **rear yard** is 6.0 m for **sites** zoned RAM1.
2. The minimum **front yard** and **exterior side yard** is 3.0 m for **sites** zoned RAM2 and RAM3, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
3. The minimum **interior side yard** and **rear yard** is 1.5 m for **sites** zoned RAM2 and RAM3.

#### 8.11.7 Permitted Heights

1. The maximum **height** for **buildings** is:
  - a) 15.0 m for **sites** zoned RAM1; and
  - b) 25.0 m for **sites** zoned RAM2 and RAM3.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

#### 8.11.8 Minimum Lot Size

1. The minimum **lot width** is:
  - a) 30.0 m for **sites** zoned RAM1; and
  - b) 40.0 m for **sites** zoned RAM2 and RAM3.
2. The minimum **lot depth** is:
  - a) 35.0 m for **sites** RAM1; and
  - b) 40.0 m for **sites** zoned RAM2 and RAM3.
3. There is no minimum **lot area** requirement, except in the **City Centre** where the minimum **lot area** is 2,400.0 m<sup>2</sup>.

#### 8.11.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

#### 8.11.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

### 8.11.11 Other Regulations

1. **Town housing** is only permitted on sites zoned RAM1.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Special Use Regulations in Section 5.0 apply.

