

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

8.11.1 Purpose *[Bylaw 10376, Jun 20/22]*

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, RAM2 and RAM3. The zone includes **density bonus** provisions in order to help achieve the **City's affordable housing** and **market rental** housing objectives. *[Bylaw 10376, Jun 20/22]*

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 Residential Rental Tenure *[Bylaw 10376, Jun 20/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10376, Jun 20/22]*
2. For **apartment housing** including more than 60 **dwelling units**: *[Bylaw 10376, Jun 20/22]*
 - a) If the **site** is located in the **City Centre**: *[Bylaw 10376, Jun 20/22]*
 - i) **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units**; and *[Bylaw 10376, Jun 20/22]*
 - ii) in addition to Section 8.11.4.2a)i) above, if **affordable housing units** are provided on the **site** in compliance with Section 8.11.5.3 below, **residential rental tenure** shall also apply to those **dwelling units**. *[Bylaw 10376, Jun 20/22]*
 - b) If the **site** is located outside the **City Centre**: *[Bylaw 10376, Jun 20/22]*
 - i) **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units**; and *[Bylaw 10376, Jun 20/22]*
 - ii) in addition to Section 8.11.4.2b)i) above, if **affordable housing units** are provided on the **site** in compliance with Section 8.11.5.3 below, **residential rental tenure** shall also apply to those **dwelling units**. *[Bylaw 10376, Jun 20/22]*
3. For **development** consisting of consisting of 5 or more **town housing** units or 60 or less **apartment housing** units, if **market rental units** are provided on the **site** in compliance with Section 8.11.5.1c) or 8.11.5.2b), **residential rental tenure** shall apply to those **dwelling units**. *[Bylaw 10376, Jun 20/22]*

8.11.5 Permitted Density

1. For **apartment housing** and **town housing** zoned RAM1, the maximum **floor area ratio** is: *[Bylaw 10376, Jun 20/22]*
 - a) 0.60 for the first 3,000.0 m² of **lot area**; *[Bylaw 10376, Jun 20/22]*
 - b) 0.9 for the next 6,000.0 m² of **lot area**; and *[Bylaw 10376, Jun 20/22]*

- c) for portions of the **lot area** over 9,000.0 m², *[Bylaw 10376, Jun 20/22]*
together with an additional: *[Bylaw 10376, Jun 20/22]*
- i) **0.10 floor area ratio** provided that it is entirely used to accommodate **amenity space**; and *[Bylaw 10376, Jun 20/22]*
 - ii) **0.10 floor area ratio** provided that **market rental units** are provided: *[Bylaw 10376, Jun 20/22]*
 - pursuant to Section 8.11.4.2a)i) or Section 8.11.4.2b)i); or *[Bylaw 10376, Jun 20/22]*
 - for **development** consisting of 5 or more **town housing** units or 60 or less **apartment housing** units, utilizing no less than the entire **0.10 floor area ratio** as **market rental unit habitable space**. *[Bylaw 10376, Jun 20/22]*
2. For **apartment housing** zoned RAM2 or RAM3, the maximum **floor area ratio** is 1.2, together with an additional: *[Bylaw 10376, Jun 20/22]*
- a) **0.10 floor area ratio** provided that it is entirely used to accommodate **amenity space**; and *[Bylaw 10376, Jun 20/22]*
 - b) **0.10 floor area ratio** provided that **market rental units** are provided: *[Bylaw 10376, Jun 20/22]*
 - i) pursuant to Section 8.11.4.2a)i) or Section 8.11.4.2b)i); or *[Bylaw 10376, Jun 20/22]*
 - ii) for **development** consisting of 5 or more **town housing** units or 60 or less **apartment housing** units, utilizing no less than the entire **0.10 floor area ratio** as **market rental unit habitable space**. *[Bylaw 10376, Jun 20/22]*
3. Notwithstanding Section 8.11.5.2, 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: *[Bylaw 10376, Jun 20/22]*
- 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 15% of the total **building** area for development in the **City Centre** and 10% elsewhere; and *[Bylaw 10297, Nov 15/21]*
 - 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.

8.11.6 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.

8.11.7 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.

8.11.8 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.

8.11.9 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 m².

8.11.10 Landscaping & Screening

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

8.11.11 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.

8.11.12 Residential Rental Tenure *[Bylaw 10014, Feb 22/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10014, Feb 22/22]*
2. Notwithstanding Section 8.11.12.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**: *[Bylaw 10376, Jun 20/22]*

- a) 6051 Azure Road and 6800 Westminster Highway *[Bylaw 10014, Feb 22/22]*
P.I.D. 003-586-162 *[Bylaw 10014, Feb 22/22]*
Lot 591 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611
[Bylaw 10014, Feb 22/22]
- b) 8631 Bennett Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 002-070-383 *[Bylaw 10014, Feb 22/22]*
Lot 394 Section 16 Block 4 North Range 6 West New Westminster District Plan 66963
[Bylaw 10014, Feb 22/22]
- c) 8640 Bennett Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 010-469-443 *[Bylaw 10014, Feb 22/22]*
Lot D (AB39935) Block C Section 16 Block 4 North Range 6 West New Westminster
District Plan 1262 *[Bylaw 10014, Feb 22/22]*
- d) 8711 Bennett Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 000-868-281 *[Bylaw 10014, Feb 22/22]*
Parcel "385" Section 16 Block 4 North Range 6 West New Westminster District Plan
63504 *[Bylaw 10014, Feb 22/22]*
- e) 4100 Chatham Street *[Bylaw 10014, Feb 22/22]*
P.I.D. 002-143-496 *[Bylaw 10014, Feb 22/22]*
Parcel 23 Section 11 Block 3 North Range 7 West New Westminster District Reference
Plan 66733 *[Bylaw 10014, Feb 22/22]*
- f) 8251 Cook Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 004-926-498 *[Bylaw 10014, Feb 22/22]*
Lot 190 Except: Part Subdivided by Plan 57261, Section 9 Block 4 North Range 6 West
New Westminster District Plan 56177 *[Bylaw 10014, Feb 22/22]*
- g) 7700 Francis Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 006-719-368 *[Bylaw 10014, Feb 22/22]*
Lot 179 Section 29 Block 4 North Range 6 West New Westminster District Plan 43246
[Bylaw 10014, Feb 22/22]
- h) 4200 and 4206 Garry Street *[Bylaw 10014, Feb 22/22]*
P.I.D. 006-091-466 *[Bylaw 10014, Feb 22/22]*
Parcel One Section 2 Block 3 North Range 7 West New Westminster District Reference
Plan 73640 *[Bylaw 10014, Feb 22/22]*
- i) 8191 General Currie Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 012-484-369 *[Bylaw 10014, Feb 22/22]*
Parcel "One" Section 16 Block 4 North Range 6 West New Westminster District
Reference Plan 79666 *[Bylaw 10014, Feb 22/22]*
- j) 8700 General Currie Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 017-346-720 *[Bylaw 10014, Feb 22/22]*
Parcel One Section 16 Block 4 North Range 6 West New Westminster District Reference
Plan LMP445 *[Bylaw 10014, Feb 22/22]*
- k) 6211, 6311, 6351, 6411 and 6511 Gilbert Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 002-514-605 *[Bylaw 10014, Feb 22/22]*
Lot 589 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611
[Bylaw 10014, Feb 22/22]

- l) 7120 Gilbert Road and 7151 Moffatt Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 002-241-391 *[Bylaw 10014, Feb 22/22]*
Lot 1 Section 17 Block 4 North Range 6 West New Westminster District Reference Plan
70265 *[Bylaw 10014, Feb 22/22]*
- m) 8520 Granville Avenue *[Bylaw 10014, Feb 22/22]*
P.I.D. 002-119-951 *[Bylaw 10014, Feb 22/22]*
Lot 393 Section 16 Block 4 North Range 6 West New Westminster District Plan 66963
[Bylaw 10014, Feb 22/22]
- n) 6451 Minoru Boulevard *[Bylaw 10014, Feb 22/22]*
P.I.D. 004-932-382 *[Bylaw 10014, Feb 22/22]*
Lot 44 Section 8 Block 4 North Range 6 West New Westminster District Plan 29965 *[Bylaw
10014, Feb 22/22]*
- o) 6551 Minoru Boulevard *[Bylaw 10014, Feb 22/22]*
P.I.D. 004-134-516 *[Bylaw 10014, Feb 22/22]*
Lot 43 Section 8 Block 4 North Range 6 West New Westminster District Plan 29965 *[Bylaw
10014, Feb 22/22]*
- p) 7460 and 7480 Moffatt Road
P.I.D. 008-260-567
Parcel "A" Section 17 Block 4 North Range 6 West New Westminster District Reference
Plan 75487
- q) 7660 Moffatt Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 000-557-528 *[Bylaw 10014, Feb 22/22]*
Parcel 141 Section 17 Block 4 North Range 6 West New Westminster District Plan
66982 *[Bylaw 10014, Feb 22/22]*
- r) 11131 No. 1 Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 019-046-707 *[Bylaw 10014, Feb 22/22]*
Lot 2 Section 3 Block 3 North Range 7 West New Westminster District Plan LMP19873
[Bylaw 10014, Feb 22/22]
- s) 11820 No. 1 Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 001-431-030 *[Bylaw 10014, Feb 22/22]*
Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Plan 69234 *[Bylaw
10014, Feb 22/22]*
- t) 10100 No. 3 Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 014-178-338 *[Bylaw 10014, Feb 22/22]*
Lot 457 Except: Firstly: Part Subdivided by Plan 39227 and Secondly: Parcel "D" (Bylaw
Plan 56046), Section 33 Block 4 North Range 6 West New Westminster District Plan
37887 *[Bylaw 10014, Feb 22/22]*
- u) 8720 Railway Avenue *[Bylaw 10014, Feb 22/22]*
P.I.D. 000-596-566 *[Bylaw 10014, Feb 22/22]*
Lot 243 Section 24 Block 4 North Range 7 West New Westminster District Plan 67942
[Bylaw 10014, Feb 22/22]
- v) 12500 Trites Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 017-612-233 *[Bylaw 10014, Feb 22/22]*
Lot 1 Section 12 Block 3 North Range 7 West New Westminster District Plan LMP2664
[Bylaw 10014, Feb 22/22]

- w) 8500 Westminster Highway *[Bylaw 10014, Feb 22/22]*
P.I.D. 003-834-638 *[Bylaw 10014, Feb 22/22]*
Lot 194 Section 9 Block 4 North Range 6 West New Westminster District Plan 58471
[Bylaw 10014, Feb 22/22]
- x) 8911 Westminster Highway *[Bylaw 10014, Feb 22/22]*
P.I.D. 017-240-107 *[Bylaw 10014, Feb 22/22]*
Lot 1 Sections 3 and 4 Block 4 North Range 6 West New Westminster District Plan
LMP69 *[Bylaw 10014, Feb 22/22]*

8.11.13 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.