

Comparison Table – Current RMU Zone vs. Proposed RM2 Zone

NOTE: the following table represents a summary of the zoning regulations contained within the Mixed Use Apex Alpine (RMU) Zone and not all of the regulations contained within this zone may be shown (e.g. setbacks). Please refer to the [Electoral Area “I” Zoning Bylaw No. 2457, 2008](#), for a full listing of the current RMU zoning regulations.

EXISTING RMU ZONE	PROPOSED RM2 ZONE
<p>Principal Uses: administrative, cultural and institutional; multi-unit residential; business office, including, commercial, medical, government, and professional; community hall; convenience store; duplexes; eating and drinking establishment; hotel; parking lot; personal service establishment; post office; retail store; hostel; single family dwellings; sporting and amusement facility; mixed commercial multi-unit residential; vacation rental;</p>	<p>Principal Uses: apartment building; townhouse; vacation rental;</p>
<p>Accessory Uses: home occupation; accessory buildings/structures.</p>	<p>Accessory Uses: home occupation; accessory buildings/structures.</p>
<p>Minimum Parcel Size: 505 m² (Commercial or Mixed Comm./Res.); 1,010 m², (Multi-unit Residential); and 505 m² (single detached dwelling / duplex).</p>	<p>Minimum Parcel Size: 1,000 m²</p>
<p>Minimum Parcel Width: 15.0 metres (Commercial or Mixed Commercial Multi-unit Residential); 30.0 metres (Multi-Unit Residential); 16.0 metres (Single detached dwelling); and 16.0 metres (Duplex building on one parcel).</p>	<p>Minimum Parcel Width: 30.0 metres</p>
<p>Density: 55 dwelling units per ha (Multi-Unit Residential); 20 units per ha (Single Family and Duplex); Floor Area Ratio 2.0 (Comm. or Mixed Comm/Res.).</p>	<p>Density: 60 dwelling units per hectare</p>

Comparison Table – Current RMU Zone vs. Proposed RM2 Zone

EXISTING RMU ZONE	PROPOSED RM2 ZONE																				
Minimum Floor Area: Not applicable	Minimum Floor Area: 40.0 m ² for dwelling units																				
Minimum Setbacks: (single family & duplex) <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><u>Principal buildings:</u></td> <td style="width: 50%;"><u>Accessory buildings:</u></td> </tr> <tr> <td>Front: 6.0 m</td> <td>Front: 6.0 m</td> </tr> <tr> <td>Rear: 3.0 m</td> <td>Rear: 1.5 m</td> </tr> <tr> <td>Interior side: 3.0 m</td> <td>Interior side: 1.5 m</td> </tr> <tr> <td>Exterior side: 5.0 m</td> <td>Exterior side: 5.0 m</td> </tr> </table>	<u>Principal buildings:</u>	<u>Accessory buildings:</u>	Front: 6.0 m	Front: 6.0 m	Rear: 3.0 m	Rear: 1.5 m	Interior side: 3.0 m	Interior side: 1.5 m	Exterior side: 5.0 m	Exterior side: 5.0 m	Minimum Setbacks: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><u>Principal buildings:</u></td> <td style="width: 50%;"><u>Accessory buildings:</u></td> </tr> <tr> <td>Front: 6.0 m</td> <td>Front: 6.0 m</td> </tr> <tr> <td>Rear: 3.0 m</td> <td>Rear: 3.0 m</td> </tr> <tr> <td>Interior side: 3.0 m</td> <td>Interior side: 3.0 m</td> </tr> <tr> <td>Exterior side: 5.0 m</td> <td>Exterior side: 5.0 m</td> </tr> </table>	<u>Principal buildings:</u>	<u>Accessory buildings:</u>	Front: 6.0 m	Front: 6.0 m	Rear: 3.0 m	Rear: 3.0 m	Interior side: 3.0 m	Interior side: 3.0 m	Exterior side: 5.0 m	Exterior side: 5.0 m
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Maximum Height: 16.0 m (Multi-unit Residential); 19.0 m (Multi-unit Res. w/ under-ground parking); 10.0 m (Single Family and duplex); 19.0 m (Commercial or Mixed Comm/Res.); 5.50 m (Accessory Buildings and Structures).	Maximum Height: 15.0 metres (principal) 5.0 metres (accessory)																				
Maximum Parcel Coverage: 45% (Single family, duplex); 50% (Multi-unit Residential); 75% (Commercial or Mixed Commercial).	Maximum Parcel Coverage: 50%																				
Amenity Space Requirements: 7.0 m ² per unit (bachelor units); 12.0m ² per unit (one bedroom units); 18.0 m ² per unit (two or more bedroom units).	Amenity Space Requirements: a) The following amenity space shall be provided for each dwelling unit: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i) studio suite:</td> <td style="text-align: right;">7.5 m²</td> </tr> <tr> <td>ii) one (1) bedroom:</td> <td style="text-align: right;">15.0 m²</td> </tr> <tr> <td>iii) two (2) or more bedrooms:</td> <td style="text-align: right;">25.0 m²</td> </tr> </table> b) not less than 25% of required amenity space is to be located at grade; c) for the purpose of calculating the amenity space requirement, any indoor amenity space provided shall be counted as double its actual floor area and credited towards this reqmnt.	i) studio suite:	7.5 m ²	ii) one (1) bedroom:	15.0 m ²	iii) two (2) or more bedrooms:	25.0 m ²														
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Not applicable	Conditions of Use: a) For parcels containing four (4) or more vehicle parking spaces, the following regulations shall apply: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i) an additional area equal to 25% of the required parking area shall be provided for snow storage on-site;</td> </tr> <tr> <td>ii) areas required for snow storage shall not be counted towards vehicle parking requirements;</td> </tr> <tr> <td>iii) snow storage area shall be located away from public roads and other areas so that motorist and pedestrian sight lines are not impacted.</td> </tr> </table>	i) an additional area equal to 25% of the required parking area shall be provided for snow storage on-site;	ii) areas required for snow storage shall not be counted towards vehicle parking requirements;	iii) snow storage area shall be located away from public roads and other areas so that motorist and pedestrian sight lines are not impacted.																	
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