

PART XXVII - RM-4 MULTIPLE RESIDENTIAL ZONE FOUR

A. INTENT

This zone is intended to accommodate and regulate the development of high density, high rise multiple family housing.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Apartment buildings.

2. Senior citizens' housing as hereinafter provided:

(a) A minimum of forty-six (46) square metres [500 sq. ft.] of floor area per one (1) bedroom dwelling unit, provided that this figure may be reduced to not less than forty-two (42) square metres [450 sq. ft.] if there is common recreation space provided elsewhere within a building on the same site, containing not less than two decimal eight (2.8) square metres [30 sq. ft.] of space per dwelling unit for the first fifty (50) dwelling units in the development and an additional one decimal four (1.4) square metres [15 sq. ft.] per dwelling for each dwelling unit in excess of fifty (50).

(b) A minimum of thirty-four decimal five (34.5) square metres [370 sq. ft.] of floor area per bachelor dwelling unit, provided that this figure may be reduced to not less than thirty (30) square metres [220 sq. ft.] if there is common recreation space provided elsewhere within a building on the same site, containing not less than two decimal eight (2.8) square metres [30 sq. ft.] of floor space per dwelling unit for the first fifty (50) dwelling units in the development, and an additional one decimal four (1.4) square metres [15 sq. ft.] per dwelling for each dwelling unit in excess of fifty (50).

3. Recreational and cultural uses, provided that such uses do not constitute a singular use on a site and are integrated into an apartment building or a senior citizens' housing development.

4. Retail stores and personal services provided that such

uses do not constitute a singular use on a site and are

Amended

located on the ground floor and further provided that such

B/L 8626

uses have access independent of the residential access.

06/16/86

5. Building and structures accessory to the above listed uses.
6. Day care centres provided that such centres are located with access to an open space and recreation area of the development and the enclosed portion of such centre shall not exceed twenty percent (20%) of the total open area provided.
- Amended
B/L 8940
03/30/87

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the RM-4 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
- C.1, 2,
Amended
B/L [9882](#)
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the RM-4 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
- 02/20/89

D. DENSITY

The density shall not be more than a floor area ratio of two decimal five (2.5); provided however that this floor area ratio may be increased as hereinafter set forth:

1. Where the lot area is larger than the required minimum, an amount equal to zero decimal one (0.1) may be added to the above floor area ratio for every six hundred and seventy (670) square metres [7,200 sq. ft.] of area by which the lot exceeds the

minimum. The floor area ratio increase obtained
in this manner shall not exceed zero decimal two (0.2).

Amended
B/L 6728

09/21/81

- 2. Where a portion of the required off-street parking is provided within the envelope of a building or underground, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal eight (0.8). The floor area ratio increase obtained in this matter shall not exceed zero decimal eight (0.8).

B/L 9443
04/11/88

E. SITE COVERAGE

The maximum area of the site covered by buildings and structures, surface parking, including areas for circulation and servicing shall not exceed thirty (30) per cent of the lot area, provided however that this site coverage may be increased as hereinafter set forth:

- 1. Where all of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by sixty (60) per cent amounting to a total site coverage of ninety (90) per cent.

- 2. Where a portion of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal six (0.6).

Amended
B/L 6728

09/21/81

F. SUBDIVISION

- 1. Lot size: The minimum lot size shall be one thousand three hundred (1,300) square metres [14,000 sq. ft.].
- 2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres from the front property line shall be not less than thirty-six (36) metres [120 ft.].

G. SITE AREA

The minimum site area shall be two thousand (2,000) square metres [21,600 sq. ft.].

Amended

B/L 7035

02/08/82

H. HEIGHT OF STRUCTURES

1. Low rise buildings:

The height of any low rise building facing onto the front property line or being located adjacent to a pedestrian walkway shall not be less than two (2) storeys and shall not exceed three (3) storeys or twelve (12) metres.

2. High rise buildings:

The height of any high rise building shall not exceed twenty (20) storeys or sixty (60) metres [200 ft.], provided that the cross-section of the high rise does not exceed an angle drawn at sixty (60) degrees from any point located on the centreline of the fronting street, and further provided that this angle height restriction shall not apply at a distance greater than fifteen (15) metres [50 ft.] measured from the front property line.

3. Accessory buildings:

The height of accessory buildings shall not exceed four decimal five (4.5) metres [15 ft.].

I. SETBACKS

1. For the high rise portion of a building or structure, the setback requirement shall apply as hereinafter set forth:

(a) Front setback: The minimum front setback shall be seven decimal five (7.5) metres [25 ft.].

(b) Side setback: The minimum side setback shall be three decimal six (3.6) metres [12 ft.] provided however that the side setback shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side property line fronting onto a flanking street.

(c) Rear setback: The minimum rear setback shall be seven decimal five (7.5) metres [25 ft.].

2. For the low level portion of a building or structure the setback requirements shall apply as hereinafter set forth:

(a) Front setback: Uniform setback along the front property line shall be two (2) metres, provided however that an additional setback may be created anywhere along the front property line and further provided that the width of such additional setback shall not exceed fifty (50) per cent of the lot frontage.

(b) Rear setback: The minimum rear setback shall be seven decimal five (7.5) metres [25 ft.] extending over not less than sixty (60) per cent of the rear property line.

(c) Side setback: No side setback shall be required on an interior side lot line, provided however that the same setback requirements set forth in clause I.2 (a) above shall apply on the side property line fronting onto a flanking street.

J. BUILDING SITING

1. Those parts of all buildings which front onto the front property line shall be constructed to extend to the side property lines. The side walls of buildings along the side property lines shall be provided with decorative finishes.

2. The highrise portions of each building shall be sited so that walls of two adjacent structures shall not be closer than twenty (20) metres to each other. If the overlap of such adjacent structures, is less than twenty (20) per cent, that distance can be decreased to twelve (12) metres.

K. BUILDING CONSTRUCTION

Ground floor elevations fronting onto the front property line or onto a walkway shall have openings or windows along not less than sixty (60) per cent of the length of such ground floor elevation.

L. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Repealed by By-law 8626.

2. Repealed by By-law 8626.

3. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.

4. The natural vegetation consisting of mature trees shall be retained near the borders of the site.

5. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

6. Landscaping shall be reasonably maintained.

M. AREAS FOR PLAY AND RECREATION

1. Areas for play and recreation shall be provided as hereinafter set forth:

(a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.].

(b) Indoor recreation uses such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling units [15 sq. ft.].

2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management.

Amended

B/L 9662

3. Areas for play and recreation and all recreational

09/19/88

facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times.

N. OFF-STREET PARKING

1. No off-street parking shall be permitted in any front setback.

2. Not less than fifty (50) per cent of all required off-street parking shall be provided underground or within a structure.

3. Loading docks and loading areas shall be restricted to rear yards.

O. DOCUMENTATION

1. Repealed by By-law 8626. (06/16/86)

