

PART XXV - RM-2 MULTIPLE RESIDENTIAL ZONE TWO

A. INTENT

This zone is intended to accommodate and regulate the development of medium 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. Medium rise residential buildings B.1 & 3
Amended
2. Deleted, By-law No. 10838 - 3/18/91 B/L 6728
09/21/81
3. Garden apartments including townhouses.
4. 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 on the site and an additional one decimal four (1.4) square metres [15 sq. ft.] per dwelling for each dwelling unit on the site 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).

5. Recreational facilities for the use of the residents in the housing development permitted in this zone.

6. Buildings and structures accessory to the above listed Amended
uses. B/L 8626

06/16/86

7. 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.
- 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 uses 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-2 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-2 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
- 02/20/89

D. DENSITY

The maximum number of dwelling units permitted shall be seventy-five (75) dwelling units per hectare (30 u.p.a.); provided, however, that this density 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 maximum density may be increased to one hundred twelve (112) dwelling units per hectare (45 u.p.a.);
2. Where a portion of the required off-street parking is provided underground or within the building envelope,

the maximum density may be increased by the proportion of the required parking so provided multiplied by thirty-seven (37).
09/21/81

Amended
B/L 6728

E. SITE COVERAGE

The maximum site coverage shall be thirty (30) per cent; 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 thirty (30) per cent amounting to a total site coverage of sixty (60) 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 three (0.3).
09/21/81

Amended
B/L 6728

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 depth: The depth of the lot shall not exceed two (2.0) times the width of the lot.

G. SITE AREA

The minimum site area shall be two thousand (2,000) square metres [21,600 sq. ft.]
02/08/82

Amended
B/L 7035

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed four (4) storeys or fifteen (15) metres [50 ft.].
03/22/93

Amended
B/L [11691](#)

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

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
2. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.] provided however that the side yard 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.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

J. LANDSCAPING

Any buildings or structures 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. Landscaping shall be reasonably maintained.

K. AREAS FOR PLAY AND RECREATION

1. Areas for play and recreation shall be provided as herein set out:

(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 areas such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [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.

L. BUILDING EXTERIOR

Maximum length of any unbroken facade of a building shall not exceed twenty-four (24) metres [80 ft.].

M. OFF-STREET PARKING

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

N. DOCUMENTATION

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