

PART XXVI - RM-3 MULTIPLE RESIDENTIAL ZONE THREE

A. INTENT

This zone is intended to accommodate and regulate the development of medium 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. High rise apartment buildings.
2. Senior citizens' housing 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 units in excess of fifty (50).

3. Recreational facilities for the use of the residents in the housing development permitted in this zone. Amended B/L 8626

06/16/86

4. Buildings and structures accessory to the above listed uses.

5. 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 Amended B/L 8940 03/30/87

not exceed twenty percent (20%) of the total open area provided.

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, place 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-3 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

02/20/89

boulevards, streetlighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the RM-3 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

1. The maximum density shall not exceed a floor area ratio of one (1.0); provided however that this floor area ratio may be increased as hereinafter set forth:

(a) 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 one hundred (100) square metres [1,000 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).

(b) Where the apartment buildings and senior citizens' housing developments cover less than the allowed maximum of zero decimal three (0.3) of the lot area, the difference between this allowed coverage ratio and the actual coverage ratio may be added to the above floor area ratio.

(c) Where a portion of the required off-street parking is provided within the building envelope or underground, the floor area ration may be increased by

the proportion of required parking so provided  
multiplied by zero decimal three (0.3). The floor  
area ratio increase obtained in this manner shall Amended  
not exceed zero decimal three B/L 6728  
09/21/81

2. Notwithstanding the above requirements the maximum number of dwelling units permitted shall not exceed one hundred and ten (110) units per hectare [45 u.p.a.]; provided however that this density may be increased to one hundred and seventy-five (175) units per hectare [70 u.p.a.] if the provisions of Clause D.1 (a), (b) and (c) as hereinbefore set forth apply and result in an increase in floor area ratio of not less than zero decimal four (0.4).

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 Amended  
multiplied by zero decimal three (0.3). 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 Amended

metres [21,600 sq. ft.].

B/L 7035

02/08/82

#### H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed fifteen (15) storeys or fifty (50) metres [165 ft.].
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 building or structures being erected, enlarged or increased in forth:

1. Repealed by By-law 8626. (06/16/86)
2. Repealed by By-law 8626. (06/16/86)
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 facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times. 09/19/88

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)

