

102. RESIDENTIAL DISTRICT (R2)

This District provides for medium density urban-type residential areas.

102.1 Uses Permitted:

- (1) Single Family dwellings
- (2) Home occupations
- (3) Accessory buildings and uses
- (4) Repealed. (B/L No. 13063-12-05-14)
- (5) Group homes (B/L No. 10123-94-12-05)
- (6) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
(B/L No. 11153-00-11-06)

102.2 Lot Area and Width:

- (1) R2 District. Each lot shall have an area of not less than 668.88 m² (7,200 sq.ft.) and a width of not less than 18.28 m (60 ft.).
- (2) R2a District. Each lot shall have an area of not less than 1,000 m² (10,764.2 sq.ft.) and a width of not less than 25.5 m (83.7 ft.). (B/L No. 11726-04-05-10)

102.3 Lot Coverage:

Lot coverage shall not exceed 40 percent, except that lots with a laneway home shall have a maximum lot coverage of 45 percent. (B/L No. 14588-23-09-11)

102.4 Development Density. Gross Floor Area:

- (1) In an R2a District the gross floor area of all floors shall not exceed the floor area ratio of:
 - (a) 0.60 for lots having a width of 27.5 m (90.2 ft.) or more;
 - (b) 0.55 for lots having a width of less than 27.5 m (90.2 ft.) but equal to or more than 26.5 m (86.9 ft.);
 - (c) 0.50 for lots having a width of less than 26.5 m (86.9 ft.) but equal to or more than 25.5 m (83.7 ft.).
(B/L No. 13983-19-03-25)
- (2) The gross floor area of all accessory buildings on a lot shall not exceed 56 m² (602.8 sq.ft.).
- (3) A maximum of 42 m² (452.1 sq.ft.) of a garage or carport shall not be included as gross floor area under subsection (1).
- (4) The gross floor area of all cellars other than those constructed in the “a” sub-district, including any garage or carport located in a cellar, shall not exceed the gross floor area of the floor next above it. (B/L No. 14542-23-02-13)
- (5) For a principal building that exists on December 16, 1991, and that contains a basement:
 - (a) the basement shall not have a floor area that exceeds the floor area of the floor next above it; and
 - (b) the floor area of the first floor located above the basement shall not exceed the greater of:
 - (i) the maximum gross floor area permitted under subsection 102.5(1) less 0.15 of the lot area; and
 - (ii) the gross floor area of the first floor that existed, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023. (B/L No. 14542-23-02-13)

- (6) A laneway home may have a maximum gross floor area equal to the lesser of 0.20 of the lot area or 140 m² (1,507 sq.ft.). A garage attached to the laneway home shall be included in the calculation of gross floor area of the laneway home. (B.L No. 14588-23-09-11)

102.5 Development Density. Above Grade Floor Area:

- (1) For a principal building that exists on December 16, 1991, the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the greater of (B/L No. 11032-99-12-13)
- (a) 0.20 of the lot area + 130 m² (1,399.4 sq.ft.), or
 - (b) 0.40 of the lot area.
- (2) For a principal building other than one that exists on December 16, 1991, the gross floor area for all floors, excluding the floor of a cellar, shall not exceed the greater of (B/L No. 11032-99-12-13)
- (a) 0.20 of the lot area + 130 m² (1,399.4 sq.ft.), or
 - (b) 0.40 of the lot area.
- (3) Where a garage or carport is attached to the principal building, the floor area in excess of 42 m² (452.1 sq.ft.) shall be included as above grade floor area under subsections (1) and (2).
- (4) For a single family dwelling, other than one located in an R2a District, that exists, or that was approved for construction by the issuance of a building permit, on or before March 25, 2019, the gross floor area of the first floor located above a cellar shall not exceed the greater of:
- (a) the maximum gross floor area permitted under subsection (1) or (2), as applicable, less 0.15 of the lot area; or
 - (b) the gross floor area of the first floor that existed, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023.
- (B/L No. 14542-23-02-13)
- (5) For a single family dwelling other than one that exists, or that was approved for construction by the issuance of a building permit, on March 25, 2019, and other than one located in an R2a District, the gross floor area of the first floor located above a cellar shall not exceed the maximum gross floor area permitted under subsection (2) less 0.15 of the lot area. (B/L No. 14542-23-02-13)
- (6) The floor area of a laneway home shall be excluded from calculation of above grade floor area. (B.L No. 14588-09-11-23)

102.6 Height of Principal Building:

- (1) The height of a principal building shall not exceed
- (a) 2 1/2 storeys and 9.0 m (29.5 ft.) for a building with a sloping roof, or
 - (b) 2 1/2 storeys and 7.4 m (24.3 ft.) for a building with a flat roof
- as measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure, subject to the applicable exceptions in section 6.4.
- (2) Notwithstanding subsection (1), for a principal building that exists on December 16, 1991, the height of any addition, measured from the lower of the front average elevation or the rear average elevation to the highest point of the addition, shall not exceed 9.0 m (29.5 ft.) if the building has a sloping roof or 7.4 m (24.3 ft.) if the building has a flat roof, subject to the applicable exceptions in section 6.4. (B/L No. 11032-99-12-13)

102.6.1 Height of a Laneway Home:

- (1) Subject to the applicable exceptions in Section 6.4, no portion of a laneway home shall exceed a height of:
- (a) 2 storeys and 7.6 m (24.9 ft.) for a building with a sloping roof, or
 - (b) 2 storeys and 6.7 m (22.0 ft.) for a building with a flat roof;
- measured vertically from the lowest point along the perimeter of the laneway home from the lower of the natural or finished grade.
- (2) Notwithstanding subsection (1) of this section, where a laneway home meets or exceeds the highest performance standards for:
- (a) Step 5 of the BC Energy Step Code, and/or
 - (b) the BC Zero Carbon Step Code,
- the height may be increased by 0.5 m (1.64 ft).

(B/L No. 14588-23-09-11)

102.7 Depth of Principal Building:

The depth of a principal building shall not exceed the lesser of

- (a) 50 percent of the lot depth, or
- (b) 18.3 m (60.0 ft.)

102.8 Front Yard:

- (1) A front yard shall be provided of not less than 7.5 m (24.6 ft.) in depth, except that on a lot where the average front yard depth of the two adjacent lots on each side is more than the required front yard by at least 1.5 m (4.9 ft.), then the front yard shall be not less than that average, subject to section 6.12 (2.1). (B/L No. 10038-94-07-11)
- (2) Notwithstanding section 102.8(1), for all lots designated as R2 Residential District within the area bounded on the south by the Lougheed Highway, on the west by Holdom Avenue, on the north by Halifax Street and on the east by Kensington Avenue to the intersection of Broadway and Kensington Avenue, Broadway to the lane that is the easterly boundary of Lot 3, District Lot 131, Group 1, New Westminster District, Plan 13532 and the easterly boundary of Lot 49, District Lot 131, Group 1, New Westminster District, Plan 15413, the following shall apply: the depth of a front yard in no case shall be less than 7.5 m (24.6 feet) and where the average depth of the front yard of the two lots on each side of a lot exceeds 7.5 m (24.6 feet), the depth of the front yard of that lot shall not be less than that average. (B/L No. 10038-94-07-11).

102.9 Side Yards:

- (1) Side yards shall be provided with a minimum width of 1.5 m (4.9 ft.) for the least side yard and 3.5 m (11.5 ft.) for the sum of both side yards.
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.5 m (11.5 ft.) in width.

102.10 Rear Yard:

A rear yard shall be provided of not less than 9.0 m (29.5 ft.) in depth.

102.11 Off-Street Vehicle Parking:

Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

102.12 Driveway Access:

For all lots designated as R2 Residential District within the area bounded on the south by the Lougheed Highway, on the west by Holdom Avenue, on the north by Halifax Street and on the east by Kensington Avenue to the intersection of Broadway and Kensington Avenue, Broadway to the lane that is the easterly boundary of Lot 3, District Lot 131, Group 1, New Westminster District, Plan 13532 and the easterly boundary of Lot 49, District Lot 131, Group 1, New Westminster District, Plan 15413, access for vehicles to all off-street vehicle parking spaces shall be provided by a lane abutting the lot; but where there is no abutting lane, access may be taken from the street. (B/L No. 14636-24-03-11)