

## **Section 8: Fourth Density Residential Zone (R4)**

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### **8.1 General**

- a) No person shall use any lot or erect, alter or use any building or structure in any Fourth Density Residential (R4) Zone except in accordance with the applicable provisions of Sections 2, 3 and 8.
- b) In addition to Section 8.1 (a), any lot may be subject to additional regulations or restrictions by the City, upper tier government or agencies as indicated in Section 1.3.

### **8.2 Permitted Uses**

- a) Dwelling, Detached
- b) Dwelling, Semi-Detached
- c) Dwelling, Duplex
- c) Dwelling, Triplex;
- d) Dwelling, Fourplex;
- e) Dwelling, Townhouse Block;
- f) Dwelling, Townhouse Street;
- g) Apartment Buildings;
- h) Apartment Buildings, Public;
- i) Boarding or Lodging House; and
- j) Uses, structures and buildings accessory thereto

### **8.3 Zone Requirements – Dwelling, Triplex**

- |                               |                   |
|-------------------------------|-------------------|
| a) Minimum Lot Frontage       | 18 metres         |
| b) Minimum Lot Area per Unit  | 125 square metres |
| c) Minimum Front Yard         | 9 metres          |
| d) Minimum Interior Side Yard | 1.2 metres        |
| e) Minimum Corner Side Yard   | 3 metres          |
| f) Minimum Rear Yard          | 6 metres          |
| g) Maximum Lot Coverage       | 40 percent        |
| h) Maximum Height             | 11 metres         |

- i) Minimum Landscaped Area 25 percent

**8.4 Zone Requirements – Dwelling, Fourplex**

- a) Minimum Lot Frontage 18 metres
- b) Minimum Lot Area per Unit 125 square metres
- c) Minimum Front Yard 9 metres
- d) Minimum Interior Side Yard 1.2 metres
- e) Minimum Corner Side Yard 3 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Lot Coverage 40 percent
- h) Maximum Height 11 metres
- i) Minimum Landscaped Area 25 percent

**8.5 Zone Requirements – Dwelling, Townhouse Block**

- a) Minimum Lot Frontage per Unit 6 metres
- b) Minimum Lot Area 0.02 hectares
- c) Minimum Front Yard 7.5 metres
- d) Minimum Interior Side Yard 3 metres
- e) Minimum Corner Side Yard 4.5 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Height 11 metres
- h) Minimum Landscaped Area 25 percent
- i) A 3 metre landscape buffer shall be required when a Townhouse development abuts the boundary of the Residential First Density, Residential Second Density or Residential Third Density Zone.
- j) Common walls shall be centred on the common lot line.
- k) There is no minimum interior side yard and/or rear yard for common walls.

**8.6 Zone Requirements – Dwelling, Townhouse Street**

- a) Minimum Lot Frontage per Unit 6 metres
- b) Minimum Lot Area 0.02 hectares

- c) Minimum Front Yard 7.5 metres
- d) Minimum Interior Side Yard 3 metres
- e) Minimum Corner Side Yard 4.5 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Height 11 metres
- h) Minimum Landscaped Area 25 percent
- i) A 3 metre landscape buffer shall be required when a Townhouse development abuts the boundary of the Residential First Density, Residential Second Density or Residential Third Density Zone.
- j) Common walls shall be centred on the common lot line.
- k) There is no minimum interior side yard and/or rear yard for common walls.

**8.7 Zone Requirements – Apartment Buildings; Apartment Buildings, Public; Boarding and Lodging House**

- a) Minimum Lot Frontage 18 metres
- b) Minimum Lot Area per Unit 125 square metres
- c) Minimum Front Yard 9 metres
- d) Minimum Interior Side Yard 3 metres
- e) Minimum Corner Side Yard 7.5 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Lot Coverage 40 percent
- h) Maximum Height 20 metres
- i) Minimum Landscaped Area 25 percent
- j) Minimum Floor Area for a Unit 50 square metres

**8.8 Zone Requirements – Detached Dwelling**

The zone requirements of the Second Density Residential (R2) zone shall apply.

**8.9 Zone Requirements – Semi-Detached Dwelling**

The zone requirements of the Third Density Residential (R3) zone shall apply.

**8.10 Zone Requirements – Duplex Dwelling**

The zone requirements of the Third Density Residential (R3) zone shall apply.