

RESIDENTIAL ZONE 4 (R4)**9.1 USES PERMITTED**

No *person* shall within any R4 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except for one or more of the following R4 uses:

*an apartment dwelling house;*  
*a bed and breakfast establishment;*  
*a group home type 1.*

**9.2 ZONE PROVISIONS**

No *person* shall within any R4 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

TABLE 9.2 – ZONE PROVISIONS		
Zone Provision	Apartment Dwelling House	Group Home Type 1
<b>Lot Area</b>		
Minimum	65 m <sup>2</sup> per <i>dwelling unit</i>	600 m <sup>2</sup>
<b>Lot Coverage</b>		
Maximum for all main <i>buildings</i> and accessory <i>buildings</i>	35% of the <i>lot area</i>	40% of the <i>lot area</i>
<b>Lot Frontage</b>		
Minimum	30.0 m	20.0 m
<b>Lot Depth</b>		
Minimum	no provision	28.0 m
<b>Front Yard Depth</b>		
Minimum	7.5 m plus 1.5 m for each <i>storey</i> above 3 to a maximum of 15.0 m	6.0 m
<b>Rear Yard Depth</b>		
Minimum	10.0 m	7.5 m
<b>Interior Side Yard Width</b>		
Minimum	7.5 m plus 1.5 m for each <i>storey</i> above 3 to a maximum of 15.0 m	3.0 m on one side and 1.2 m on the other side, except that where a garage or carport is attached to or is within the <i>main building</i> on the <i>lot</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum <i>interior side yard width</i> shall be 1.2 m.

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TABLE 9.2 – ZONE PROVISIONS		
Zone Provision	Apartment Dwelling House	Group Home Type 1
<b>Exterior Side Yard Width</b> Minimum	7.5 m plus 1.5 m for each <i>storey</i> above 3 to a maximum of 15.0 m	4.5 m
<b>Setback</b> Minimum Distance Adjacent to a <i>Front or Exterior Side Yard</i>	18.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law	
<b>Landscaped Open Space</b> Minimum	35% of the <i>lot area</i>	30% of the <i>lot area</i>
<b>Landscaped Open Space between Buildings</b> Minimum	Where the <i>buildings</i> are situated such that at least one <i>building</i> contains a window to a habitable room on a wall which faces the other <i>building</i> , the minimum shall be 9.0 m  Where the <i>buildings</i> are situated such that both facing walls contain no windows to a habitable room, the minimum shall be 3.0 m	no provision
<b>Amenity Area</b> Minimum	20.0 m <sup>2</sup> per <i>dwelling unit</i>	no provision
<b>Number of Group Homes per Lot</b> Maximum	no provision	1
<b>Gross Floor Area per Roomer or Boarder</b> Minimum	no provision	18.5 m <sup>2</sup>
<b>Height</b> Maximum	8 <i>storeys</i>	11.0 m
<b>Parking, Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 herein	

RESIDENTIAL ZONE 4 (R4)**9.3 SPECIAL PROVISIONS****9.3.1 R4-1 ANDERSON STREET AT INGERSOLL ROAD (KEY MAP 59)**

9.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house;*  
*a retirement home;*  
*a convenience store;*  
 a retail sales outlet or business office *accessory to a permitted use.*

9.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-1 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

## 9.3.1.2.1 Provisions for an Apartment Dwelling House

The development of an *apartment dwelling house* shall be in accordance with the provisions of Section 9.2 of this By-law.

## 9.3.1.2.2 Provisions for a Retirement Home

The development of a *retirement home* shall be in accordance with the provisions of Section 22.2 of this By-law.

## 9.3.1.2.3: Provisions for a Convenience Store

The development of a *convenience store* shall be in accordance with the provisions of Sections 11.1.2 and 11.2 of this By-law.

9.3.1.2.4 That all other provisions of the R4 Zone in Section 9.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**9.3.2 R4-2 N/W CORNER OF NORWICH AVENUE AND JULIANA DRIVE (KEY MAP 87)**

9.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house;*  
*a church;*  
*a nursery school.*

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9.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-2 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.2.2.1 Front Yard Depth

Minimum

for an <i>Apartment Dwelling House</i>	30.0 metres
for a <i>Church and/or Nursery School</i>	15.0 metres

9.3.2.2.2 Exterior Side Yard Width

Minimum	30.0 metres
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9.3.2.2.3 Setback

Minimum Distance from Centreline of Norwich Avenue and Juliana Drive	27.5 metres
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9.3.2.2.4 Height of Building

Maximum	9 storeys
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9.3.2.2.5 Parking Area Location

Minimum Distance from Street Line	3.0 metres
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9.3.2.2.6 That all other provisions of the R4 Zone in Section 9.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

9.3.3 **R4-3 WEST SIDE OF RIDDELL STREET, NORTH OF INGERSOLL AVE (KEY MAP 46)**

(Deleted by By-Law 8855-13)

9.3.4 **R4-4 JULIANA DRIVE AT FINKLE STREET (KEY MAP 95)**

9.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house.*

9.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-4 zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

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RESIDENTIAL ZONE 4 (R4)

- 9.3.4.2.1 Lot Area  
Minimum 0.8 hectares
- 9.3.4.2.2 Number of Apartment Units  
Maximum 131
- 9.3.4.2.3 Height of Building  
Maximum 12 storeys
- 9.3.4.2.4 Front Yard Depth  
Minimum 7.5 metres
- 9.3.4.2.5 Exterior Side Yard Width  
Minimum 7.5 metres
- 9.3.4.2.6 That all the provisions of the R4 Zone in Section 9.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Replaced by By-Law 8719-11)

**R4-5 S/W CORNER OF LANSDOWNE & NELLIS (KEY MAP 66)**

- 9.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:  
*an apartment dwelling house*
- 9.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-5 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:
- 9.3.5.2.1 Number of Apartment Units  
Maximum 46
- 9.3.5.2.2 *Front Yard Depth*  
Minimum 5.4 m
- 9.3.5.2.3 *Interior Side Yard Width*  
Minimum 3 m

(Added by By-Law 8990-15)

(Replaced by By-Law 9335-19)

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RESIDENTIAL ZONE 4 (R4)

## 9.3.5.2.4 Landscaped Open Space

Minimum	28%
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9.3.5.2.5 *Height*

Maximum	6 storeys
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9.3.5.2.6 *Parking Spaces*

Minimum	60
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9.3.5.2.7 *Yards Where Parking Areas Are Permitted*

all yards

9.3.5.2.8 That all provisions of the R4 Zone in Section 9.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 8990-15)

(Replaced by By-Law 9335-19)

9.3.6 **R4-6 NORTHWEST CORNER OF JAMES STREET AND CLARK STREET SOUTH**  
**(KEY MAP 64)**

9.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-6 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

*an apartment dwelling house*

9.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-6 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

9.3.6.2.1 *Lot Area*

Minimum per Dwelling Unit	39 m <sup>2</sup>
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9.3.6.2.2 *Front Yard Depth*

Minimum	13 m
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9.3.6.2.3 *Exterior Side Yard Width*

Minimum	4 m
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(Added by By-Law 9133-17)

October/19

RESIDENTIAL ZONE 4 (R4)

- 9.3.6.2.4 *Height*
- Maximum 12 storeys
- 9.3.6.2.5 *Parking*
- Minimum 1.15 spaces/*dwelling unit*
- 9.3.6.2.6 *Visitor Parking*
- Minimum 20 spaces
- 9.3.6.3 That all the provisions of the R4 Zone in Section 9.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
- (Added by By-Law 9133-17)
- 9.3.7 **R4-7 WEST SIDE OF FINKLE STREET BETWEEN ALBERTA AVENUE AND JULIANA DRIVE (KEY MAP 94)**
- 9.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- an apartment dwelling house*
- 9.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-7 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:
- 9.3.7.2.1 *Front Yard Depth*
- Minimum 7.5 m
- 9.3.7.2.2 *Exterior Side Yard Width*
- Minimum 7.5 m
- 9.3.7.2.3 *Interior Side Yard Width*
- Minimum 7.5 m
- 9.3.7.2.4 *Accessible Parking*
- Minimum 8 spaces
- 9.3.7.2.5 *Loading Space Width*
- Minimum 3.6 m
- July/17 (Added by By-Law 9145-17)

RESIDENTIAL ZONE 4 (R4)

## 9.3.7.2.6 Passenger Loading Space Width

Minimum	2.7 m
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## 9.3.7.2.7 Provisions for Registration of Standard Condominiums

Internal *lot lines* created by registration of a plan of condominium shall not be construed as *lot lines* for the purpose of zoning regulations provided that all such regulations as they apply to the whole of the *lot* existing prior to any condominium plan registration are observed.

9.3.7.3 That all the provisions of the R4 Zone in Section 9.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9145-17)

9.3.8 **R4-8 S/W CORNER OF HUNTER STREET & DELATRE STREET (KEY MAP 61)**

9.3.8.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R4-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

*an apartment dwelling house.*

9.3.8.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R4-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 9.3.8.2.1 Number of units:

Maximum	34
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9.3.8.2.2 *Lot Coverage*

Maximum	38%
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9.3.8.2.3 *Rear Yard Depth*

Minimum	6 m
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9.3.8.2.4 *Exterior Side Yard Width*

Minimum	6 m
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## 9.3.8.2.5 Landscaped Open Space

Minimum	27%
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(Added by By-Law 9191-18)

February/18



RESIDENTIAL ZONE 4 (R4)9.3.8.2.6 *Parking Spaces*

Minimum	33
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9.3.8.2.8 *Setback Requirements for Parking Areas*

Minimum from interior <i>lot</i> lines, main <i>building</i> and <i>street</i> lines	nil
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9.3.8.2.9 *Loading Spaces*

Minimum	0
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9.3.8.2.10 *Parking Aisle Width*

Minimum	6 m
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9.3.8.3 That all provisions of the R4 Zone in Section 9.2 to this By-law, as amended, shall apply and further, that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9191-18)

9.3.9 **R4-9 FERGUSON DRIVE (KEY MAP 86)**

9.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house*

9.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-9 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 9.3.9.2.1 Number of Apartment Units

Maximum	103
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9.3.9.2.2 *Height*

Maximum	8 storeys
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9.3.9.2.3 *Parking Spaces*

Minimum	167
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(Added by By-Law 9331-19)

September/19

RESIDENTIAL ZONE 4 (R4)

## 9.3.9.2.4 Parking Location

Notwithstanding any other provision contained in this By-law, a *parking area* may be located within the *front yard* of the *lot*.

9.3.9.2.5 Setback of *Parking Area* from Front *Lot Line*

Minimum 2.5 m

9.3.9.3 That all the provisions of the R4 Zone in Section 9.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9331-19)

9.3.10 **R4-10 NELLIS STREET (KEY MAP 53)**

9.3.10.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R4-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

*an apartment dwelling house.*

9.3.10.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R4-10 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.10.2.1 *Lot Frontage*

Minimum 10 m

9.3.10.2.2 Number of Apartment *Dwelling Units*

Maximum 98

## 9.3.10.2.3 Height of Building

Maximum 4 storeys

9.3.10.3 That all provisions of the R4 Zone in Section 9.2 to this By-law, as amended, shall apply and further, that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9400-20)

