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## SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE

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### Purpose

- 9.1 The purpose of the R-4 *Zone* is to provide for medium *density, multiple family residential developments*. New *developments zoned R-4* shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

### Regulations

- 9.2 On a *parcel zoned R-4*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-4 *Zone* or those regulations contained elsewhere in this By-Law.

### Permitted Uses

- 9.3 The following uses and no others are permitted in the R-4 *Zone*:
- .1 *bed and breakfast* in a *single family dwelling*, limited to two let rooms;
  - .2 *boarders*, limited to two;
  - .3 *commercial daycare facility*;
  - .4 *duplexes*;
  - .5 *family daycare facility*;
  - .6 *home occupation* in a *single family dwelling*;
  - .7 *multiple family dwellings*;
  - .8 *public use*;
  - .9 *public utility*;
  - .10 *single family dwelling*;
  - .11 *triplexes*;
  - .12 *accessory use*.

### Maximum Height of Principal Buildings

- 9.4 The maximum *height* of a *principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the Development Permit process, if any of the special amenity(ies) in Table 2 are provided.

### Maximum Height of Accessory Buildings

- 9.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

### Maximum Parcel Coverage

- 9.6 .1 Maximum *parcel coverage* for all *buildings and structures* shall be 55% of the *parcel area*.

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**Minimum Parcel Area**

- 9.7 .1 The minimum *parcel area* for a *single family dwelling* shall be 300.0 square metres (3,229.3 square feet).
- .2 The minimum *parcel area* for a *duplex* shall be 600.0 square metres (6,458.6 square feet).
- .3 The minimum *parcel area* for all other uses shall be 900.0 square metres (9,687.8 square feet).

**Minimum Parcel Width**

- 9.8 .1 The minimum *parcel width* shall be 30.0 metres (98.5 feet).
- .2 Notwithstanding Section 9.8.1, the minimum *parcel width* for a bareland *strata lot* shall be 10.0 metres (32.8 feet).

**Minimum Setback of Principal Buildings**

- 9.9 The minimum *setback* of *principal buildings* from the:
- .1 *Front parcel line*
- adjacent to a *highway* shall be 5.0 metres (16.4 feet)
  - adjacent to an *access route* shall be 2.0 metres ( 6.6 feet)
- .2 *Rear parcel line*
- adjacent to a *parcel zoned* R-4 shall be 3.0 metres ( 9.8 feet)
  - all other cases shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line*
- adjacent to a *parcel zoned* R-4 shall be 0.6 metre ( 1.9 feet)
  - all other cases shall be 1.8 metres ( 5.9 feet)
- .4 *Exterior side parcel line*
- adjacent to a *highway* shall be 5.0 metres (16.4 feet)
  - adjacent to an *access route* shall be 2.0 metres ( 6.6 feet)
- .5 Minimum separation between residential *buildings* on the same lot of not more than one storey in height shall be 1.5 metres ( 4.9 feet)
- .6 Minimum separation between residential *buildings* on the same lot of more than one storey in height shall be 3.0 metres ( 9.8 feet)

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- .7 Notwithstanding Sections 9.9.2 and 9.9.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet).

**Minimum Setback of Accessory Buildings**

9.10 The minimum *setback* of accessory *buildings* from the:

- |    |   |                        |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be         | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be          | 1.0 metre ( 3.3 feet)  |
| .3 | <i>Interior side parcel line</i> shall be | 0.6 metre ( 1.9 feet)  |
| .4 | <i>Exterior side parcel line</i> shall be | 5.0 metres (16.4 feet) |

**Maximum Density**

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

- 9.11 .1 The maximum *density* shall be 40 *dwelling units* per hectare (16.2 *dwelling units* per acre).
- .2 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 *Zone* may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) in accordance with Table 2. In Table 2, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for the provision of each amenity.

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TABLE 2

<p style="text-align: center;"><b>COLUMN I</b></p> <p style="text-align: center;"><b>SPECIAL AMENITY TO BE PROVIDED</b></p>	<p style="text-align: center;"><b>COLUMN II</b></p> <p style="text-align: center;"><b>ADDED DENSITY</b></p>
<p>1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)</p>	<p>▪ 2 units per hectare (0.8 units per acre)</p>
<p>2. Provision of <i>commercial daycare facility</i></p> <p>7 - 10 children 11 - 15 children 16 or more children</p>	<p>▪ 3 units per hectare (1.2 units per acre) ▪ 4 units per hectare (1.6 units per acre) ▪ 7 units per hectare (2.8 units per acre)</p>
<p>3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking</p>	<p>▪ 10 units per hectare (4.0 units per acre)</p>
<p>4. Provision of each rental <i>dwelling unit</i></p>	<p>▪ 2 units per hectare (0.8 units per acre)</p>
<p>5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 963.2</p>	<p>▪ 5 units per hectare (2.0 units per acre)</p>

Maximum Floor Area Ratio

9.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

9.13 Parking shall be required as per Appendix I.