#### **SECTION 8**

## **RESIDENTIAL R4 ZONE**

#### 8.1 GENERAL PURPOSE OF THE R4 ZONE

The R4 Zone provides for and regulates medium density residential development in the form of street townhousing. Different intensities of development are permitted through the use of zone variations. Higher densities are intended for inner city infilling where compatible with adjacent uses.

#### 8.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R4 Zone variation or any use other than the following uses:

a) Street townhouse dwellings.

#### 8.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R4 Zone variation except in conformity with the regulations as set out in Table 8.3

#### 8.4 SPECIAL PROVISIONS

The following zone variation apply to unique or existing situations and are not the standard R4 Zone variation. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 8.2 and/or Section 8.3 shall apply.

## **R4-1 Zone Variation**

R4-1(1)

a) Regulations:

i) Lot Area 210 m² (2,261 sq. ft.) (Minimum):
 ii) Lot Coverage 45%

i) Lot Coverage (Maximum): (Z.-1-101936)

# **R4-2 Zone Variation**

R4-2(1)

a) Regulations

i) Lot Frontage 7.8 metres (25.6 feet) (Minimum): (Z.-1-142328)

## **R4-3 Zone Variation**

R4-3(1)

a) Regulations:

i) Front Yard and Exterior Side Yard Depth (Minimum): Local Street, 4.5m Main Building Street, 6.0m Garage

Secondary Collector, Main Building 4.5m

Secondary Collector,

Garage 6.0m

Interior Side ii) Yard Depth (Minimum):

1.2 metres (3.9 feet) separation distance between buildings. There is no interior side yard required along the common wall of the street

townhouse units.

iii) Lot Coverage (%) (Maximum)

45 percent, except that any unenclosed porch shall not be included in the calculation of lot coverage.

(Z.-1-01875)

#### R4-3(2) 6019 Hamlyn Street

Regulations: a)

> i) Lot Frontage 6.7m (22 ft) (minimum)

Lot Coverage ii) (maximum)

50%

Garages shall not project beyond the façade of the dwelling iii) or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage (Z.-1-212910)

#### 1938 & 1964 Commissioners Road East R4-3(3)

a) Regulations:

> Exterior Side Yard Depth 1.2 metres i) to Local Street (Minimum)

> Exterior Side Yard Depth 6.0 metres ii) To Arterial (Minimum)

55% iii) Lot Coverage (Maximum)

7.0 metres Lot Frontage iv) (Minimum)

## **R4-4 Zone Variation**

## R4-4(1)

- Regulations: a)
  - i) 1 Storey Street Townhomes
  - ii) Height – 5 metres (maximum) (Z.-1-162533)

## R4-4(2)

Regulation: a)

> Lot Frontage 6.7 metres (22.0 feet) i) (Minimum) Exterior Side Yard 1.2 metres (3.9 feet) ii) (Minimum) iii) Interior Side Yard 1.2 metres (3.9 feet) (Minimum) Lot Coverage 45% iv)

(Maximum) (Z.-1-172555)

# R4-4(3) 1357 Hyde Park Road

a) Regulation:

i) Lot Coverage (% Maximum) (Z.-1-182631) 45%

# R4-4(4)

a) Regulation:

i) Lot Coverage Maximum: (Z.-1-182654) 45%

# R4-4(5) 600 Sunningdale Road West

a) Regulations:

i) Lot Frontage (Minimum):

6.7 metres

ii) Exterior Side Yard (Minimum): (Z.-1-192771)

5.0 metres

## **R4-5 Zone Variation**

R4-5(1)

a) Regulations:

i) Dwelling Setback from theRailway Right-of-way (Minimum):

120 metres (394 feet) in absence of a safety berm, combination safety berm and acoustic fence adjoining, and parallel to the railway right-of-way or 30 metres (92 feet) in conjunction with the safety/ acoustic berm noted above. (Z.-1-97473)

# R4-5(2)

a) Regulations:

i) Garage Front Yard 5.5 m (18.0 ft)
 Depth Minimum
 ii) Exterior Side Yard 3.0 m (9.8 ft)
 Depth Main Building
 Minimum
 iv) Interior Side Yard 1.5 m (4.9 ft)
 Depth
 Minimum
 (Z.-1-081707)

# R4-5(3) Blocks 63 and 66 (39T-07508) Summerside Phase 12B

a) Regulations:

i)	Lot Frontage (Minimum):	6.7 metres				
ii)	Garage Front Yard Depth (Minimum):	5.5 metres				
iii)	Exterior Side Yard Depth Main Building (Minimum):	3.0 metres				
iv)	Interior Side Yard Depth (Minimum):	1.5 metres				
v)	Lot Coverage (Maximum):	45%				
vi)	East and West Side Yard Depth to Main Building (Minimum):	3.0 metres				
vii)	ii) Exterior Side Yard Depth Main Building shall apply to all adjacent street classifications (Z1-192747)					
Blocks	s 64, 65, 67 and 68 (39T-07508) S	ummerside Phase 12B				
Regul	ations:					
i)	Lot Frontage (Minimum):	7.0 metres				
ii)	Garage Front Yard Depth (Minimum):	5.5 metres				
iii)	Exterior Side Yard Depth Main Building (Minimum):	3.0 metres				
iv)	Interior Side Yard Depth (Minimum):	1.5 metres				
v)	Lot Coverage (Maximum):	45%				
vi)	i) Exterior Side Yard Depth Main Building shall apply to all adjacent street classifications (Z1-192747)					
954 G	ainsborough Road					
Regul	ations					
i)	Front Yard Depth for Main Building (Minimum)	3.0 metres (9.84 feet)				
ii)	Front Yard Depth for Garage (Minimum)	6.0 metres (19.68 feet)				
iii)	Lot Coverage (Maximum) (Z1-233122)	46%				
1958 Duluth Crescent (Street Townhouse Blocks)						
Regulations						
i) Lot Coverage (%) Maximum: 45						
"\						

Lot Frontage (m) Minimum: 6.7 per unit (Z.-1-233152)

R4-5(4)

R4-5(5)

R4-5(6)

a)

ii)

a)

a)

## **R4-6 Zone Variation**

# R4-6(1)

- a) Regulations
  - i) Lot Frontage 5.0 metres (16.4 feet) (Minimum)
  - ii) Lot Area per Unit 110 square metres (Minimum) (1,184 square feet)
  - iii) Lot Frontage and Access to a Public Street may be provided through a Private Street.
  - iv) Yard depth abutting a Public Street (Minimum)
  - v) Rear Yard Depth 6.0 metres (19.2 feet) (Minimum)

1.9 metres (6.2 feet)

- vi) Interior Side Yard Depth 2.5 metres (8.2 feet) for any portion of an end wall of the unit that contains no windows to habitable rooms (Minimum)
- vii) Interior Side Yard Depth 6.0 metres (19.2 feet) for any portion of an end wall of the unit that contains windows to habitable rooms (Minimum): (Z.-1-95331)

#### R4-6(2)

- a) Regulations:
  - i) Front Yard DepthFor Main Buildings(Minimum)
  - ii) Rear Yard Depth 6 metres (19.7 feet) (Minimum) (Z.-1-98601)

# R4-6(3)

- a) Regulations:
  - i) Dwelling Setback from Railway Right-of-Way (Minimum):

120 metres in the absence of a safety berm, combination safety berm and acoustic fence, adjoining and parallel to the railway right-of-way, or 30 metres in conjunction with the safety/acoustic berm noted above. (Z.-1-99703 - O.M.B. Order No. 0595 Order Issue Date: April 18, 2000)

4.5 metres (14.7 feet)

a)	) Regu	ulations

i) Dwelling Setback from Railway Right-of-Way (Minimum): 120 metres in the absence of a safety berm, combination safety berm and acoustic fence, adjoining and parallel to the railway right-of-way, or 30 metres in conjunction with the safety/acoustic berm noted above. (Z.-1-99702)

# R4-6(5)

a) Regulations:

i) Rear Yard Depth (Minimum) 6 metres (19.7 feet)

ii) Interior Side Yard (Minimum) (Z.-1-99702) 1.2 metres (3.9 feet)

## R4-6(6)

a) Regulations:

 Front and Exterior Yard Depth for Main Dwelling To Local and Secondary Collector Roads (Minimum): 4.5 metres (14.8 feet)

ii) Front and Exterior Yard Depth for Garages (Z.-1-01911) 6 metres (19.7 feet)

# R4-6(7)

a) Regulations:

i) Lot Frontage (Minimum): (Z.-1-122083) 7.5 m (24.6ft)

## R4-6(8)

a) Regulations:

i) Lot Frontage (minimum): (Z.-1-172550)

7.0 metres (23.0 feet)

## R4-6(9)

a) Regulations:

i) Lot Frontage (Minimum):

7.0 metres

ii) Front and Exterior
Yard Depth for
Main Dwelling
(Minimum):

3.0 metres

iii) Front and Exterior Yard Depth for Garage (Minimum):

6.0 metres

iv) Rear Yard Depth 6.0 metres Where Access From The Front Yard to the Rear Yard is through the Garage (Minimum): (Z.-1-182679) (Portion of 146 Exeter Road) Regulations: Lot Frontage i) (Minimum): 7.0 metres (23.0 feet) Front Yard Setback, ii) Main Dwelling (Maximum): 6.0 metres (19.7 feet) Front Yard Depth, iii) Garages (Minimum): 6.0 metres (19.7 feet) Garages shall not project beyond the façade of the dwelling iv) or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-192752) 915, 965, 1031 and 1095 Upperpoint Avenue Regulations: i) Lot Frontage 7.0 metres (Minimum): Front and Exterior Yard 3.0 metres ii) Depth to Main Dwelling (Minimum): iii) Front and Exterior Yard 5.5 metres Depth to Garage (Minimum): Garages shall not project beyond the façade of the main iv) dwelling or façade (front face) of any porch. Interior Side Yard Depth 1.5 metres v) (Minimum): Height 13 metres vi) (Maximum): Dwelling Setback from a 20 metres vii) High Pressure Pipeline (Minimum): (Z.-1-192780)3700 Colonel Talbot Road and 3645 Bostwick Road Regulations: i) Lot Frontage (Minimum) 7.0 metres (23.0 feet) Front Yard Setback, Dwelling(s) ii) 3 metres (9.8 feet) (Minimum)

Front Yard Setback, Dwelling(s) for lots fronting on

Campbell Street North)

(Minimum)

Neighbourhood Connectors (Royal Magnolia Avenue and

3 metres (9.8 feet)

R4-6(10)

R4-6(11)

R4-6(12)

a)

iii)

a)

a)

iv) F		(Maximum)	6 metres (19.7 feet)		
		Front Yard Depth, Garages (Minimum)	6 metres (19.7 feet)		
v)		Interior Side Yard (Minimum)	1.2 metres (3.9 feet)		
	vi)	Garages shall not project beyon or façade (front face) of any por the front lot line, and shall not frontage.	nd the façade of the dwelling rch, whichever is closer to		
	vii)	Driveway widths are limited to 3 (Z1-192790; Z1-223051)	3.5m (11.5 feet) per lot.		
R4-6(13)	Old \	/ictoria Hospital Lands Phase II			
a)					
	ii)	Front and Exterior Side Yard Depth (Minimum)	2.0 m (6.6 ft)		
	iii)	Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)		
	iv)	Building Height (Maximum)	19.5 m (64 ft) or 5 storeys, whichever is greater		
	v)	Residential Garage Width (Maximum) (Z1-202877)	50% of the building façade		
R4-6(14)					
a) Regu	ulations	s:			
i)		Lot Frontage	6.7m (22ft)		
ii)		Exterior Side Yard Depth for local and collector streets (minimum)	4.5m (14.7ft)		
	iii)	Front and Exterior Side 3.5m (11.5ft) Yard Setback adjacent to a cul-de sac (Z1-212893)			
R4-6(15)	Block	ks 26 and 30 (39T-09501)			
a)		lations:			
,	i)	Lot Frontage (Minimum) (Z1-212900)	7.0 metres (23.0 feet)		
R4-6(16)	3924	Colonel Talbot Road			
a)	Regu	ılations:			
	i)	Lot Frontage 6.7m (22ft)			
	ii)	Exterior Side Yard Depth 4.5m (14.7ft) for local and collector streets (minimum)			
	iii)	Front and Exterior Side Yard Se adjacent to a a roundabout (Z1-212912)	etback 3.5m (11.5ft)		
R4-6(17)	7) 1521 Sunningdale Road West and 2631 Hyde Park Road				
a)	a) Regulations:				
	i)	Lot Frontage (minimum)	6.7 metres		

ii) Front Yard Depth 4.5 metres For Buildings adjacent to a Local Street (minimum)

iii) Front Yard Depth 6.0 metres For Buildings adjacent to to a Local Street (maximum)

iv) Front Yard Depth 1.0 metres For Buildings adjacent to an Arterial (minimum)

v) Front Yard Depth 6.0 metres For Buildings adjacent to an Arterial (maximum)

vi) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-223026)

# R4-6(18) 1350 Wharncliffe Road South

# a. Regulations

- i) Lot Frontage (Minimum) 6.7 m
- ii) Lot Coverage (Maximum) (%) 50 %
- iii) Height (Maximum) 12 m
- iv) Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-243165)

Table 8.3

Residential R4 Zone

Regulations for R4 Zone Variations

Residential Type			Street Townhouse						
Zone Variatio	Zone Variations			R4-3	R4-4	R4-5	R4-6		
Permitted Use	Permitted Uses			Se	ee Section	n 8.2			
	Lot Area Per Unit (M²) Minimum			200	180	160	145		
Lot Frontage (M) Minimum				5.5 per unit					
	Local Street Main Building	4.5 metres (14.7 feet) where each unit in the street townhouse building includes a garage (Z1-00761).							
Front And	Local Street Garage	6							
Exterior Side Yard	Arterial	8							
Depth (M) Minimum	Primary Collector	6							
	Secondary Collector		6.0						
Rear Yard De (M) Minimum	6 metres (19.7 feet) where building designs allow for access from the front yard to the rear yard through the garage for each unit, except where the street townhouse block backs onto lands in a Residential R1 or R2 Zone variation where the required rear yard setback is 7 metres (23.0 feet) or more, the street townhouse rear yard setback will remain at 7 metres (23.0 feet). Where no rear yard garage access is provided, the minimum rear yard depth is 7 metres (23.0 feet). (Z1-00761)								
Interior Side \ (M) Minimum	1.2 metres (3.9 feet) where a maximum of four dwellings are attached as a block, 2.4 metres (7.8 feet) where five to eight dwellings are attached as a block and 3.0 metres (9.8 feet) where more than eight dwellings are attached as a block, and only where street townhouse building designs allow for direct access from the front yard to the rear yard through the garage for each unit. Where no rear yard garage access is provided, the minimum yard depth is 3 metres (9.8 feet) except no side yard is required where a street townhouse unit is attached to a street townhouse unit. (Z1-00761)								
Landscaped ( (%) Minimum	Landscaped Open Space (%) Minimum			30					
Lot Coverage (%) Maximum	30	30	35	35	40	45			
Height (M) Maximum	10. 5	10.5	10.5	10.5	10.5	12.0			