

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 (Minimum): 210 m² (2,261 sq. ft.)
 - ii) Lot Coverage (Maximum): 45%
(Z.-1-101936)

R4-2 Zone Variation

R4-2(1)

- a) Regulations
 - i) Lot Frontage (Minimum): 7.8 metres (25.6 feet)
(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
	ii) Interior Side 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	
	a) Regulations:	
	i) Lot Frontage (minimum)	6.7m (22 ft)
	ii) Lot Coverage (maximum)	50%
	iii) 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.-1-212910)	
R4-3(3)	1938 & 1964 Commissioners Road East	
	a) Regulations:	
	i) Exterior Side Yard Depth to Local Street (Minimum)	1.2 metres
	ii) Exterior Side Yard Depth To Arterial (Minimum)	6.0 metres
	iii) Lot Coverage (Maximum)	55%
	iv) Lot Frontage (Minimum)	7.0 metres

R4-4 Zone Variation

R4-4(1)

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

R4-4(2)

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

(Maximum)
(Z.-1-172555)

R4-4(3) 1357 Hyde Park Road

a) Regulation:

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

R4-4(4)

a) Regulation:

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

R4-4(5) 600 Sunningdale Road West

a) Regulations:

i) Lot Frontage 6.7 metres
(Minimum):

ii) Exterior Side Yard 5.0 metres
(Minimum):
(Z.-1-192771)

R4-5 Zone Variation

R4-5(1)

a) Regulations:

i) Dwelling Setback from 120 metres (394 feet) in
the Railway Right-of-way absence of a safety berm,
(Minimum): 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) Exterior Side Yard Depth Main Building shall apply to all adjacent street classifications (Z.-1-192747)

R4-5(4) Blocks 64, 65, 67 and 68 (39T-07508) Summerside Phase 12B

a) Regulations:

- 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) Exterior Side Yard Depth Main Building shall apply to all adjacent street classifications (Z.-1-192747)

R4-6 Zone Variation

R4-6(1)

a) Regulations

- i) Lot Frontage (Minimum): 5.0 metres (16.4 feet)
- ii) Lot Area per Unit (Minimum): 110 square metres (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): 1.9 metres (6.2 feet)
- v) Rear Yard Depth (Minimum): 6.0 metres (19.2 feet)
- vi) Interior Side Yard Depth for any portion of an end wall of the unit that contains no windows: 2.5 metres (8.2 feet)

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 Depth 4.5 metres (14.7 feet)
For Main Buildings
(Minimum)
 - ii) Rear Yard Depth 6 metres (19.7 feet)
(Minimum)
(Z.-1-98601)

R4-6(3)

- a) Regulations:
 - i) Dwelling Setback 120 metres in the absence
from Railway of a safety berm,
Right-of-Way combination safety berm
(Minimum): 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)

R4-6(4)

- a) Regulations:
 - i) Dwelling Setback from 120 metres in the absence
Railway Right-of-Way of a safety berm,
(Minimum): 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 6 metres (19.7 feet)
(Minimum)
 - ii) Interior Side Yard 1.2 metres (3.9 feet)
(Minimum)
(Z.-1-99702)

R4-6(6)

- a) Regulations:
 - i) 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 Where Access From The Front Yard to the Rear Yard is through the Garage (Minimum): (Z.-1-182679) 6.0 metres

R4-6(10) (Portion of 146 Exeter Road)

- a) Regulations:
 - i) Lot Frontage (Minimum): 7.0 metres (23.0 feet)
 - ii) Front Yard Setback, Main Dwelling (Maximum): 6.0 metres (19.7 feet)
 - iii) Front Yard Depth, Garages (Minimum): 6.0 metres (19.7 feet)
 - iv) 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.-1-192752)

R4-6(11) 915, 965, 1031 and 1095 Upperpoint Avenue

a) Regulations:

- i) Lot Frontage (Minimum): 7.0 metres
- ii) Front and Exterior Yard Depth to Main Dwelling (Minimum): 3.0 metres
- iii) Front and Exterior Yard Depth to Garage (Minimum): 5.5 metres
- iv) Garages shall not project beyond the façade of the main dwelling or façade (front face) of any porch.
- v) Interior Side Yard Depth (Minimum): 1.5 metres
- vi) Height (Maximum): 13 metres
- vii) Dwelling Setback from a High Pressure Pipeline (Minimum): 20 metres
(Z.-1-192780)

R4-6(12) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Lot Frontage (Minimum): 7.0 metres (23.0 feet)
- ii) Front Yard Setback, Dwelling(s) (Minimum): 3 metres (9.8 feet)
(Maximum): 4.5 metres (14.8 feet)
- iii) Front Yard Depth, Garages (Minimum): 6 metres (19.7 feet)
- iv) Interior Side Yard (Minimum): 1.2 metres (3.9 feet)
- v) 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.
- vi) Driveway widths are limited to 3.5m (11.5 feet) per lot.
(Z.-1-192790)

R4-6(13) Old Victoria Hospital Lands Phase II

a) Regulations

- 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) (Z.-1-202877) 50% of the building façade

R4-6(14)

a) Regulations:

- 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 Yard Setback adjacent to a cul-de sac (Z.-1-212893) 3.5m (11.5ft)

R4-6(15) Blocks 26 and 30 (39T-09501)

a) Regulations:

- i) Lot Frontage (Minimum) (Z.-1-212900) 7.0 metres (23.0 feet)

R4-6(16) 3924 Colonel Talbot Road

a) Regulations:

- 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 Yard Setback adjacent to a a roundabout (Z.-1-212912) 3.5m (11.5ft)

