

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

R4-2 Zone Variation

R4-2(1)		
a)	Regulations	
i)	Lot Frontage (Minimum): (Z.-1-142328)	7.8 metres (25.6 feet)

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) (Z.-1-212964)	7.0 metres
R4-3(4)	1156 Dundas Street	
a)	Regulations	
	i) Lot Frontage (minimum)	6.7 metres
	ii) 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.-1-223068 – OLT-22- 004698)	

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 (Maximum) (Z.-1-172555)	45%
R4-4(3)		1357 Hyde Park Road	
	b)	Regulation:	
	iii)	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
R4-4(6)		168 Meadowlily Road South	
	a)	Regulations:	
	i)	Lot Frontage (Minimum)	6.7 metres
	ii)	Front Yard Setback (Minimum)	3.0 metres (local)
	iii)	Exterior Side Yard Setback (Minimum)	3.0 metre (main Building)
	iv)	Interior Side Yard Setback (Minimum)	1.5 metres
	v)	Lot Coverage (Maximum)	50%
	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.-1-253323)	

R4-4(7)	1196 Sunningdale Road West	
a)	Regulations	
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 (Maximum)	45%
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. (Z.-1-253358)	

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 Depth Minimum	5.5 m (18.0 ft)
ii)	Exterior Side Yard Depth Main Building Minimum	3.0 m (9.8 ft)
iv)	Interior Side Yard Depth Minimum (Z.-1-081707)	1.5 m (4.9 ft)
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)	
R4-5(5)	954 Gainsborough Road		
	a)	Regulations	
	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) (Z.-1-233122)	46%
R4-5(6)	1958 Duluth Crescent (Street Townhouse Blocks)		
	a)	Regulations	
	i)	Lot Coverage (%) Maximum: 45	
	ii)	Lot Frontage (m) Minimum: 6.7 per unit (Z.-1-233152)	

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 to habitable rooms (Minimum) 2.5 metres (8.2 feet)
- vii) Interior Side Yard Depth for any portion of an end wall of the unit that contains windows to habitable rooms (Minimum): (Z.-1-95331) 6.0 metres (19.2 feet)

R4-6(2)

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

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)

R4-6(4)

- 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.-1-99702)

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:
 - 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)
 - iii) Front Yard Setback, Dwelling(s) for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North) (Minimum) 3 metres (9.8 feet) (Maximum) 6 metres (19.7 feet)
 - iv) 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 beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.

	vii)	Driveway widths are limited to 3.5m (11.5 feet) per lot. (Z.-1-192790; Z.-1-223051)	
R4-6(13)	Old Victoria Hospital Lands Phase II		
	a)	Regulations	
	iv)	Front and Exterior Side Yard Depth (Minimum)	2.0 m (6.6 ft)
	v)	Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)
	vi)	Building Height (Maximum)	19.5 m (64 ft) or 5 storeys, whichever is greater
	vii)	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)
R4-6(17)	1521 Sunningdale Road West and 2631 Hyde Park Road		
	a)	Regulations:	
	i)	Lot Frontage (minimum)	6.7 metres
	ii)	Front Yard Depth For Buildings adjacent to a Local Street (minimum)	4.5 metres
	iii)	Front Yard Depth For Buildings adjacent to to a Local Street (maximum)	6.0 metres
	iv)	Front Yard Depth For Buildings adjacent to an Arterial (minimum)	1.0 metres

- 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)

R4-6(19) 2331 Kilally Road and 1588 Clarke Road

a) Regulations

- i) Lot Frontage (Minimum) 6.7 metres per unit
- ii) Lot Coverage (Maximum) 50 percent
(Z.-1-243211)

R4-6(20)

a) Regulations

- i) Lot Frontage (Minimum) 6.7 metres per unit
- ii) 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.-1-243222)

R4-6(21) 3095 Bostwick Road

a) Regulations:

- i) Lot Frontage (Minimum) 6.7 metres per unit
- ii) Lot Coverage (Maximum) 50 percent
(Z.-1-253313)

R4-6(22) 20 Clarke Road

a) Regulations

- i) Lot Frontage (minimum) – 6.7 metres (per unit)
- ii) Front Yard Depth (minimum) – 3.0 metres for the main dwelling and 6.0 metres for the garage.

- iii) Front Yard Depth (maximum) – 6.0 metres
(Z.-1-253320)
- R4-6(23) 3680 and 3700 Colonel Talbot Road
 - a) Regulations:
 - i) Lot Frontage (Minimum) 7.0 metres per unit
 - ii) Front Yard Setback, Main Dwelling (Minimum) 3.0 metres
 - iii) Front Yard Setback, Garages (Minimum) 6.0 metres
 - iv) Interior Side Yard (Minimum) 1.2 metres
 - v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, whichever is closer to the front lot line, and shall not occupy more than 50% of lot frontage. (Z.-1-253333)
- R4-6(24) 1658-1678 Evangeline Street
 - a) Additional Permitted Use:
 - i) Modular Street Townhouse
 - b) Regulations for Modular Street Townhouse:
 - i) Lot Frontage (Minimum) – 4.6 metres
 - ii) Interior Side Yard Depth (Minimum) – 1.5 metres
 - iii) Setback from a rail corridor (Minimum) – 23.0 metres
 - iv) Notwithstanding any other provisions of this by-law, a required parking space is permitted in a driveway located within a front yard
 - v) “MODULAR STREET TOWNHOUSE” means a prefabricated *Street Townhouse* constructed completely or partially off-site in a manufacturing facility and then transported to the property for assembly. (Z.-1-253335)
- R4-6(25) 6309 Pack Road
 - a) Regulations
 - i) Front and Exterior Yard Setback from Main Building (Minimum) - 3.0 metres (9.8 feet)
 - ii) Front and Exterior Yard Setback from Garage (Minimum) – 5.5 metres (18.0 feet)
(Z.-1-253340)
- R4-6(26) 1511 Clarke Road
 - a) Regulations
 - i) Interior Side Yard Depth (minimum) – 1.2 metres
 - ii) Lot Coverage (Maximum) – 50%
(Z.-1-253375)
- R4-6(27) 1040 Hamilton Road (Block 2)
 - a) Regulations
 - i) Lot Frontage (minimum) – 6.7 metres
(Z.-1-263405)

R4-6(28) 6712 James Street

a) Regulations

- i) Rear Yard Depth (minimum) – 3.5 metres where the ultimate lot depth of an individual lot is less than 32.0 metres
- ii) Interior Side Yard Depth Abutting a Residential R1 Zone (minimum) – 3.0 metres
- iii) Interior Side Yard Depth Not Abutting a Residential R1 Zone (minimum) – 1.2 metres, except that no side yard is required where an interior street townhouse unit is attached to another street townhouse unit and access to the rear yard is provided through a garage or easement.
- iv) Lot Coverage (maximum) – 50% where an individual lot area is less than 250m²
- v) Height (maximum) – 13.0 metres
- vi) Garages shall not project beyond the front façade of the dwelling or façade (front face) of any porch and shall not occupy more than 50% of the lot frontage
(Z.-1-263430)

R4-6 (29) 3924 Colonel Talbot Road

a) Regulations:

- i) Rear Yard Depth (Minimum) – 6.0 metres
- ii) Interior Side Yard (Minimum) – 1.2 metres
(Z.-1-263447)

Table 8.3
Residential R4 Zone
Regulations for R4 Zone Variations

Residential Type		Street Townhouse					
Zone Variations		R4-1	R4-2	R4-3	R4-4	R4-5	R4-6
Permitted Uses		See Section 8.2					
Lot Area Per Unit (M ²) Minimum		280	240	200	180	160	145
Lot Frontage (M) Minimum		5.5 per unit					
Front And Exterior Side Yard Depth (M) Minimum	Local Street Main Building	4.5 metres (14.7 feet) where each unit in the street townhouse building includes a garage (Z.-1-00761).					
	Local Street Garage	6					
	Arterial	8					
	Primary Collector	6					
	Secondary Collector	6.0					
Rear Yard Depth (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). (Z.-1-00761)					
Interior Side Yard Depth (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. (Z.-1-00761)					
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
Number of Units per Lot Maximum (Z.-1-243186)		4					