

10.10 Low Rise Multi-Unit Residential District (R-4)

10.10.1 Purpose

The purpose of this District is to provide for the development of multi-family housing in the form of 3 to 4 storey apartment buildings in order to increase the variety of housing choices available in the community.

10.10.2 Permitted Uses	10.10.3 Discretionary Uses
<ul style="list-style-type: none"> • Accessory Building • Accessory Uses • Apartment Building with density <99 u/ha regardless of other housing types on parcel • Minor Home Businesses • Parks • Private Swimming Pool / Hot Tub • Show Homes / Sales Centres • Townhouses • Townhouses, Stacked 	<ul style="list-style-type: none"> • Accessory Building, Garage • Accessory Building, Other • Apartment Buildings with density >99 u/ha • Child Care Facilities • Fill Placement • Major Home Businesses • Residential Care Facilities • Signs • Small Wind Energy Conversion Systems • Solar Collectors not in conformance with Section 7.37

10.10.4 General Requirements

In addition to the Regulations contained in Part 7 of this Bylaw, the following provisions shall apply to every development in this District.

	Site Standard
Lot Area (minimum):	<ul style="list-style-type: none"> • 1,400 m² for apartment buildings • At the discretion of the Development Authority for all other uses
Lot Width (minimum):	<ul style="list-style-type: none"> • 30.0 m for apartment buildings • At the discretion of the Development Authority for all other uses
Front Yard Setback (minimum):	<ul style="list-style-type: none"> • 6.0 m
Side Yard Setback (minimum):	<ul style="list-style-type: none"> • 3 m or ½ the height of the principal building(s), whichever is greater, for apartment buildings • At the discretion of the Development Authority for all other uses
Building Separation (minimum):	<ul style="list-style-type: none"> • 6.0 m where more than one building is located on the site
Rear Yard Setback (minimum):	<ul style="list-style-type: none"> • 6.0 m for principal building • 1.5 m for accessory building
Density (maximum):	<ul style="list-style-type: none"> • 50 units per building, unless the building is designed to be unobtrusive to surrounding neighbours to the discretion and satisfaction of the Development Authority
Amenity Space (minimum):	<ul style="list-style-type: none"> • 6.0 m² per unit for at grade units plus 4.0 m² per unit for above grade units or 10% of the lot, whichever is greater
Building Height (maximum):	<ul style="list-style-type: none"> • 3 storeys or 12.0 m to the top of the parapet of the principal building • 4 storeys or 15.0 m if building incorporates barrier free design • 4.5 m for accessory buildings