
204. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM4)

This District provides for medium-density multiple family accommodation which incorporates the desirable features of both garden and high rise apartment categories, encourages a high standard of development and is designed particularly to take advantage of special amenities of locations and as a transitional use between areas of contrasting residential densities.

(B/L No. 4874-66-01-10)

204.1 Uses Permitted:

- (1) Multiple family dwellings, or groups of multiple family dwellings.
- (1.1) Home occupations. (B/L No. 10753-98-06-15)
- (2) Accessory buildings and uses.
- (3) Child care facilities. (B/L No. 13639-16-12-12)
- (4) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
(B/L No. 11153-00-11-06)
- (5) Category B supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
(B/L No. 11153-00-11-06)
 - (b) each living unit shall have a minimum floor area
 - (i) of 33 m² (355.22 sq.ft.) for a studio unit
 - (ii) of 41 m² (441.4 sq.ft.) for a junior one-bedroom unit
 - (iii) of 46 m² (495.16 sq.ft.) for a one bedroom unit;
(B/L No. 11591-03-09-29)
 - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
(B/L No. 11591-03-09-29)

(d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility. (B/L No. 11591-03-09-29)

(6) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. (B/L No. 13788-17-10-16)

204.1A Uses Permitted in an RM4s Zoning District:

Uses permitted in the RM4 District, excluding home-based child care facilities.
(B/L No. 13639-16-12-12)

204.2 Conditions of Use:

- (1) The building or buildings on a lot shall be designed and sited in a manner which does not unnecessarily obstruct view from the surrounding residential areas.
- (2) Deleted (B/L No. 5615-69-11-10)

204.3 Height of Buildings:

The height of a building shall not exceed 30 m (98.43 ft.) and shall not be less than 4 storeys. (B/L No. 5071-67-03-13)

204.4 Lot Area and Width:

Each lot shall have an area of not less than 1 670 m² (17,976.32 sq.ft.) and a width of not less than 37 m (121.39 ft.). (B/L No. 5591-69-11-17)

204.5 Lot Coverage:

The maximum coverage shall be 25 percent of the lot area.
(B/L No. 5591-69-11-17)

204.6 Usable Open Space:

Usable open space shall be provided on the lot for each unit contained in an apartment building, based on the following ratio:

- (1) 46 m² (495.16 sq.ft.) for each 3 bedroom unit.
- (2) 28 m² (301.40 sq.ft.) for each 2 bedroom unit.
- (3) 19 m² (204.52 sq.ft.) for each 1 bedroom unit.
- (4) 9 m² (96.88 sq.ft.) for each studio unit. (B/L No. 11032-99-12-13)

204.7 Floor Area Ratio:

- (1) The maximum floor area ratio shall be 1.20 except
 - (a) where the coverage of the lot is less than 25 percent but not less than 20 percent, the floor area ratio may be increased by 0.10; and where the coverage of the lot is less than 20 percent, the floor area ratio may be increased by 0.20, and (B/L No. 11888-05-04-11)
 - (b) where underground parking is provided the floor area ratio may be increased by 0.30 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.30.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.30, but except as provided in subsection (3) in no case shall the floor area ratio exceed 2.00. (B/L No. 12871-10-12-13)
- (3) Notwithstanding subsection (1) of this section, in the RM4s District where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased:
 - (a) up to a further 0.8 determined in accordance with section 6.22(3); plus
 - (b) an additional supplement equal to the increase under subsection (a);but in no case shall the floor area ratio exceed 3.6. (B/L No. 12871-10-12-13)

204.8 Front Yard:

Front yards shall be provided in accordance with the following table:

Width of Building as % of Lot Width	Required Front Yard Depth
50	0.45 x height of building
40	0.40 x height of building
30	0.35 x height of building
20	0.30 x height of building

In no case shall the front yard be less than 7.5 m (24.61 ft.) in depth. For the purpose of this calculation, the width of a building shall include any portion of a building which is closer to the front lot line than 0.45 multiplied by the height of the building.
(B/L No. 13829-18-02-26)

204.9 Side Yard:

A side yard shall be provided on each side of the building equal to 0.5 multiplied by the height of the building. In no case shall the width of each side yard be less than 7.5 m (24.61 ft.), nor shall the total of both side yards be less than 50 percent of the lot width. (B/L No. 5591-69-11-17)

204.10 Rear Yard:

A rear yard shall be provided equal to 0.5 multiplied by the height of the building. In no case shall the rear yard be less than 10.5 m (34.45 ft.) in depth.

204.11 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

204.12 Car Wash Stall:

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units. (B/L No. 9395-90-09-17)