

104. RESIDENTIAL DISTRICT (R4)

This District provides for the use and development of two-family dwellings on larger lots in medium density residential areas.

104.1 Uses Permitted:

- (1) Single family dwellings
- (2) Two family dwellings (B/L No. 10351-96-04-15)
- (3) Group homes (B/L No. 10123-94-12-05)
- (4) Home occupations
- (5) Accessory buildings and uses
- (6) Repealed. (B/L No. 13063-12-05-14)
- (7) 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)

104.2 Lot Area and Width:

- (1) R4 Single Family Dwelling. Each lot shall have an area of not less than 557.4 m² (6,000 sq.ft.) and a width of not less than 15.0 m (49.2 ft.). (B/L No. 10351-96-04-15)
- (2) R4 Single Family Dwelling - Small. Notwithstanding section 104.2(1), where 30 percent or more of the existing lots with
 - (a) the zoning designations R4, R5, R9, or
 - (b) the zoning designation RM3 that are developed with a single family dwelling and are designated on the Official Community Plan for single and two family residential usein the block front have a width of 13.72 m (45.0 ft.) or less, each lot shall have an area of not less than 399.47 m² (4,300.0 sq.ft.) and a width of not less than 10.97 m (36.0 ft.).
(B/L No. 11134-00-09-18)
- (3) R4a Single Family Dwelling. Each lot shall have an area of not less than 1,000 m² (10,764.2 sq.ft.) and a width of not less than 25.5 m (83.7 ft.). (B/L No. 11726-04-05-10)
- (4) R4 Two-family Dwelling. Each lot shall have an area of not less than 758.06 m² (8,160 sq.ft.) and a width of not less than 20.7 m (68 ft.). (B/L No. 10351-96-04-15)

104.3 Lot Coverage:

- (1) Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.
- (2) Notwithstanding subsection (1), lot coverage shall not exceed 40 percent for lots in an R4a District.
(B/L No. 13838-18-03-12)

104.4 Development Density. Gross Floor Area:

- (1) The density of development shall not exceed:
 - (a) in an R4 District on a lot developed with a two-family dwelling, the lesser of a floor area ratio of 0.60 or 440 m² (4,736.1 sq. ft.).

- (b) in an R4a District, a floor area ratio of:
 - i. 0.60 for lots having a width of 27.5 m (90.2 ft.) or more;
 - ii. 0.55 for lots having a width of less than 27.5 m (90.2 ft.) but equal to or more than 26.3 m (86.3 ft.);
 - iii. 0.50 for lots having a width of less than 26.3 m (86.3 ft.) but equal to or more than 25.5 m (83.7 ft.).

(B/L No. 13983-19-03-25)

- (c) in an R4 District, for a principal building that exists on December 16, 1991, and that contains a basement:
 - i. the basement shall not have a floor area that exceeds the floor area of the floor next above it; and
 - ii. the floor area of the first floor located above the basement shall not exceed the greater of:
 - A. the maximum gross floor area permitted under subsection 104.5(1) less 0.15 of the lot area; and
 - B. the gross floor area of the first floor that existed, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023.

(B/L No. 14542-23-02-13)

- (2) The gross floor area of all accessory buildings on a lot shall not exceed 56 m² (602.8 sq.ft) except on a lot developed with a semi-detached dwelling, where the gross floor area shall not exceed 74.4 m² (800 sq.ft.). (B/L No. 12865-10-11-15)
- (3) A maximum of 42 m² (452.1 sq.ft.) of a garage or carport shall not be included as gross floor area under subsection (1).
- (4) For a single family dwelling other than one located in an R4a District, the gross floor area of all cellars, including any garage or carport located in a cellar, shall not exceed the gross floor area of the floor next above it. (B/L No. 14542-23-02-13)

104.5 Development Density. Above Grade Floor Area:

- (1) For a principal building that exists on December 16, 1991, the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the greater of (B/L No. 11032-99-12-13)
 - (a) 0.20 of the lot area + 130 m² (1,399.4 sq.ft.), or
 - (b) 0.40 of the lot area.
- (2) For a single family dwelling other than one that exists on December 16, 1991, the gross floor area for all floors, excluding the floor of a cellar, shall not exceed the greater of (B/L No. 11032-99-12-13)
 - (a) 0.20 of the lot area + 130 m² (1,399.4 sq.ft.), or
 - (b) 0.40 of the lot area.
 (B/L 10351-96-04-15)
- (3) For duplex dwellings and one storey semi-detached dwellings the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed 116 m² (1,247.3 sq.ft.) per dwelling unit. (B/L No. 10351-96-04-15)
- (4) Where a garage or carport is attached to the principal building, the floor area in excess of 42 m² (452.1 sq.ft.) shall be included as above grade floor area under subsections (1), (2) and (3).

- (5) A two storey semi-detached dwelling shall not
 - (a) be developed with a cellar,
 - (b) have a dwelling unit with a gross floor area greater than 204.4 m² (2,200 sq.ft.) nor a second floor with a gross floor area greater than 69.69 m² (750 sq.ft.),
 - (c) have a combined above grade floor area of the two dwelling units that exceeds 0.30 of the lot area plus 139.35 m² (1,500 sq.ft.). (B/L No. 10351-96-04-15)
- (6) For a single family dwelling, other than one located in an R4a District, that exists, or that was approved for construction by the issuance of a building permit, on or before March 25, 2019, the gross floor area of the first floor located above a cellar shall not exceed the greater of:
 - (a) the maximum gross floor area permitted under subsection (1) or (2), as applicable, less 0.15 of the lot area; or
 - (b) the gross floor area of the first floor that existed, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023. (B/L No. 14542-23-02-13)
- (7) For a single family dwelling other than one that exists, or that was approved for construction by the issuance of a building permit, on March 25, 2019, and other than one located in an R4a District, the gross floor area of the first floor located above a cellar shall not exceed the maximum floor area permitted under subsection (2) less 0.15 of the lot area. (B/L No. 14542-23-02-13)

104.6 Height of Principal Building. Single Family Dwelling:

- (1) The height of a principal building shall not exceed
 - (a) 2 1/2 storeys and 9.0 m (29.5 ft.) for a building with a sloping roof, or
 - (b) 2 1/2 storeys and 7.4 m (24.3 ft.) for a building with a flat roof
 as measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure, subject to the applicable exceptions in section 6.4.
- (2) Notwithstanding subsection (1), for a principal building that exists on December 16, 1991, the height of any addition, measured from the lower of the front average elevation or the rear average elevation to the highest point of the addition, shall not exceed 9.0 m (29.5 ft.) if the building has a sloping roof or 7.4 m (24.3 ft.) if the building has a flat roof, subject to the applicable exceptions in section 6.4. (B/L No. 11032-99-12-13)

104.7 Height of Principal Building. Two-family Dwellings:

- (1) Duplex Dwelling:
A duplex dwelling shall not exceed 2 storeys and, subject to the applicable exceptions in section 6.4, the height shall not exceed 9.0 m (29.5 ft.) if the building has a sloping roof or 7.4 m (24.3 ft.) if the building has a flat roof measured from the lower of the front average elevation or rear average elevation
 - (a) to the highest point of the structure, or
 - (b) if the duplex dwelling existed on December 16, 1991, to the highest point of the addition. (B/L No. 11032-99-12-13)
- (2) Semi-detached Dwelling:
Subject to the applicable exceptions in section 6.4, the height of a semi-detached dwelling shall not exceed the following:
 - (a) for a one storey dwelling, 5.5 m (18.0 ft.) measured from the front average elevation to the highest point of the structure,
 - (b) for a two storey dwelling with a sloping roof, 7.62 m (25 ft.) measured from the lower of the front average elevation or the rear average elevation to highest point of the structure, and,

- (c) for a two storey dwelling with a flat roof, 6.1 m (20 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure.
(B/L No. 10351-96-04-15)

104.8 Depth of Principal Building:

- (1) The depth of a principal building, other than a two-family dwelling with an attached garage, shall not exceed the lesser of 50 percent of the lot depth or 18.3 m (60 ft.).
- (2) The depth of a two-family dwelling with an attached garage shall not exceed the lesser of 50 percent of the lot depth or 19.8 m (65 ft.).
(B/L No. 10397-96-07-22)

104.9 Front Yard:

A front yard shall be provided of not less than 7.5 m (24.6 ft.) in depth, except that on a lot where the average front yard depth of the two adjacent lots on each side is more than the required front yard by at least 1.5 m (4.9 ft.), then the front yard shall be not less than that average, subject to section 6.12 (2.1).

104.10 Side Yards:

- (1) Side yards shall be provided with a minimum width of 1.5 m (4.9 ft.) for the least side yard and 3.5 m (11.5 ft.) for the sum of both side yards.
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.5 m (11.5 ft.) in width.
- (3) Any lot with a width of less than 12.1m (40 ft.) shall be provided with a side yard on each side of the building that is not less than 1.22 m (4.0 ft.) in width, and in the case of a corner lot, the side yard adjoining the flanking street shall be not less than 1.83 m (6.0 ft.) in width.
(B/L No. 11154-00-11-06)

104.11 Rear Yard:

A rear yard shall be provided of not less than 9.0 m (29.5 ft.) in depth.

104.12 Off-Street Parking:

- (1) Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.
- (2) Parking for a two storey semi-detached dwelling shall be provided in a detached garage or carport at the rear of the lot except where there is no abutting lane or the Director Engineering is satisfied that access from a lane is not feasible because of an extreme grade, in which case a garage or carport having a maximum area of 42 m² (452.1 sq.ft.) may be attached to the dwelling. (B/L No. 10397-96-07-22)