

104. LOW-RISE APARTMENT 2 DISTRICT (R4)

104.1 Intent

The intent of this district is to provide low-rise residential apartment forms ranging from 6 to 8 storeys, with opportunities for ground-oriented residential and limited commercial uses.

104.2 Permitted Uses

104.2.1 R4 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	104.3
Emergency Shelter	6.25
Live-Work Units	104.3
Supportive Housing	104.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	104.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

104.2.2 R4r Sub-District

- (1) Uses permitted in the R4 District are permitted in the R4r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

104.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. 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.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R4 District.

104.4 Built Form and Siting

Regulations	R4
Height ^{.1}	
Maximum Height	6 storeys
Maximum Height within Transit-Oriented Areas (TOAs)	8 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard	1.2 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

104.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

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