

**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<sup>2</sup> (2,261 sq. ft.)
  - ii) Lot Coverage (Maximum): 45%  
(Z.-1-101936)

**R4-2 Zone Variation**

R4-2(1)

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

**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)	7.0 metres

#### 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 45%

(Maximum)  
(Z.-1-172555)

R4-4(3) 1357 Hyde Park Road

a) Regulation:

i) Lot Coverage 45%  
(% Maximum)  
(Z.-1-182631)

R4-4(4)

a) Regulation:

i) Lot Coverage 45%  
Maximum:  
(Z.-1-182654)

R4-4(5) 600 Sunningdale Road West

a) Regulations:

i) Lot Frontage 6.7 metres  
(Minimum):

ii) Exterior Side Yard 5.0 metres  
(Minimum):  
(Z.-1-192771)

#### R4-5 Zone Variation

R4-5(1)

a) Regulations:

i) Dwelling Setback from 120 metres (394 feet) in  
the Railway Right-of-way absence of a safety berm,  
(Minimum): 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 5.5 m (18.0 ft)  
Depth Minimum

ii) Exterior Side Yard 3.0 m (9.8 ft)  
Depth Main Building  
Minimum

iv) Interior Side Yard 1.5 m (4.9 ft)  
Depth  
Minimum  
(Z.-1-081707)

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): 46% (Z.-1-233122)

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 6.0 metres  
Where Access From The Front Yard to the Rear Yard is through the Garage  
(Minimum):  
(Z.-1-182679)
- 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, <b><u>whichever is closer to the front lot line</u></b> , 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	
ii)	Front and Exterior Side Yard Depth (Minimum)	2.0 m (6.6 ft)
iii)	Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)
iv)	Building Height (Maximum)	19.5 m (64 ft) or 5 storeys, whichever is greater
v)	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 4.5 metres  
For Buildings adjacent to a Local Street (minimum)
- iii) Front Yard Depth 6.0 metres  
For Buildings adjacent to a Local Street (maximum)
- iv) Front Yard Depth 1.0 metres  
For Buildings adjacent to an Arterial (minimum)
- 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 Wharnccliffe 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)

