

PART 3.17

R-4 ZONE, CHURCH AND MULTIPLE DWELLING DISTRICT

Permitted Uses

1. The following uses are permitted:
 - (a) all of the uses permitted in the R3(2) Zone, Multiple Dwelling District are permitted in this zone subject to the regulations applicable to the R3(2) Zone;
 - (b) a church and multiple dwelling on one lot as one building or in separate buildings, subject to the regulations applicable in the R3(2) Zone and the regulations contained in this part.
2. Where there is any conflict between the regulations applicable in the the R3(2) Zone and the regulations applicable in this zone, the regulations in this zone shall prevail.

Height

3. No building shall exceed 14 m or 5 storeys in height.

Site Coverage

4. Site coverage shall not exceed 34%.

Setbacks

5. Except for any portion of a building wholly below finished ground level, the minimum setback from the street frontage shall be:
 - (a) subject to Sections 6 and 7, 9 m for the first four storeys provided the average setback is at least 10.5 m;
 - (b) subject to Section 7(b), 10.5 m for the fifth storey only;
 - (c) subject to Section 6, 6 m for any internal boundary.

Entrance Ways

6. Any steps and entrance canopies may project to within 4.5 m of a street boundary or to within 3 m of an internal boundary.

Setback Variations

7. Where a lot line abuts a street, dedicated park or established cemetery:
 - (a) the setback may be averaged using wall faces within 1.5 m of the required distance;
 - (b) a balcony may extend no more than 2 m into the required setback distance.

Parking

8. Parking shall be in accord with Schedule "C" with the following exceptions:
 - (a) required parking may be sited within a front yard, provided the parking area is separated from the street boundary by a landscaped area of at least 6 m in width.
 - (b) 0.7 of a parking space shall be provided for each senior citizen dwelling unit;
 - (c) 25% of the required parking spaces may be designated for small cars.