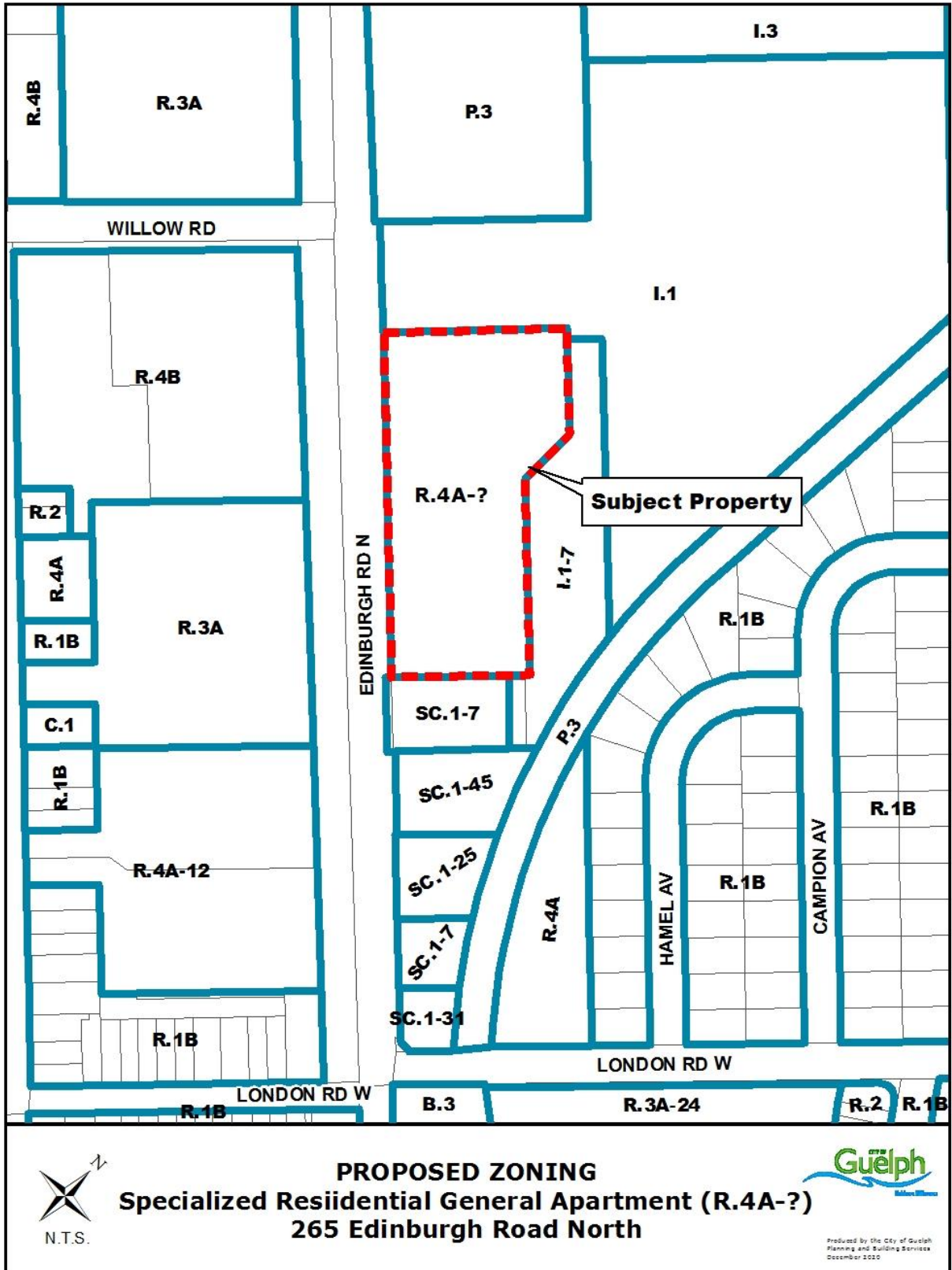


Attachment 6 – Proposed Zoning and Details



Attachment 6 (continued) – Proposed Zoning and Details

5-15

5.4 RESIDENTIAL APARTMENT (R.4) ZONES

5.4.1 PERMITTED USES

The following are permitted *Uses* within the Residential *Apartment* R.4 Zones:

17187 5.4.1.1 R.4A - General *Apartment* Zone

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*
- *Maisonette*

- 16595
- *Accessory Uses* in accordance with Section 4.23
 - *Home Occupation* in accordance with Section 4.19.

5.4.1.2 R.4B - High Density *Apartment* Zone

- *Apartment Building*
- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation* in accordance with Section 4.19.

17187 5.4.1.3 R.4C - Central Business District *Apartment* Zone

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*

- 16595
- *Accessory Uses* in accordance with Section 4.23
 - *Home Occupation in accordance with Section 4.19.*

17187 5.4.1.4 R.4D - Infill *Apartment* Zone

The R.4D Zone shall only be utilized within the boundaries indicated on Defined Area Map Number 66 of Schedule "A" of this *By-law*. The R.4D Zone shall permit the following:

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*
- *Maisonette*

- 16595
- *Accessory Uses* in accordance with Section 4.23
 - *Home Occupation* in accordance with Section 4.19.

Attachment 6 (continued) – Proposed Zoning and Details

5-16

5.4.2 REGULATIONS

Within the *Apartment R.4 Zones*, no land shall be *Used* and no *Building* or *Structure* shall be erected or *Used* except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.4.2, and the following:

5.4.2.1 Minimum Side Yard - R.4A and R.4B Zones

Despite Row 8 of Table 5.4.2, where windows of a *Habitable Room* face on a *Side Yard*, such *Side Yard* shall have a minimum width of not less than 7.5 metres.

5.4.2.2 Minimum Distance Between Buildings- R.4A and R.4B Zones

Where two or more *Buildings* are located on any one *Lot*, the following regulations shall apply:

5.4.2.2.1 The distance between the face of one *Building* and the face of another *Building* either of which contains windows of *Habitable Rooms*, shall be one-half the total height of the two *Buildings*, and in no case less than 15 metres.

5.4.2.2.2 The distance between the faces of any two *Buildings* with no windows to *Habitable Rooms* shall be a minimum of 15 metres.

5.4.2.3 Minimum Distance Between Buildings - R.4C and R.4D Zones

Where two or more *Buildings* are located on any one *Lot*, the following regulations shall apply:

5.4.2.3.1 The distance between the faces of two *Buildings* which contain windows of *Habitable Rooms* shall be one-half the *Building Height* to a maximum of 30 metres and a minimum of 5 metres.

5.4.2.3.2 The distance between the faces of any two *Buildings* with no windows to *Habitable Rooms* shall be a minimum of 5 metres.

5.4.2.4 Minimum Common Amenity Area

5.4.2.4.1 An amount not less than 30 m² per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m² of *Common Amenity Area* shall be provided and aggregated into areas of not less than 50 m².

5.4.2.4.2 *Amenity Areas* shall be designed and located so that the length does not exceed 4 times the width.

Attachment 6 (continued) – Proposed Zoning and Details

5-17

- 5.4.2.4.3 *A Common Amenity Area* shall be located in any *Yard* other than the required *Front Yard* or required *Exterior Side Yard*.
- 5.4.2.4.4 *Landscaped Open Space* areas, *Building* roof tops, patios, and above ground decks may be included as part of the *Common Amenity Area* if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges, and landscaped areas).
- 5.4.2.5 Additional *Building* Regulations - R.4B Zone
- 5.4.2.5.1 Despite Row 10 of Table 5.4.2, properties *Zoned* R.4B or specialized R.4B as defined by this *By-law* within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall have a maximum *Building Height* of 6 *Storeys* and shall be in accordance with Sections 4.16 and 4.18.
- 5.4.2.5.2 Properties *Zoned* R.4B or specialized R.4B as defined by this *By-law* within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall use the R.4C *Zone* regulations as specified in Table 5.4.2 for the following: minimum *Front* and *Exterior Side Yard*, minimum *Side Yard*, minimum *Rear Yard*, minimum distance between *Buildings*, minimum *Common Amenity Area*, minimum *Landscaped Open Space*, and *Floor Space Index* (F.S.I.).

Attachment 6 (continued) – Proposed Zoning and Details

5-18

TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General <i>Apartment</i>	High Density <i>Apartment</i>	Central Business District <i>Apartment</i>	Infill <i>Apartment</i>
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum <i>Lot Area</i>	650 m ²			
4	Minimum <i>Lot Frontage</i>	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum <i>Front and Exterior Side Yard</i>	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum <i>Front and Exterior Side Yard</i>	-----		6 metres	
8	Minimum <i>Side Yard</i>	Equal to one-half the <i>Building Height</i> but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the <i>Building Height</i> but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional <i>Zone</i> . In these circumstances, a minimum of 3 metres is required.	
9	Minimum <i>Rear Yard</i>	Equal to 20% of the <i>Lot Depth</i> or one-half the <i>Building Height</i> , whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the <i>Lot Depth</i> or one-half the <i>Building Height</i> , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional <i>Zones</i> . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum <i>Building Height</i>	8 <i>Storeys</i> and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 <i>Storeys</i> and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 <i>Storeys</i> and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 <i>Storeys</i> and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between <i>Buildings</i>	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum <i>Common Amenity Area</i>	See Section 5.4.2.4.		None required.	
13	Minimum <i>Landscaped Open Space</i>	20% of the <i>Lot Area</i> for <i>Building Heights</i> from 1 - 4 <i>Storeys</i> and 40% of the <i>Lot Area</i> for <i>Buildings</i> from 5 - 10 <i>Storeys</i> .		The <i>Front Yard</i> of any <i>Lot</i> , excepting the <i>Driveway</i> , shall be landscaped. In addition, no parking shall be permitted within this <i>Landscaped Open Space</i> .	
14	Off-Street Parking	In accordance with Section 4.13.			
15	<i>Buffer Strips</i>	Where an R.4 <i>Zone</i> abuts any other Residential <i>Zone</i> or any Institutional, Park, Wetland, or Urban Reserve <i>Zone</i> , a <i>Buffer Strip</i> shall be developed.			
16	<i>Accessory Buildings or Structures</i>	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	<i>Floor Space Index</i> (F.S.I.)	1	1.5	2	2
19	<i>Fences</i>	In accordance with Section 4.20.			

Attachment 6 (continued) – Proposed Zoning and Details

Regulations

In accordance with Section 4 (General Provisions) and Section 5.4 (Residential Apartment Zones) and Table 5.4.2 (Regulations Governing R.4 Apartment Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

1. That in addition to the uses permitted within the R.4A zone, the following uses also be permitted:
 - Day Care Centre;
 - Convenience Store;
 - Personal Service Establishment;
 - Restaurant;
 - Florist;
 - Bake Shop; and
 - Artisan Studio.
2. To permit a minimum side yard of 3.0 metres, whereas a minimum side yard of 13.11 metres is required (one half the building height of 26.22 metres);
3. To permit a minimum landscaped open space of 35.5% of the lot area (5,660.40 square metres), whereas a minimum landscaped open space of 40% of the lot area (6,459 square metres) is required;
4. To permit a maximum floor space index (FSI) of 1.01, whereas a maximum FSI of 1.0 is required; and
5. To permit a maximum angular plane to the centreline of Edinburgh Road North of 49 degrees, whereas the angular plane to the centreline of Edinburgh Road is 45 degrees.