

R4

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this district schedule, which contains the regulations for the R4-1 district, is to encourage mid-rise apartments and mixed-use residential buildings of varied tenures, while also preserving lower density options.

For the purposes of the R4 District Schedule:

- (a) below-market rental dwelling units has the meaning set out in [Schedule J: Affordable Housing Schedule](#) of this by-law;
- (b) low-rise apartment means apartment containing more than 8 dwelling units with a maximum building height of 23.0 m, or with a maximum building height of 27.5 m where:
 - (i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or
 - (ii) 100% of the residential floor area is developed as social housing;
- (c) low-rise mixed-use residential building means mixed-use residential building with a maximum building height of 23.0 m, or with a maximum building height of 27.5 m where:
 - (i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or
 - (ii) 100% of the residential floor area is developed as social housing;
- (d) mid-rise apartment means apartment containing more than 8 dwelling units with a maximum building height of 47.0 m;
- (e) mid-rise mixed-use residential building means mixed-use residential building with a maximum building height of 47.0 m; and
- (f) transit-oriented area means an area designated as a transit-oriented area under the [Transit-Oriented Areas Designation By-law](#).

Without limitation, applicable Council policies and guidelines for consideration include the [Design and Development Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the R4-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
1,532 m ² or 1,348 m ² on a corner site	Mid-Rise Apartment	3.1
	Mid-Rise Mixed-Use Residential Building	
Regulated by the R3-3 district	Low-Rise Apartment	Regulated by the R3-3 district
	Low-Rise Apartment, in combination with Townhouse	
	Low-Rise Mixed-Use Residential Building	
Regulated by the RR-1 district	Townhouse containing more than 8 dwelling units, if section 2.2.2(a) of this schedule applies	Regulated by the RR-1 district
Regulated by the RM-8A district	Townhouse containing more than 8 dwelling units, if section 2.2.2(b) of this schedule applies	Regulated by section 2.2.2(b) and the RM-8A district
Regulated by the R1-1 district	Duplex	Regulated by the R1-1 district
	Duplex with Secondary Suite	
	Infill, in combination with the retention of a Character House	
	Laneway House	
	Multiple Conversion Dwelling, resulting from the conversion of a Character House	
	Principal Dwelling Unit with Lock-Off Unit	
	Single Detached House	
	Single Detached House with Secondary Suite	
Regulated by the R1-1 district	Multiple Dwelling containing no more than 8 dwelling units	Regulated by section 2.2.3 and the R1-1 district
--	Other uses permitted in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	
Cultural and Recreational Uses		
Artist Studio - Class A	Conditional	
Bowling Alley	Conditional	2.2.5
Club	Conditional	2.2.5
Community Centre or Neighbourhood House	Conditional	
Fitness Centre	Conditional	2.2.5
Library, in combination with Community Centre	Conditional	
Museum or Archives	Conditional	2.2.5
Park or Playground	Conditional	
Plaza	Conditional	
Theatre	Conditional	2.2.5
Dwelling Uses		
Apartment containing more than 8 dwelling units	Conditional	2.2.1 , 2.2.6 , 2.2.7 , 2.2.8
Apartment containing more than 8 dwelling units, in combination with Townhouse	Conditional	2.2.1 , 2.2.6 , 2.2.7 , 2.2.8 , 2.2.9

Use	Approval	Use-Specific Regulations
Duplex	Outright	2.2.4
Duplex with Secondary Suite	Conditional	2.2.4, 2.2.6
Infill, in combination with the retention of a character house	Conditional	2.2.4, 2.2.6
Laneway House	Conditional	2.2.4
Mixed-Use Residential Building	Conditional	2.2.1, 2.2.6, 2.2.7, 2.2.8, 2.2.10
Multiple Conversion Dwelling, resulting from the conversion of a character house	Conditional	2.2.4, 2.2.6
Multiple Dwelling containing no more than 8 dwelling units	Conditional	2.2.3, 2.2.6
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.4
Seniors Supportive or Independent Living Housing	Conditional	2.2.6
Single Detached House	Outright	2.2.4
Single Detached House with Secondary Suite	Conditional	2.2.4
Townhouse containing more than 8 dwelling units	Conditional	2.2.2, 2.2.6
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care or Assisted Living Facility - Class A	Outright	2.2.4
Community Care or Assisted Living Facility - Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School - Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Manufacturing Uses		
Jewellery Manufacturing	Conditional	2.2.5
Office Uses		
Financial Institution	Outright	
General Office	Outright	
Health Care Office	Outright	
Health Enhancement Centre	Conditional	2.2.5
Temporary Sales Office	Conditional	2.2.5

Use	Approval	Use-Specific Regulations
Retail Uses		
Farmers' Market	Conditional	2.2.5
Grocery or Drug Store	Conditional	2.2.5
Grocery Store with Liquor Store	Conditional	2.2.5
Liquor Store	Conditional	2.2.5
Neighbourhood Grocery Store	Outright	
Pawnshop	Conditional	2.2.5
Public Bike Share	Conditional	2.2.5
Retail Store	Outright	
Secondhand Store	Conditional	2.2.5
Shared E-Scooter System	Conditional	2.2.5
Small-Scale Pharmacy	Conditional	2.2.5
Service Uses		
Animal Clinic	Conditional	2.2.5
Barber Shop or Beauty Salon	Outright	
Beauty and Wellness Centre	Outright	
Bed and Breakfast Accommodation	Conditional	2.2.5
Hotel	Conditional	2.2.5
Laundromat or Dry Cleaning Establishment	Conditional	2.2.5
Motor Vehicle Repair Shop	Conditional	2.2.5
Photofinishing or Photography Studio	Conditional	2.2.5
Print Shop	Conditional	2.2.5
Repair Shop - Class B	Conditional	2.2.5
Restaurant - Class 1	Conditional	2.2.5
School - Arts or Self-Improvement	Conditional	2.2.5
School - Business	Conditional	2.2.5
School - Vocational or Trade	Conditional	2.2.5
Short Term Rental Accommodation	Conditional	2.2.5
Wedding Chapel	Conditional	2.2.5
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Building, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.11

Use	Approval	Use-Specific Regulations
Accessory Building, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.11
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	O outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.12

2.2 Use-Specific Regulations

- 2.2.1 Low-rise apartment, low-rise apartment in combination with townhouse, and low-rise mixed-use residential building must comply with the regulations that apply to the **R3-3 district** if the site is in the R4-1 district.
- 2.2.2 Townhouse containing more than 8 units must comply with the regulations that apply to:
- (a) the **RR-1 district** if it:
 - (i) requires the demolition, or change of use or occupancy of a rental housing unit on that site, or
 - (ii) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy; and
 - (b) the **RM-8A district** in all other cases, except that:
 - (i) the maximum floor space ratio is 1.20 and sections 3.1.1.1, 3.1.1.2 and 3.1.1.3 of the **RM-8 and RM-8A Districts Schedule** do not apply, and
 - (ii) a minimum of 45% of dwelling units must have dwelling unit floor areas between 83 m² and 112 m², except that the Director of Planning may vary this regulation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.3 Multiple dwelling containing no more than 8 dwelling units must comply with:
- (a) the regulations that apply to the **R1-1 district**, except that the maximum floor space ratio is 1.00 and section 3.1.1.1 of the **R1-1 District Schedule** does not apply; and
 - (b) section 2.2.6 of this schedule if the site is in the R4-1 district.
- 2.2.4 The following uses must comply with the regulations that apply to the **R1-1 district**:
- (a) community care or assisted living facility - class A;
 - (b) duplex;

- (c) duplex with secondary suite;
- (d) infill, in combination with the retention of a character house;
- (e) laneway house;
- (f) multiple conversion dwelling, resulting from the conversion of a character house;
- (g) principal dwelling unit with lock-off unit;
- (h) single detached house; and
- (i) single detached house with secondary suite.

2.2.5 The following uses listed in section 2.1 above may be permitted as a conditional approval use if the Director of Planning considers the impact of the use with respect to nearby sites, parking, traffic, noise, pedestrian amenity and size of facility:

- (a) cultural and recreational uses, limited to bowling alley, club, fitness centre, museum or archives, and theatre;
- (b) manufacturing uses;
- (c) office uses, limited to health enhancement centre and temporary sales office;
- (d) retail uses, limited to farmers' market, grocery or drug store, grocery store with liquor store, liquor store, pawnshop, public bike share, secondhand store, shared e-scooter system and small-scale pharmacy; and
- (e) service uses, limited to animal clinic, bed and breakfast accommodation, hotel, laundromat or dry cleaning establishment, motor vehicle repair shop, photofinishing or photography studio, print shop, repair shop - class B, restaurant - class 1, school - arts or self-improvement, school - business, school - vocational or trade, short term rental accommodation or wedding chapel.

2.2.6 In the R4-1 district, development on any site consisting of 3 or more dwelling units that:

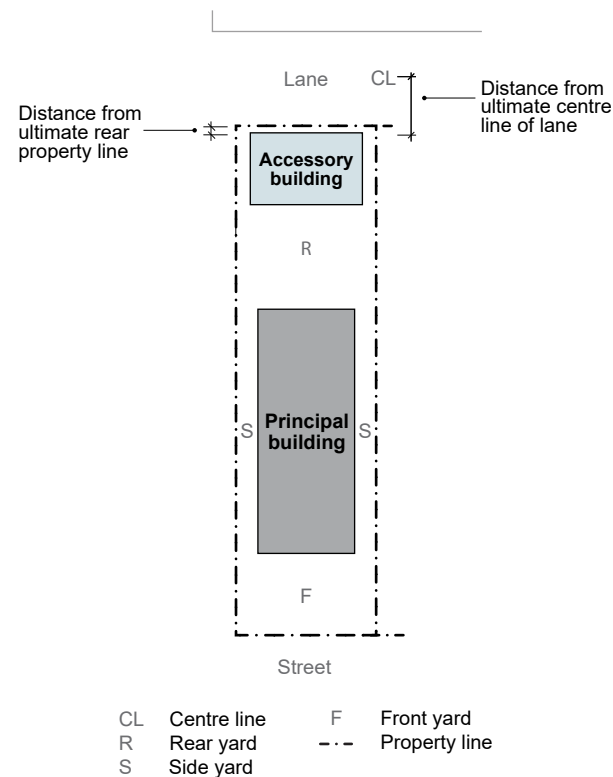
- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
- (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,

is subject to the [Rental Housing Stock Official Development Plan](#).

2.2.7 For mid-rise apartment and mid-rise mixed-use residential building in the R4-1 district, at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 10% of the total number of dwelling units must have 3 or more bedrooms, except that this section 2.2.7 does not apply where 100% of residential floor area is developed as social housing and there is a housing agreement that restricts occupancy to residents aged 55 years or older.

- 2.2.8 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.9 Low-rise apartment in combination with townhouse may only be permitted if the townhouse building is located at the rear of the site.
- 2.2.10 Mid-rise mixed-use residential building may include any non-dwelling use listed in section 2.1 of this schedule.
- 2.2.11 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, except uses that are regulated by other district schedules, may only be permitted if:
- (a) no accessory building exceeds 4.6 m in building height; and
 - (b) all accessory buildings are located:
 - (i) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (ii) at least 0.6 m from the ultimate rear property line.
- 2.2.12 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

Diagram: Building placement for accessory building



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Mid-Rise Apartment and Mid-Rise Mixed-Use Residential Building

Mid-rise apartment and mid-rise mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

All R4 Districts

- 3.1.1.1 For all R4 districts, developments requiring below-market rental dwelling units or social housing are subject to [Schedule J: Affordable Housing Schedule](#).

R4-1 District

- 3.1.1.2 In the R4-1 district, the form of tenure must be secured as residential rental tenure for 100% of the residential floor area for developments that:
- (a) require the demolition, or change of use or occupancy of a rental housing unit on that site; or
 - (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy.
- 3.1.1.3 In the R4-1 district, for mid-rise apartment:
- (a) the maximum floor space ratio is 4.00; and
 - (b) if section [3.1.1.2](#) above applies:
 - (i) a minimum of 20% of the residential floor area must be secured as below-market rental dwelling units, or
 - (ii) 100% of the residential floor area must be developed as social housing.
- 3.1.1.4 In the R4-1 district, for mid-rise mixed-use residential building, the floor area for non-dwelling uses must be at least 139 m² for all non-dwelling uses combined and:
- (a) the maximum floor space ratio is 4.30; and
 - (b) if section [3.1.1.2](#) above applies:
 - (i) a minimum of 20% of the residential floor area must be secured as below-market rental dwelling units, or
 - (ii) 100% of the residential floor area must be developed as social housing.

3.1.2 Building Form and Placement

Regulations	R4-1
3.1.2.1 Minimum site area for:	
(a) corner site	1,348 m ²
(b) all other sites	1,532 m ²
3.1.2.2 Minimum site frontage for:	
(a) corner site	40.0 m
(b) all other sites	45.7 m
3.1.2.3 Maximum building height	47.0 m
3.1.2.4 Minimum front yard depth	3.7 m
3.1.2.5 Minimum side yard width	3.7 m
3.1.2.6 Minimum rear yard depth	6.1 m

Site Frontage

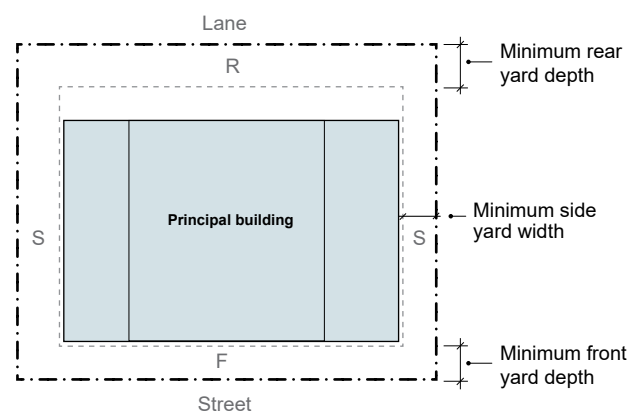
3.1.2.7 The maximum site frontage is 60.7 m, except that the Director of Planning may increase the maximum site frontage if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2.8 The Director of Planning may decrease the minimum site frontage to no less than 30.2 m in the R4-1 district if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.1.2.9 The Director of Planning may vary the:

Diagram: Building placement for apartment and mixed-use residential building



F Front yard R Rear yard - - - Property line
S Side yard - - - Permitted development area

- (a) minimum site area in the R4-1 district if the minimum site frontage is decreased under section 3.1.2.8 above;
 - (b) minimum front yard depth;
 - (c) minimum side yard width; and
 - (d) minimum rear yard depth,
- if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building height for apartment and mixed-use residential building

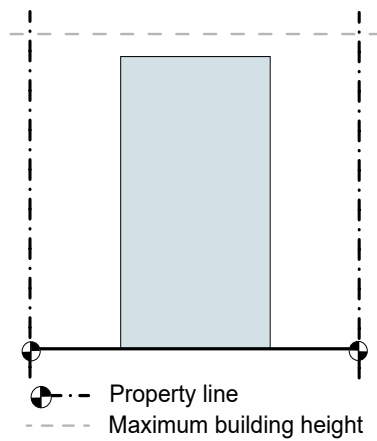
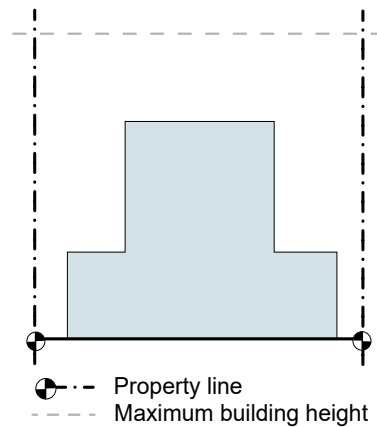


Diagram: Building height for apartment and mixed-use residential building



3.2 Other Uses

Uses not regulated by section 3.1 of this schedule and uses not regulated by other district schedules are subject to the following regulations.

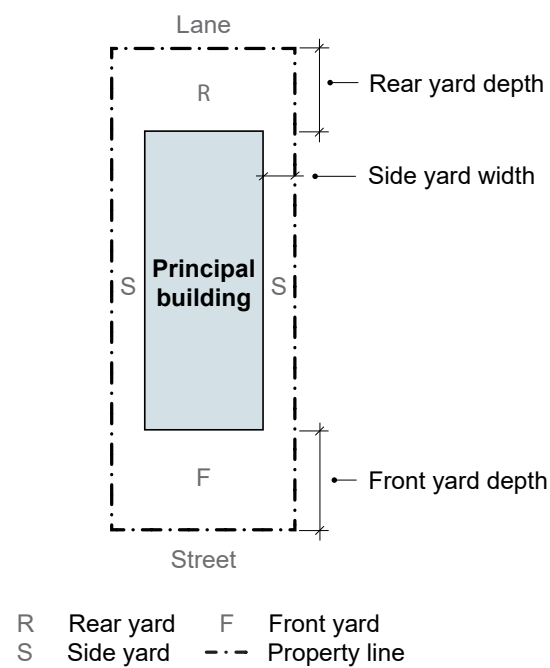
3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 1.45.

3.2.2 Building Form and Placement

Regulations		R4-1
3.2.2.1	Maximum building height	11.5 m
3.2.2.2	Minimum front yard depth	3.7 m
3.2.2.3	Minimum side yard width	1.2 m
3.2.2.4	Minimum rear yard depth	3.1 m

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in these districts, except uses that are regulated by other district schedules, are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings; and
- (b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.1.2 Computation of floor area must exclude:

- (a) balconies, decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that:
 - (i) the total area of these exclusions does not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks;
- (c) entries, porches and verandahs, if:
 - (i) open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section [4.1.2\(a\)](#) above, does not exceed 16% of the permitted floor area;
- (d) child day care facilities to a maximum floor area of 10% of the total permitted floor area;
- (e) floors or portions of floors used for:
 - (i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage,
 - (iii) heating and mechanical equipment, or
 - (iv) uses that the Director of Planning considers similar to the foregoing;
- (f) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or

- (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) all residential storage area, except that if storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the storage area above base surface for that unit; and
- (i) common amenity areas to a maximum of 10% of the total permitted floor area.

4.2 Yards: Projections

- 4.2.1 No portion of underground parking other than an access ramp is permitted to project into a front or exterior side yard, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.2.2 Entries, porches and verandahs complying with section [4.1.2\(c\)](#) of this schedule may project up to 1.8 m into the required rear yard.

4.3 Access to Natural Light

- 4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.3.2 For the purposes of section [4.3.1](#) above, habitable room means any room except a bathroom or kitchen.