



(204-2010)(253-2021)

## SECTION 18.4 RESIDENTIAL APARTMENT A(3) – R4A(3) ZONE

The lands zoned R4A(3) on Schedule A to this by-law:

18.4.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a townhouse dwelling in accordance with the requirements and restrictions of R3A(3) and R3A(4)
	(2) an apartment dwelling in accordance with the following requirements and restrictions
	(3) Supportive Housing Residence Type 1 or a Supportive Housing Residence Type 2
	(4) a lodging house
(b) <u>Non-Residential</u>	
	(1) a place of worship
	(2) purposes accessory to the other permitted purposes

18.4.2 shall be subject to the following requirements and restrictions:

(a)	<b>Minimum Lot Area</b>	67 square metres per dwelling units
(b)	<b>Minimum Lot Width</b>	24 metres
(c)	<b>Minimum Lot Depth</b>	No requirement
(d)	<b>Minimum Front Yard Depth</b>	15 metres or one half of the height of the dwelling whichever is greater
(e)	<b>Minimum Interior Side Yard Width</b>	15 metres except where (1) the side lot line abuts a residential zone and the exterior wall facing the said lot line contains no doors, balconies or windows to habitable rooms, the minimum side yard shall be 15 metres or half of the height of the dwelling, whichever is greater; or (2) the side lot line abuts a residential zone and the exterior wall

	facing the said lot line contains either balconies, doors or windows to habitable rooms, the side yard shall be equal to the height of the building.
<b>(f) Minimum Exterior Side Yard Width</b>	15 metres
<b>(g) Minimum Rear Yard Depth</b>	15 metres except where (1) the rear lot line abuts a residential zone and the exterior wall facing the said lot line contains no doors, balconies or windows to habitable rooms, the minimum rear yard shall be 15 metres or half of the height of the dwelling, whichever is greater; or (2) the rear lot line abuts a residential zone and the exterior wall facing the said lot line contains either balconies, doors or windows to habitable rooms, the rear yard shall be equal to the height of the building.
<b>(h) Maximum Building Height</b>	No requirement
<b>(i) Maximum Lot Coverage</b>	25%
<b>(j) Minimum Landscaped Open Space</b>	40% of the lot area
<b>(k) Maximum Floor Space Index</b>	1.5
<b>(l) Minimum Distance Between Buildings</b>	<ul style="list-style-type: none"> <li>Between two exterior walls containing balconies, doors or windows of habitable rooms, the distance between the buildings shall be the greater of one half of the sum of the heights of the buildings or the length of overlap of the two buildings;</li> <li>Between two exterior walls of which only one exterior wall contains balconies, doors or windows to habitable rooms, the distance between the buildings shall be one half the sum of the height of the building; and,</li> <li>Between two exterior walls which contain no balconies, doors or windows to habitable rooms, the distance between the two buildings shall be one quarter the total sum of the heights of the buildings.</li> </ul>

