



(204-2010)(253-2021)

SECTION 18.5 RESIDENTIAL APARTMENT B – R4B ZONE

The lands zoned R4B on Schedule A to this by-law:

18.5.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) an apartment dwelling
	(2) Supportive Housing Residence Type 1 or a Supportive Housing Residence Type 2
	(3) a lodging house
(b) <u>Non-Residential</u>	
	(1) a place of worship
	(2) purposes accessory to the other permitted purposes

18.5.2 shall be subject to the following requirements and restrictions:

(a)	Minimum Lot Area	No requirement
(b)	Minimum Lot Width	Interior Lot: 30 metres Corner Lot: 33 metres
(c)	Minimum Lot Depth	No requirement
(d)	Minimum Front Yard Depth	15 metres or half of the height of the building, whichever is greater
(e)	Minimum Interior Side Yard Width	15 metres or half of the height of the building, whichever is greater
(f)	Minimum Exterior Side Yard Width	15 metres or half of the height of the building, whichever is greater
(g)	Minimum Rear Yard Depth	12 metres
(h)	Maximum Building Height	22 storeys

(i)	Maximum Lot Coverage	25% by the main building
(j)	Minimum Landscaped Open Space	60% of the lot area
(k)	Maximum Floor Space Index	1.75