

205 HIGH-DENSITY RESIDENTIAL DISTRICT (R4)

The intent of this zoning district
is to accommodate high-density residential uses.

205.1 PERMITTED USES

RESIDENTIAL, including **Congregate Housing**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMERCIAL USE, provided that it is ancillary to a **residential** use and that it is
limited to a maximum of 200 m² (2,152.85 ft²) of **gross leasable floor
area** located on the first floor of the **building**;
COMMUNITY USE;
AGRICULTURE, limited to the growing of crops;
RADIO AND TELEVISION TRANSMISSION
FACILITIES, provided that this use does not occur within 20 m (65.617 ft.) of
the ground;
ACCESSORY USES, but excluding **secondary suites**.

205.2 PERMITTED DENSITY

.01 Maximum **Floor Area Ratio**:

- (a) 0.7 (exclusive of parts of the **building** which are **used** for off-street parking purposes) for sites of less than 3,000 m² (32,292.79 ft²) in area.
- (b) 1.0 (exclusive of parts of the **building** which are **used** for off-street parking purposes) for sites of 3,000 m² (32,292.79 ft²) or more but less than 6,000 m² (64,585.58 ft²) in area.
- (c) 2.0 (exclusive of parts of the **building** which are **used** for off-street parking purposes) for sites of 6,000 m² (64,585.58 ft²) or more in area.
- (d) Notwithstanding the limitations imposed in (a), (b) and (c) above, the following additional **floor area ratio** will be permitted:

For Amenity Space	0.1
For Public Amenity Space	0.1
- (e) For the purposes of this subsection, **floor area ratio** shall be deemed to exclude the floor area of unenclosed balconies.

205.3 MAXIMUM LOT COVERAGE: 40%

205.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Front, Side & Rear Yards:** 6 m (19.685 ft.).

205.5 MAXIMUM HEIGHTS

.01 **Buildings:** 45 m (147.638 ft.).

.02 **Structures:** 20 m (65.617 ft.).

.03 **Accessory Buildings:** 5 m (16.404 ft.).

205.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** having a width of less than 30 m (98.425 ft.) or a depth of less than 35 m (114.829 ft.); EXCEPT THAT a **One-Family Dwelling** may be constructed on a **lot** of not less than 270 m² (2,906.35 ft²) in area.

.02 Regulations which determine the minimum dimensions and area of a **lot** which may be created by subdivision will be found in Division 600 of this bylaw.