

SECTION 116B R4 - HIGH DENSITY RESIDENTIAL DISTRICT

(Bylaw C-1446-26, July 6, 2026)

i. GENERAL PURPOSE

The purpose of this District is to accommodate high density apartments on a site. The District is intended to emphasize complementary interface of Development with the Street and with each other.

Permitted and Discretionary Uses:

(i) Permitted Uses	(ii) Discretionary Uses
• Accessory Buildings • Multi-Unit Dwellings	• Assisted Living Facility • Bed and Breakfast Establishment • Boarding and Lodging House • Child Care Facility • Designated Assisted Living Facility • Family Day Home • Group Homes, Limited • Home Occupation, Minor • Religious Assembly • Sales Centre • Show Home • Special Care Facility

- (a) Notwithstanding Section 116B(1), a Child Care Facility or Religious Assembly shall be discretionary only as an Accessory Use to a Multi-Unit Dwelling.

ii. DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

Site Standards

	Site Standard	
Site Area (Minimum):	• Multi-Unit Dwellings • Other Uses	• 800 m² • 800 m²
Front Yard Setback (Minimum):	• Principal Building • For any Development in excess of three Storeys. May be used for outdoor Amenity Area	• 3.0 m • 6.0 m
Side Yard	• Principal Buildings three Storeys or	• 2 m

Setback (Minimum):	- less - Principal Buildings three Storeys or less Abutting a Street - Principal Buildings four Storeys or more	• 3 m • 4.5 m
Rear Yard Setback (Minimum):	• Principal Building, Corner Site • All other Principal Buildings	• 4.5 m • 7.0 m
Height:	• Four Storeys not exceeding 15.0 m for Developments Abutting a Residential District that allows Single Detached Dwelling as a Permitted Use. • For all other areas, notwithstanding Section 14 (4), a variance may be granted for Multi-Unit Dwellings for Height up to six Storeys or 23 m considering factors including but not limited to: a) Surrounding land uses; b) Shading of surrounding properties; and c) Capacity of road network. (Bylaw C-1369-24, March 10, 2025)	
Density:	• 80 units per net hectare (minimum) • 150 units per net hectare (maximum)	
Site Coverage (Maximum):	• All Developments	• 50%
Amenity Area (Minimum):	• 7.5 m² per Dwelling for Multi-Unit Dwellings for common Amenity Area	

iii. ADDITIONAL REGULATIONS

- (a) Notwithstanding with Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the development Officer, as well as two or more of the following:
- (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) A gazebo or other shelter;
 - (iv) A Patio;

- (v) Courtyards;
 - (vi) Gardens; or
 - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
- (c) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 shall:
 - vi. Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, adopted November 14, 2011; and
 - vii. Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.
- (d) Assisted Living Facility and Designated Assisted Living Facility Developments shall provide 10% of the site area in the form of outdoor amenity area. In the case of Designated Assisted Living Facility Developments, the amenity area may be fenced for security purposes.