

- (4) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (5) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (6) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (7) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (8) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (9) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (10) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

## **6C.4 RESIDENTIAL OLDER NEIGHBOURHOOD ZONE (R3)**

### **4.1 INTENT**

- (1) This zone is intended to provide for the conservation of older Inner City neighbourhoods that have developed over time as a mixture of duplexes and triplexes. It is also intended to provide for flexibility in building and site design in locations where residential development or redevelopment is desired at moderate intensity.
- (2) The zone will be used to implement the Development Plan objectives to:
  - (a) encourage the maintenance, conservation and renewal of existing housing; and
  - (b) ensure that residential development and redevelopment is compatible with adjacent residential and non-residential developments. [1992/9250]

### **4.2 PERMITTED USES**

As specified in Table 5.1 of Chapter 5. [1992/9250]

**4.3 DISCRETIONARY USES**

As specified in Table 5.1 of Chapter 5. [1992/9250]

**4.4 DEVELOPMENT STANDARDS**

- (1) As specified in Table 5.6 of Chapter 5.
- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
  - (a) Subpart 6B.3 regarding side yard requirements for a dwelling that does not abut a public alley, or does not have a carport or attached garage;
  - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
  - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;
  - (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots; or
  - (e) Subpart 6B.8 regarding exceptions to the height requirements. [1992/9250]

**4.5 ADDITIONAL REGULATIONS**

- (1) The general development regulations in Chapter 4 shall apply to developments in this zone.
- (2) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (3) Accessory uses in this zone shall be subject to the provisions in Chapter 11.
- (4) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (5) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.

- (6) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (7) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (8) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (9) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (10) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

## **6C.5 RESIDENTIAL OLDER NEIGHBOURHOOD ZONE (R4)**

### **5.1 INTENT**

- (1) This zone is intended to stabilize older, low density residential areas while recognizing the demand to convert older and large detached dwellings to rental accommodations.
- (2) The zone implements several housing-related objectives of the Development Plan; namely the objectives to:
  - (a) encourage the provision of affordable housing, particularly for low and moderate income households and special need groups;
  - (b) to encourage the maintenance, conservation, renewal and retrofitting of houses for greater energy efficiency.
- (3) It will also respond to the Plan's specific policies to permit residential conversions, and monitor housing conversions in the City, as well as facilitate conversions where deemed in the interest of a neighbourhood.
- (4) To fulfil these objectives, the indiscriminate demolition of existing housing stock will be discouraged, and incentives provided to encourage their retention and rehabilitation. [1992/9250]

### **5.2 PERMITTED USES**

As specified in Table 5.1 of Chapter 5. [1992/9250]