

- (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.6 RESIDENTIAL INFILL HOUSING ZONE (R4A)

6.1 INTENT

- (1) The intent of this zone is to provide for the retention of older Inner City single detached residential units, and further provide for sensitive redevelopment and conversion at existing densities or at medium densities.
- (2) The zone fulfils and integrates the Development Plan objectives to:
 - (a) encourage the maintenance, conservation and renewal of existing housing stock;
 - (b) encourage the provision of affordable housing, particularly for low and moderate income households and special need groups; and
 - (c) encourage infill development to minimize the need for annexation on the periphery. [1992/9250]

6.2 PERMITTED USES

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

6.3 DISCRETIONARY USES

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

6.4 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]

6.5 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.

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- (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.7 MEDIUM DENSITY RESIDENTIAL ZONE (R5)

7.1 INTENT

- (1) This zone is designed to provide for flexibility in building and site design in locations where residential development or redevelopment is desired at medium density. A variety of development options are available in this zone, with a net density of 25-50 dwelling units per hectare. [2005-61]
- (2) This zone will assist in implementing the Development Plan objective to encourage higher density housing and mixed use development along or adjacent to major arterial streets. [1992/9250]

7.2 PERMITTED USES

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

7.3 DISCRETIONARY USES

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

7.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 (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 which 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;