



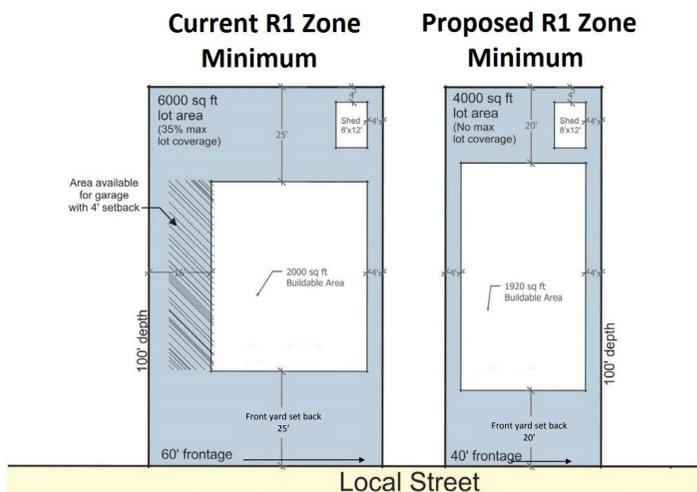
RESIDENTIAL DESIGNATION

The goal of the Residential Designation is to identify lands where the development of complete residential neighbourhoods is promoted and generally given priority over other types of land uses.

This designation is generally consistent with the existing Residential Districts.

Notable changes include:

- Reducing all front setback requirements to 20 feet
- Allowing a broader range of larger home-based business operations on lots that front onto collector roads, rather than requiring Council to approve a special sub-zone on a case by case basis
- Placing more emphasis on maintaining and connecting existing parks, as opposed to creating new neighbourhood parks
- Allowing a variety of different types of detached dwellings, including manufactured housing and mini-homes
- Only considering new high density residential developments and new mobile-home parks by development agreement in some locations
- Considering new small scale commercial and limited new industrial uses with controls by development agreement
- Considering high density residential development and new or expanded mini-home parks by development agreement



Residential One Unit (R1) Zone & Residential One and Two Unit (R2) Zone

The Municipality contains a number of low-density residential neighbourhoods. People often choose to live in these neighbourhoods because they are quiet and provide privacy, while also offering amenities, such as parks, and a sense of community. Change is not expected or often desired within these areas. The R1 and R2 Zones are intended to maintain these neighbourhoods, while encouraging energy efficiency and providing opportunities for limited infill development and home-based businesses. The R1 and R2 Zones include lands that currently contain, or are intended to consist primarily of one and two unit dwellings.

While there are many similarities between the current and proposed R1 and R2 Zones, some changes are being considered, often aimed at allowing more compact and energy efficient development.

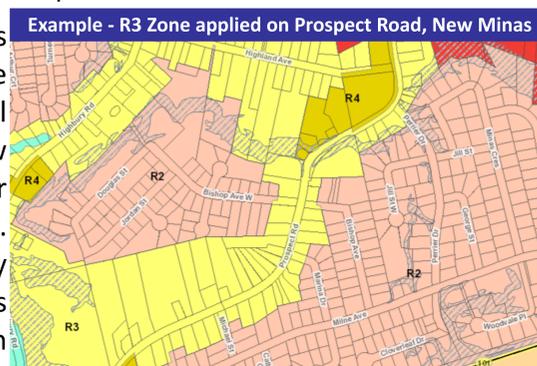
Notable changes include:

- Reducing minimum lot sizes to as low as 4,000 square feet for one unit dwellings and 2,000 square feet per unit for semi-detached dwellings where central sewer is available
- Reducing minimum road frontage requirements to 40 feet
- Allowing a 4 foot side yard setback on both sides of a house, with or without a garage
- Allowing the development of a secondary suite within one unit dwellings in the Residential One Unit (R1) Zone provided the dwelling continues to appear as a one unit dwelling

Residential Mixed Density (R3) Zone

The R3 Zone is intended to allow for a higher density of residential development by accommodating a wide variety of residential building forms. The R3 Zone includes lands that currently contain, or are encouraged to contain, a mix of housing forms, including one unit dwellings, two unit dwellings, town houses and small scale apartment buildings that have up to 8 residential units.

The proposed R3 Zone is most consistent with the current R3 Zone, but will also be applied in new areas, such as along major transportation corridors. While there are many similarities some changes are being considered, often to provide greater flexibility.



Notable changes include:

- Removing the requirement for lots abutting a lower density zone to only be developed according to the same standards as that lower density zone
- Reducing minimum road frontage requirements to 40 feet
- Permitting Places of Worship as a permitted use without having to be on a major collector road
- Providing greater flexibility for multi-unit buildings by eliminating the requirement for parking to be only to the side or rear of buildings

Residential Multi-unit (R4) Zone

The R4 Zone is intended to encourage compact neighbourhood development in strategic locations, such as along main transportation corridors and next to employment and shopping destinations. The R4 Zone is applied to lands that currently contain, or are encouraged to contain, medium density housing forms, such as apartment buildings.

The R4 Zone is most consistent with the current Residential Medium Density (R4) Zone. While there are many similarities some changes are being considered, often to provide greater flexibility.

Notable changes include:

- Reducing minimum road frontage requirements to 40 feet
- Allowing Places of Worship as a permitted use without having to be on a major collector road

Comprehensive Neighbourhood Development (R5) Zone

The R5 Zone is intended to allow for more detailed planning of new large-scale neighbourhoods by development agreement. This zone provides an opportunity for developers to consider alternative lot standards and development forms as well as innovative ways of incorporating open space and community amenities, such as pedestrian pathways and bike lanes, or the use of energy efficient technologies, such as district heating. The R5 Zone is applied to larger undeveloped lands within Growth Centres.

The R5 Zone is proposed to generally replace the existing Residential Comprehensive Development District (R10) Zone. While there are many similarities, notable changes include:

- Applying the zone—and the requirement for new development to be reviewed through a public development agreement process—to several new areas, generally large blocks of undeveloped land that are prominently located within growth centres
- Clarifying the Development Agreement policies to allow accessory commercial and community facility uses, where appropriate
- Requiring a mix of housing types within the area covered by the development agreement
- Placing more emphasis on ensuring that any new public infrastructure, such as roads, are cost effective to maintain
- Requiring a minimum density of 4 units per acre

Example - R5 Zone applied in Greenwood



DID WE GET IT RIGHT?

Leave your comments on a post it note below OR talk to one of our Staff.