



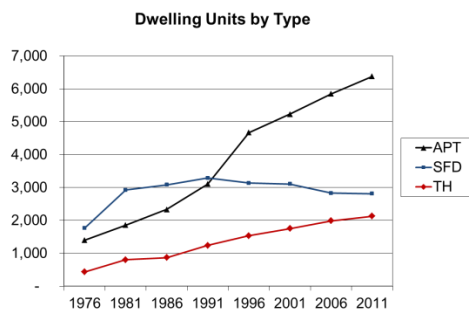
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

5.0 RESIDENTIAL DEVELOPMENT

5.1 Background



Innis Park Apartments



Apartment units made up 56% of the City's housing stock in 2011.

Specific land use and development policies for designated residential areas are provided in Sections 16.2, 16.3 and 16.4.

The City's housing stock has undergone major changes over the years as more and more multifamily dwellings have been added. In 2011, multifamily dwellings made up 75.2% of the City's housing units and housed 66.7% of the population. The historical trend toward higher density housing will continue under this plan as older single family dwellings north of the Nicomekl River continue to be replaced by townhouses and apartments.

In addition to creating a higher density built form, the transformation of the City from a community dominated by single family dwellings to one where most residents live in apartments and townhouses has also had profound demographic consequences including: a larger elderly population, a decline in the number of school age children; a higher proportion of single parent households; lower average household income. The objective of this plan is to maintain the long term policy direction favouring residential densification in and around the downtown core while seeking to address the challenges it brings.

5.2 Policies

Policy 5.2.1

⇒ **Continue the long term residential densification both around and within the downtown core.**

Policy 5.2.2

⇒ **Transition residential densities downwards moving out from the downtown core as shown in the Land Use Designation Map (Schedule "A").**

Policy 5.2.3

⇒ **Encourage a variety of housing types to meet the needs of the population and the demographic challenges faced by the City.**