

**Permitting 4 Units per Site
R1 District**

	CURRENT	PROPOSED AMENDMENTS		
Minimum Development Standards	One-Unit Dwelling	Semi-Detached Dwelling	Two-Unit Dwelling	Multiple-Unit Dwellings Containing Up to 4 Units
Site Width:	15 m	7.5 m	15 m	15 m
Site Depth:	30 m	30 m	30 m	30 m
Site Area:	450 m ²	225 m ²	450 m ²	450 m ²
Front Yard:	9 m (6 m with ≤34 m site depth)	9 m (6 m with ≤34 m site depth)	9 m (6 m with ≤34 m site depth)	9 m (6 m with ≤34 m site depth)
Side Yard:	1.5 m	1.5 m	1.5 m	1.5 m
Rear Yard Interior:	7.5 m	7.5 m	7.5 m	7.5 m
Rear Yard Corner:	4.5 m	4.5 m	4.5 m	4.5 m
Height (max):	8.5 m	8.5 m	8.5 m	8.5 m *
Site Coverage (max):	40% (may increase to 50% per Bylaw)	40% (may increase to 50% per Bylaw)	40% (may increase to 50% per Bylaw)	40% (may increase to 50% per Bylaw) *

* Within the Corridor Growth Area and on corner sites within the Transit Development Area:

- the maximum building height is 10 metres; and
- the maximum site coverage is 50%.

* **NOTE: This approach has been updated as of March 12, 2024.**

R1 Zoning District

-  Corridor Growth Area
-  Transit Development Area
-  Established Neighbourhoods Boundary
-  Neighbourhood Area
-  R1

