

**Permitting 4 Units per Site  
R2 District**

Minimum Development Standards	CURRENT			PROPOSED AMENDMENTS
	One-Unit Dwelling	Semi-Detached Dwelling	Two-Unit Dwelling	Multiple-Unit Dwellings Containing Up to 4 Units
<b>Site Width:</b>	7.5 m	7.5 m	15 m	15 m *
<b>Site Depth:</b>	30 m	30 m	30 m	30 m *
<b>Site Area:</b>	225 m <sup>2</sup>	225 m <sup>2</sup>	450 m <sup>2</sup>	450 m <sup>2</sup>
<b>Front Yard:</b>	6 m	6 m	6 m	6 m
<b>Side Yard:</b>	0.75 m	0.75 m	0.75 m	0.75 m
<b>Rear Yard Interior:</b>	7.5 m	7.5 m	7.5 m	7.5 m
<b>Rear Yard Corner:</b>	4.5 m	4.5 m	4.5 m	4.5 m
<b>Height (max):</b>	10 m (8.5 m in established neighbourhoods)	10 m (8.5 m in established neighbourhoods)	10 m (8.5 m in established neighbourhoods)	10 m (8.5 m in established neighbourhoods) **
<b>Site Coverage (max):</b>	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 Montgomery Place neighbourhood, the minimum site width is 18.25 metres, and the minimum site depth is 39.6 metres.

\*\* 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.**



# R2 Zoning District

- Corridor Growth Area
- Transit Development Area
- Established Neighbourhoods Boundary
- Neighbourhood Area
- R2

