

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
Site Width:	7.5 m	7.5 m	15 m	15 m *
Site Depth:	30 m	30 m	30 m	30 m *
Site Area:	225 m ²	225 m ²	450 m ²	450 m ²
Front Yard:	6 m	6 m	6 m	6 m
Side Yard:	0.75 m	0.75 m	0.75 m	0.75 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):	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) ***
Site Coverage (max):	40% (may increase to 50%**)	40% (may increase to 50%**)	40% (may increase to 50%**)	40% (may increase to 50%**) ***

* Within the Montgomery Place neighbourhood, the minimum site width is 18.25 metres, and the minimum site depth is 39.6 metres.

** Site coverage may be increased for attached covered entries, patios and decks, three season rooms and attached enclosed swimming pools by the percental of the area covered by such structures, but the total site coverage shall not exceed 50%.

*** 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.**

- Corridor Growth Area
- Transit Development Area
- Established Neighbourhoods Boundary
- Neighbourhood Area
- R2
- [Unlabeled Category]

