

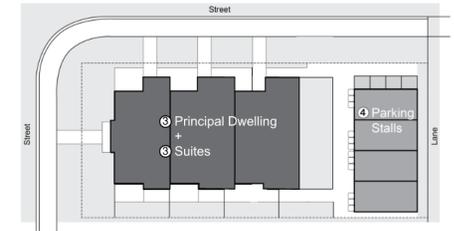
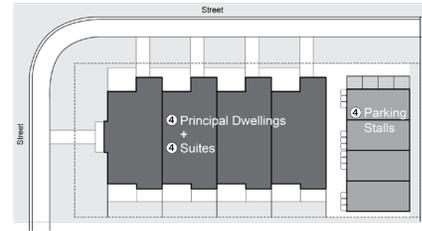


R-CG Uses & Rules

Green = less restrictive change

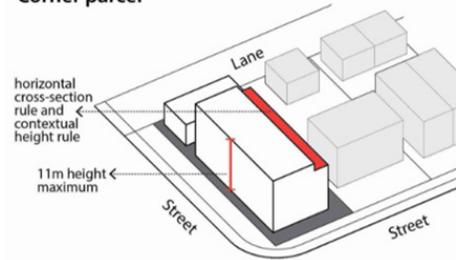
Red = more restrictive change

Uses	R-CG (prior to Aug 2024)	Current R-CG (Feb 2026)	Proposed R-CG (if approved March 2026)
Contextual single detached	Not allowed	Permitted	Permitted
Contextual semi-detached	Permitted	Permitted	Permitted
Single detached	Discretionary	Discretionary	Discretionary
Semi-detached	Discretionary	Discretionary	Discretionary
Rowhouse	Permitted or discretionary	Discretionary	Permitted or discretionary (corner + 2) and not allowed (midblock)
Townhouse	Discretionary	Discretionary	Discretionary (corner + 2) and not allowed (midblock)
Child care service	Not allowed	Discretionary in existing buildings	Discretionary in existing buildings

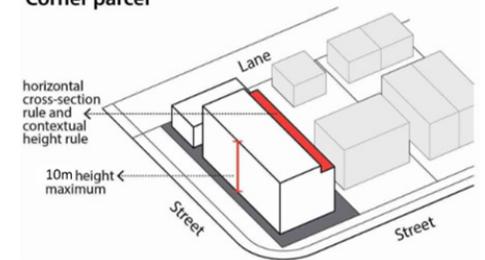


Density	R-CG (prior to Aug 2024)	Current R-CG (Feb 2026)	Proposed R-CG (if approved March 2026)
Maximum units (50x120' parcel)	4	4 (75 units per hectare)	3 on (corner + 2 parcels), 2 on (midblock)
Maximum suites (50x120' parcel)	4	4 (do not count to density)	3 on (corner + 2 parcels), 2 on (midblock)
Maximum total dwellings (50x120' parcel)	8	8	6 (corner + 2 parcels), 4 (midblock)

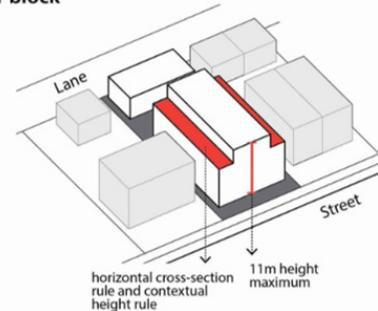
Corner parcel



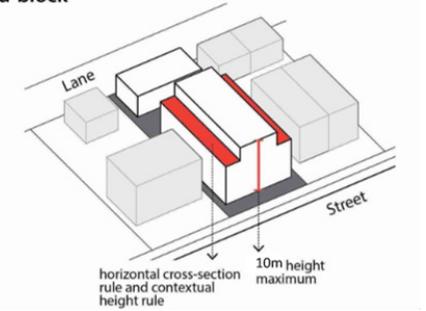
Corner parcel



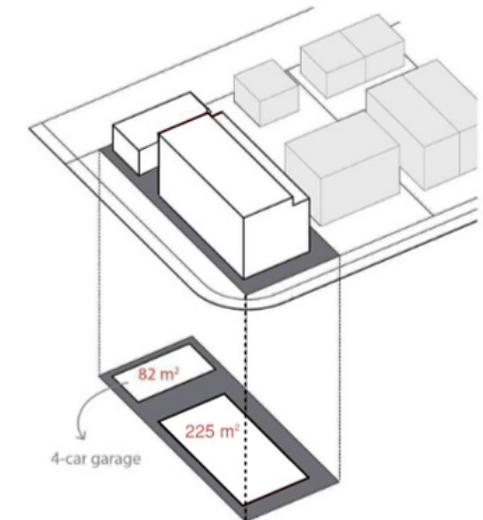
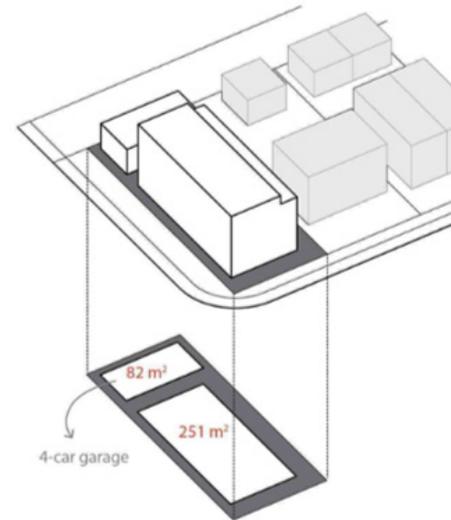
Mid-block



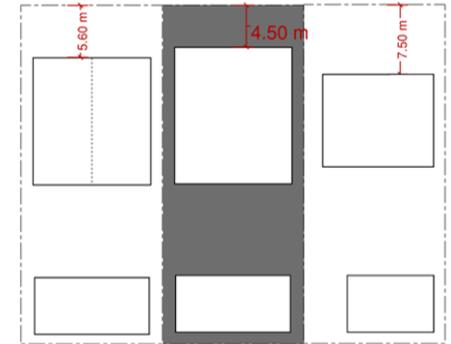
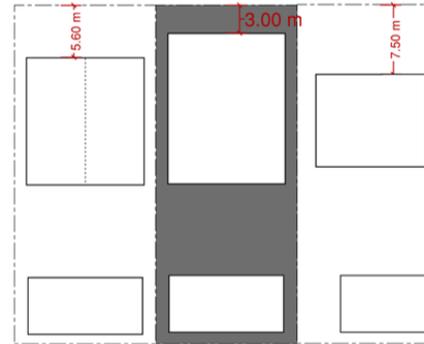
Mid-block



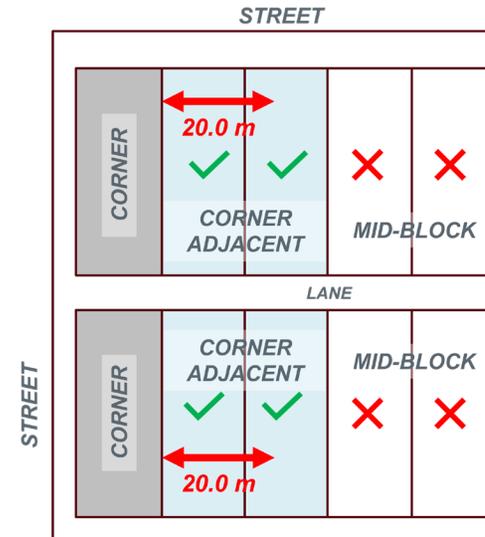
Heights	R-CG (prior to Aug 2024)	Current R-CG (Feb 2026)	Proposed R-CG (if approved March 2026)
Maximum front building height	11.0m	11.0m	10.0m
Front building height chamfer	Yes, 45 degrees at 7.0m or contextual	Yes, 45 degrees at 7.0m or contextual	Yes, 45 degrees at 7.0m or contextual
Maximum rear building height	8.6m	8.6m	Not allowed
Maximum backyard suite height	7.5m	7.5m	7.5m
Maximum garage height	4.6m	4.6m	4.6m



Maximum parcel coverage	R-CG (prior to Aug 2024)	Current R-CG (Feb 2026)	Proposed R-CG (if approved March 2026)
Single detached	45% minus 19–21m ² per outdoor parking stall	45% minus 19–21m ² per outdoor parking stall	45% minus 19–21m ² per outdoor parking stall
Semi-detached	45% minus 19–21m ² per outdoor parking stall	45% minus 19–21m ² per outdoor parking stall	45% minus 19–21m ² per outdoor parking stall
3 units	55% minus 19–21m ² per outdoor parking stall	55% minus 19–21m ² per outdoor parking stall	55% minus 19–21m ² per outdoor parking stall
4 units	60% minus 19–21m ² per outdoor parking stall	60% minus 19–21m ² per outdoor parking stall	Not allowed
Accessory buildings	Less than main residential building or 75m ² per unit	Less than main residential building or 75m ² per unit	Less than main residential building or 75m ² per unit



Setbacks from property lines	R-CG (prior to Aug 2024)	Current R-CG (Feb 2026)	Proposed R-CG (if approved March 2026)
Minimum front setback (1 building)	3.0m	3.0m	Contextual average - 1.5m to a max of 4.5m
Minimum side setback	1.2m	1.2m	1.2m
Minimum side setback (1 building corner)	0.6m (street), 1.2m (neighbour) & 3.0m (past 50% parcel depth)	0.6m (street), 1.2m (neighbour) & 3.0m (past 50% parcel depth)	0.6m (street), 1.2m (neighbour) & 3.0m (past 50% parcel depth)
Minimum rear setback (residential building)	7.5m & 1.2m (laned or corner)	7.5m & 1.2m (laned or corner)	7.5m & 1.2m (laned or corner)
Minimum rear setback (garage)	0.6m & 1.2m (street)	0.6m & 1.2m (street)	0.6m & 1.2m (street)



Building location on parcel	R-CG (prior to Aug 2024)	Current R-CG (Feb 2026)	Proposed R-CG (if approved March 2026)
Maximum building depth corner (1 residential building)	None if 3.0m side setback	None if 3.0m side setback	None if 3.0m side setback
Maximum building depth midblock (2 residential buildings)	None	None	Not allowed
Maximum building depth midblock (1 residential building)	65%	65%	65%

R-CG
(prior to Aug 2024)

Current R-CG
(Feb 2026)

Proposed R-CG
(if approved March 2026)

Building separation distances

Minimum separation
(2 residential buildings)

6.5m

6.5m

Not allowed

Minimum separation
(residential building and garage)

1.0m

1.0m

1.0m

Mobility requirements

Minimum parking requirements

0.5 per unit or suite

0.5 or 1.0 per unit and suite

0.5 or 1.0 per unit and suite

Minimum bicycle parking
requirements

0.5 Mobility Storage Locker
0.5 Bike Parking

1.0 or 0 per unit and suite

1.0 or 0 per unit and suite

Landscaping

Landscape plan required

Yes, for 3+ Units

Yes, for 3+ Units

Yes, for 3+ Units

Trees

Minimum tree planting
requirements

1 tree per 110m² parcel area
(5 trees on standard lot)

1 tree per 110m² parcel area
(5 trees on standard lot)

1 tree per 110m² parcel area
(5 trees on standard lot)

Required new tree size

60mm caliper, 2.0m coniferous

60mm caliper, 2.0m coniferous

60mm caliper, 2.0m coniferous

Waste & recycling

Location of waste bins

Screened & enclosed

Screened & enclosed

Screened & enclosed

Amount of bins

Waste Bylaw & Development
Application Review Team

Waste Bylaw & Development
Application Review Team

Waste Bylaw & Development
Application Review Team