



Low Density Residential District Overview

Developed Area Districts

	R-C1L	R-C1Ls	R-C1	R-C1s	R-C1N	R-C2	R-CG
Minimum Parcel Area	1100m ²	1100m ²	330m ²	330m ²	233m ²	180m ² - 400m ²	None
Permitted Uses	<ul style="list-style-type: none"> Contextual Single Detached 	<ul style="list-style-type: none"> Contextual Single Detached Secondary Suite 	<ul style="list-style-type: none"> Contextual Single Detached 	<ul style="list-style-type: none"> Contextual Single Detached Secondary Suite 	<ul style="list-style-type: none"> Contextual Single Detached 	<ul style="list-style-type: none"> Contextual Single Detached Contextual Semi-Detached Secondary Suite 	<ul style="list-style-type: none"> Contextual Single Detached Contextual Semi-detached Rowhouse* Secondary Suite
Discretionary Uses	<ul style="list-style-type: none"> Single Detached Backyard Suite Secondary Suite 	<ul style="list-style-type: none"> Single Detached Backyard Suite 	<ul style="list-style-type: none"> Single Detached Backyard Suite Secondary Suite 	<ul style="list-style-type: none"> Single Detached Backyard Suite 	<ul style="list-style-type: none"> Single Detached Backyard Suite Secondary Suite 	<ul style="list-style-type: none"> Single Detached Semi-Detached Duplex Backyard Suite 	<ul style="list-style-type: none"> Single Detached Semi-detached Duplex Rowhouse Townhouse Backyard Suite
Maximum Height	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	10m from grade
Maximum Parcel Coverage	40%	45%	45%	45%	45-50%	45%	45-55%
Front Setback	Contextual average minus 1.5m, or 6.0m	Same	Contextual average minus 1.5m, or 3.0m	Same	Same	Same	3.0m
Side Setback	2.4 – 3.0m	2.4 – 3.0m	1.2m	1.2m	1.2m	1.2m	1.2m
Rear Setback	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m
Maximum Density	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	2 Units and 2 Secondary Suites	75 uph: 4 units per typical parcel
Minimum Parking Requirement	1.0 per unit and suite	1.0 per unit and suite	1.0 per unit and suite	1.0 per unit and suite	2.0 per unit and 1.0 per suite	2.0 per unit, 0.0 or 1.0 per suite	0.5 or 1.0 per unit or suite

*Is a permitted use if the land use bylaw rules in section 347.3 and the R-CG district are met.



Low Density Residential District Overview

Developing Area Districts

	R-1	R-1s	R-1N	R-2
Minimum Parcel Area	330m ²	330m ²	233m ²	180-400m ²
Permitted Uses	<ul style="list-style-type: none"> • Single Detached Dwelling 	<ul style="list-style-type: none"> • Single Detached Dwelling • Secondary Suite 	<ul style="list-style-type: none"> • Single Detached Dwelling 	<ul style="list-style-type: none"> • Duplex • Single Detached • Semi-Detached • Secondary Suite
Discretionary Uses	<ul style="list-style-type: none"> • Backyard Suite • Secondary Suite 	<ul style="list-style-type: none"> • Backyard Suite 	<ul style="list-style-type: none"> • Backyard Suite • Secondary Suite 	<ul style="list-style-type: none"> • Backyard Suite
Maximum Height	11-12.0m	11-12.0m	10-11.0m	10-11.0m
Maximum Parcel Coverage	45%	45%	45-60%	45-50%
Front Setback	2 or 3.0m	2 or 3.0m	2 or 3.0m	2 or 3.0m
Side Setback	1.2m	1.2m	1.2m	1.2m
Rear Setback	7.5m	7.5m	7.5m	7.5m
Maximum Density	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	2 Units and 2 Secondary Suites
Minimum Parking Requirement	1.0 per unit and suite	1.0 per unit and suite	2.0 per unit and 1.0 per suite	2.0 per unit, 0.0 or 1.0 per suite