



Comparison between existing and proposed zones

Rules comparison

District	R-C1 district rules	R-C2 district rules	Current R-CG district rules	Proposed R-CG district rules
Allowed uses	<ul style="list-style-type: none"> • Single detached dwelling • Secondary or backyard suite 	<ul style="list-style-type: none"> • Single detached dwelling • Semi-detached dwelling • Duplex • Secondary or backyard suite 	<ul style="list-style-type: none"> • Single detached dwelling • Semi-detached dwelling • Duplex • Rowhouse building • Townhouse • Secondary and backyard suite 	<p>Row and townhouses would only be allowed on the three lots at the end of each block.</p> <p>Secondary or backyard suite, not both.</p> <p>Other uses unchanged.</p>
Maximum height	8.6–10 metres + 1 metre to account for grade difference	8.6–10 metres + 1 metre to account for grade difference	11 metres from grade	10 metres from grade
Max coverage	45%	45%	60%	55%
Minimum front setback	Contextual average + 1.5m	Contextual average + 1.5m	3.0m	Contextual average +1.5m, to max of 4.5m
Unit max*	1 unit + 1 suite	2 units** + 2 suites	4 units** + 4 suites	3 units** + 3 suites
Parking	1 stall	1 stall per unit & suite	0.5 or 1 stall per unit or suite	No change proposed
Landscaping	2–3 trees	2 trees	5 trees**	No change proposed
Waste & recycling	N/A	N/A	Screened, storage location on site. Bin amount varies.	Screened, storage location on site. Bin amount varies.

*Maximum units depends on parcel size **Assuming a standard 50'x120' parcel width and depth.