

Downtown Gateway District (DGD)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	R1, R2, RML, RMM, 99-D, CC-D, HP-D, MU-D, MP-D, RMM-D, PS, C2, C5, DC(A)-08, DC(A)-09	DFD
Uses	<p>Backyard Dwellings: discretionary use for all detached dwellings</p> <p>Townhousing: permitted or discretionary use in some locations</p> <p>Apartments: permitted or discretionary use in some locations</p>	<p>Backyard Dwellings: permitted use in the residential and local street areas</p> <p>Townhousing: permitted use in all locations</p> <p>Apartment: permitted use in nearly all locations</p>
Maximum Building Heights	10 – 46.2m or 15 storeys, depending on location	10 – 40m, depending on location
Minimum Site Width	<p>Detached dwellings: 11m</p> <p>Duplexes: 7.3 – 7.9m</p> <p>Townhouses: 6.1m</p>	<p>Detached dwellings: 9 – 11m</p> <p>Duplexes: 7 – 8.2m</p> <p>Townhouses: 4.2m</p>
Minimum Site Depth	Residential sites: 34m, or at the discretion of the subdivision authority	<p>Residential sites: 30m</p> <p>Commercial sites: 30m</p>
Minimum Setbacks	<p>For detached dwellings and duplexes:</p> <ul style="list-style-type: none"> • Front yard setback: 6m • Rear yard setback: 6 – 8m • Sideyard setback: 1.2m 	<p>For detached dwellings and duplexes:</p> <ul style="list-style-type: none"> • Front yard setback: 0 - 4.5m • Rear yard setback: 6 – 8m • Sideyard setback: 1.2 – 1.5m
Architectural Design Regulations	Architectural design regulation applied in some special and direct control districts	Architectural design regulations applied to all buildings in high visibility locations (along major streets and nodes)
Landscaping	No minimum tree or shrub requirement for most low density residential	A minimum of 1 tree or 2.5 shrubs for every 100 sq. m for low and medium density housing

Please be aware, this table summarizes proposed changes between the current and proposed land use regulations. It is intended as a high-level overview and does not capture every amendment or technical detail.