

Conventional Neighbourhood District (CND)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	R1, R2, RC, RML, RMM, RMH, FRSO, FR-SDH, SFM-MUD, SLDR, SSDH, C1, C2, PR, PS, PU, UR and 9 Direct Control Districts	CND
Uses	<p>Internal secondary suites: permitted use for some locations</p> <p>Backyard Dwellings: discretionary use for many detached dwellings</p> <p>Townhousing: permitted use in some locations</p>	<p>Internal secondary suites: permitted use for all locations</p> <p>Backyard Dwellings: permitted use for most housing</p> <p>Townhousing: permitted use in existing locations and undeveloped areas</p>
Maximum Building Heights	<p>Low Density Residential Sites: 10 – 14m or 2.5 – 3 storeys</p> <p>Medium Density Residential Sites: 18.2m or 4 storeys</p> <p>High Density Residential Sites: 40m or 12 storeys</p> <p>Commercial Sites: 7 – 14m</p>	<p>Sites along local roads: 11m</p> <p>Sites along collector roads: 13.1m</p> <p>Sites along arterial roads: 18.3m</p> <p>Nodes: 25m</p>
Minimum Site Width¹	<p>Detached dwellings: 7.3 – 11m</p> <p>Duplexes: 6.1 – 7.9m</p>	<p>Detached dwellings: 7.0 – 9.1m</p> <p>Duplexes: 5.5 – 7.3m</p>
Minimum Site Depth²	<p>Detached dwellings: 33 – 38m</p> <p>Duplexes: 34m</p> <p>Multi-Attached: 28-34m</p>	<p>Detached dwellings: 30m</p> <p>Duplexes: 30m</p> <p>Multi-Attached: 30m</p>
Minimum Setbacks	<p>For low density residential:</p> <ul style="list-style-type: none"> Rear yard setback: 8.0m <p>For apartments:</p> <ul style="list-style-type: none"> Front yard setback: 7m Rear yard setback: 8m Side yard setback: 6m 	<p>For low density residential:</p> <ul style="list-style-type: none"> Rear yard setback: 4 – 10.5m <p>For apartments:</p> <ul style="list-style-type: none"> Front yard setback: 3 – 7m Rear yard setback: 4.5 – 8m, depending on the building height. Side yard setback: 1.5 – 6m, depending on the building height. At least 3m when adjacent to low density residential
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

¹ Does not include Forest Ridge Street-Oriented lots

² Does not include High Density Shallow or Forest Ridge Street-Oriented lots

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.