

# Downtown Fringe District (DFD)

## Summary of Changes

Topic	Current LUB	Proposed LUB
<b>Districts</b>	R1, R2, RML, RMM, PU, PR, PS, C2	DFD
<b>Uses</b>	<p>Backyard Dwellings: discretionary use for all detached dwellings</p> <p>Internal suites: permitted use for all detached dwellings</p> <p>Townhousing: permitted use in some locations</p> <p>Apartments: permitted and discretionary use in some locations</p>	<p>Backyard Dwellings: permitted use for all sites when regulations are met</p> <p>Internal suites: permitted use for all detached dwellings, duplexes, and townhouses</p> <p>Townhousing: permitted use in nodes and along collectors</p> <p>Apartment: permitted use in nodes, and along major collectors</p>
<b>Maximum Building Heights</b>	<p>Residential sites: 10 - 14m</p> <p>Commercial Sites: 14m</p>	<p>Sites along local roads: 10m</p> <p>Sites along collector roads: 10 - 13m</p> <p>Nodes: 18m</p>
<b>Minimum Site Width</b>	<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>
<b>Minimum Site Depth</b>	<p>Residential sites: 34m</p> <p>Commercial sites: at the discretion of the Subdivision Authority</p>	<p>Residential sites: 30m</p> <p>Commercial sites: 30m</p>
<b>Minimum Setbacks</b>	<p>For low density residential:</p> <ul style="list-style-type: none"> <li>• Front yard setback: 3 - 6m</li> <li>• Rear yard setback: 6 – 8m</li> <li>• Sideyard setback: 1.2 – 6m</li> </ul>	<p>For residential sites:</p> <ul style="list-style-type: none"> <li>• Front yard setback: 0 – 6m, depending on the neighbouring sites</li> <li>• Rear yard setback: 4.5 – 8m</li> <li>• Side yard setback: 1.2 – 5m, depending on the height</li> </ul>
<b>Architectural Design Regulations</b>	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)
<b>Landscaping</b>	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.*