

# Downtown Core District (DCD)

## Summary of Changes

Topic	Current LUB	Proposed LUB
<b>Districts</b>	R1, RMM, RMM-D, CC-D, PS-D, DC(A), PS, PR	DCD
<b>Uses</b>	Detached Dwellings, Backyard Dwellings and Internal Suites: permitted and discretionary use for some locations  Townhousing: permitted use in some locations	Detached Dwellings, Backyard Dwellings and Internal Suites: not a listed use  Townhousing: discretionary use in the downtown living area
<b>Maximum Building Heights</b>	10 - 25.5m	15 – 20m or the Development Authority’s discretion
<b>Minimum Site Width</b>	Townhouses: 6.1m or the Subdivision Authority’s discretion	Townhouses: 3.6m
<b>Minimum Site Depth</b>	34m or the Subdivision Authority’s discretion	30m
<b>Minimum Setbacks</b>	Front yard setback: 0 - 7m  Rear yard setback: 0 – 8m  Sideyard setback: 0 – 6m	Front yard setback: 0m  Rear yard setback: 1 – 6m  Sideyard setback: 0m
<b>Maximum Density</b>	350 dwelling units per net developable hectare for some areas	70 dwelling units per net developable hectare for all areas

*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.*