

Pineview District (PVD)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	R1, R2, RML, C1, PR, and PS	PVD
Permitted Uses	<p>For R2 and RML sites: Duplexes (i.e. Semi-Detached Dwellings) listed as permitted uses</p> <p>For RML sites: Apartments listed as discretionary uses. Townhouses listed as permitted uses.</p> <p>For R1 sites: Backyard Dwellings listed as discretionary uses</p>	<p>For sites along the ring road and local streets: Duplexes listed as discretionary uses</p> <p>In the node: Apartments and Townhouses listed as discretionary uses.</p> <p>For sites along the ring road and local streets: Backyard Dwellings listed as permitted uses</p>
Principal Building Height	<p>For R1 and R2 sites: Maximum 2 ½ storeys not to exceed 10.0 m.</p> <p>For RML sites: Maximum 3 storeys not to exceed 11.0 m.</p> <p>For C1 sites: 7.0 m.</p>	<p>For sites along local and collector streets: 8.0 m.</p> <p>For Pineview North sites (between the river and 99 Avenue): 10.0 m.</p> <p>In the Node (commercial and townhouse areas): 13.0 m.</p>
Accessory Building Height	Maximum 5.0 m and 3.0 m wall height	Maximum 5.0 m.
Backyard Dwelling Height	Maximum 6.5m.	Maximum 5.0m.
Building Character and Design	No regulations	Architectural and design regulations added to maintain the character of the Pineview neighborhood.
Considerations for Discretionary Uses	No regulations	Added regulations to guide discretionary use applications
Landscaping	No minimum tree or shrub requirement	For new or redeveloped Dwellings, a minimum of 1 tree or 2.5 shrubs for every 100 sq. m

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.