

Existing and Proposed Regulations

	Existing Regulation	<i>Proposed Regulation</i>
Multi-attached Dwelling	Discretionary Use	<i>Permitted Use – only around perimeter of the site</i>
Min. Front Setback	<p>For buildings with commercial uses at ground floor: 1.4m to 3.4m (4.6ft to 11.2ft) in order to achieve a continuous pedestrian zone of 3.4m (11.2ft)</p> <p>For building with residential units at ground floor: minimum 3.0m (9.8ft) with display gardens.</p>	<p><i>Non-residential uses at ground floor - 0.0m (0.0ft) to 1.4m (4.6m) to achieve a continuous pedestrian zone of 3.4m (11.2ft)</i></p> <p><i>Residential uses at ground floor 3.0m (9.8ft) with display gardens</i></p> <p><i>Residential uses at ground floor abutting MR 1.0m (3.3ft) with display gardens in the MR</i></p>
Min. Side Setback	<p>At the discretion of the Development Authority unless located on a corner site.</p> <p>For corner sites: minimum 1.4m to 3.4m (4.6ft to 11.2ft) in order to achieve a continuous pedestrian zone of 3.4m (11.2ft)</p>	<i>0.0m (0.0ft)</i>
Min. Rear Setback	At the discretion of the Development Authority for sites not abutting a Residential Land Use District	<p><i>0.0m (0.0ft) when abutting a Non-Residential Land Use District</i></p> <p><i>4.5m (14.8ft) or one-half (1/2) the height of the building, whichever is greater, for sites abutting a Residential Land Use District</i></p>
Max. Building Height	3 storeys along 98 Avenue	<i>4 storeys along 98 Avenue</i>
Floor Area Ratio	3.5	<i>4.0</i>
Unit Density	<p>Low density – 50 dwelling units per net developable hectare</p> <p>Medium density – 90 dwelling units per net developable hectare</p> <p>High density – 250 dwelling units per net developable hectares</p>	<p><i>200 units/net hectare for sites less than 1500.0m²</i></p> <p><i>350 units/net hectare for sites greater than 1500.0m²</i></p>

Amenity Area	7.5m ² (81ft ²) per dwelling unit. Minimum 25% of the required amenity area shall be provided as outdoor space	<p>Private Amenity <i>Residential Dwellings at Grade and Above Grade</i> 3.0m² (32.3ft²) per dwelling unit to be provided by balconies, decks, patios or rooftop amenity area</p> <p><i>Residential Dwellings Below Grade - To be provided through the common amenity area</i></p> <p>Common Amenity <i>Apartment Dwellings</i> 4.5m² (48.4ft²) per dwelling unit</p> <p><i>All other Residential Dwellings</i> At the discretion of the Development Authority. This can include indoor and outdoor amenities such as seating areas and roof top patios</p>
Parking Requirements	Standard LUB minimum requirements for land uses	<i>Uses and developments not specified in an approved Parking Impact Assessment shall meet the Minimum Parking Requirements for Downtown, as per Table 11.e</i>