

Existing and Proposed Regulations

	Existing Regulation	Proposed Regulation	MP-D Mall Precinct
Multi-attached Dwelling	Discretionary Use	<i>Permitted Use</i>	Discretionary Use
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>	<p>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)</p> <p>Residential uses at ground floor 3.0m (9.8ft) with display gardens</p>
Min. Side Setback	At the discretion of the Development Authority unless located on a corner site. 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)	0.0m (0.0ft)	0.0m (0.0ft)
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>	<p>0.0m (0.0ft) when abutting a Non-Residential Land Use District</p> <p>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</p>
Max. Building Height	3 storeys along 98 Avenue	4 storeys along 98 Avenue	4 – 15 storeys
Floor Area Ratio	3.5	4.0	4.0

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 hectare</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>	<p>200 units/net hectare for sites less than 1500.0m²</p> <p>350 units/net hectare for sites greater than 1500.0m²</p>
Amenity Area	<p>7.5m² (81ft²) per dwelling unit. Minimum 25% of the required amenity area shall be provided as outdoor space</p>	<p><i>Private Amenity - 3.0m² (32.3ft²) per dwelling unit to be provided by balconies, decks, patios or rooftop amenity areas</i></p> <p><i>Common Amenity Apartment Dwellings 4.5m² (48.4ft²) per dwelling unit</i></p> <p><i>All other Residential Dwellings At the discretion of the Development Authority. This can include indoor and outdoor amenities such as seating areas and roof top patios</i></p>	<p>Private Amenity - 3.0m² (32.3ft²) per dwelling unit to be provided by balconies</p> <p>Common Amenity - 4.5m² (48.4ft²) per dwelling unit</p>
Min. 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 11.5</i>	Minimum Parking Requirements for Downtown, as per Table 11.5