

# Low Density Residential District Overview

## Developed Area Districts

	R-C1L	R-C1Ls	R-C1	R-C1s	R-C1N	R-C2	R-CGex (with Council-directed changes)
<b>Minimum Parcel Area</b>	1100m <sup>2</sup>	1100m <sup>2</sup>	330m <sup>2</sup>	330m <sup>2</sup>	233m <sup>2</sup>	180m <sup>2</sup> - 400m <sup>2</sup>	None
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>Contextual Single Detached</li> </ul>	<ul style="list-style-type: none"> <li>Contextual Single Detached</li> <li>Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>Contextual Single Detached</li> </ul>	<ul style="list-style-type: none"> <li>Contextual Single Detached</li> <li>Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>Contextual Single Detached</li> </ul>	<ul style="list-style-type: none"> <li>Contextual Single Detached</li> <li>Contextual Semi-Detached</li> <li>Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>Contextual Single Detached</li> <li>Contextual Semi Detached</li> <li>Rowhouse*</li> </ul>
<b>Discretionary Uses</b>	<ul style="list-style-type: none"> <li>Single Detached</li> <li>Backyard Suite</li> <li>Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached</li> <li>Backyard Suite</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached</li> <li>Backyard Suite</li> <li>Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached</li> <li>Backyard Suite</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached</li> <li>Backyard Suite</li> <li>Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached</li> <li>Semi-Detached</li> <li>Duplex</li> <li>Backyard Suite</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached</li> <li>Semi-Detached</li> <li>Rowhouse*</li> <li>Townhouse*</li> </ul>
<b>Maximum Height</b>	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	11.0m from grade
<b>Maximum Parcel Coverage</b>	40%	45%	45%	45%	45-50%	45%	45-55%

	R-C1L	R-C1Ls	R-C1	R-C1s	R-C1N	R-C2	R-CGex (with Council-directed changes)
<b>Front Setback</b>	Contextual average minus 1.5m, or 6.0m	Same	Contextual average minus 1.5m, or 3.0m	Same	Same	Same	Contextual average minus 1.5m, or 4.5m
<b>Side Setback</b>	2.4 – 3.0m	2.4 – 3.0m	1.2m	1.2m	1.2m	1.2m	1.2m
<b>Rear Setback</b>	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m
<b>Maximum Density</b>	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	2 Units and 2 Secondary Suites	60uph: 3 Units per typical parcel
<b>Minimum Parking Requirement</b>	1.0 per unit and suite	1.0 per unit and suite	1.0 per unit and suite	1.0 per unit and suite	2.0 per unit and 1.0 per suite	2.0 per unit, 0.0 or 1.0 per suite	0.5 or 1.0 per unit and suite

## Developing Area Districts

	R-1	R-1s	R-1N	R-2
<b>Minimum Parcel Area</b>	330m2	330m2	233m2	180-400m2
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Duplex</li> <li>• Single Detached</li> <li>• Semi-Detached</li> <li>• Secondary Suite</li> </ul>
<b>Discretionary Uses</b>	<ul style="list-style-type: none"> <li>• Backyard Suite</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Backyard Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Backyard Suite</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Backyard Suite</li> </ul>
<b>Maximum Height</b>	11-12.0m	11-12.0m	10-11.0m	10-11.0m
<b>Maximum Parcel Coverage</b>	45%	45%	45-60%	45-50%
<b>Front Setback</b>	2 or 3.0m	2 or 3.0m	2 or 3.0m	2 or 3.0m
<b>Side Setback</b>	1.2m	1.2m	1.2m	1.2m
<b>Rear Setback</b>	7.5m	7.5m	7.5m	7.5m
<b>Maximum Density</b>	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	2 Units and 2 Secondary Suites
<b>Minimum Parking Requirements</b>	1.0 per unit and suite	1.0 per unit and suite	2.0 per unit and 1.0 per suite	2.0 per unit, 0.0 or 1.0 per suite