

Provision	EXISTING LUB (RX/RXL/R4 Districts)	MT District (April 23, 2019) interior / end-corner	Change from Existing LUB
Front Yard Setback:			
Duplex/Semi-Detached/Townhousing	4.5m (lane access) 6m (front access)	3m (lane access) 6m (front access) 6m* (fronting Riel, LeClair, Levasseur) *Additional clause added to allow covered stairway to project up to 2.5m into setback	1.5m reduction same same 2.5m
Apartment/Mixed-Use	6m	3m	3m reduction
Side Yard Setback:			
Duplex/Semi-Detached/Townhousing	0m (int) 1.25m (end) 3m (corner)	0m (int) 1.2m (end) 2.4m (corner)	same (int) 0.05m reduction (end) 0.6m reduction (corner)
Apartment/Mixed-Use	5m	3m	2m reduction
Rear Yard Setback:			
Duplex/Semi-Detached/Townhousing	6m (lane access) 6m (front access) 0m (back-to-back townhousing)	1.5m (lane access) 3m (front access) 0m (back-to-back townhousing)	4.5m reduction (lane access) 3m reduction (front access) same
Apartment/Mixed-Use	7.5m	3m	4.5m reduction
Min. Lot Width:			
Duplex (front access)	13m / 15m	11m / 15.8m	2m reduction / 0.8m increase
Duplex (rear access)	13m / 15m	14.7m / 19.5m	1.7m increase / 4.5m increase
Semi-Detached (front access)	8m / 10m	5.5m / 10.3m	2.5m increase / 0.3m increase
Semi-Detached (rear access)	7.4m / 9.1m	7.4m / 12.2m	same / 3.1m increase
Townhousing (front access)	n/a	4.3m / 5.5m / 10.3m	n/a
Townhousing (rear access)	5.5m / 8.5m	6.2m / 7.4m / 12.2m	0.7m increase / 1.1m increase
Min. Lot Depth:			
Residential (front access)	30m [D, SD, TH]	16m [D, SD, TH]	14m reduction
Residential (rear access)	30m [D, SD, TH]	12m [D, SD, TH]	18m reduction
Lot Coverage:			
Duplex/Semi-Detached	47%	58%	Increased by 11%
Townhousing	55% (int) / 47% (end/corner)	70% (int) / 58% (end/corner)	Increased by 15% / 11%
Max. Height:			
Duplex/Semi-Detached	11m (11.5m walkout)	15m	4m increase
Townhousing	11m (11.5m walkout)	18m	7m increase
Apartment	25m (35m bonus)	18m (Area B) / 25m (Area C)	7m reduction (Area B) / same (Area C)
Location of Buildings:			
Duplex/Semi-Detached/Townhousing	10m (f-f) (b-b) (f-b) 6m (f-s) (b-s) 3m (s-s) 6m (to rd, c/v parking) 6m (common s/w)	10m (f-f) (b-b) (f-b) 10m (f-s) (b-s) 2.4m (s-s) 1.5m (to rd, c/v parking) 1m (common s/w)	same 4m increase 0.6m reduction 4.5m reduction 5m reduction
Apartment/Mixed-Use	10m between buildings 1.5m (to access. Bldg) Development Officer discretion (common amenity bldg.) 4m (to rd, c/v parking & s/w)	7.5m between buildings 1.5m (to access. bldg) 2.4m (common amenity bldg.) 3m (to rd, c/v parking & s/w)	2.5m reduction same 1m reduction
Min. Floor Area	75m² [D, SD, TH]	0m² (no provision)	75m² reduction
Amenity Area, Private	6m deep (@ grade, screen buffer req'd) 5m² (above grade)	3m deep (@ grade) 4m² (above grade)	3m reduction 1m² reduction
Amenity Area Substitution (up to)	25%	100% [Long Term Care] 25% [all other residential]	75% increase [Long term care] same [all other residential]
Min. Deck Setback	Decks < 1.5m high: 3m (rear yard setback) 1m (side yard setback) Decks > 1.5m high: 5m	1m	2m reduction same 4m reduction

Legend:
f-f = front to front

b-b = back to back

f-b = front to back
f-s = front to side
s-s = side to side
s/w = sidewalk
rd = road
c/v = common or visitor
[D] = duplex
[SD] = semi-detached
[TH] = townhousing
[A] = apartment
[C] = commercial
[MU] = mixed-use

Green Text: Change propopent
Lead
Blue Text : City Adminstration
Lead