

Attachment-1 Draft Regulations to Permit Four (4) Dwelling Units in Low Density Residential Zones

Proposed amendments to Zoning By-law (2023)-20790 to permit up to 4 dwelling units on a lot. All changes (additions and ~~removals~~) in red.

The regulations below only include those with amendments, please see full zoning by-law for additional regulations and full context.

Part B: Definitions

Additional ~~residential~~ dwelling unit means a **dwelling unit** that is self-contained, subordinate to and located within the same **building** or on the same **lot** of a primary **dwelling unit**. An **additional dwelling unit** does not permit a **lodging house type 1**.

Fourplex means a **building** consisting of 4 **dwelling units** on a **lot** functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal entry vestibule and which share common facilities such as parking and **driveways**.

Semi-detached dwelling means a **building** that is divided vertically into 2 separate **dwelling units** and may include **additional dwelling units**.

Single detached dwelling means a free-standing, separate, detached **building** consisting of 1 **dwelling unit** and may include ~~an~~ **additional residential dwelling units**, but does not include a **lodging house type 1**.

Townhouse, on-street means a **townhouse** where each **dwelling unit** is located on a separate **lot** and has legal frontage on a **street, public** and includes a **rear-access on-street townhouse** located on either a **street, private** or **street, public**; and may include ~~an~~ **additional residential dwelling units**.

Triplex means a **building** consisting of 3 **dwelling units** functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal entry vestibule and which share common facilities such as **common amenity area**, parking and **driveways**; and may include ~~an~~ **additional residential dwelling units**.

Part C: General Provisions

- 4.4 Number of buildings per lot
No more than one **building** shall be located on a **lot** in a residential RL.1 or RL.2 **zone**, with the exception of an **accessory building or structure** or ~~an~~ **additional residential dwelling units**, and as specifically permitted in this **by-law**.

4.12 Residential intensification

4.12.1 Additional ~~residential~~ dwelling unit (ADU)

An **additional ~~residential~~ dwelling unit** is subject to the following provisions:

- (a) A total of four dwelling units is permitted on a lot. This includes the primary **dwelling unit** together with:
 - (i) Up to three **additional dwelling units** located within the same **building**, or
 - (ii) Up to two **additional dwelling units** located within the same **building** and up to one **additional dwelling unit** in a separate **building** on the same **lot**, or
 - (iii) Up to one **additional dwelling unit** located in the same **building** and up to two **additional dwelling units** in a separate **building** on the same **lot**.
- (b) **Additional dwelling units** are also permitted with **semi-detached, duplex or triplex dwellings** to a maximum of 4 **dwelling units** on a **lot**.
- (c) For the purposes of Section 4.12, **residential floor area** includes **basements** with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms, **garages**, carports and mechanical rooms.
- (d) **Additional ~~residential~~ dwelling unit** within a primary **dwelling unit**:
 - (i) Each ~~The~~ **additional ~~residential~~ dwelling unit(s)** shall have a **residential floor area** that is less than the primary dwelling unit. ~~each not exceed 45% of the residential floor area of the building. For the purposes of Section 4.12, residential floor area includes basements with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms, garages, carports and mechanical rooms.~~
 - (ii) Exterior stairs to upper **storeys** are prohibited in the **front yard, exterior side yard** and in the required **interior side yard**.
 - (A) ~~Despite Section 4.12.1 (b) and 4.12.1(c) (i), if the additional residential dwelling unit is located within the basement, the additional residential dwelling unit may occupy the entirety of the basement and may contain 3 bedrooms.~~
- (e) **Additional ~~residential~~ dwelling unit(s)** within separate **building(s)** on the same **lot**:

- (i) ~~The Each additional residential dwelling unit shall not exceed 80m2 of residential floor area For the purposes of Section 4.12, residential floor area includes basements with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms, garages, carports and mechanical rooms.~~
- (ii) ~~The Additional residential dwelling unit(s) shall not occupy more than 30% of the yard, including all accessory buildings or structures, and shall be in accordance with Section 4.12.1(d) (i), whichever is less.~~
- (iii) The maximum **building height** is ~~5~~ 6.1 metres., ~~but shall not exceed the overall height of the primary dwelling unit, measured between the average finished grade to the top of such building.~~
- (A) ~~Despite 4.12.1 (d) (iii), when an additional residential dwelling unit is located above a detached garage containing a vehicle parking space in accordance with Table 5.1 and Section 5.11.3 (d), the maximum total building height is 6.1 metres and shall not exceed the building height of the primary dwelling unit.~~
- (iv) A 1.2 metre wide unobstructed pedestrian access shall be provided to the entrance of ~~the a~~ unit, unless access to the **additional residential dwelling unit** is provided directly from a **street** or **lane**. A gate may be constructed within the pedestrian access.
- (v) A minimum 1.2 metre **interior side yard setback** is required for the primary **dwelling unit** in the **yard** closest to the unobstructed pedestrian access, unless access to the **additional residential dwelling unit** is provided directly from a **street** or **lane**.
- (vi) An **additional residential dwelling unit** in a separate **building** on a **lot** may occupy a **yard** other than a **front yard** or required **exterior side yard**.
- (A) Despite 4.12.1(e)(vi), an **additional residential dwelling unit** in a separate **building** on a **lot** may occupy the **front yard** of a **through lot** directly abutting a **lane**.
- (vii) An **additional residential dwelling unit** in a separate **building** on a **lot** shall have a minimum **interior side yard** and **rear yard setback** consistent with the **required minimum interior side yard setback** for the primary **dwelling unit** in the applicable **zone**.

(A) Despite 4.12.1 (d) (vii), the 2nd storey of an additional residential dwelling unit shall have a minimum 3 metre interior side yard and rear yard setback where a second storey window faces adjacent to the a lot line.

(B) Any 2nd storey balcony, or exterior stair to the 2nd storey, must be setback a minimum of 3 metres from a lot line.

(C) Rooftop amenity area above the 2nd storey is not permitted.

(viii) A minimum distance of 3 metres shall be provided between the primary building detached dwelling and an additional residential dwelling unit in a separate building, and between 2 additional dwelling units in separate buildings, on the same lot.

4.15 Home Occupations

4.15.1(b) A home occupation shall not obstruct or occupy the legal off-street parking space for a dwelling unit and shall not occupy any portion of an attached garage or carport. Home occupations are permitted in accessory buildings and structures and detached additional residential dwelling units.

4.23 (b) A lot containing a lodging house type 1 shall not contain an additional residential dwelling unit within the primary dwelling unit or in a separate building on the same lot.

5. Parking

5.2.1 Residential uses

For every single detached dwelling, semi-detached dwelling, on-street townhouse, rear access on-street townhouse, duplex dwelling, triplex and multi-unit buildings fourplexes with 34 dwelling units or less, the following provisions apply:

Table 5.2 Minimum parking space dimensions

Row	Parking space type or location for specified uses	Dimensions – minimum required
1.	Residential interior parking space (within a garage or carport)(RL.1, RL.2, RL.3, RM.5)	3 metre width x 6 metre length ⁽¹⁾
2.	Residential exterior parking space (RL.1, RL.2, RL.3, RM.5)	2.5 metre width x 5.5 metre length ⁽²⁾
3.	Apartment building (over 3 units), mixed-use building, stacked townhouse, stacked back- to-back townhouse and non-residential uses (interior or exterior parking spaces)	2.75 metre width x 5.5 metre length (excluding any obstructions)

Row	Parking space type or location for specified uses	Dimensions – minimum required
4.	Interior or exterior parallel parking space	2.6 metre width x 6.5 metre length
5.	Interior or exterior stacked (tandem) parking space	Interior or exterior parking space dimensions, with length multiplied by 2

Additional regulations for Table 5.2

1. An attached garage for single detached dwellings, semi-detached dwellings and townhouses, on-street, townhouse, rear access on street, shall have a minimum floor area of 20 square metres.
2. A triplex or a fourplex would require 2.75 metre width x 5.5 metre length parking spaces.

Table 5.3 Required parking rates in all zones except downtown zones

		Lots identified with parking adjustment (PA)		Lots without parking adjustment (PA)
		Minimum required	Maximum permitted	Minimum required
Residential Uses				
1.	Additional residential dwelling unit (ADU) (2)(5)	1 space per dwelling unit 1 ADU = No space required 2 ADUs = 1 space 3 ADUs = 2 spaces	Not applicable	1 space per dwelling unit 1 ADU = No space required 2 ADUs = 1 space 3 ADUs = 2 spaces
9.	Fourplex	1 space per dwelling unit to a maximum of 3 spaces	Not applicable	1 space per dwelling unit to a maximum of 3 spaces

Additional Regulations for Table 5.3:

2. The required off-street **parking spaces** for **additional residential dwelling units** may be stacked behind the required off-street **parking space** of the primary **dwelling unit** in the **driveway, residential**.
5. If no legal off-street **parking space** can be provided for the primary **dwelling unit**, as of the effective date of this **by-law**, no **parking spaces** are required for the **additional residential dwelling units**.

Table 5.4–Required parking rates in downtown zones

Row	Use	Minimum required
1.	Apartment building, duplex, single detached, semi-detached, townhouse- on-street, townhouse- rear access on-street	1 per dwelling unit ⁽¹⁾
2.	Live-work unit, mixed-use building	In addition to the non-residential parking requirement, 1 per dwelling unit is required ⁽¹⁾
3.	Home occupation, lodging house type 1, additional residential dwelling unit, group home, fourplex , long term care facility, hospice	In accordance with Table 5.3

5.7(a) Accessible parking rates

(iii) Despite Section 5.7 (a) (i), **single detached dwellings, semi-detached dwellings, duplex dwellings, townhouse, on-street, townhouse, rear access on-street, triplex, multi-unit buildings** with ~~3~~ **4** **dwelling units** or less and **additional residential dwelling units** shall not require **accessible parking spaces**.

(iv) **An accessible parking space is required for fourplexes and multi-unit buildings with four or more dwelling units, if an accessible building or accessible dwelling unit is required by the Ontario Building Code.**

Table 5.10 – Maximum residential driveway width

Row	Zone	Driveway, residential width - maximum permitted
1.	RL.1	Single detached/duplex dwelling, multi-unit building (up to 3 4 units) - 6.5 metres Semi-detached dwelling - 60% of the lot frontage or 5 metres, whichever is less.
2.	RL.2	Single detached - 50% of the lot frontage or 5 metres, whichever is greater ⁽¹⁾ Duplex dwelling, multi-unit building (up to 3 4 units) - 5 metres ⁽¹⁾ Semi-detached dwelling - 60% of the lot frontage or 5 metres, whichever is less.
3.	RL.3, RL.4, RM.5, RM.6, D.1, D.2	Single detached, semi-detached and duplex dwelling - 50% of lot frontage or 5 metres, whichever is less. Townhouses- 65% of lot frontage or 5 metres, whichever is less.

Part D: Land Use Zones

Table 6.1 - Permitted uses in residential zones

Permitted uses	RL.1	RL.2	RL.3	RL.4	RM.5	RM.6	RH.7
Residential uses							

Permitted uses	RL.1	RL.2	RL.3	RL.4	RM.5	RM.6	RH.7
Additional residential dwelling unit	P (1)	P (1)	P (1)	--	P (1)	--	--
Apartment building	P (8)	P (8)	--	P	P	P	P
Bed and breakfast	P	--	--	--	--	--	--
Convenience store	--	--	--	--	--	--	P (2) (3)
Day care centre	P	--	--	--	--	--	P (2) (3)
Day care, private home	P	P	--	--	--	--	--
Duplex dwelling	P	P	--	--	--	--	--
Fourplex	P (8)(10)	P (8)(10)	--	--	--	--	--
Group home	P (4) (6)	P (4) (6)	--	--	--	--	--
Home occupation	P (5)	P (5)	P (5)	P (5)	P (5)	P (5)	P (5)
Hospice	P (6)	P (6)	--	--	--	--	--
Lodging house type 1	P (7)	P (7)	--	--	--	--	--
Long term care facility	--	--	--	P	P	P	P
Retirement residential facility	--	--	--	P	P	P	P
Semi-detached dwelling	P	P	--	--	--	--	--
Single detached dwelling	P	P	--	--	--	--	--

Additional regulations for Table 6.1:

1. Additional ~~residential~~ dwelling units are permitted within and on the same lot as a single detached dwelling, semi-detached dwelling, and townhouse, on-street and in accordance with Section 4.12.1.
2. Permitted within an apartment building, not within a dwelling unit.
3. Maximum 400 square metres in floor area, not within a dwelling unit.
4. In accordance with Section 4.24.
5. In accordance with Section 4.15.
6. Only use permitted in a building.
7. In accordance with Section 4.23.
8. Maximum of 4 dwelling units and ~~1 additional dwelling unit~~, in accordance with Section 6.3.1 and Section 4.12.
9. Maximum of ~~3~~4 dwelling units and in accordance with Section 6.3.3 and 6.3.4.
10. A **fourplex** is subject to confirmation of adequate and available servicing capacity as per Section 4.10.

6.3.1 Single detached dwellings/multi-unit buildings up to **34** units

Table 6.2: RL.1 and RL.2 single detached dwelling/ multi-unit buildings (34 units) lot regulations	
Landscaped open space (min)	<p>Despite the definition of landscaped open space, a minimum setback of 0.5 m between the driveway, residential and the nearest lot line must be maintained as landscaped space in the form of natural vegetation, such as grass, flowers, trees and shrubbery.</p> <p>For multi-unit buildings with 3 or more units, 35% of lot area is required to be landscaped <u>open space</u></p>

Table 6.3: RL.1 and RL.2 single detached dwelling/ multi-unit buildings (**34** units) setback regulations

Table 6.3: RL.1 and RL.2 single detached dwelling/multi-unit buildings (34 units) building regulations	
A Building height (max)	3 storeys and in accordance with Section 4.14
B Principal entrance	A principal entrance shall be provided that faces the front lot line or exterior side lot line

Table 6.3: RL.1 and RL.2 single detached dwelling/multi-unit buildings (34 units) building regulations

<p>C Elevation of principal entrance (max)</p>	<p>1.2 metres measured from the front lot line elevation</p>
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Table 6.5: RL.1 and RL.2 single detached dwelling/multi-unit buildings (34 units) garage regulations

Table 6.6: RL.1 and RL.2 semi-detached dwelling lot regulations

<p>Landscaped open space (min)</p>	<p>Despite the definition of landscaped open space, a minimum setback of 0.5 m between the driveway, residential and the nearest lot line must be maintained as landscaped space in the form of natural vegetation, such as grass, flowers, trees and shrubbery</p> <p>Where driveways are joined, a 0.5 m setback is not required between the two driveways.</p> <p>For multi-unit buildings with 3 or more units, 35% of lot area is required to be landscaped open space</p>
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Table 6.8: RL.1 and RL.2 semi-detached dwelling building regulations	
A Building height (max)	3 storeys and in accordance with Section 4.14
B Principal entrance	A principal entrance shall be provided that faces the front lot line or exterior side lot line
C Elevation of principal entrance (max)	1.2 metres measured from the front lot line elevation

Table 6.13: RL.3 and RM.5 on-street townhouse entrance regulations	
A Elevation of principal entrance (max)	1. 52 m measured from the front lot line <u>elevation</u>