

Comparable City	Guelph RL.1 Current	Guelph RL.2 Current	Guelph RL.1 Proposed	Guelph RL.1 Proposed2	Hamilton R1	Hamilton R1a	Hamilton R2	Kitchener	Barrie	Toronto	London
Zone Name	RL.1	RL.2	RL.1	RL.2	R1	R1a	R2 (Large Lots)	Permitted in all low-density residential zones	Permitted in all low-density residential zones	Permitted in all lot density residential zones.	R3-1, R3-2, R3-3 Zones
Fourplex Definition	No definition. Fourplex not included.	No definition. Fourplex not included.	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 may share common facilities such as parking and driveways.	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 may share common facilities such as parking and driveways.	Fourplex: Shall mean a building containing four dwelling units with at least one dwelling unit entirely or partially above another dwelling unit but shall not include a street townhouse dwelling.	Fourplex: Shall mean a building containing four dwelling units with at least one dwelling unit entirely or partially above another dwelling unit but shall not include a street townhouse dwelling.	Fourplex: Shall mean a building containing four dwelling units with at least one dwelling unit entirely or partially above another dwelling unit but shall not include a street townhouse dwelling.	No definition for triplex or fourplex. Allowed 1 and 2 ADUs in RES-1 and 2 zones that permit single-detached houses. Amended general residential regs to allow 4 units on each lot.	No term for fourplexes or triplexes added. Only added a new term for ADUs to replace secondary suites and accessory dwellings.	Multiplex: Means a building that has four dwelling units, with at least one dwelling unit entirely or partially above another. A detached house, semi-detached house or townhouse that has one or more secondary suites is not a fourplex.	A building that is divided horizontally and/or vertically into four separate dwelling units but does not include a converted dwelling or a townhouse dwelling.
Maximum # of Units	3	3	4	4	4	4	4	4	4	4	4
Minimum Lot Frontage (m)	15	9	15	9	12	10	18	10.5. 6 for townhouses in RES-5.	22 (R1) - 10 (R4)	Identified on the zoning bylaw map. Otherwise 12m for fourplex.	12 to 18
Minimum Lot Area (Square metres)	460	275	460	275	360	300	630	360	900 (R1) - 335 (R4)		550-700
Minimum Front Yard Setback (m)	6	6	6	6	4	4	4	4.5	4.5 for main building. 7 for ADU.	Varies by residential zone. Usually 3- 6.	4.5-8
Minimum Exterior Yard Setback (m)	4.5	4.5	4.5	4.5	3	3	3	3	1.5	Varies by residential zone. Usually 1.2.	4.5-8
Minimum Interior Side Yard Setback (m)	1.5	1.2	1.5	1.2	1.2	1.2	2	0.6	1.2	Varies by residential zone. Usually 1.2.	1.6, plus 0.6m for each storey above 1 storey.
Minimum Rear Yard Setback	7.5m or 20% of lot depth – whichever is less ADU rear yard setback equal to side yard setback of primary building	7.5m or 20% of lot depth – whichever is less ADU rear yard setback equal to side yard setback of primary building	7.5m or 20% of lot depth – whichever is less ADU rear yard setback equal to side yard setback of primary building	7.5m or 20% of lot depth – whichever is less ADU rear yard setback equal to side yard setback of primary building	7.5m ADU rear yard setback equal to side yard setback of primary building	7.5 ADU rear yard setback equal to side yard setback of primary building	7.5 ADU rear yard setback equal to side yard setback of primary building	7m for main building. 0.6m for ADU	1.2m	Varies by residential zone. Usually 7.5m for main building.	6-7.5
Minimum Landscaped Open Space	Minimum 35% Landscaped Open Space.	Minimum 35% Landscaped Open Space.	Minimum 35% Landscaped Open Space.	Minimum 35% Landscaped Open Space.	30%.	30%	40%	30% for front and back yards.	Max lot coverage of 45%.	Lot coverage identified on zoning map. Usually 35% in inner urban areas and 25% for less urban areas.	20-30%
Landscaping Requirements	•0.5m between driveway and nearest lot line. •Front yard except driveway shall be landscaped. •Minimum 50% of Front Yard should consist of soft landscaping.	•0.5m between driveway and nearest lot line. •Front yard except driveway shall be landscaped. •Minimum 50% of Front Yard should consist of soft landscaping.	•0.5m between driveway and nearest lot line. •Front yard except driveway shall be landscaped. •Minimum 50% of Front Yard should consist of soft landscaping.	•0.5m between driveway and nearest lot line. •Front yard except driveway shall be landscaped. •Minimum 50% of Front Yard should consist of soft landscaping.	50% in front yard, 50% in flankage yard. A minimum 1.5 metre wide landscaped strip shall be provided between the parking spaces in the rear yard. A minimum 1.5 - 3 metre wide landscaped strip shall be provided between the parking spaces and the rear lot line	50% in front yard, 50% in flankage yard. A minimum 1.5 metre wide landscaped strip shall be provided between the parking spaces and the rear lot line	50% in front yard, 50% in flankage yard. A minimum 1.5 metre wide landscaped strip shall be provided between the parking spaces and the rear lot line	Landscaped buffer areas must be provided between the lot line and the accessory building or structure containing an additional residential unit		Landscaped open space excludes the driveway, parking area, loading space, stoop, roof-top terrace, balcony, swimming pool or space enclosed within a building	
Maximum Building Height	3 storeys for primary building 5m for ADUs, 6.1 when over a garage	3 storeys for primary building 5m for ADUs, 6.1 when over a garage	3 storeys for primary building 6.1m for ADUs	3 storeys for primary building 6.1m for ADUs	10.5	10.5	10.5	11.5m for main building. 6m for ADUs	10m for main building. 5.5m or the height of the primary building, whichever is less.	Identified on the building height map, otherwise max of 10m.	12m
Minimum Common Amenity Area	Not required	Not required	Not required	Not required	Not required and not permitted on roofs or side yards.	Not required and not permitted on roofs or side yards.	Not required and not permitted on roofs or side yards.	Not required	Not required	Not required	Not required
Parking Requirements	1 space per dwelling unit	1 space per dwelling unit	Less than 1 per unit: fourplex: 1 space per dwelling unit to a maximum of 3. 1 ADU = No space required 2 ADUs = 1 space 3 ADUs = 2 spaces	Less than 1 per unit: fourplex: 1 space per dwelling unit to a maximum of 3. 1 ADU = No space required 2 ADUs = 1 space 3 ADUs = 2 spaces	Less than 1 per unit Downtonw, range elsewhere: Existing: Downtown: 0 per unit, 1 per ADU. Otherwise: 1 per unit, 0.3 - 1.25 per ADU.	Less than 1 per unit Downtonw, range elsewhere: Existing: Downtown: 0 per unit, 1 per ADU. Otherwise: 1 per unit, 0.3 - 1.25 per ADU.	Less than 1 per unit Downtonw, range elsewhere: Existing: Downtown: 0 per unit, 1 per ADU. Otherwise: 1 per unit, 0.3 - 1.25 per ADU.	Less than 1 per unit: 0 (MTSAs), 0.3 (core), 0.6 (everywhere else). Permits parking in parking lots.	1 per unit.	Less than 1 per unit: No minimum requirement.	4 spaces
Parking Dimensions	Exterior: 2.75 metre width x 5.5 metre length. Interior: 3 metre width x 6 metre length	Exterior: 2.75 metre width x 5.5 metre length. Interior: 3 metre width x 6 metre length	Minimum 2.75 metres in width and 5.5 metres in length	Minimum 2.75 metres in width and 5.5 metres in length	Minimum 2.8 metres in width and 5.8 metres in length;	Minimum 2.8 metres in width and 5.8 metres in length;	Minimum 2.8 metres in width and 5.8 metres in length;	A driveway may be widened to a maximum of 65% of the lot width or 6 metres, whichever is the	Tandem parking permitted. Front yard parking coverage limited to 50%. 3m landscaped buffer along lot	Minimum width of 2.0 metres for each lane; and a maximum total width of 6.0 metres.	35% maximum parking area coverage. 2.7 metres by 5.5 metres.