

Authority: Ontario Land Tribunal Decision and Order
issued on September 11, 2025, in File OLT-24-000837

CITY OF TORONTO

BY-LAW 1062-2025(OLT)

To make technical and stylistic amendments to Zoning By-law 608-2024, as amended, being a by-law to amend Zoning By-law 569-2013, with respect to low-rise residential intensification on major streets.

Whereas City Council voted in favour of Zoning By-law 608-2024 on June 27, 2024; and

Whereas written approval of Zoning By-law 608-2024 was given by Mayoral Decision 15-2024 dated June 27, 2024; and

Whereas there was an appeal of Zoning By-law 608-2024 to the Ontario Land Tribunal; and

Whereas the Ontario Land Tribunal in its Order issued on September 11, 2025, in file OLT-24-000837, in hearing an appeal under Section 34(24) of the Planning Act, R.S.O.1990, c. P.13, as amended (the "Planning Act"), determined that pursuant to subsection 34(31) of the Planning Act, no part of Zoning By-law 608-2024 was in issue in the appeal; and

Whereas the Ontario Land Tribunal deemed that Zoning By-law 608-2024 was deemed to have come into force in its entirety on June 27, 2024; and

Whereas the Ontario Land Tribunal authorized the City Solicitor to make such stylistic and technical changes to Zoning By-law 608-2024 as may be required to implement the Tribunal's Order; and

Whereas the City Solicitor determined that stylistic and technical changes to Sections 8, 37, 39, 44, 45, 46, 51, 52, 53, 54, 59, 61, 66, 71, 73, 74, 81, and 83 of Zoning By-law 608-2024 were required to implement the Tribunal's Order; and

Whereas the Ontario Land Tribunal has the authority pursuant to Subsections 34(26), 34(30), and 34(31) of the Planning Act to pass this By-law;

The Ontario Land Tribunal orders:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 1.40.10(3)(B), (C), (D), and (E) with the following:
 - (B) Residential Detached (RD)

The purpose of the RD zone is to provide areas for a variety of **residential building** types, including **detached houses, duplexes, triplexes, fourplexes**, and,

on a **lot** that abuts a **major street, townhouses** and **apartment buildings**. [By-law: 474-2023]

(C) Residential Semi-Detached (RS)

The purpose of the RS zone is to provide areas for a variety of **residential building** types, including **detached houses, semi-detached houses, duplexes, triplexes, fourplexes**, and, on a **lot** that abuts a **major street, townhouses**, and **apartment buildings**. [By-law: 474-2023]

(D) Residential **Townhouse** (RT)

The purpose of the RT zone is to provide areas for a variety of **residential building** types, including **detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes**, and, on a **lot** that abuts a **major street**, and **apartment buildings**. [By-law: 474-2023]

(E) Residential Multiple (RM)

The purpose of the RM zone is to provide areas for a variety of **residential building** types, including **detached houses, semi-detached houses, duplexes, triplexes, fourplexes, low-rise apartment buildings**, and, on a **lot** that abuts a **major street**, and **townhouses**.

3. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" in regulation 10.5.30.20(1)(A), adding "; and" to the end of regulation 10.5.30.20(1)(B) and by adding a new regulation (C) so that regulation 10.5.30.20(1) reads:

Designated Front **Lot** Line for Through **Lots**

Despite regulation 5.10.30.20(2), on a **through lot** in the Residential Zone category, any **lot line** separating the **lot** from a street may be selected as the **front lot line**, if:

- (A) the **lot line** is not separated from the **street** by a 0.3 metre reserve;
 - (B) the **lot line** abuts a street where an adjacent **lot** has its **front lot line** on the same **street**; and
 - (C) despite (A) and (B) above, for a **lot** that has a **townhouse** or an **apartment building**, and if the **lot** abuts a **major street**, the **front lot line** is the **lot line** abutting the **major street**.
4. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.5.40.10(5) so that it reads:

(5) Height of Rooftop Amenity Space Safety and Wind Protection

In the Residential Zone category, unenclosed **structures** providing safety or wind

protection to rooftop **amenity space** may exceed the permitted maximum height for that **building** by 3.0 metres, if the **structures** are:

- (A) on the roof of a **building** with a height greater than 15.0 metres; and
- (B) no closer than 2.0 metres from the interior face of any **main wall**.

5. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" at the end of regulation 10.5.50.10(4)(A), adding "; and" to the end of regulation 10.5.50.10(4)(B) and adding to regulation 10.5.50.10(4) a new regulation (C) so that the revised regulation reads:

(4) Landscaping Requirements for an Apartment Building

In the Residential Zone category, a **lot** with an **apartment building** must have:

- (A) a minimum of 50 percent of the area of the **lot** for **landscaping**;
- (B) a minimum of 50 percent of the **landscaping** area required in (A), above, must be **soft landscaping**; and
- (C) despite (A) and (B) above, if an **apartment building** has 60 **dwelling units** or less and is located on a **lot** abutting a **major street**, a minimum of 30 percent of the area of the **lot** must be for **landscaping**, of which 50 percent of the required **landscaping** area must be comprised of **soft landscaping**.

6. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.5 a new Article 10.5.55 so that it reads:

10.5.55 Amenities

10.5.55.1 Amenity Space Requirements

(1) Amenity Space Requirements for an Apartment Building

In the Residential Zone category, an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:

- (A) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
- (B) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
- (C) no more than 25 percent of the outdoor component may be a **green roof**.

(2) Amenity Space for an Apartment Building on a Major Street

If an **apartment building** is located on a **lot** abutting a major street, and the **apartment building** has 30 **dwelling units** or less, then (1) above does not apply.

7. Zoning By-law 569-2013, as amended, is further amended by maintaining the non-lettered regulation under regulation (A) and adding a new regulation (B) and replacing regulation 10.5.100.1(5) so that it reads:

(5) Driveway Access to Apartment Buildings

(A) If an **apartment building** in the Residential Zone category has 25 **dwelling units** or more, an unobstructed **vehicle** access must be provided between the **street** and the principal pedestrian entrance to the **building** so that a **vehicle** can enter and leave the **lot** while driving forward in one continuous movement; and

(B) Despite (A) above, if an **apartment building** in the Residential Zone category is located on a **lot** abutting a **major street** and has 60 **dwelling units** or less, (A) above does not apply.

8. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.5.100.1(7) so that it reads:

(7) Hammerhead Turnaround Driveway Dimensions

In the Residential Zone category, a **lot** with a **residential building**, other than an **apartment building** with more than 60 **dwelling units** if it is on a **lot** abutting a major **street**, and 25 or more **dwelling units** if it is not on a **lot** abutting a **major street**, may have a **driveway** with a hammerhead turnaround, if the **lot** complies with the **front yard landscaping** requirements of Clause 10.5.50.10 and:

(A) the **lot** has a **lot frontage** greater than 18.0 metres; or

(B) **vehicle** access is from a **street** with a minimum right-of-way width of 27.0 metres;

9. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.5.30.1 new regulations (2) and (3) so that they read:

(2) Water Main and Sewer Capacity Requirements for Townhouses and Apartment Buildings on Major Streets

In addition to the requirements of Regulation 5.10.30.1(1), if a **lot** abuts a **major street**, no **townhouse** or **apartment building** may be erected or used on the land unless all municipal water mains and municipal sewers, and their appurtenances have adequate capacity to service the **building**, to the satisfaction of the General Manager, Toronto Water; and

(3) Exemptions for Water Main and Sewer Capacity Requirements for **Townhouses** and **Apartment Buildings** on Major Streets

Regulation (2) above does not apply to the construction, erection or placing of:

- (A) a **townhouse** or **apartment building**, or combination thereof, if the **lot** will contain 10 or fewer **dwelling units, dwelling rooms, or bed-sitting rooms**, or any combination thereof;
- (B) an addition of less than 50 square metres in **gross floor area** to a **lawfully existing building**, if the **lawfully existing building** is:
 - (i) on a **lot** that will contain or contains no more than 10 **dwelling units, dwelling rooms, and bed-sitting rooms** or a combination thereof; and
- (C) the replacement or reconstruction of a **building** or **structure**, or part of a **building** or **structure**, destroyed or damaged by fire, explosion, flood or other similar cause, or replacement, reconstruction, or compliance due to an order of the City of Toronto if the **gross floor area** and height of the **building** or **structure** are not increased, no **building** or **structure** setback is reduced, and the use of the land is not changed.

10. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.10.20.40(2) so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex, triplex, fourplex, townhouse, or apartment building** is a permitted residential building type if it complies with the regulations for the R zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023]

11. Zoning By-law 569-2013, as amended, is further amended by maintaining the existing regulation 10.10.40.1(2) as "(A)" and adding regulation 10.10.40.1(2)(B) so that the revised regulation 10.10.40.1(2) reads:

(2) Number of Residential Buildings on a **Lot**

- (A) a maximum of one **residential building** is permitted on a **lot** in the R zone; and
- (B) despite (A) above, more than one **townhouse** or **apartment building**, or combination thereof, is permitted on a **lot** abutting a **major street**;

12. Zoning By-law 569-2013, as amended, is further amended by maintaining the existing regulation 10.10.40.1(3) as "(A)" and adding regulation 10.10.40.1(3)(B) so the revised

regulation 10.10.40.1(3) reads:

(3) Number of Dwelling units on a Lot

- (A) If a zone label applying to a **lot** in the R zone on the Zoning By-law Map has the letter "u", the numerical value following the letter "u" is the maximum number of **dwelling units** permitted on the **lot**; and
- (B) Despite (A) above, the permitted maximum number of **dwelling units** for an **apartment building** located on a **lot** abutting a **major street** is the greater of 60 **dwelling units** or the numerical value following the letter "u" on the Zoning By-law Map.

13. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.10.40.1(5) a new regulation (C) so that it reads:

- (C) (A) and (B) above do not apply to **townhouses** or **apartment buildings** on a **lot** abutting a **major street**;

14. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" at the end of regulation 10.10.40.10(1)(B) and adding Regulation 10.10.40.10(1)(D) so that the revised regulation 10.10.40.10(1) reads:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the R zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres;
- (C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or **fourplex** is the greater of:
 - (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
 - (ii) 10.0 metres; [By-law: 474-2023]
- (D) despite (A) and (B) above, the permitted maximum height for the following **residential buildings** located on a **lot** abutting a **major street** is:
 - (i) for a **townhouse**, the greater of 13.0 metres or the numerical value following the letters "HT" on the Height Overlay Map; and

- (ii) for an **apartment building**, the greater of 19.0 metres or the numerical value following the letters "HT" on the Height Overlay Map.
15. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.10.40.10(2) a new regulation (C) so that it reads:
- (C) despite (A) and (B) above, the permitted maximum height of **main walls** do not apply to **townhouses** on a **lot** abutting a **major street**;
16. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.10.40.10(3) a new regulation (D) so that it reads:
- (D) despite (A) to (C) above, the permitted maximum number of **storeys** for the following **residential buildings** located on a **lot** abutting a **major street**, excluding a mechanical penthouse, is:
- (i) for a **townhouse**, the greater of four **storeys** or the numerical value following the letters "ST" on the Height Overlay Map; and
- (ii) for an apartment building, the greater of six storeys or the numerical value following the letters "ST" on the Height Overlay Map.
17. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 10.10.40.10(9).
18. Zoning By-law 569-2013, as amended, is further amended by adding a new Clause 10.10.40.20 so that it reads:

10.10.40.20 Building Length

(1) Maximum Building Length

In the R zone, the permitted maximum **building length** for the following **residential buildings** on a **lot** abutting a **major street** is:

- (A) 19.0 metres for a **townhouse**; and
- (B) 25.0 metres for an **apartment building**;
19. Zoning By-law 569-2013, as amended, is further amended by deleting the explanation of "primary window" in regulation 10.10.40.30(1)(C)(iii)(a) and deleting "; and" from regulation 10.10.40.30(1)(C)(iii) so that it reads:
- (iii) no portion of a **side main wall** of the **apartment building** containing a **primary window** is set back less than 5.5 metres from a **side lot line**, other than a **side lot line** that abuts a **street**.

20. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.10.40.30(1) a new regulation (D) so that it reads:
- (D) despite (A) to (C) above, if a **townhouse** or **apartment building** is on a **lot** abutting a **major street**, maximum **building depth** does not apply.
21. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.10.40.40(1) a new regulation (D) so that it reads:
- (D) despite (A) and (B) above, the permitted maximum floor space index regulations do not apply to a **townhouse** or an **apartment building** with 60 **dwelling units** or less on a **lot** abutting a **major street**;
22. Zoning By-law 569-2013, as amended, is further amended by:
- (A) Re-naming Clause 10.10.40.50: "Decks and Platforms";
- (B) Deleting regulation 10.10.40.50(1); and
- (C) Re-numbering regulation 10.10.40.50(2) so it now reads "(1) Interpretation of Platform Walls"
23. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.10.40.70 a new regulation (5) so that it reads:
- (5) Minimum Setback Requirements for Residential Buildings on Major Streets
- Despite (1) to (4) above, a **townhouse** or **apartment building** located on a **lot** abutting a **major street** must have the following minimum **building setbacks**:
- (A) A **front yard setback** of:
- (i) for a **lot depth** equal to or less than 36.0 metres:
- (a) If regulation 10.5.40.70(1) applies, the lesser of the **front yard setback** required by 10.5.40.70(1) or 6.0 metres;
- (b) if regulation 10.5.40.70(1) does not apply: 3.0 metres; and
- (c) despite (a) and (b) above, if on a **through lot**: 6.0 metres;
- (ii) despite (i) above, for a **lot depth** greater than 36.0 metres: 6.0 metres.
- (B) a **rear yard setback** of 7.5 metres;

- (C) for a **townhouse**, a **side yard setback** of:
- (i) 0.9 metres, if all **dwelling units** front directly onto a **street**;
 - (ii) 7.5 metres, if all **dwelling units** do not front directly onto a **street**;
- (D) for an **apartment building**, a **side yard setback** of:
- (i) 1.8 metres for all portions of the **main wall** that do not have **primary windows**;
 - (ii) 5.5 metres for all portions of the **main wall** that have **primary windows**;
 - (iii) despite (i) and (ii) above, 7.5 metres for all portions of the **main wall** exceeding a **building length** of 25.0 metres; and
 - (iv) despite (i) to (iii) above, on a **corner lot** the required minimum **side yard setback** from a side **lot** line abutting a **street** is 3.0 metres;
- (E) despite (D) above, for an **apartment building** on a **through lot**, a **side yard setback** of:
- (i) 2.4 metres for all portions of the **main wall** with that do not have **primary windows**;
 - (ii) 5.5 metres for all portions of the **main wall** that have **primary windows**; and
 - (iii) Despite (i) and (ii) above, 7.5 metres for all portions of the **main wall** exceeding a **building length** of 25.0 metres;

24. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.10.40.80 a new regulation (2) so that it reads:

(2) Distance Between Residential Buildings on the Same Lot

In the R zone, if two or more **townhouses** or **apartment buildings** or combination thereof are located on the same **lot** abutting a **major street**, the required minimum above-ground separation distance between the **main walls** of the respective **buildings** is:

- (A) 5.5 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and
- (B) 11.0 metres if each **main wall** has an opening to a **dwelling unit**.

25. Zoning By-law 569-2013, as amended, is further amended by deleting " ; and" from the end of regulation 10.20.20.40(1)(C) and adding to regulation 10.20.20.40(1) new subsections (E) and (F) so that it inserts **townhouse** and **apartment buildings** so that the revised regulation 10.20.20.40(1) reads:

(1) Permitted Residential Building Types – RD Zone

In the RD Zone, a **dwelling unit** is permitted in the following residential building types:

- (A) **Detached House;**
- (B) **Duplex;**
- (C) **Triplex;**
- (D) **Fourplex;** [By-law 474-2023]
- (E) **Townhouse,** if the **lot** abuts a major street; and
- (F) **Apartment Building,** if the **lot** abuts a major **street.**

26. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.20.20.40(2) so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex, triplex, fourplex, townhouse, or apartment building** is a permitted **residential building** type if it complies with the regulations for the RD zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023]

27. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.20.30.10 a new regulation (2) so that it reads:

(2) Minimum Lot Area for Each **Dwelling unit** in a Townhouse

In the RD Zone:

If a zone label applying to a lot in the RD zone includes the letters "au", on the Zoning By-law Map, the numerical value following the letters "au" is the required minimum **lot area** for each **dwelling unit** in a **townhouse.**

28. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.20.30.20(1) a new regulation (C) and (D) so that it reads:

(C) Despite (A) and (B) above, if a **townhouse** is located on a **lot** abutting a **major street**, the required minimum **lot frontage**:

- (i) for a **townhouse** with every **dwelling unit** fronting directly on a **street**:
 - (a) is 6.0 metres for each **dwelling unit**; and

- (b) may be reduced by 1.0 metre for each **dwelling unit** that does not have an individual private **driveway** leading directly to the front of it; and
- (D) despite (A) to (C) above, if a **lot** abutting a **major street** has a **townhouse** with one or more **dwelling units** not fronting directly on a **street**, the required minimum **lot frontage** is 30.0 metres.
29. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of regulation (A), adding "; and" to the end of regulation (B) and adding to 10.20.30.40 a new regulation (C) so that the revised regulation 10.20.30.40(1) reads:
- (1) Maximum Lot Coverage
- (A) if a **lot** is in an area with a numerical value on the Lot Coverage Overlay Map, that numerical value is the permitted maximum **lot coverage**, as a percentage of the **lot area**;
- (B) if a **lot** is not in an area with a numerical value on the Lot Coverage Overlay Map, no **lot coverage** applies; and
- (C) despite (A) and (B) above, if a **lot** abuts a **major street**, the permitted maximum **lot coverage** for a **townhouse** or **apartment building** is 50 percent of the **lot area**.
30. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.20.40.1(2) so that it reads:
- (2) Number of Residential Buildings on a Lot
- (A) a maximum of one **residential building** is permitted on a **lot** in the RD zone; and
- (B) despite (A) above, more than one **townhouse** or **apartment building**, or combination thereof, is permitted on a **lot** abutting a **major street**;
31. Zoning By-law 569-2013, as amended, is further amended by replacing "." With ";" and by adding to regulation 10.20.40.1(3) a new regulation (C) so that it reads:
- (C) (A) and (B) above do not apply to **townhouses** or **apartment buildings** on a **lot** abutting a **major street**;
32. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.20.40.1 a new regulation (4) so that it reads:
- (4) Minimum Width of a Dwelling unit
- In the RD zone, the required minimum width of a **dwelling unit** in a **townhouse**

is:

- (A) 5.0 metres if the **dwelling unit** does not have an individual private driveway leading directly to the front of it; and
- (B) 6.0 metres in all other cases.

33. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.20.40.1 a new regulation (5) so that it reads:

(5) Number of **Dwelling units** on a Lot

- (A) If a zone label applying to a **lot** in the RD zone on the Zoning By-law Map has the letter "u", the numerical value following the letter "u" is the maximum number of **dwelling units** permitted on the **lot**; and
- (B) Despite (A) above, the permitted maximum number of **dwelling units** for an **apartment building** located on a **lot** abutting a **major street** is the greater of 60 **dwelling units** or the numerical value following the letter "u" on the Zoning By-law Map.

34. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" at the end of regulation 10.20.40.10(1)(B) and adding Regulation 10.20.40.10(1)(D) so that the revised regulation reads:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RD zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and
- (C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or **fourplex** is the greater of:
 - (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
 - (ii) 10.0 metres; and [By-law: 474-2023]
- (D) despite (A) and (B) above, the permitted maximum height for the following **residential buildings** located on a **lot** abutting a **major street** is:
 - (i) for a **townhouse**, the greater of 13.0 metres or the numerical value

following the letters "HT" on the Height Overlay Map; and

- (ii) for an **apartment building**, the greater of 19.0 metres or the numerical value following the letters "HT" on the Height Overlay Map.
- 35. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.10(2) a new regulation (C) so that it reads:
 - (C) despite (A) to (B) above, the permitted maximum height of **main walls** do not apply to **townhouses** or **apartment buildings on lots** abutting a **major street**;
- 36. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.20.40.10(4) a new regulation (C) so that it reads:
 - (C) (A) and (B) above do not apply to **townhouses** or **apartment buildings** on a **lot** abutting a **major street**.
- 37. Zoning By-law 569-2013, as amended, is further amended by replacing "." at the end of regulation 10.20.40.10(3)(C) with ";" and adding to regulation 10.20.40.10(3) a new regulation (D) so that it reads:
 - (D) despite (A) to (B) above, the permitted maximum number of **storeys** for the following **residential buildings** located on a **lot** abutting a **major street**, excluding a mechanical penthouse, is:
 - (i) for a **townhouse**, the greater of four **storeys** or the numerical value following the letters "ST" on the Height Overlay Map; and
 - (ii) for an **apartment building**, the greater of six **storeys** or the numerical value following the letters "ST" on the Height Overlay Map.
- 38. Zoning By-law 569-2013, as amended, is further amended by adding to clause 10.20.40.20 a new regulation (4) so that it reads:
 - (4) Maximum Building Length for a Townhouse or Apartment Building on a Major Street

Despite regulation 10.20.40.20(1), in the RD zone, if a **lot** abuts a **major street**, the permitted maximum **building length** is:

 - (A) 19.0 metres for a **townhouse**; and
 - (B) 25.0 metres for an **apartment building**.
- 39. Zoning By-law 569-2013, as amended, is further amended by deleting ";" and" at the end of regulation 10.20.40.40(1)(B), deleting "." from the end of regulation 10.20.40.40(1)(C), and adding to regulation 10.20.40.40(1) a new regulation (D) so that it

reads:

- (D) despite (A) to (B) above, the permitted maximum floor space index regulations do not apply to a **townhouse** or an **apartment building** with 60 **dwelling units** or less located on a **lot** abutting a **major street**.

40. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.20.40.70 a new regulation (7) so that it reads:

(7) Minimum Setback Requirements for Residential Buildings on Major Streets

Despite regulations 10.20.40.70(1) to (6) above, a **townhouse** or **apartment building** located on a **lot** abutting a **major street** must have the following required minimum **building setbacks**:

- (A) A **front yard setback** of:
- (i) for a **lot depth** equal to or less than 36.0 metres:
 - (a) If regulation 10.5.40.70(1) applies, the lesser of the **front yard setback** required by 10.5.40.70(1) or 6.0 metres;
 - (b) if regulation 10.5.40.70(1) does not apply: 3.0 metres; and
 - (c) despite (a) and (b) above, if on a **through lot**: 6.0 metres;
 - (ii) despite (i) above, for a **lot depth** greater than 36.0 metres: 6.0 metres.
- (B) a rear **yard setback** of 7.5 metres;
- (C) for a **townhouse**, a side **yard setback** of:
- (i) 0.9 metres, if all **dwelling units** front directly onto a **street**;
 - (ii) 7.5 metres, if all **dwelling units** do not front directly onto a **street**;
- (D) for an **apartment building**, a side **yard setback** of:
- (i) 2.4 metres for all portions of the **main wall** that do not have **primary windows**;
 - (ii) 5.5 metres for portions of the **main wall** that have **primary windows**;
 - (iii) Despite (i) and (ii) above, 7.5 metres for all portions of the **main wall** exceeding a **building length** of 25.0 metres; and

- (iv) Despite (i) to (iii) above, on a **corner lot** the required minimum **side yard setback** from a **side lot line** abutting a **street** is 3.0 metres;

41. Zoning By-law 569-2013, as amended, is further amended by adding a new Clause 10.20.40.80 and regulations (1) and (2) so that it reads:

10.20.40.80 Separation

(1) Distance Between Main Walls of the Same Townhouse or Apartment Building

In the RD zone, if a **townhouse** or an **apartment building** on a **lot** abutting a **major street** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum above-ground separation distance between those **main walls** is:

- (A) 2.0 metres if there are no openings to **dwelling units** in those **main walls**;
- (B) 5.5 metres if there are no openings to **dwelling units** in one of those **main walls**; and
- (C) 11.0 metres if each **main wall** has an opening to a **dwelling unit**.

(2) Distance Between Residential Buildings on the Same Lot

In the RD zone, if two or more **townhouses** or **apartment buildings** or combination thereof are located on the same **lot** abutting a **major street**, the required minimum above-ground separation distance between the **main walls** of the respective buildings is:

- (A) 5.5 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and
- (B) 11.0 metres if each **main wall** has an opening to a **dwelling unit**;

42. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" at the end of regulation 10.40.20.40(1)(D), deleting "." at the end of regulation 10.40.20.40(1)(E), and by adding to regulation 10.40.20.40(1) new regulations (F) and (G) so that the revised regulation 10.40.20.40(1) reads:

(1) Permitted Residential Building Types – RS Zone

In the RS Zone, a **dwelling unit** is permitted in the following residential building types:

- (A) **Detached House**;
- (B) **Semi-detached House**;

- (C) **Duplex;**
- (D) **Triplex;**
- (E) **Fourplex** [By-law 474-2023];
- (F) **Townhouse** if the **lot** abuts a **major street**; and
- (G) Apartment Building if the **lot** abuts a **major street**.

43. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.40.20.40(2) so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex, triplex, fourplex, townhouse, or apartment building** is a permitted **residential building** type if it complies with the regulations for the RS zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023]

44. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.30.10 a new regulation (2) so that it reads:

(2) Minimum Lot Area for Each **Dwelling unit** in a Townhouse

In the RS Zone:

If a zone label applying to a **lot** in the RS zone includes the letters "au", on the Zoning By-law Map, the numerical value following the letters "au" is the required minimum **lot area** for each **dwelling unit** in a **townhouse**.

45. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" from the end of regulation 10.40.30.20(1)(B), replacing "." with ";" at the end of regulation 10.40.30.20(C), and by adding to regulation 10.40.30.20(1) new regulations (D) and (E) so that it reads:

- (D) despite (A) to (C) above, if a **townhouse** is located on a **lot** abutting a **major street**, the required minimum **lot frontage**:
 - (i) for a **townhouse** with every **dwelling unit** fronting directly on a **street**:
 - (a) is 6.0 metres for each **dwelling unit**; and
 - (b) may be reduced by 1.0 metre for each **dwelling unit** that does not have an individual private **driveway** leading directly to the front of it;
- (E) despite (A), to (C) above, if a **lot** abutting a **major street** has a **townhouse** with one or more **dwelling units** not fronting directly on a **street**, the required minimum **lot frontage** is 30.0 metres.

46. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of regulation (A), adding "; and" to the end of regulation (B) and adding to 10.40.30.40(1) a new regulation (C) so that it reads:
- (C) Despite (A) and (B) above, if a **lot** abuts a **major street** the permitted maximum **lot coverage** for a **townhouse** or **apartment building** is 50 percent of the **lot area**;
47. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.40.40.1(2) so that it reads:
- (2) Number of Residential Buildings on a Lot
- (A) A maximum of one **residential building** is permitted on a **lot** in the RS zone; and
- (B) Despite (A) above, more than one **townhouse** or **apartment building**, or combination thereof, is permitted on a **lot** abutting a **major street**;
48. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.40.1 a new regulation (3) so that it reads:
- (3) Number of Dwelling units on a Lot
- (A) If a zone label applying to a **lot** in the RS zone on the Zoning By-law Map has the letter "u", the numerical value following the letter "u" is the maximum number of **dwelling units** permitted on the **lot**; and
- (B) Despite (A) above, the permitted maximum number of **dwelling units** for an **apartment building** located on a **lot** abutting a **major street** is the greater of 60 **dwelling units** or the numerical value following the letter "u" on the Zoning By-law Map.
49. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.40.1 a new regulation (4) so that it reads:
- (4) Minimum Width of a Dwelling unit
- In the RS zone, the required minimum width of a **dwelling unit** in a **townhouse** on a **lot** abutting a **major street** is:
- (A) 5.0 metres if the **dwelling unit** does not have an individual private driveway leading directly to the front of it; and
- (B) 6.0 metres in all other cases.
50. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" at the end of regulation 10.40.40.10(1)(B) and adding Regulation 10.40.40.10(1)(D) so that the

revised regulation reads:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RS zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and
- (C) despite (A) above, the permitted maximum height for a **duplex, triplex, or fourplex** is the greater of:
 - (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
 - (ii) 10.0 metres; and [By-law: 474-2023]
- (D) despite (A) and (B) above, the permitted maximum height for the following **residential buildings** located on a **lot** abutting a **major street** is:
 - (i) for a **townhouse**, the greater of 13.0 metres or the numerical value following the letters "HT" on the Height Overlay Map; and
 - (ii) for an **apartment building**, the greater of 19.0 metres or the numerical value following the letters "HT" on the Height Overlay Map.

51. Zoning By-law 569-2013, as amended, is further amended by replacing "." with ";" at the end of regulation 10.40.40.10(2)(B)(iii) and by adding to Regulation 10.40.40.10(2) a new regulation (C) so that it reads:

- (C) Despite (A) and (B) above, the permitted maximum height of **main walls** do not apply to **townhouses** or **apartment buildings** on a **lot** abutting a **major street**;

52. Zoning By-law 569-2013, as amended, is further amended is further amended by deleting "; and" from the end of regulation 10.40.40.10(3)(B), by replacing "." with ";" at the end of regulation 10.40.40.10(3)(C), and by adding to regulation 10.40.40.10(3) a new regulation (D) so that it reads:

- (D) despite (A) to (C) above, the permitted maximum number of **storeys** for the following **residential buildings** located on a **lot** abutting a **major street**, excluding a mechanical penthouse, is:
 - (i) for a **townhouse**, the greater of four **storeys** or the numerical value

following the letters "ST" on the Height Overlay Map; and

- (ii) for an **apartment building**, the greater of six **storeys** or the numerical value following the letters "ST" on the Height Overlay Map.

53. Zoning By-law 569-2013, as amended, is further amended by adding to clause 10.40.40.20 a new regulation (4) so that it reads:

- (4) Maximum Building Length for a Townhouse or Apartment Building on a Major Street

Despite regulation 10.40.40.20(1), in the RS zone, if a **lot** abuts a major street, the permitted maximum building length is:

- (A) 19.0 metres for a **townhouse**; and
- (B) 25.0 metres for an **apartment building**.

54. Zoning By-law 569-2013, as amended, is further amended by deleting ";and" at the end of regulation 10.40.40.40(1)(B), replacing "." with ";" at the end of regulation 10.40.40.40(1)(C), and by adding to regulation 10.40.40.40(1) a new regulation (D) so that it reads:

- (D) despite (A) to (C) above, the permitted maximum floor space index regulations do not apply to a **townhouse** or an **apartment building** that has 60 **dwelling units** or less that is located on a **lot** abutting a **major street**;

55. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.40.70 a new regulation (4) so that it reads:

- (4) Minimum Setback Requirements for Residential Buildings on Major Streets

Despite (1) to (3) above, a **townhouse** or **apartment building** located on a **lot** abutting a **major street** must have the following minimum **building setbacks**:

- (A) a **front yard setback** of:
 - (i) for a **lot depth** equal to or less than 36.0 metres:
 - (a) If regulation 10.5.40.70(1) applies, the lesser of the **front yard setback** required by 10.5.40.70(1) or 6.0 metres;
 - (b) if regulation 10.5.40.70(1) does not apply: 3.0 metres;
 - (c) despite (a) and (b) above, if on a **through lot**: 6.0 metres;
 - (ii) despite (i) above, for a **lot depth** greater than 36.0 metres: 6.0 metres.

- (B) a **rear yard setback** of 7.5 metres;
- (C) for a **townhouse**, a **side yard setback** of:
 - (i) 0.9 metres, if all **dwelling units** front directly onto a **street**; and
 - (ii) 7.5 metres, if all **dwelling units** do not front directly onto a **street**;
- (D) for an **apartment building**, a **side yard setback** of:
 - (i) 2.4 metres for all portions of the **main wall** that do not have **primary windows**;
 - (ii) 5.5 metres for portions of the **main wall** that have **primary windows**;
 - (iii) Despite (i) and (ii) above, 7.5 metres for all portions of the **main wall** exceeding a **building length** of 25.0 metres; and
 - (iv) despite (i) to (iii) above, on a corner **lot** the required minimum **side yard setback** from a **side lot line** abutting a **street** is 3.0 metres;

56. Zoning By-law 569-2013, as amended, is further amended by adding a new Clause 10.40.40.80 and regulations (1) and (2) so that it reads:

10.40.40.80 Separation

(1) Distance Between Main walls of the Same Townhouse or Apartment Building

In the RS zone, if a **townhouse** or an **apartment building** on a **lot** abutting a **major street** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum above-ground separation distance between those **main walls** is:

- (A) 2.0 metres if there are no openings to **dwelling units** in those **main walls**;
- (B) 5.5 metres if there are no openings to **dwelling units** in one of those **main walls**; and
- (C) 11.0 metres if each **main wall** has an opening to a **dwelling unit**.

(2) Distance Between Residential Buildings on the Same Lot

In the RS zone, if two or more **townhouses** or **apartment buildings** or combination thereof are located on the same **lot** abutting a **major street**, the required minimum above-ground separation distance between the **main walls** of the respective buildings is:

- (A) 5.5 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and
- (B) 11.0 metres if each **main wall** has an opening to a **dwelling unit**;

57. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" at the end of regulation (E) and adding to regulation 10.60.20.40(1) a new subsection (G) so that the revised regulation reads:

(1) Permitted Residential Building Types – RT Zone

In the RT Zone, a **dwelling unit** is permitted in the following **residential building** types:

- (A) **Detached House**;
- (B) **Semi-detached House**;
- (C) **Townhouse**;
- (D) **Duplex**;
- (E) **Triplex**;
- (F) **Fourplex**; and [By-law: 474-2023]
- (G) **Apartment Building**, if the **lot** abuts a **major street**.

58. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.60.20.40(2) so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex**, **fourplex**, **townhouse**, or **apartment building** is a permitted **residential building** type if it complies with the regulations for the RT zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023]

59. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of regulation 10.60.30.40(1)(A), adding "; and" to the end of regulation (B) and adding to 10.60.30.40(1) a new regulation (C) so that it reads:

- (C) Despite (A) and (B) above, if a **lot** abuts a **major street**, the permitted maximum **lot coverage** for a **townhouse** or **apartment building** is 50 percent of the **lot area**.

60. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.60.40.1(2) so that it reads:

(2) Number of Dwelling Units on a Lot

- (A) If a zone label applying to a **lot** in the RT zone on the Zoning By-law Map has the letter "u", the numerical value following the letter "u" is the

maximum number of **dwelling units** permitted on the **lot**; and

- (B) Despite (A) above, the permitted maximum number of **dwelling units** for an **apartment building** located on a **lot** abutting a **major street** is the greater of 60 **dwelling units** or the numerical value following the letter "u" on the Zoning By-law Map.

61. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" at the end of regulation 10.60.40.10(1)(B), replacing "." with "; and" at the end of regulation 10.60.40.10(1)(C)(ii), and by adding Regulation 10.60.40.10(1)(D) so that the revised regulation reads:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RT zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and
- (C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or **fourplex** is the greater of:
- (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (ii) 10.0 metres; and [By-law: 474-2023]
- (D) despite (A) and (B) above, the permitted maximum height for the following residential buildings located on a **lot** abutting a **major street** is:
- (i) for a **townhouse**, the greater of 13.0 metres or the numerical value following the letters "HT" on the Height Overlay Map; and
- (ii) for an **apartment building**, the greater of 19.0 metres or the numerical value following the letters "HT" on the Height Overlay Map.

62. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" at the end of regulation 10.60.40.10(2)(B), replacing "." With "; and" at the end of regulation adding to regulation 10.60.40.10(2)(C), and by adding new regulation 10.60.40.10(2)(D) so that it reads:

- (D) despite (A) to (C) above, the permitted maximum number of **storeys** for the following **residential buildings**, excluding a mechanical penthouse, located on a

lot abutting a major street is:

- (i) for a **townhouse**, the greater of four **storeys** or the numerical value following the letters "ST" on the Height Overlay Map; and
- (ii) for an **apartment building**, the greater of six **storeys** or the numerical value following the letters "ST" on the Height Overlay Map.

63. Zoning By-law 569-2013, as amended, is further amended by adding Clause 10.60.40.20 Building Length and regulation (1) so that it reads:

10.60.40.20 Building Length

(1) Maximum Building Length

If a **lot** abuts a **major street**, the permitted maximum building length is:

- (A) 19.0 metres for a **townhouse**; and
- (B) 25.0 metres for an **apartment building**.

64. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" from the end of regulation 10.60.40.40(1)(B), replacing "." With "; and" at the end of regulation 10.60.40.40(1)(C), and by adding to regulation 10.60.40.40(1) a new regulation (D) so that it reads:

- (D) despite (A) and (B) above, the permitted maximum floor space index regulations do not apply to a **townhouse** or an **apartment building** that has 60 **dwelling units** or less that is located on a **lot** abutting a **major street**;

65. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.60.40.70 a new regulation (4) so that it reads:

(4) Minimum Setback Requirements for Residential Buildings on Major Streets

Despite (1) to (3) above, a **townhouse** or **apartment building** located on a **lot** abutting a **major street** must have the following minimum **building setbacks**:

- (A) a **front yard setback** of:
 - (i) for a **lot depth** equal to or less than 36.0 metres:
 - (a) If regulation 10.5.40.70(1) applies, the lesser of the **front yard setback** required by 10.5.40.70(1) or 6.0 metres;
 - (b) if regulation 10.5.40.70(1) does not apply: 3.0 metres; and
 - (c) despite (a) and (b) above, if on a **through lot**: 6.0 metres;

-
- (ii) despite (i) above, for a **lot depth** greater than 36.0 metres: 6.0 metres.
 - (B) a **rear yard setback** of 7.5 metres;
 - (C) for a **townhouse**, a **side yard setback** of:
 - (i) 0.9 metres, if all **dwelling units** front directly onto a street;
 - (ii) 7.5 metres, if all **dwelling units** do not front directly onto a street;
 - (D) for an **apartment building**, a **side yard setback** of:
 - (i) 2.4 metres for all portions of the **main wall** that do not have **primary windows**;
 - (ii) 5.5 metres for portions of the **main wall** that have **primary windows**;
 - (iii) Despite (i) and (ii) above, 7.5 metres for all portions of the **main wall** exceeding a **building length** of 25.0 metres; and
 - (iv) Despite (i) to (iii) above, on a **corner lot** the required minimum **side yard setback** from a **side lot line** abutting a **street** is 3.0 metres.
66. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.80.20.40(1) a new regulation (iii) to existing regulation (F) and by adding new regulation (G) so that it reads:

(1) Permitted Residential Building Types – RM Zone

In the RM Zone, a **dwelling unit** is permitted in the following **residential building** types:

- (A) **Detached House**;
- (B) **Semi-detached House**;
- (C) **Duplex**, if the zone label on the Zoning By-law Map:
 - (i) does not include a "u" value; or
 - (ii) has a numerical value of 2 or greater following the letter "u" in the zone label;

- (D) **Triplex**, if the zone label on the Zoning By-law Map:
 - (i) does not include a "u" value; or
 - (ii) has a numerical value of 3 or greater following the letter "u" in the zone label;
- (E) **Fourplex**, if the zone label on the Zoning By-law Map:
 - (i) does not include a "u" value; or
 - (ii) has a numerical value of 4 or greater following the letter "u" in the zone label;
- (F) **Apartment Building**, if the zone label on the Zoning By-law Map:
 - (i) does not include a "u" value; or
 - (ii) has a numerical value of 5 or greater following the letter "u" in the zone label; and
 - (iii) (i) and (ii) above do not apply to **apartment buildings** on lots abutting **major streets**;
- (G) **Townhouse**, if the zone label on the Zoning By-law Map:
 - (i) does not include a "u" value; or
 - (ii) has a numerical value of 3 or greater following the letter "u" in the zone label; and
 - (iii) despite (i) and (ii) above, a **townhouse** is only permitted if it is on a **lot** abutting a **major street**.

67. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.80.20.40(2) so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex, triplex, fourplex, townhouse, or apartment building** is a permitted **residential building** type if it complies with the regulations for the RM zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023]

68. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.80.30.10 a new regulation (3) so that it reads:
- (3) Minimum Lot Area for Each Dwelling unit in a Townhouse
- If a zone label applying to a **lot** in the RM zone includes the letters "au", on the Zoning By-law Map, the numerical value following the letters "au" is the required minimum **lot area** for each **dwelling unit** in a **townhouse**.
69. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.80.30.20(1)(B)(iii)(a) so that it applies only to apartment buildings on **lots** which do not abut a major street and reads:
- (a) for each **apartment building** located on a **lot** which does not abut a **major street**;
70. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.80.30.20(1) a new regulation (D) and (E) so that it reads:
- (D) despite (A) and (B) above, if a **townhouse** is located on a **lot** abutting a **major street**, the required minimum **lot frontage**:
- (i) for a **townhouse** with every **dwelling unit** fronting directly on a **street**:
- (a) is 6.0 metres for each **dwelling unit**; and
- (b) may be reduced by 1.0 metre for each **dwelling unit** that does not have an individual private **driveway** leading directly to the front of it; and
- (E) despite (A) to (B) above, if a **lot** abutting a **major street** has a **townhouse** with one or more **dwelling units** not fronting directly on a **street**, the required minimum **lot frontage** is 30.0 metres.
71. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of regulation (A), adding "; and" to the end of regulation (B) and adding to 10.80.30.40(1) a new regulation (C) so that it reads:
- (C) despite (A) above, if a **lot** abuts a **major street**, the permitted maximum **lot coverage** for a **townhouse** or **apartment building** is 50 percent of the **lot area**;
72. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.80.40.1(2) so that it reads:
- (2) Number of Dwelling units on a Lot
- (A) If a zone label applying to a **lot** in the RM zone on the Zoning By-law Map has the letter "u", the numerical value following the letter "u" is the maximum number of **dwelling units** permitted on the **lot**; and

- (B) Despite (A) above, the permitted maximum number of **dwelling units** for an **apartment building** located on a **lot** abutting a **major street** is the greater of 60 **dwelling units** or the numerical value following the letter "u" on the Zoning By-law Map.

73. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.80.40.1 a new regulation (3) so that it reads:

(3) Minimum Width of a Dwelling Unit

In the RM zone, the required minimum width of a **dwelling unit** in a **townhouse** is:

- (A) 5.0 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it; and
- (B) 6.0 metres in all other cases.

74. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.80.40.10(1) a new regulation (D) so that the revised regulation reads:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RM zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map:
- (i) 10.0 metres, for a **detached house** or **semi-detached house** and
- (ii) 13.0 metres, for any other **building** or **structure**;
- (C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or **fourplex** is the greater of:
- (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (ii) 10.0 metres; and [By-law: 474-2023]
- (D) despite (A) and (B) above, the permitted maximum height for the following **residential buildings** located on a **lot** abutting a **major street** is:
- (i) for a **townhouse**, the greater of 13.0 metres or the numerical value

following the letters "HT" on the Height Overlay Map; and

- (ii) for an **apartment building**, the greater of 19.0 metres or the numerical value following the letters "HT" on the Height Overlay Map.

75. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" from the end of regulation 10.80.40.10(2)(B)(ii), replacing "." with "; and" at the end of regulation 10.80.40.10(2)(B)(iii), and by adding to Regulation 10.80.40.10(2) a new regulation (C) so that it reads:

- (C) despite (A) to (B) above, the permitted maximum height of **main walls** do not apply to **townhouses** or **apartment buildings** on a **lot** abutting a **major street**;

76. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" from the end of regulation 10.80.40.10(3), by replacing "." with "; and" at the end of regulation 10.80.40.10(3)(C), and by adding to regulation 10.80.40.10(3) a new regulation (D) so that it reads:

- (D) despite (A) to (B) above, the permitted maximum number of **storeys** for the following **residential buildings** located on a **lot** abutting a **major street**, excluding a mechanical penthouse, is:
 - (i) For a **townhouse**, the greater of four **storeys** or the numerical value following the letters "ST" on the Height Overlay Map; and
 - (ii) For an **apartment building**, the greater of six **storeys** or the numerical value following the letters "ST" on the Height Overlay Map.

77. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.80.40.20 a new regulation (3) so that it reads:

- (3) Maximum Building Length for a Townhouse or Apartment Building on a Major Street

In the RM zone, if a **lot** abuts a major street, the permitted maximum building length is:

- (A) 19.0 metres for a **townhouse**; and
- (B) 25.0 metres for an **apartment building**;

78. Zoning By-law 569-2013, as amended, is further amended by deleting "; and" from the end of regulation 10.80.40.40(1)(B), replacing "." with "; and" at the end of regulation 10.80.40.40(1)(C), and by adding to regulation 10.80.40.40(1) a new regulation (D) so that it reads:

- (D) despite (A) to (C) above, the permitted maximum floor space index regulations do

not apply to a **townhouse** or an **apartment building** that has 60 **dwelling units** or less that is located on a **lot** abutting a **major street**;

79. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.80.40.70 a new regulation (4) so that it reads:

(4) Minimum Setback Requirements for Residential Buildings on Major Streets

Despite regulations 10.80.40.70(1) to (3) above, a **townhouse** or **apartment building** located on a **lot** abutting a **major street** must have the following minimum **building setbacks**:

- (A) a **front yard setback** of:
- (i) for a **lot depth** equal to or less than 36.0 metres:
 - (a) If regulation 10.5.40.70(1) applies, the lesser of the **front yard setback** required by 10.5.40.70(1) or 6.0 metres;
 - (b) if regulation 10.5.40.70(1) does not apply: 3.0 metres; and
 - (c) (a) and (b) above, if on a **through lot**: 6.0 metres;
 - (ii) despite (i) above, for a **lot depth** greater than 36.0 metres: 6.0 metres.
- (B) a **rear yard setback** of 7.5 metres;
- (C) for a **townhouse**, a **side yard setback** of:
- (i) 0.9 metres, if all **dwelling units** front directly onto a street; and
 - (ii) 7.5 metres, if all **dwelling units** do not front directly onto a street;
- (D) for an **apartment building**, a **side yard setback** of:
- (i) 2.4 metres;
 - (ii) Despite (i) above, 5.5 metres for portions of the **main wall** that have **primary windows**;
 - (iii) Despite (i) and (ii) above, 7.5 metres for all portions of the **main wall** exceeding a **building length** of 25.0 metres; and
 - (iv) despite (i) to (iii) above, on a **corner lot** the required minimum **side yard setback** from a **side lot line** abutting a **street** is 3.0 metres.

80. Zoning By-law 569-2013, as amended, is further amended by inserting "or townhouse" and changing the title accordingly in regulation 10.80.40.80(1) so that the revised regulation reads:

(1) Distance Between Main walls of the Same Apartment Building or Townhouse

In the RM zone, if an **apartment building** or **townhouse** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same building, the required minimum above-ground separation distance between those **main walls** is:

- (A) 5.5 metres if there are no openings to **dwelling units** in one or more of those **main walls**; and
- (B) 11.0 metres if each **main wall** has an opening to a **dwelling unit**.

81. Zoning By-law 569-2013, as amended, is further amended by adding to Section 800.50 a new regulation (457) so that it reads:

(457) Major Street

means any street identified as "Major Streets" on the Policy Areas Overlay Map found in Section 995.10. For the purpose of this definition, the phrase "major **street** on the Policy Area Overlay Map" has the same meaning as **major street**.

82. Zoning By-law 569-2013, as amended, is further amended by adding to Section 800.50 a new regulation (600) so that it reads:

(600) Primary Window

means a window in a **dwelling unit** other than a window of a bedroom, kitchen, bathroom, hallway, or storage area.

83. Zoning By-law 569-2013, as amended, is further amended by adding to Article 10.5.30 a new Clause 10.5.30.50 and regulation 10.5.30.50(1) so that it reads:

10.5.30.50 Planned Rights-of-way

(1) Measurement of Front Yard setbacks for Townhouses and Apartment Buildings on Major Streets

The required **front yard setback** of a **townhouse** or **apartment building** located on a **lot** abutting a **major street** is measured from either:

- (A) the **lot line** abutting a **major street**, provided that the right-of-way width of the **major street** abutting the **lot** has been built to the width planned on Map 3 of the Official Plan; or

- (B) the **lot line** abutting a **major street**, as it would be following the conveyance of the right-of-way widening required to achieve the planned right-of-way width of that **major street**, provided that the **major street** has not been built to the right-of-way width planned on Map 3 of the Official Plan.

Pursuant to Ontario Land Tribunal Order issued on September 11, 2025 in File OLT-24-000837.

EHON Major Street Map

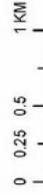
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 02

Etobicoke Centre



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets



EHON Major Street Map

EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 03

Etobicoke-Lakeshore



- Neighbourhood-Designated
Parcels on Major Streets
- Ward Boundary
- Major Streets



EHON Major Street Map

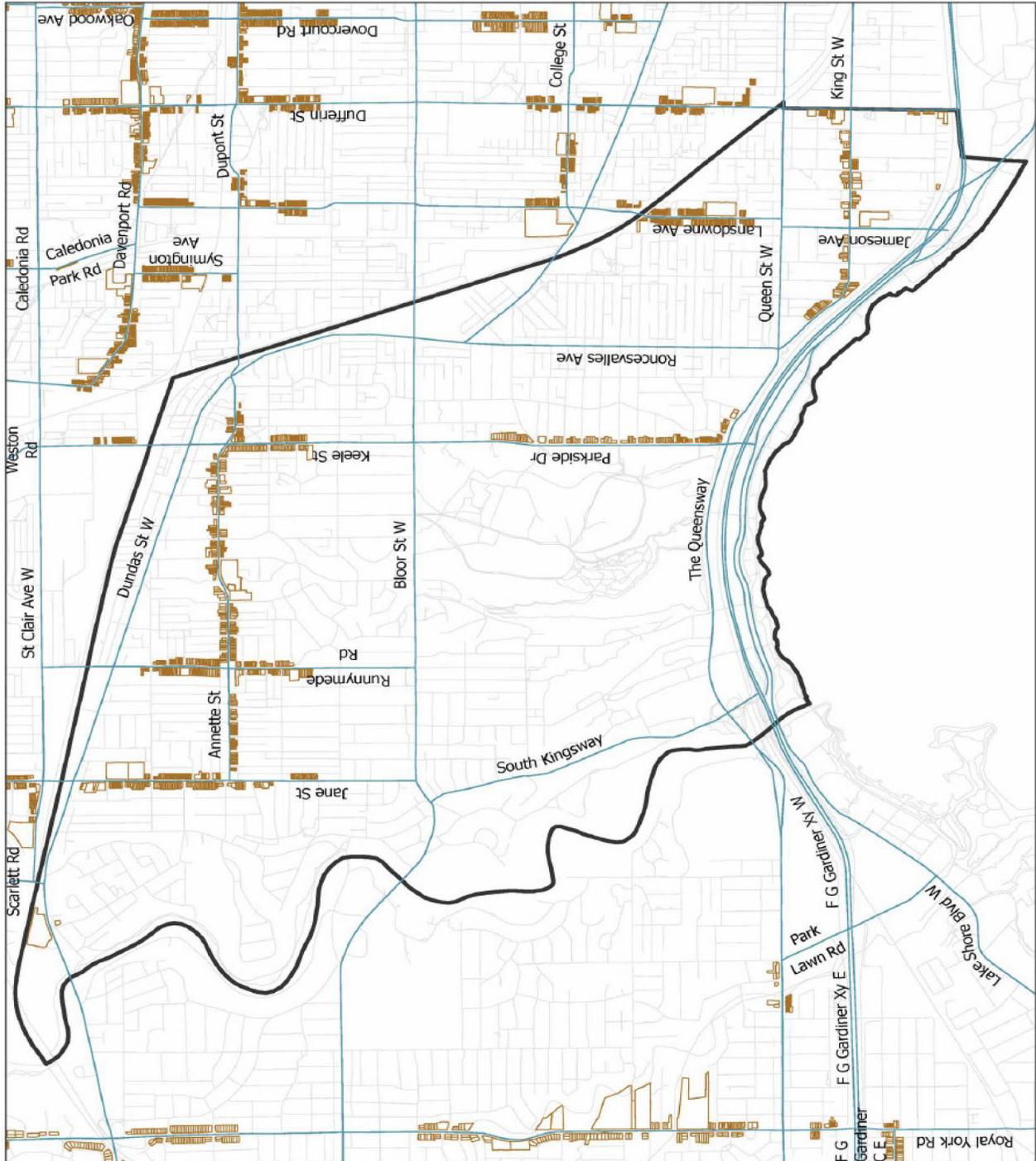
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 04

Parkdale-High Park



- Neighbourhood-Designated
Parcels on Major Streets
- Ward Boundary
- Major Streets

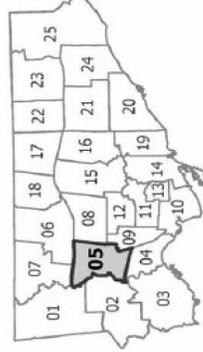


EHON Major Street Map

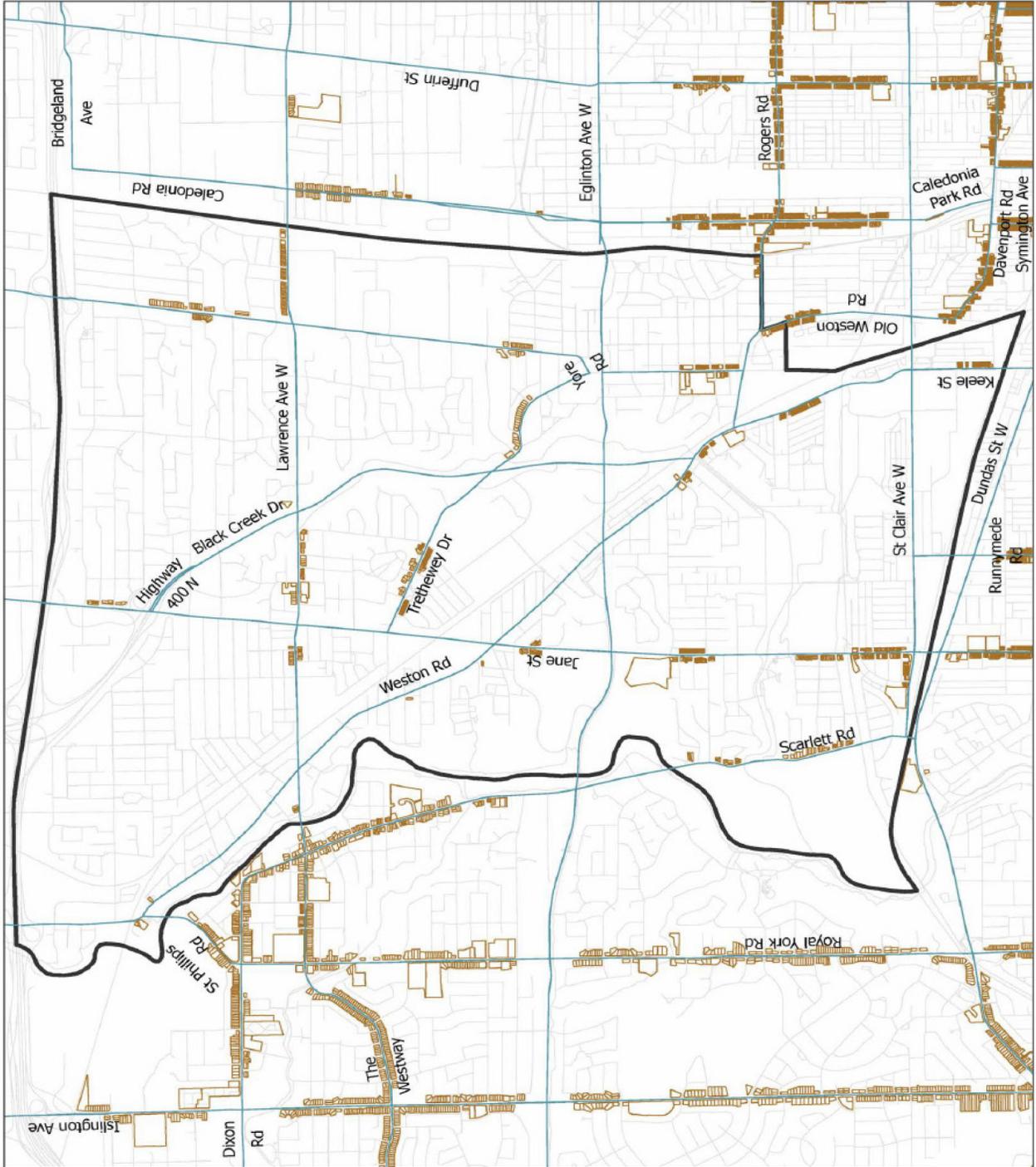
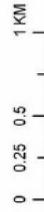
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 05

York South-Weston



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets

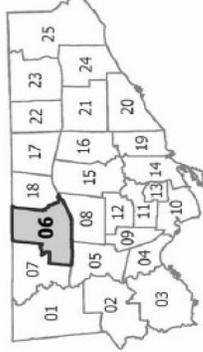


EHON Major Street Map

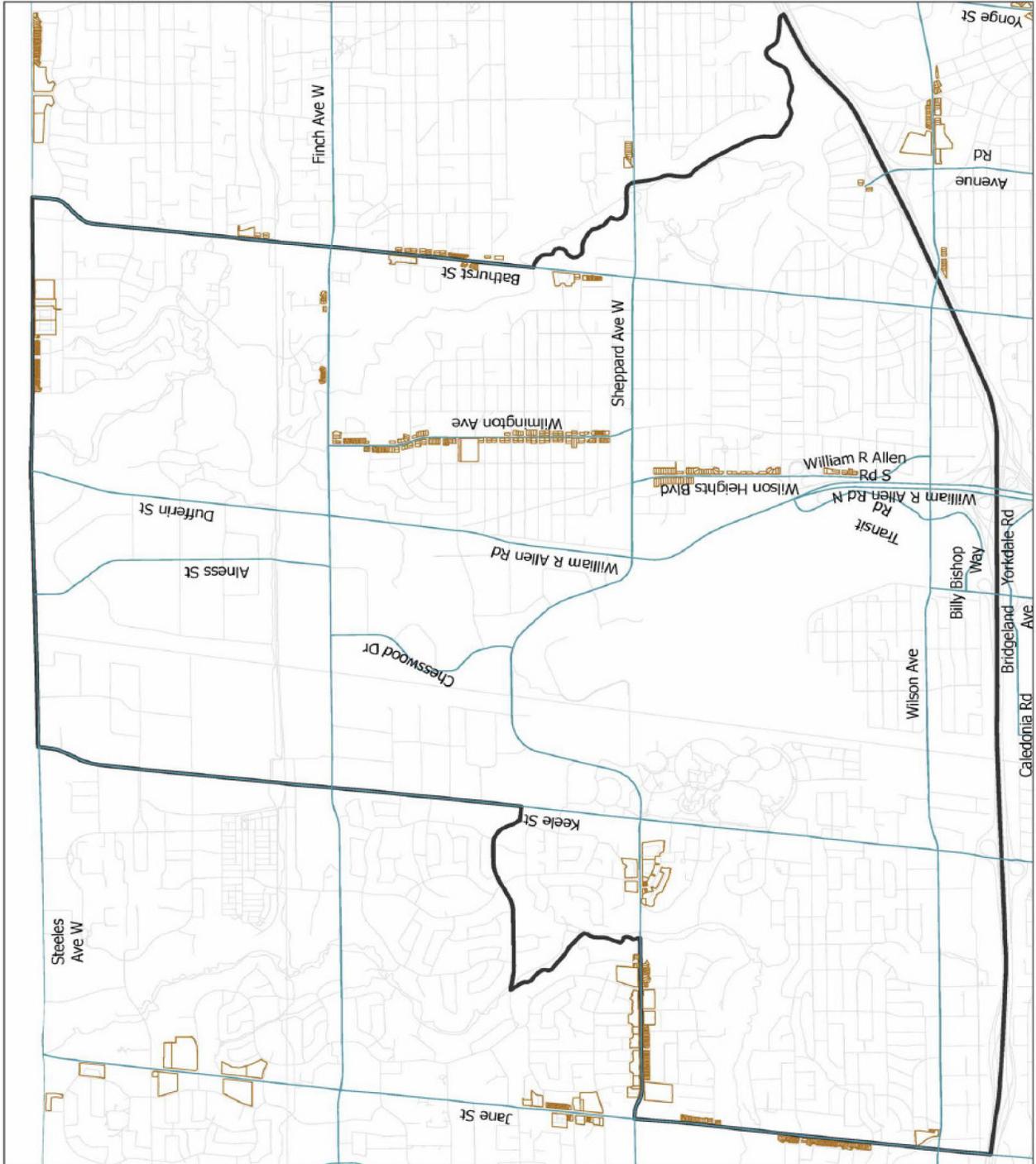
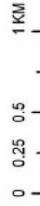
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 06

York Centre



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets



EHON Major Street Map

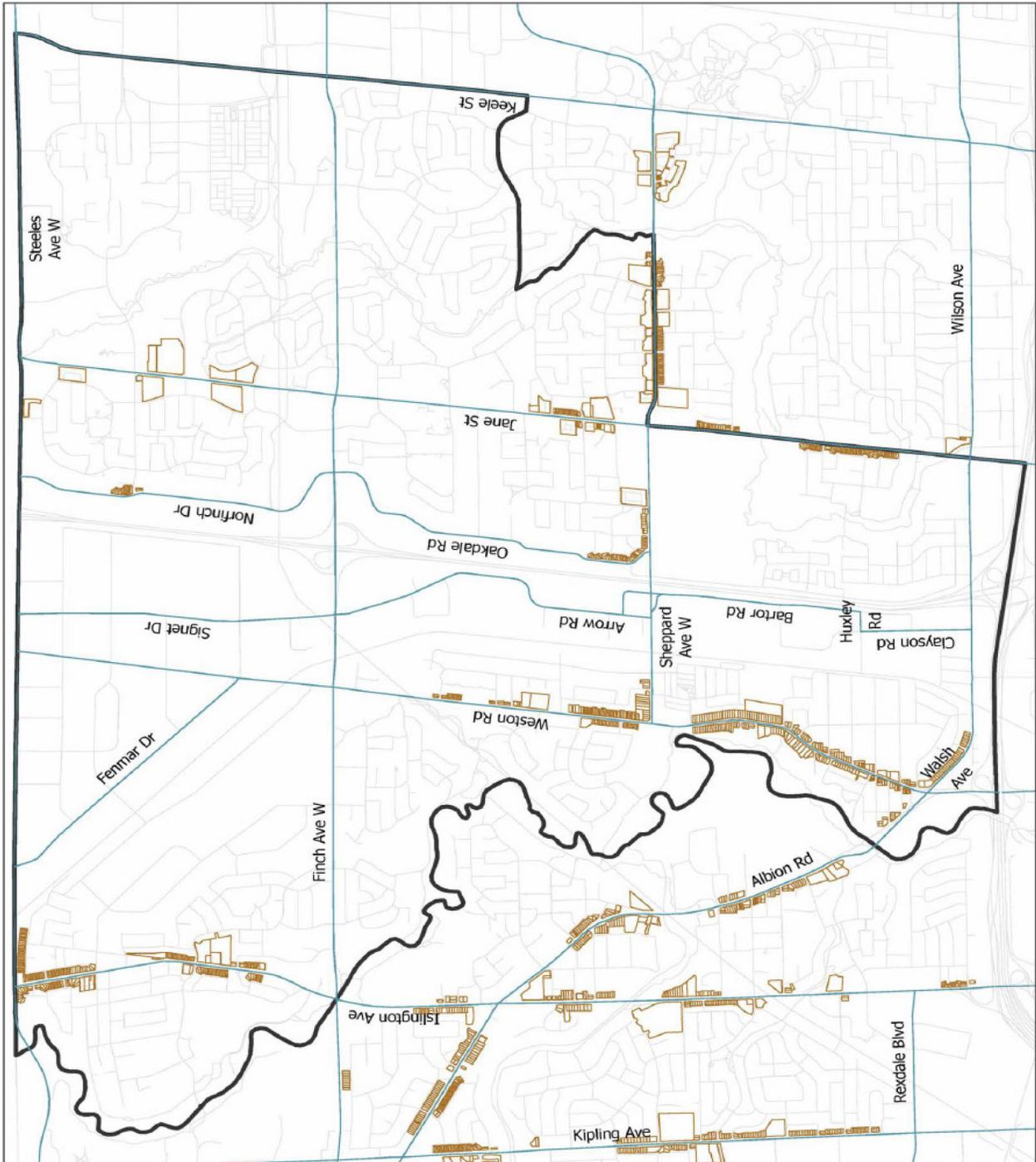
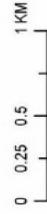
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 07

Humber River-Black Creek



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets

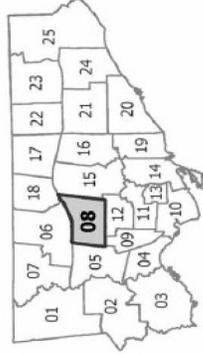


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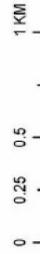
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 08

Eglinton-Lawrence



- Neighbourhood-Designated
Parcels on Major Streets
- Ward Boundary
- Major Streets



EHON Major Street Map

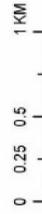
EHON Neighbourhoods-Designated
 Parcels on Major Streets

Ward: 09

Davenport



- Neighbourhood-Designated
 Parcels on Major Streets
- Ward Boundary
- Major Streets



EHON Major Street Map

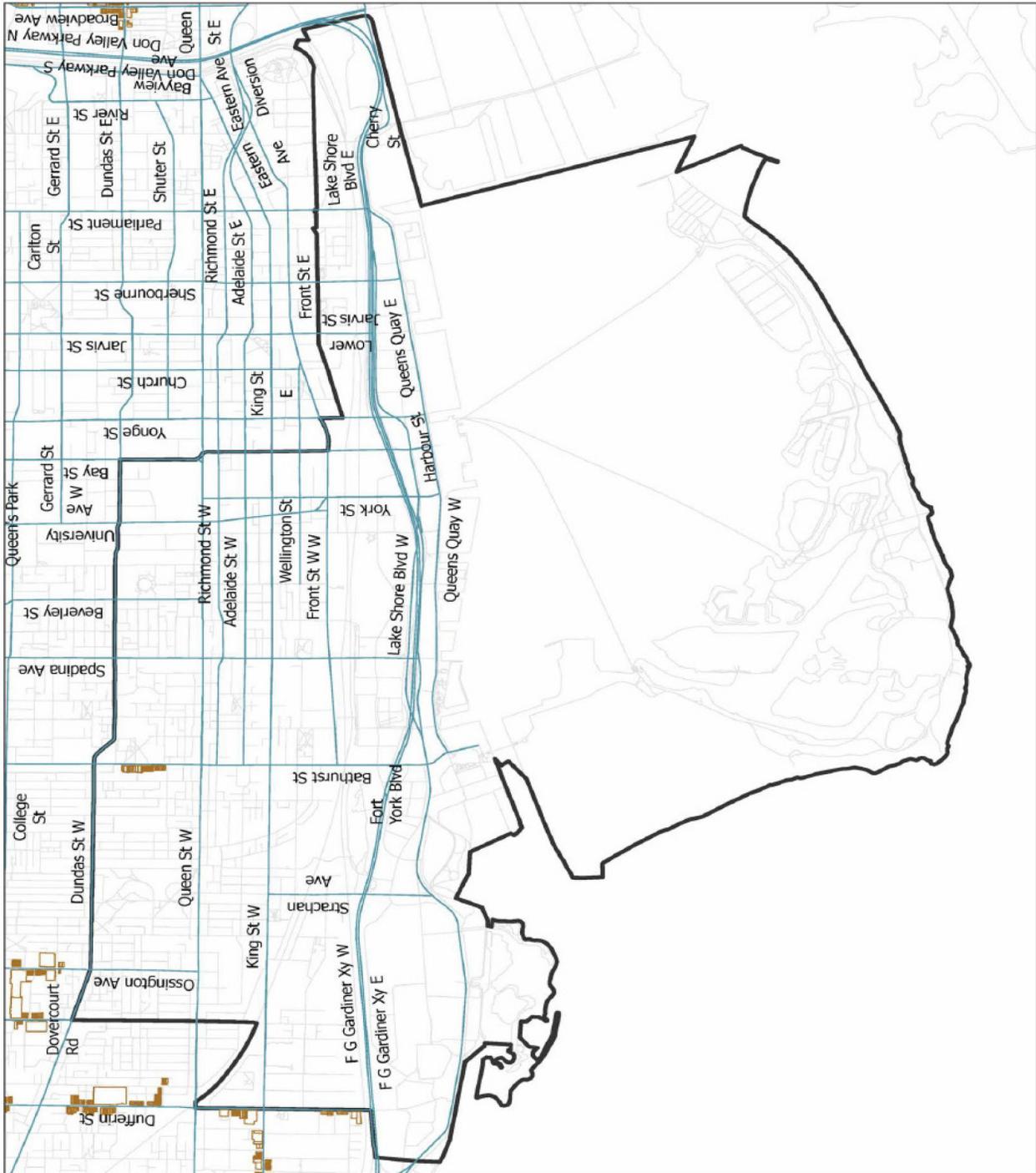
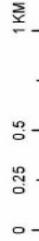
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 10

Spadina-Fort York



- Neighbourhood-Designated
- Parcels on Major Streets
- Ward Boundary
- Major Streets



EHON Major Street Map

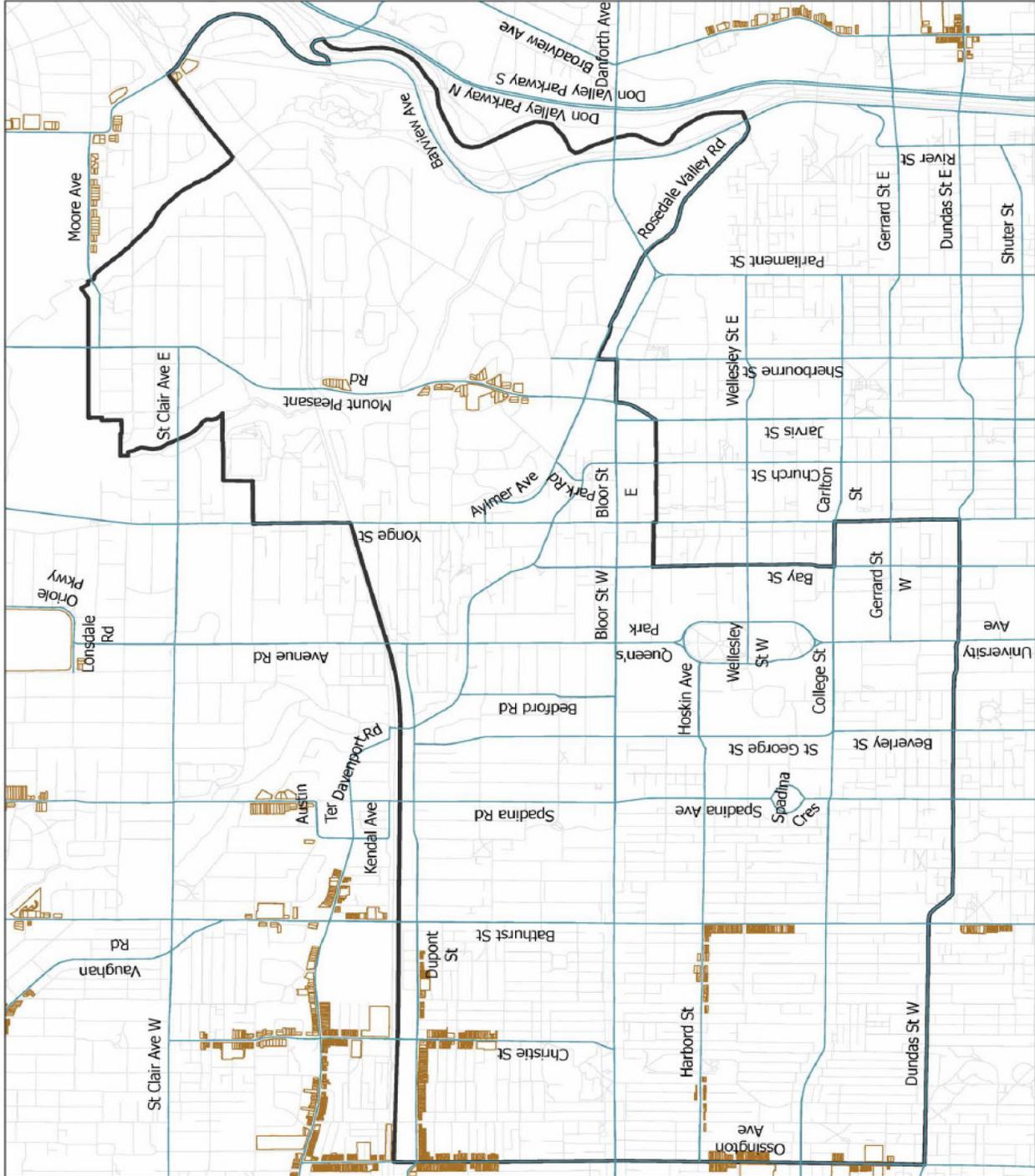
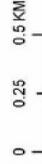
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 11

University-Rosedale



- Neighbourhood-Designated
Parcels on Major Streets
- Ward Boundary
- Major Streets



EHON Major Street Map

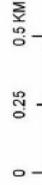
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 12

Toronto-St. Paul's



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets



EHON Major Street Map

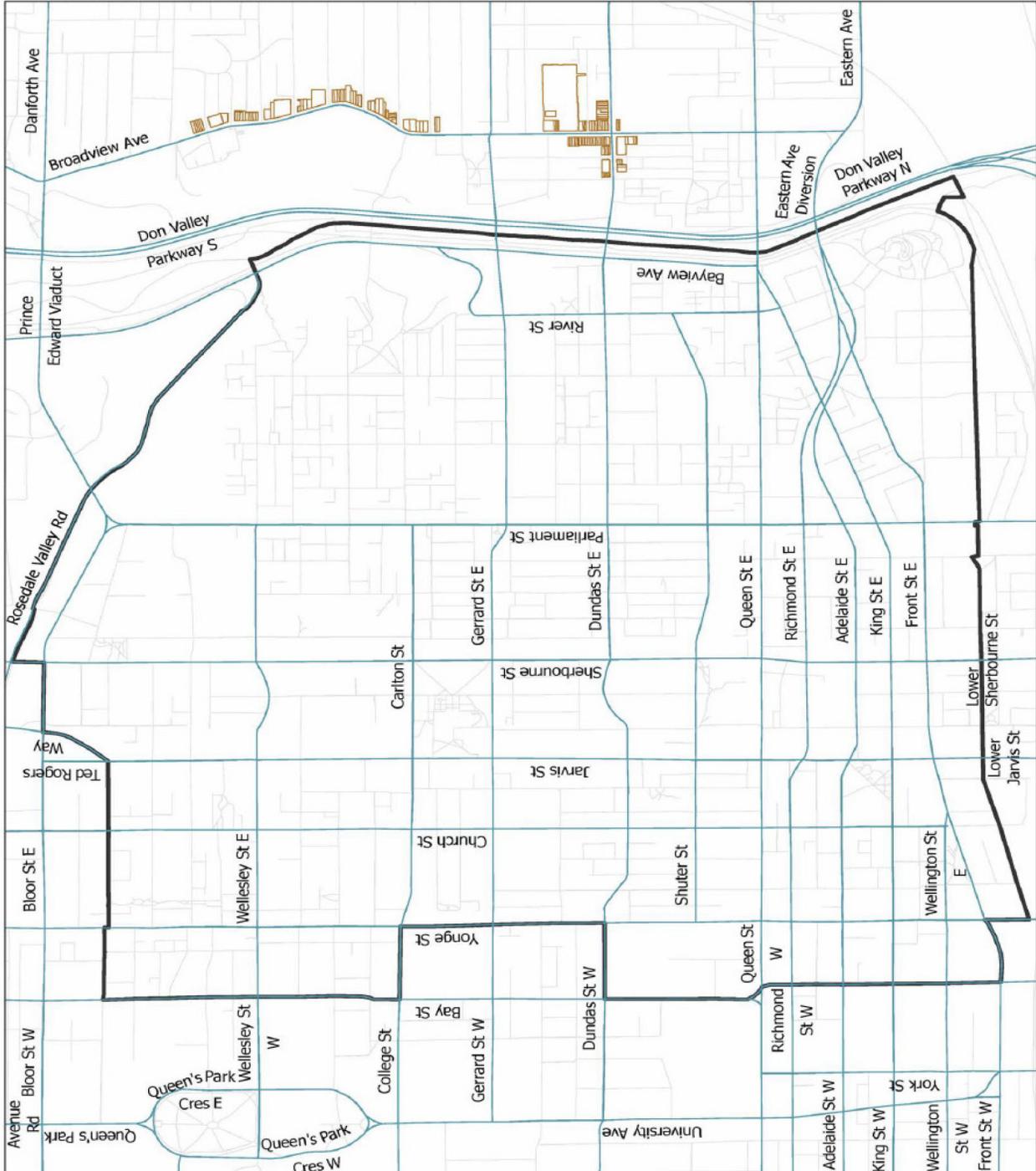
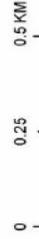
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 13

Toronto Centre



- Neighbourhood-Designated
Parcels on Major Streets
- Ward Boundary
- Major Streets



EHON Major Street Map

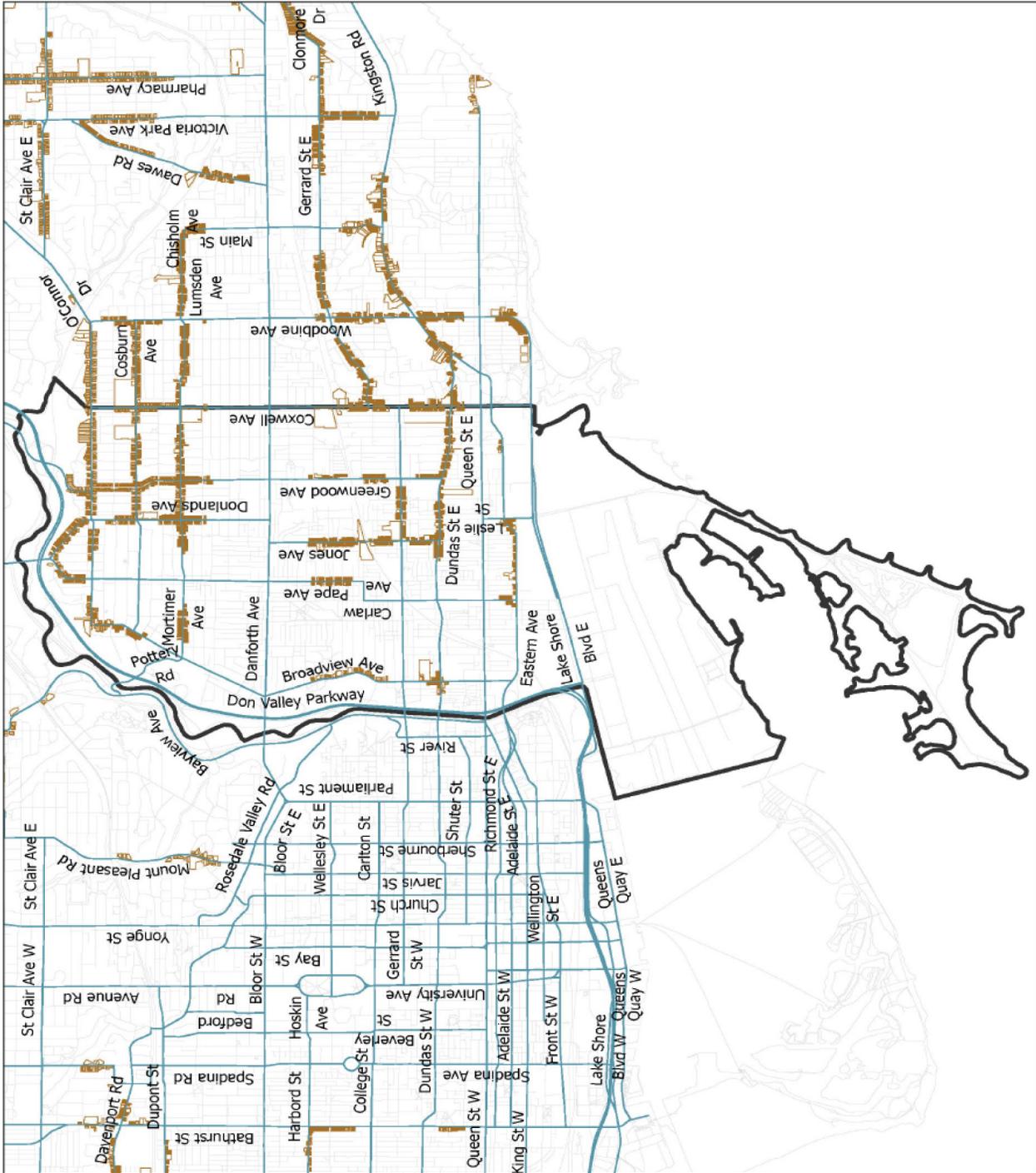
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 14

Toronto-Danforth



- Neighbourhood-Designated
Parcels on Major Streets
- Ward Boundary
- Major Streets



EHON Major Street Map

EHON Neighbourhoods-Designated Parcels on Major Streets

Ward: 15

Don Valley West



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets



EHON Major Street Map

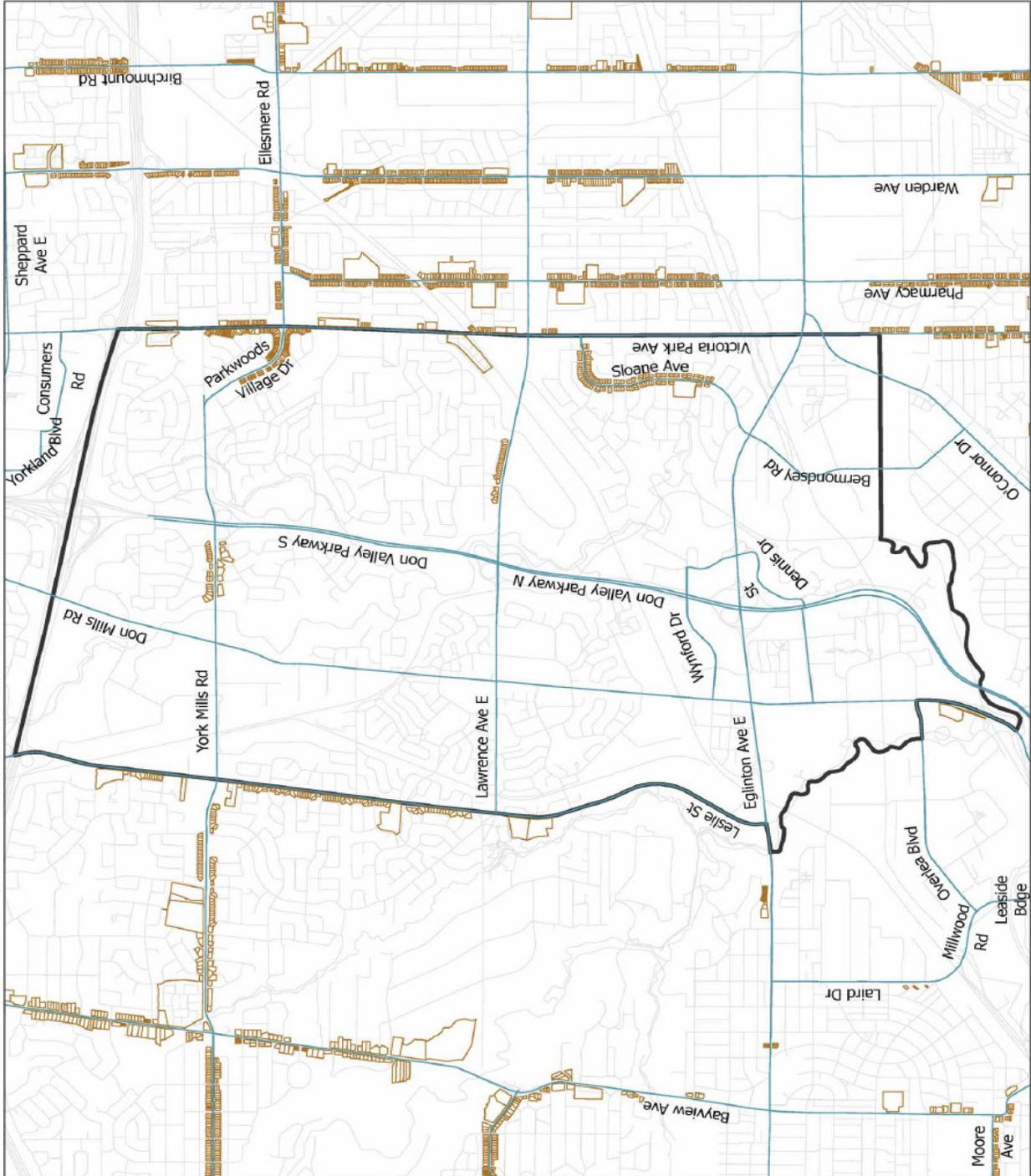
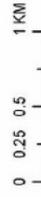
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 16

Don Valley East



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets

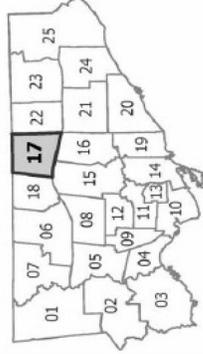


EHON Major Street Map

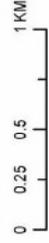
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 17

Don Valley North



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets



EHON Major Street Map

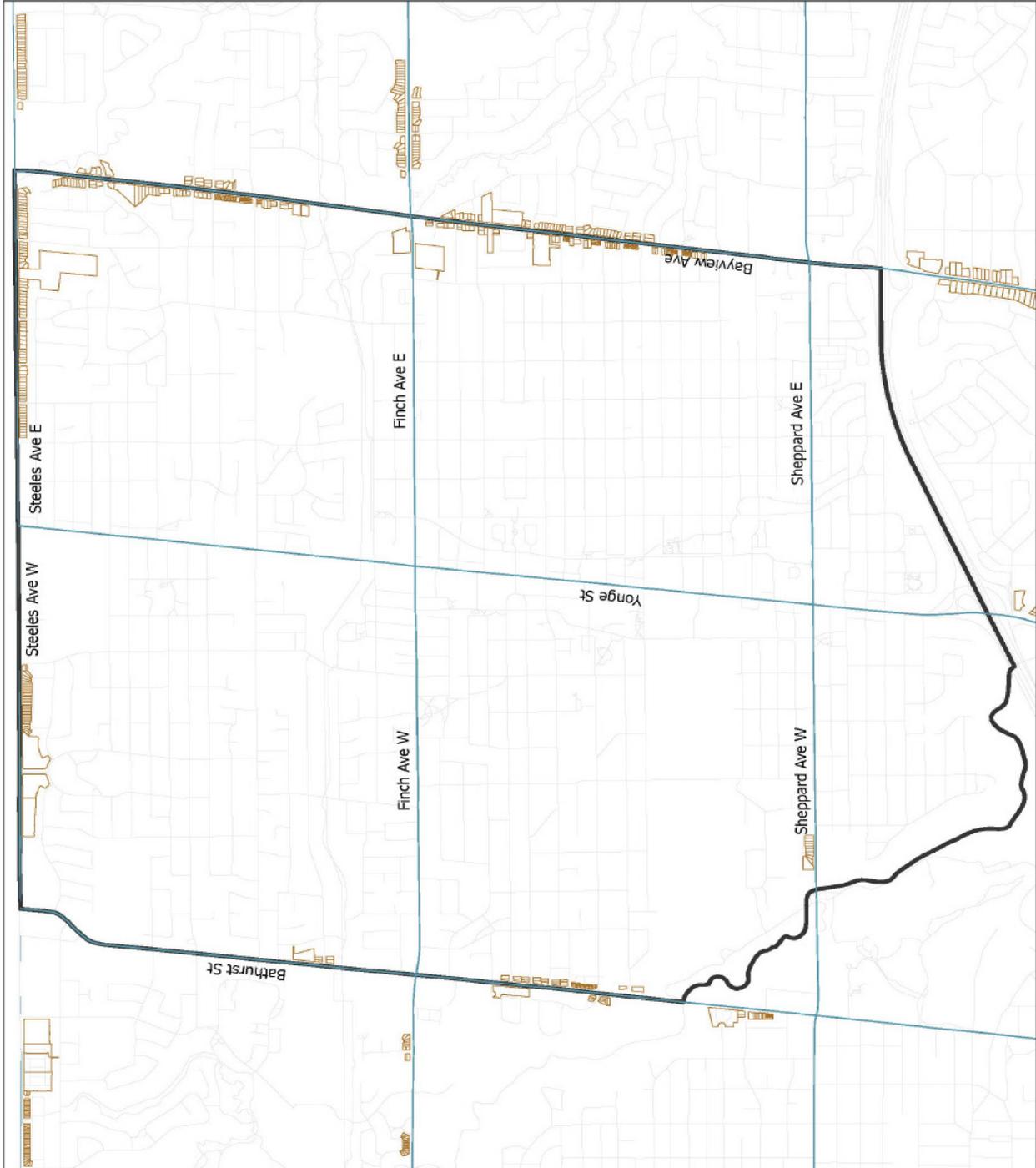
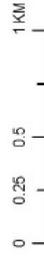
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 18

Willowdale



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets



EHON Major Street Map

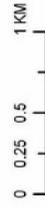
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 19

Beaches-East York



- Neighbourhood-Designated
Parcels on Major Streets
- Ward Boundary
- Major Streets



EHON Major Street Map

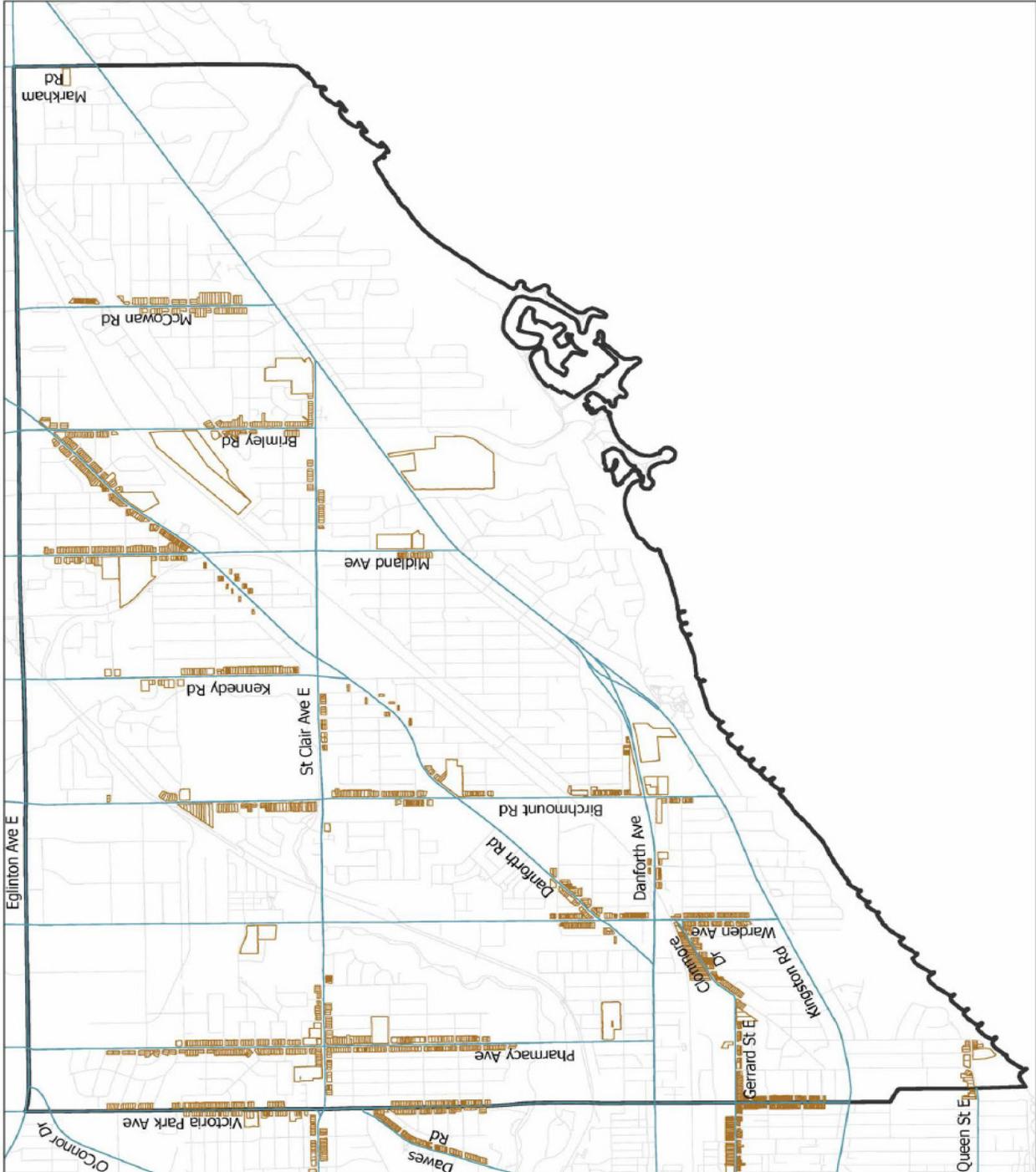
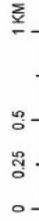
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 20

Scarborough Southwest



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets



EHON Major Street Map

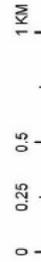
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 21

Scarborough Centre



-  Neighbourhood-Designated
Parcels on Major Streets
-  Ward Boundary
-  Major Streets



EHON Major Street Map

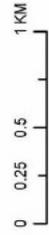
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 22

Scarborough-Agincourt



- Neighbourhood-Designated
- Parcels on Major Streets
- Ward Boundary
- Major Streets

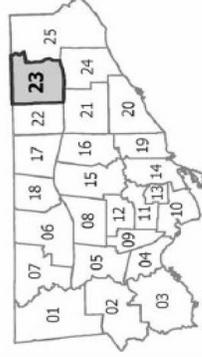


EHON Major Street Map

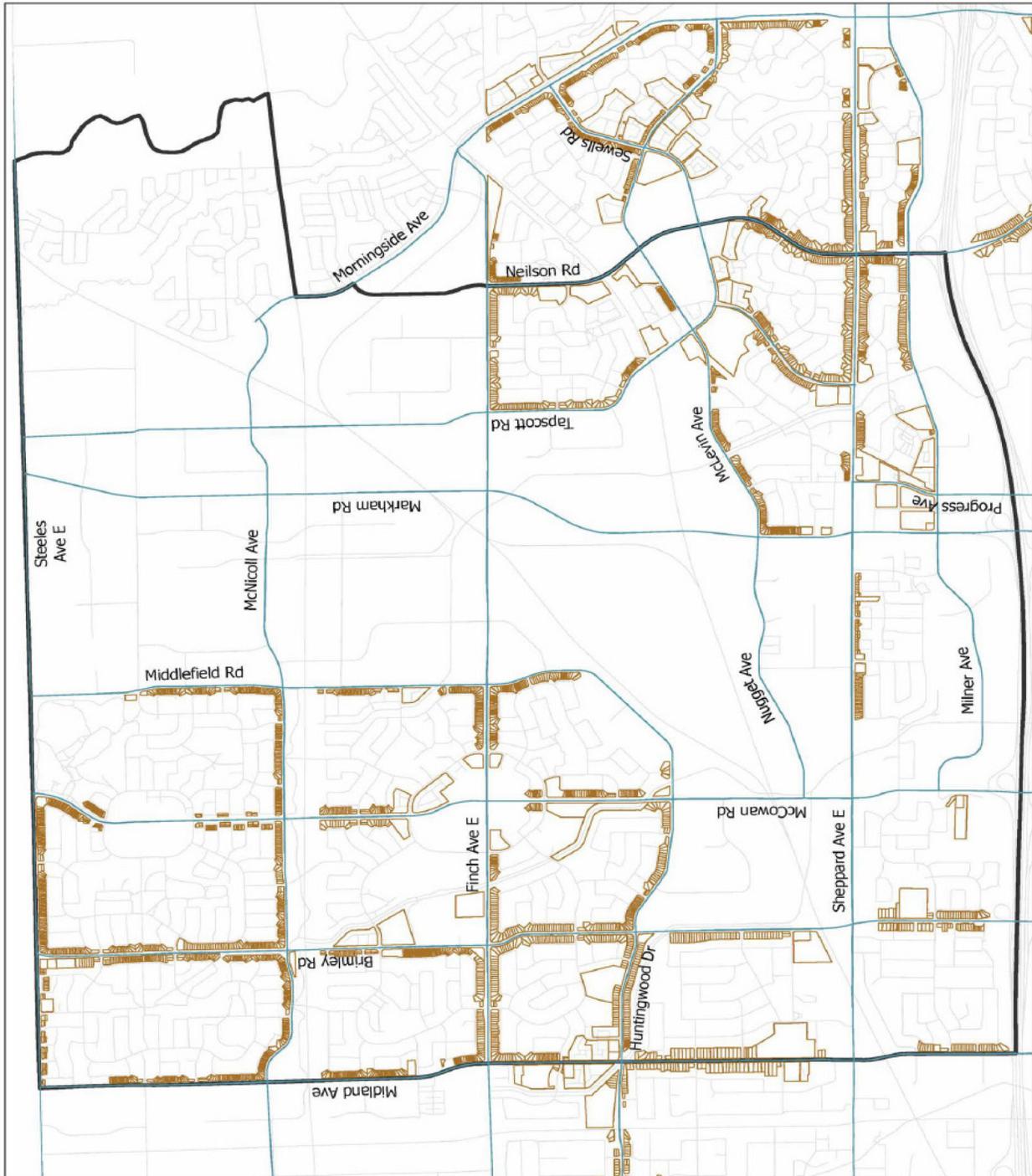
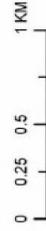
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 23

Scarborough North



- Neighbourhood-Designated
Parcels on Major Streets
- Ward Boundary
- Major Streets



EHON Major Street Map

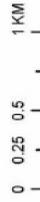
EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 24

Scarborough-Guildwood



- Neighbourhood-Designated
Parcels on Major Streets
- Ward Boundary
- Major Streets



EHON Major Street Map

EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 25

Scarborough-Rouge Park



- Neighbourhood-Designated
- Parcels on Major Streets
- Ward Boundary
- Major Streets

