

Attachment 2: Key Zoning By-law Concepts for Consultation

Based on preliminary review and analysis, staff propose consultation on the following key concepts for amending the zoning by-law in future phases of the Multiplex Study. For further explanation, please see the “Zoning Concepts” Section of the main report.

- Include duplexes, triplexes and fourplexes as permitted building types in the RD (Residential Detached), RS (Residential Semi-Detached) and RT (Residential Townhouse) zones
- Amend built form standards for duplexes, triplexes and fourplexes to generally align with the regulations for permitted houseform building types
- Remove or amend the maximum number of dwelling units permitted on a lot, expressed through the “U” symbol where applicable
- Amend built form regulations to enhance the constructability of multiplexes, such as:
 - Harmonizing the maximum 17 metre building depth standard for all building types
 - Consider minor side yard setback amendments
 - Consider amendments to maximum main wall height where the constructability of multiplexes is impacted, particularly for buildings with shallow or flat roofs
 - Review number and locations of permitted platforms (e.g. balconies, terraces and decks)
- Review Floor Space Index (FSI) permissions to consider how this measure can incentivize the construction of additional units, potentially permitting additional FSI on a per-unit basis.
- Consider minor modifications to height permissions to accommodate sustainable design features, wood-framed construction, or new buildings without basements.
- Maintain minimum requirements for soft landscaping

Amended standards for other zoning regulations may be considered through consultation and further analysis.