



Expanding Housing Options in Neighbourhoods – Multiplex Study – Zoning Changes Illustrated

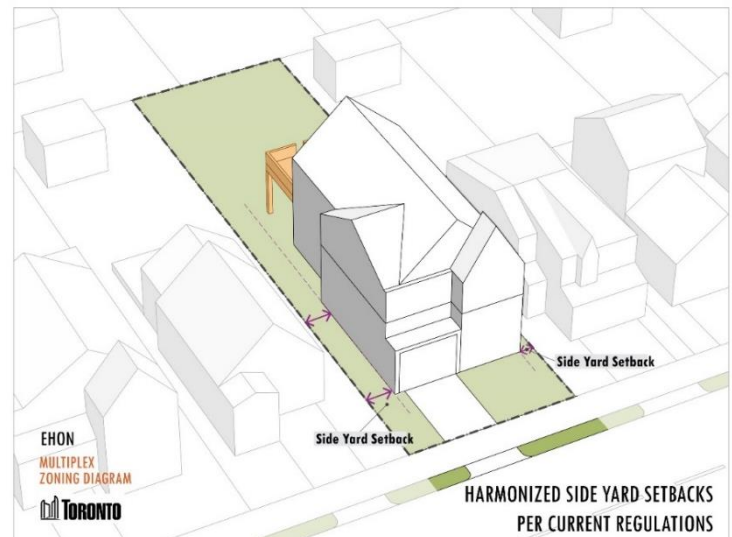
This document provides an illustrated guide to revised built form standards and zoning regulations proposed in the Zoning By-law Amendment, to facilitate multiplexes on lands in the Residential zone category city-wide. These highlight key regulations proposed to change, while many others will stay the same in city-wide Zoning By-law 569-2013.

Duplexes, triplexes and fourplexes are already permitted in the R (Residential) and RM (Residential Multiple) zones, but are subject to some regulations that are different from detached houses. Multiplex building types are proposed to be added as permitted building types to the RD (Residential Detached), RS (Residential Semi-Detached) and RT (Residential Townhouse) zones.

Side Yard Setbacks

Side yard setbacks that apply to detached and semi-detached houses would also apply to multiplex building types.

In the R and RM zones, side yard setbacks would be harmonized to be the same as detached and semi-detached houses.

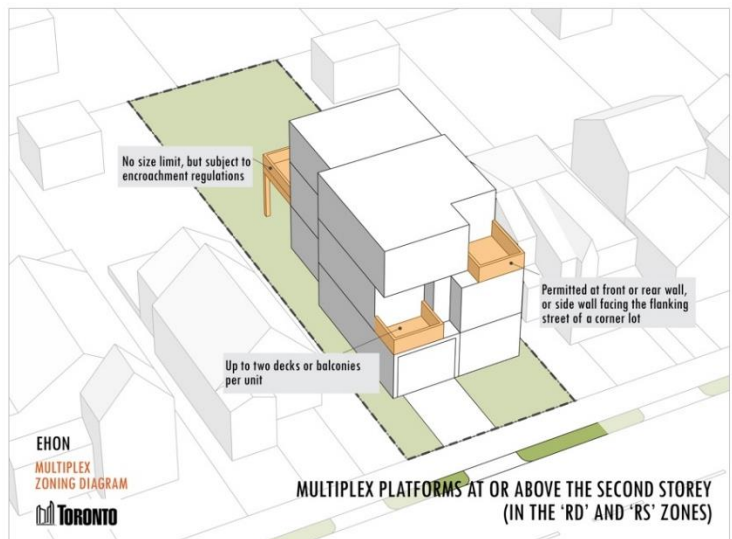


Platforms

Up to two platforms (decks or balconies) would be permitted for each unit in a multiplex, at or above the second storey.

These could be located at the front or rear wall of the building, or the side wall if it faces the street on a corner lot.

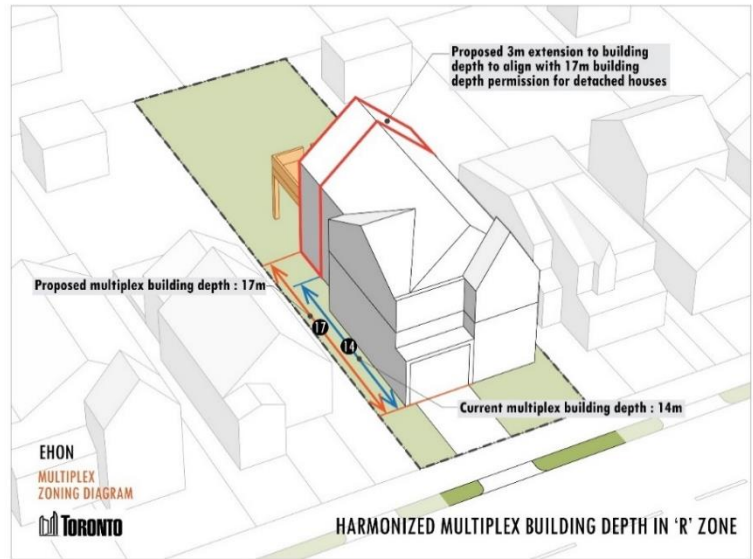
There is no maximum size for platforms, but they would be subject to the existing standards that regulate how far they can encroach into a setback.





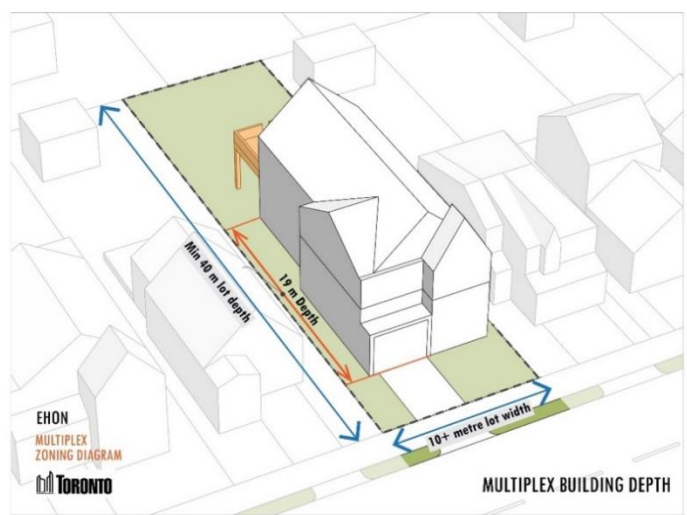
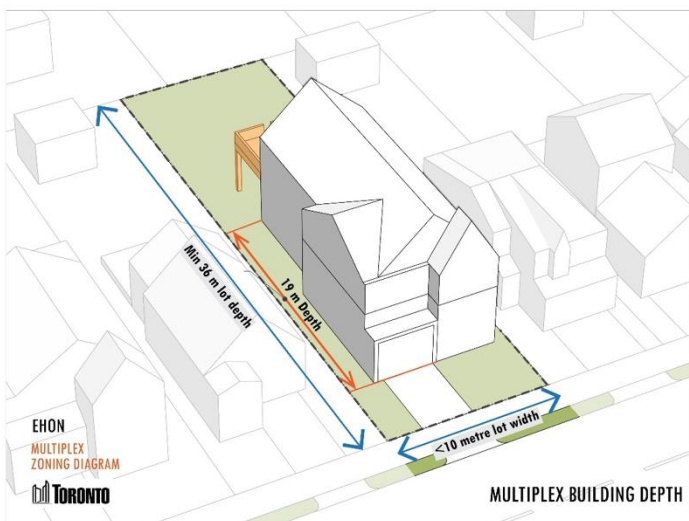
Building Depth

The permitted building depth for multiplexes in the R zone would be harmonized with what is permitted for detached and semi-detached houses, to 17 metres.



On deep lots, a multiplex would be able to extend up to 19 metres in depth, provided it also complies with zoning by-law requirements that may apply, such as lot coverage and setbacks. Deep lots are defined as:

- at least 36 metres deep, where the lot is less than 10 metres wide; and
- at least 40 metres deep, where the lot is at least 10 metres wide.



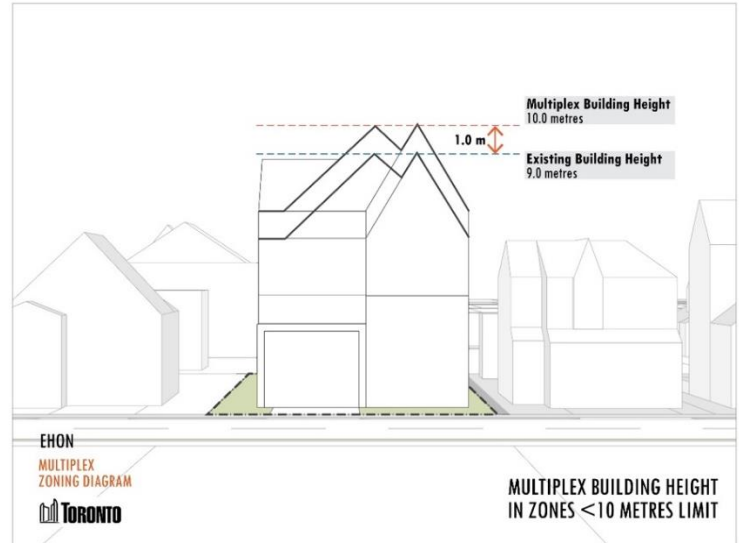


Building Height

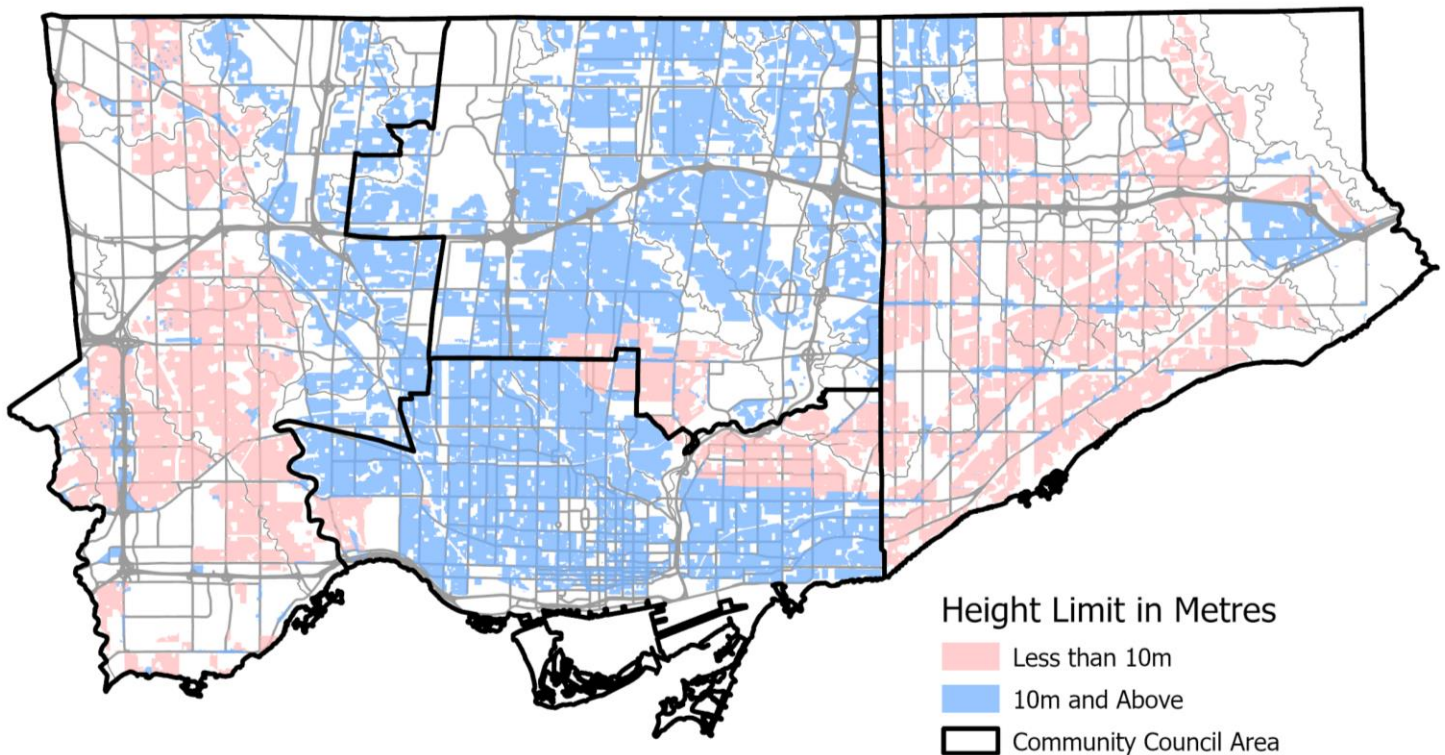
Many neighbourhoods across the city already permit building heights of 10 metres or greater. The map below shows these areas in blue.

In zones with a maximum height limit of less than 10 metres, as shown in pink on the map below, multiplexes would be permitted to build up to 10 metres to allow for a viable third storey.

Where the zoning limits the maximum number of storeys with an 'ST' value, these maximums would not apply to multiplexes.



Residential Zones with Height Limits (m)

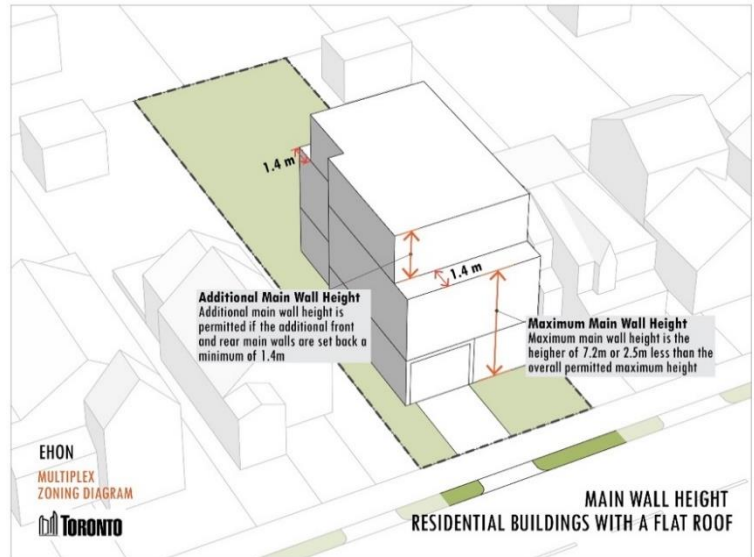




Main Wall Height

A main wall of a detached house with a flat roof in the RD zone can have a maximum height of either 7.2 metres, or 2.5 metres less than the maximum building height, whichever is higher.

Additional main wall height is permitted if the building steps back by 1.4 metres from the front and rear walls. This regulation would also apply to multiplexes.



Form-Based Zoning

The proposed zoning by-law amendment would also eliminate Floor Space Index (FSI) maximums for multiplex building types. This would allow for the full zoning envelope to be utilized for the accommodation of additional units, while the size of multiplex buildings would continue to be regulated by other built form standards, such as height, setbacks, and building depth.

Many built form standards in the Residential zone category are not proposed to change and would apply to multiplexes, including:

- Front yard setbacks
- Rear yard setbacks
- Lot coverage maximums
- Landscaped open space
- Driveway width

Maximum Number of Units

If the zoning includes a 'U' value that limits the number of units on a lot, that maximum would be changed to ensure that four units are permitted.