

EHON Major Streets – Draft Zoning By-law Amendment

For Consultation – October 2023

Explanatory Comment: City-wide Zoning By-law 569-2013 applies to five Residential Zones which apply to the *Neighbourhoods* areas of Toronto. Some of these zones currently permit townhouse development (R and RT), and others permit apartment buildings (R and RM), but these permissions are not found in all Residential Zones.

The changes in this zoning by-law amendment will add permissions for townhouses and apartment buildings in all Residential Zones, including the RD and RS zones, but limited to those properties that abut major streets as identified on the Policy Area Overlay Map.

The proposed amendments below are intended to build upon the regulations from the multiplex study (Zoning By-law No. 474-2023) that are in force but not yet consolidated into Zoning By-law 569-2013.

CITY OF TORONTO BY-LAW #####-YEAR

To amend Zoning By-law 569-2013, as amended, to update permissions and performance standards for townhouses and small-scale apartment buildings in Neighbourhoods on Major Streets.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram [-] attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.

Explanatory Comment: Section 3 below amends the description of each residential zone to include townhouses and apartment buildings. These regulations describe the building types planned for each zone. As needed to add permissions for townhouses and apartment buildings, these building types are being added into the residential zones that do not otherwise permit these building types.

This change is to clarify that townhouses and apartment buildings can be built in each residential zone, and only on those properties that abut major streets as identified on

the Policy Area Overlay Map.

3. 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, for a **lot** that abuts a major **street** on the Policy Area Overlay Map, **townhouses** and **apartment buildings**.

(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, for a **lot** that abuts a major **street** on the Policy Area Overlay Map, **townhouses**, and **apartment buildings**.

(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, duplexes, triplexes, fourplexes**, and, for a **lot** that abuts a major **street** on the Policy Area Overlay Map, **townhouses** and **apartment buildings**.

(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, duplexes, triplexes, fourplexes**, and, for a **lot** that abuts a major **street** on the Policy Area Overlay Map, **townhouses** and **apartment buildings**.

Explanatory Comment: Sections 4 to 7 below amend the list of permitted building types in each zone to include townhouses and apartment buildings. Currently townhouses and apartment buildings are only permitted in certain residential zones.

This change is necessary to allow townhouses and apartment buildings in all Neighbourhood areas city-wide. Townhouse are added to the RM, RS and RD zones, and apartment building are added to the RT, RS and RD zones, but only if they are on lots abutting major streets.

These new buildings must be located on a major street, they will not be permitted on local streets in neighbourhoods.

4. Zoning By-law 569-2013, as amended, is further amended by adding to

regulation 10.20.20.40(1) new subsections (E) and (F) so that it inserts **townhouse** and **apartment buildings** and 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**;
 - (E) **Townhouse**, if the **lot** abuts a major **street** on the Policy Area Overlay Map;
 - (F) **Apartment Building**, if the **lot** abuts a major **street** on the Policy Area Overlay Map;
5. Zoning By-law 569-2013, as amended is further amended by adding to regulation 10.40.20.40(1) new subsections (F) and (G) so that it inserts **townhouse** and **apartment buildings** and 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**;
 - (F) **Townhouse**, if the **lot** abuts a major **street** on the Policy Area Overlay Map; and
 - (G) **Apartment Building**, if the **lot** abuts a major **street** on the Policy Area Overlay Map;
6. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.60.20.40(1) so that it inserts **apartment building** and 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
 - (G) **Apartment Building**, if the **lot** abuts a major **street** on the Policy Area Overlay Map;
7. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.80.20.40(1) so that it inserts **townhouse** as a permitted building type in (G) and 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;
- (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** on the Policy Areas Overlay map;

Explanatory Comment: Sections 8 to 10 below modify minimum lot area requirements based on preliminary feasibility modelling. Townhouses may require reduced lot area requirements. The proposed minimum lot areas relate to the proposed minimum lot frontage requirements.

8. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.30.10(1) a new regulation (C) so that it reads:
- (C) Despite (A) and (B) above, the required minimum **lot area** for each **dwelling unit** in a **townhouse** if it is located on a **lot** abutting a major **street** on the Policy Area Overlay Map, in square metres, is the required minimum **lot frontage** in Regulation 10.20.30.20(1)(C)(i) multiplied by 30 metres.
9. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.30.10(1) a new regulation (D) so that it reads:
- (D) Despite (A) and (B) above, the required minimum **lot area** for each **dwelling unit** in a **townhouse** if it is located on a **lot** abutting a major **street** on the Policy Area Overlay Map, in square metres, is the required minimum **lot frontage** in Regulation 10.10.40.20(1)(D)(i) multiplied by 30 metres.
10. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.80.30.10(1) a new regulation (C) so that it reads:
- (C) Despite (A) and (B) above, the required minimum **lot area** for each **dwelling unit** in a **townhouse** if it is located on a **lot** abutting a major **street** on the Policy Area Overlay Map, in square metres, is the required minimum **lot frontage** in Regulation 10.80.30.20(1)(D)(i) multiplied by 30 metres.

Explanatory Comment: Sections 11 to 13 below modify minimum lot frontage requirements in zones that do not currently permit townhouses (RD, RS and RM zones). The proposed regulations generally align with existing townhouse lot frontage and dwelling unit width regulations in zones that do permit townhouses.

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

- (C) Despite (A) and (B) above, for a **townhouse** if it is located on a **lot** abutting a major **street** on the Policy Area Overlay Map, the required minimum **lot frontage** is:
- (i) 6.0 metres for each **dwelling unit** if every **dwelling unit** fronts directly onto a **street**; of which:
 - (a) the required minimum **lot frontage** 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
 - (ii) 30.0 metres if a lot has a **townhouse** with one or more **dwelling units** not fronting directly on a **street**.
12. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.30.20(1) a new regulation (D) so that it reads:
- (D) Despite (A) and (B) above, for a **townhouse** if it is located on a **lot** abutting a major **street** on the Policy Areas Overlay Map the required minimum **lot frontage** is:
- (i) 6.0 metres for each **townhouse dwelling unit** if every **dwelling unit** fronts directly onto a **street**; of which:
 - (a) the required minimum **lot frontage** 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) 30.0 metres if a lot has a **townhouse** with one or more **dwelling units** not fronting directly on a **street**
13. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.80.30.20(1) a new regulation (D) so that it reads:
- (D) Despite (A) to (C) above, for a **townhouse** if it is located on a **lot** abutting a major **street** on the Policy Areas Overlay Map the required minimum **lot frontage** is:
- (i) 6.0 metres for each **townhouse dwelling unit** if every **dwelling unit** fronts directly onto a **street**; of which:
 - (a) the required minimum **lot frontage** 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
 - (ii) 30.0 metres if a lot has a **townhouse** with one or more **dwelling units** not fronting directly on a **street**;

Explanatory Comment: Sections 14 to 18 below permit increased maximum heights for townhouse and apartment buildings along major streets in each zone, based on preliminary modelling of the required minimum heights for these buildings to be feasible, while still maintaining compatibility with the interior of the neighbourhood. The permitted maximum apartment building height has the ability to accommodate small-scale retail as well.

14. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.10.40.10(1) a new regulation (D) so that it reads:
- (D) Despite (A) to (C) above, the permitted maximum height for the following **residential buildings** located on a **lot** abutting a major **street** on the Policy Area Overlay Map is:
- (i) 12.0 metres for a **townhouse**;
 - (ii) 19.0 metres for an **apartment building**;
15. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.10(1) a new regulation (D) so that it reads:
- (D) Despite (A) to (C) above, the permitted maximum height for the following **residential buildings** located on a **lot** abutting a major **street** on the Policy Area Overlay Map is:
- (i) 12.0 metres for a **townhouse**;
 - (ii) 19.0 metres for an **apartment building**;
16. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.40.10(1) a new regulation (D) so that it reads:
- (D) Despite (A) and (C) above, the permitted maximum height for the following **residential buildings** located on a **lot** abutting a major **street** on the Policy Area Overlay Map is:
- (i) 12.0 metres for a **townhouse**;
 - (ii) 19.0 metres for an **apartment building**;
17. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.60.40.10(1) a new regulation (D) so that it reads:
- (D) Despite (A) to (C) above, the permitted maximum height for the following **residential buildings** located on a **lot** abutting a major **street** on the Policy Area Overlay Map is:
- (i) 12.0 metres for a **townhouse**;

- (ii) 19.0 metres for an **apartment building**;

18. 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 it reads:

(D) Despite (A) to (C) above, the permitted maximum height for the following **residential buildings** located on a **lot** abutting a major **street** on the Policy Area Overlay Map is:

- (i) 12.0 metres for a **townhouse**;
- (ii) 19.0 metres for an **apartment building**;

Explanatory Comment: Sections 19 to 23 below permit additional storeys for townhouses and apartment buildings on major streets, based on preliminary modelling of required minimum storeys for the buildings to be feasible, while still maintaining compatibility with the interior of the neighbourhood.

19. 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** on the Policy Area Overlay Map is:

- i. four **storeys** for a **townhouse**; and
- ii. six **storeys** for an **apartment building**.

20. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.20.40.10(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** on the Policy Area Overlay Map is:

- i. four **storeys** for a **townhouse**; and
- ii. six **storeys** for an **apartment building**

21. Zoning By-law 569-2013, as amended, is further amended 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** on the Policy Area Overlay Map is:

- j. four **storeys** for a **townhouse**; and
 - jj. six **storeys** for an **apartment building**
- 22.** Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.60.40.10(2) 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** on the Policy Area Overlay Map is:
 - i. four **storeys** for a **townhouse**; and
 - ii. six **storeys** for an **apartment building**
- 23.** Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.80.40.10(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** on the Policy Area Overlay Map is:
 - i. four **storeys** for a **townhouse**; and
 - ii. six **storeys** for an **apartment building**

Explanatory Comment: Section 24 to 26 below permits additional dwelling units inside apartment buildings, despite any limit on dwelling units specified on the zoning map, but only if the apartment building abuts a major street.

A permitted maximum of 30 dwelling units in an apartment building is proposed to maintain an appropriate scale on the intensity of the use of the apartment building, including pedestrian and vehicular access and egress, with the interior of the neighbourhood. A maximum of 30 dwelling units also means that a loading space is not required (although one could still be optionally provided)

The RD and RS zones do not regulate the number of dwelling units by using a 'u' value and are therefore not included here.

- 24.** Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.10.40.1(3) so that it 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** on the Policy Area Overlay Map is 30 **dwelling units**

25. 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** on the Policy Areas Overlay Map is 30 **dwelling units**

26. 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** on the Policy Areas Overlay Map is 30 **dwelling units**.

Explanatory Comment: Sections 27 to 31 below remove permitted maximum floor space indexes for residential buildings abutting major streets. Instead, required minimum building setbacks, landscaping, soft landscaping, and permitted maximum building height will guide built-form in these areas.

27. 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) to (C) above, the permitted maximum floorspace index regulations do not apply to a **townhouse** or an **apartment building** that is located on a **lot** abutting a major **street** on the Policy Area Overlay Map;

28. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.20.40.40(1) a new regulation (D) so that it reads:

- (D) Despite (A) to (C) above, the permitted maximum floorspace index regulations do not apply to a **townhouse** or an **apartment building** that is

located on a **lot** abutting a major **street** on the Policy Area Overlay Map;

29. Zoning By-law 569-2013, as amended, is further amended 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 floorspace index regulations do not apply to a **townhouse** or an **apartment building** that is located on a **lot** abutting a major **street** on the Policy Area Overlay Map;
30. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.60.40.40(1) a new regulation (D) so that it reads:
- (D) Despite (A) to (C) above, the permitted maximum floorspace index regulations do not apply to a **townhouse** or an **apartment building** that is located on a **lot** abutting a major **street** on the Policy Area Overlay Map;
31. Zoning By-law 569-2013, as amended, is further amended 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 floorspace index regulations do not apply to a **townhouse** or an **apartment building** that is located on a **lot** abutting a major **street** on the Policy Area Overlay Map;

Explanatory Comment: Sections 32 to 37 below modify required minimum building setbacks to align with preliminary modelling of the required minimum setbacks for these buildings to be feasible, while still maintaining compatibility with the interior of the neighbourhood. A minimum of 1.8 metres is required for the apartment building for a pedestrian walkway.

32. 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** on the Policy Area Overlay Map must have the following minimum **building setbacks**;

- (A) a **front yard setback** of:
- (i) 3.0 metres for a **townhouse** or **apartment building**, If regulation 10.5.40.70(1) does not apply;
- (B) a **rear yard setback** of:
- (i) 7.5 metres for a **townhouse** or **apartment building**;
- (C) a **side yard setback** of:
- (i) 1.8 metres for an **apartment building** if the **lot** is not a **corner lot**;

- (ii) 3.0 metres for an **apartment building** if the **lot** is a **corner lot**;
- (iii) 0.9 metres for a **townhouse** if all **dwelling units** front directly onto a **street**; and
- (iv) 7.5 metres for a **townhouse** if all **dwelling units** do not front directly on a **street**;

33. 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 (1) to (6) above, a **townhouse** or **apartment building** located on a **lot** abutting a major **street** on the Policy Area Overlay Map must have the following minimum **building setbacks**;

- (A) a **front yard setback** of:
 - (i) 3.0 metres for a **townhouse** or an **apartment building**, if regulation 10.5.40.70(1) does not apply;
- (B) a **rear yard setback** of:
 - (i) 7.5 metres for a **townhouse** or an **apartment building**;
- (C) a **side yard setback** of:
 - (i) 1.8 metres for an **apartment building** if the **lot** is not a **corner lot**;
 - (ii) 3.0 metres for an **apartment building** if the **lot** is a **corner lot**;
 - (iii) 0.9 metres for a **townhouse** if all **dwelling units** front directly onto a **street**; and
 - (iv) 7.5 metres for a **townhouse** if all **dwelling units** do not front directly on a **street**.

34. 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** on the Policy Area Overlay Map must have the following minimum **building setbacks**;

- (A) a **front yard setback** of:
 - (i) 3.0 metres for a **townhouse** or an **apartment building**, if regulation 10.5.40.70(1) does not apply;
- (B) a **rear yard setback** of:
 - (i) 7.5 metres for a **townhouse** or an **apartment building**;

- (C) a **side yard setback** of:
 - (i) 1.8 metres for an **apartment building** if the **lot** is not a **corner lot**;
 - (ii) 3.0 metres for an **apartment building** if the **lot** is a **corner lot**;
 - (iii) 0.9 metres for a **townhouse** if all **dwelling units** front directly onto a **street**; and
 - (iv) 7.5 metres for a **townhouse** if all **dwelling units** do not front directly on a **street**.

35. 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** on the Policy Area Overlay Map must have the following minimum **building setbacks**;

- (A) a **front yard setback** of:
 - (i) 3.0 metres for a **townhouse** or an **apartment building**, if regulation 10.5.40.70(1) does not apply;
- (B) a **rear yard setback** of:
 - (i) 7.5 metres for a **townhouse** or an **apartment building**
- (C) a **side yard setback** of:
 - (i) 1.8 metres for an **apartment building** if the **lot** is not a **corner lot**;
 - (ii) 3.0 metres for an **apartment building** if the **lot** is a **corner lot**;
 - (iii) 0.9 metres for a **townhouse** if all **dwelling units** front directly onto a **street**; and
 - (iv) 7.5 metres for a **townhouse** if all **dwelling unit** do not front directly on a **street**.

36. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.80.40.70 a new regulation (3) so that it reads:

(3) 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** on the Policy Area Overlay Map must have the following minimum **building setbacks**;

- (A) a **front yard setback** of:
 - (i) 3.0 metres for a **townhouse** or an **apartment building**, if

regulation 10.5.40.70(1) does not apply;

- (B) a **rear yard setback** of:
 - (i) 7.5 metres for a **townhouse** or an **apartment building**;
- (C) a **side yard setback** of:
 - (i) 1.8 metres for an **apartment building** if the **lot** is not a **corner lot**;
 - (ii) 3.0 metres for an **apartment building** if the **lot** is a **corner lot**;
 - (iii) 0.9 metres for a **townhouse** if all **dwelling units** front directly onto a **street**; and
 - (iv) 7.5 metres for a **townhouse** if all **dwelling units** do not front directly on a **street**.

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

(7) Larger Minimum Side Yard Setback Beyond Specified Depth for Certain Lots and Building Types

Despite regulation 10.20.40.70(5), for a **lot** in the RD zone with a required minimum **lot frontage** greater than 18.0 metres, for an **apartment building**, the required minimum **side yard setback** is 7.5 metres for any portion of a **building** that is farther from the **front lot line** than the lesser of:

- (A) 25.0 metres from the front **main wall** of a **building**; or
- (B) 27.0 metres from the required **front yard setback**

Explanatory Comment: Sections 38 to 41 below increase the permitted maximum building depth to align with preliminary modelling of the required minimum building depth for these buildings to be feasible, while still maintaining compatibility with the interior of the neighbourhood.

The maximum building depth for an apartment building is proposed to be controlled by the setbacks as established in Sections 32 to 37 above.

38. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.10.40.30 a new regulation (2) so that it reads:

(2) Maximum Building Depth for a Townhouse or Apartment Building

Despite (1) (B) above, in the R Zone if a **lot** abuts a major **street** on the Policy Area Overlay Map, the permitted maximum **building depth**:

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

39. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.20.40.30 a new regulation (3) so that it reads:

(3) Maximum Building Depth for a Townhouse or Apartment Building

Despite (2) above, in the RD Zone if a **lot** abuts a major **street** on the Policy Area Overlay Map, the permitted maximum **building depth**:

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

40. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.40.30 a new regulation (3) so that it reads:

(3) Maximum Building Depth for a Townhouse or Apartment Building

Despite (2) above, in the RS Zone if a **lot** abuts a major **street** on the Policy Area Overlay Map, the permitted maximum **building depth**:

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

41. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.80.40.30 a new regulation (2) so that it reads:

(2) Maximum Building Depth for a Townhouse or Apartment Building

Despite (1) above, in the RM Zone if a **lot** abuts a major **street** on the Policy Area Overlay Map, the permitted maximum **building depth**:

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

Explanatory Comment: Section 42 below adds a soft landscaping requirement to the rear yards of apartment buildings, which may be included in the required soft landscaping calculation for the entire lot. This helps to protect and promote tree growth and other soft landscaping elements.

42. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.5.50.10(4) a new regulation (C) so that it reads:

- (C) In addition to (A) and (B) above, for an **apartment building** located on a **lot** abutting a major **street** on the Policy Area Overlay Map, a **soft landscaping** strip with a minimum width of 3.0 metres must be provided abutting the **rear lot line** and is included in the calculation of required

landscaping and **soft landscaping** in (A) and (B) above.

Explanatory Comment: Section 43 below adds a requirement for through-lots, which are sometimes called reverse lots, to have vehicle access from the local street instead of the major street. Through-lots are lots that abut both a major street at the front of the lot, and a local street at the rear of the lot (or vice versa). It is expected major streets will have greater pedestrian activity and vehicle access to through-lots through these areas is less preferred where access can be from local streets.

43. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.5.100.1 a new regulation (9) so that it reads:

(9) Driveway Access for Through Lots on Major Streets

In the Residential Zone category, on a **through lot** that abuts a major **street** on the Policy Area Overlay Map, **driveway access** to the **through lot** must be from a **street** that is not a major **street** on the Policy Area Overlay Map;

Explanatory Comment: Sections 44 to 46 below amend the by-law to add a new Article and Regulation to introduce permissions and performance standards for pickup, drop-off and delivery areas to be required for development of apartment buildings in the residential zones.

The length and width of the pickup and drop-off area is equal to the requirement for parallel parking spaces, to provide for ease of vehicular access to the spaces.

To provide flexibility in pickup and driveway options for apartment buildings, it will be required to provide a circular driveway **or** pickup and drop-off areas, but not both.

44. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.5 a new Article “10.5.200 Pick-up, Drop-off and Deliveries” and Clause “10.5.200.1 Major Streets”

45. Zoning By-law 569-2013, as amended, is further amended by adding a new Regulation 10.5.200.1(1) so that it reads:

(1) Requirement to Provide Pick-up, Drop-off and Delivery Areas on Major Streets

In the Residential Zone category, if an **apartment building** is on a **lot that** abuts a major **street** on the Policy Areas Overlay Map:

- (A) if the **lot frontage** is 6.0 metres to less than 15.0 metres, one area designated exclusively for passenger pick-up or drop-off from **vehicles** or for the use of delivery must be provided and is required to be a minimum of 2.6 metres in width and 6.7 metres in length;

- (B) if the **lot frontage** is 15.0 metres to less than 24.0 metres, two areas designated exclusively for passenger pick-up or drop-off from **vehicles** or for the use of delivery must be provided and each are required to be a minimum of 2.6 metres in width and 6.7 metres in length;
- (C) if the **lot frontage** is 24.0 metres or greater, three areas designated exclusively for passenger pick-up or drop-off from **vehicles** or for the use of delivery must be provided and each are required to be a minimum of 2.6 metres in width and 6.7 metres in length;
- (D) Despite (A) to (C) above, if the requirements of regulation 10.5.100.1(5) are complied with, the requirements of (A) to (C) above do not apply;

46. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.5.100.1(5) so that it reads:

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;
- (B) Despite (A) above, if an **apartment building** is located on a **lot** abutting a major **street** on the Policy Area Overlay Map, and if the requirements of regulation 10.5.100.1(1) are complied with, then the requirements of (A) above do not apply.

47. Space held for the addition of new sections.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)