

PUBLIC ATTACHMENT 3

OLT LEAD CASE NO: OLT-22-000837

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	2856973 Ontario Inc.
Subject:	Proposed Official Plan Amendment No. 727
Description	OPA 727 – Townhouses and small-scale apartment buildings
Reference Number:	24 122626 STE 10 OZ
Property Address:	Specific lands within the boundaries of the Major Street Zoning By-law
Municipality/UT:	City of Toronto
OLT Case No.:	OLT-24-000837
OLT Lead Case No.:	OLT-24-000837
OLT Case Name:	2856973 Ontario Inc. v. Toronto

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	2856973 Ontario Inc.
Subject:	By-law 608-2024
Description	ZBA 608-2024 – Townhouses and small-scale apartment buildings
Reference Number:	20 175353 STE 10 TM
Property Address:	Specific lands within the boundaries of the Major Street Zoning By-law
Municipality/UT:	City of Toronto
OLT Case No.:	OLT-24-000838
OLT Lead Case No.:	OLT-24-000837

PROPOSED MODIFICATIONS TO OPA 727 AND ZBA 608-2024

Attached as Attachment "A" are the proposed modifications by 2856973 Ontario Inc. (the "**Appellant**") to Official Plan Amendment No. 727.

Attached as Attachment "B" are the Appellant's proposed modifications to Zoning By-law Amendment No. 608-2024.

Date: July 3, 2025

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ATTACHMENT "A"
PROPOSED MODIFICATIONS TO OPA 727

Please see attached.

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Authority:

Enacted by Council:

CITY OF TORONTO

BY-LAW ~-2024

**To adopt Amendment 727 to the Official Plan
for the City of Toronto
respecting *Neighbourhoods* designated lands along major streets.**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

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*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 727 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

Nancy Martins,
City Clerk

(Seal of the City)

AMENDMENT NO. 727 TO THE OFFICIAL PLAN***NEIGHBOURHOODS ALONG MAJOR STREETS***

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 4, Land Use Designations, 4.1 Neighbourhoods, is amended by adding new words to the end of the last sentence of the first paragraph of the introduction “except along major streets where apartments may be no higher than six storeys” so the last sentence of the first paragraph reads as follows:

Lower scale residential buildings in Toronto’s *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses as well as interspersed walk-up apartments with or without elevators that are four storeys or less, except along major streets where apartments may be no higher than six storeys.

2. Chapter 4, Land Use Designations, 4.1 Neighbourhoods, is amended by adding new words to the end of the first sentence of Policy 1 “except along major streets where apartments may be no higher than six storeys” so the first sentence of Policy 1 reads as follows:

1. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys, except along major streets where apartments may be no higher than six storeys.

3. Chapter 4, Land Use Designations, 4.1 Neighbourhoods, is amended by deleting Policy 7 and replacing the policy as follows:

2. Proposals for the development of apartment buildings of up to six storeys, and townhouses, on properties along major streets in *Neighbourhoods* are supported by the policies of this Plan, provided that the development meets the criteria set out in Sections 4.1.5 a), h) and i), 4.1.12 and 4.1.13.

4. Chapter 4, Land Use Designations, 4.1 Neighbourhoods is amended by adding the following unshaded introductory text after Policy 11:

Development Criteria in *Neighbourhoods* for Properties along Major Streets

Properties in *Neighbourhoods* that are located along major streets shown on Map 3 often differ in size, configuration and orientation from those located in the interior of *Neighbourhoods*, providing opportunities for more intense forms of development. Residential development along major streets is anticipated to be up to six storeys in height, providing opportunities to add more homes in a greater variety of scales and forms to these areas of *Neighbourhoods*. This intensification would support increased transit ridership and elements of complete communities that serve the needs of area residents.

5. Chapter 4, Land Use Designations, 4.1 Neighbourhoods is amended by adding Policies 12 and 13 as follows:
 12. For properties in *Neighbourhoods* that are located along major streets shown on Map 3, development proposing greater intensification than the prevailing building type and/or lot patterns of the geographic neighbourhood will:
 - a. be encouraged to include a diverse mix of housing types and sizes to increase housing options in *Neighbourhoods*, including larger family-sized units;
 - b. be supported in assembling lots along major streets to accommodate more intense forms of development;
 - c. have setbacks that ~~generally meet those permitted by zoning for adjacent residential properties~~ are appropriate for an urbanized environment, unless the established development pattern along the major street is predominantly reversed lot frontages, in which case the front yard setback along the major street will be determined in accordance with Policy 13;
 - d. break up façades through means such as massing, setbacks and/or architectural articulation;
 - e. provide adequate privacy, sunlight and sky views for occupants of new and existing buildings by ensuring adequate separation distance between building walls, through appropriate balcony and terrace locations in relation to abutting properties, and by using landscaping, planting and fencing to enhance privacy where needed;
 - f. consider options to locate, screen and ~~wherever possible~~ enclose service areas, garbage storage, and parking ~~when required to minimize impact on adjacent properties~~;
 - g. provide safe, accessible pedestrian walkways from the public street(s);
 - h. consolidate and minimize driveways on major streets and use other streets or laneways for access where possible; and
 - i. be considered for minor variances ~~to applicable setbacks if it is demonstrated a minor variance is~~ as necessary to accommodate tree preservation implement the overall objective of this plan to intensify the major streets.
 13. For properties in *Neighbourhoods* that are located along major streets shown on Map 3 and have a reversed or flanking frontage onto a major street, development proposing greater intensification than the prevailing building type and/or lot patterns of the geographic neighbourhood will:
 - a. meet the development criteria set out in Policy 12;
 - b. ~~where appropriate~~ be oriented to front onto the major street;

- c. ensure an active frontage, ~~such as building entrances,~~ onto the local street;
 - d. avoid privacy screening features along the local street;
 - e. be encouraged to incorporate a mid-block pedestrian connection where pedestrian connectivity is desired and space permits, or where an existing pedestrian connection is removed as a result of lot assembly, subject to the following:
 - i. have clear and direct sight lines for the entire route;
 - ii. be designed to ensure it is well lit, safe, universally accessible and free of obstructions; and
 - iii. be publicly accessible.
 - f. locate non-residential uses to front onto the major street, unless the property is a corner lot, in which case the non-residential frontage may extend to the flanking street regardless of whether it is a major street or local street; and
 - g. establish front-yard setbacks along major streets that complement and enhance the public realm network and support soft landscaping and tree planting wherever possible.
6. Chapter 4, Land Use Designations, 4.1 Neighbourhoods is amended by adding the following sidebar adjacent to Policies 12 and 13:

Major Streets

Toronto's network of major streets is shown on Map 3 and is an important element of the transportation system that connects people and places. Major streets pass through all land uses and vary in width across the network. Major streets often define the edges of geographic neighbourhoods, serving as public spaces that set the stage for daily social interaction, and connecting people from home to work, school, shopping, services and community facilities.

ATTACHMENT "B"
PROPOSED MODIFICATIONS TO ZBA 608-2024

Please see attached.

Authority: Planning and Housing Committee Item PH12.3,
adopted as amended, by City of Toronto Council on
May 22 and 23, 2024
City Council voted in favour of this by-law on June 27,
2024
Written approval of this by-law was given by Mayoral
Decision 15-2024 dated June 27, 2024



CERTIFIED TRUE COPY
John D. Elvidge, City Clerk

Digitally signed document
Use PDF reader to verify

2024-07-16

CITY OF TORONTO

BY-LAW 608-2024

To amend Zoning By-law 569-2013, as amended, with respect to low-rise residential intensification 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;

The Council of the City of Toronto enacts:

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 **ss** 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~~26.0 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~~eight 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: at least 3.0 metres;

~~(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 7.55.0 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) 1.80.45 metres for all portions of the **main wall** that do not have **primary windows**; and

(ii) 5.54.0 metres for all portions of the **main wall** that have **primary windows** facing a side lot line that does not abut a street or a laneway;

~~(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~~4.0 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**.

[Residential buildings shall be considered to be separate buildings for the purposes of this By-law if they share one below-ground structure.](#)

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**; and

- (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~~26.0 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(2)(B)(iii) with ";" and adding to regulation 10.20.40.10(3) a new regulation (C) so that it reads:

- (C) 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 10.20.40.4(1)(B), deleting "." From the end of regulation 10.20.40.40(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: at least 3.0 metres.
~~(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~~5.0 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~~0.6 metres for all portions of the **main wall** that do not have **primary windows**; and
 - (ii) ~~5.5~~4.0 metres for portions of the **main wall** that have **primary windows** facing a side lot line that does not abut a street or a laneway;
 - ~~(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**;

Residential buildings shall be considered to be separate buildings for the purposes of this By-law if they share one below-ground structure.

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 RT 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; and
- (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 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~~ is 60 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~~26.0 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 10.40.20.10(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 10.20.40.10(3)(B), by replacing "." with ";" at the end of regulation 10.20.40.10(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 10.20.40.20(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), 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: at least 3.0 metres.

(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~~5.0 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~~0.6 metres for all portions of the **main wall** that do not have **primary windows**; and

(ii) ~~5.5~~4.0 metres for portions of the **main wall** that have **primary windows** facing a side lot line that does not abut a street or a laneway;

~~(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**;

Residential buildings shall be considered to be separate buildings for the purposes of this By-law if they share one below-ground structure.

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 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**.~~

59. ~~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.

60. ~~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 street is:
 - (i) for a **townhouse**, the greater of ~~13.0~~15.0 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~~26.0 metres or the numerical value following the letters "HT" on the Height Overlay Map.

61. ~~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.

62. ~~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.~~

63. ~~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:

(C) ~~(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**;

64. ~~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: at least 3.0 metres.

(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~~5.0 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~~4.0 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~~0.6 metres for all portions of the **main wall** that do not have **primary windows**; and

(ii) ~~5.5~~4.0 metres for portions of the **main wall** that have **primary windows** facing a side lot line that does not abut a street or a laneway;

~~(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.~~

65. ~~66.~~ Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.80.20.40(1) a 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**.

66. ~~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]

67. ~~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**.

68. ~~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**;

69. ~~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.

70. ~~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 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**;

71. ~~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.

72. ~~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:

(4) 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.

73. ~~74.~~ Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.80.40.10 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~~26.0 metres or the numerical value following the letters "HT" on the Height Overlay Map.

74. ~~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**;

75. ~~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
 - (iii) For an **apartment building**, the greater of six **storeys** or the numerical value following the letters "ST" on the Height Overlay Map.

76. ~~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

77. ~~(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**;

78. ~~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: at least 3.0 metres.

~~(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~~5.0 metres;

(B) 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;

(C) for an **apartment building**, a **side yard setback** of:

(i) ~~2.4~~0.6 metres; and

- (ii) Despite (i) above, ~~5.54.0~~ metres for portions of the **main wall** that have **primary windows**;
facing a (ii) ~~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~~ not abutting a street ~~is 3.0 metres or a~~ laneway.

79. ~~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**.

80. ~~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**.

81. ~~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.

82. ~~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.

Enacted and passed on June 27, 2024.

Frances Nunziata,
Speaker

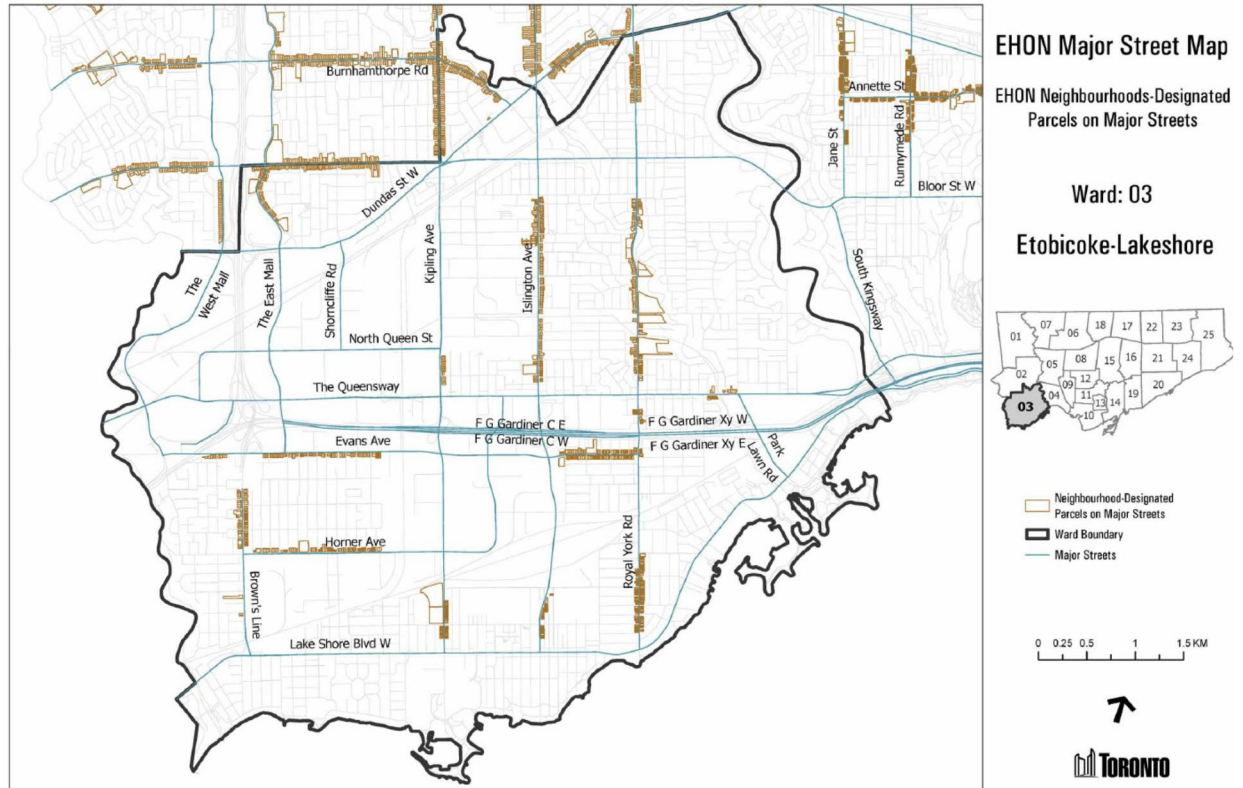
John D. Elvidge,
City Clerk

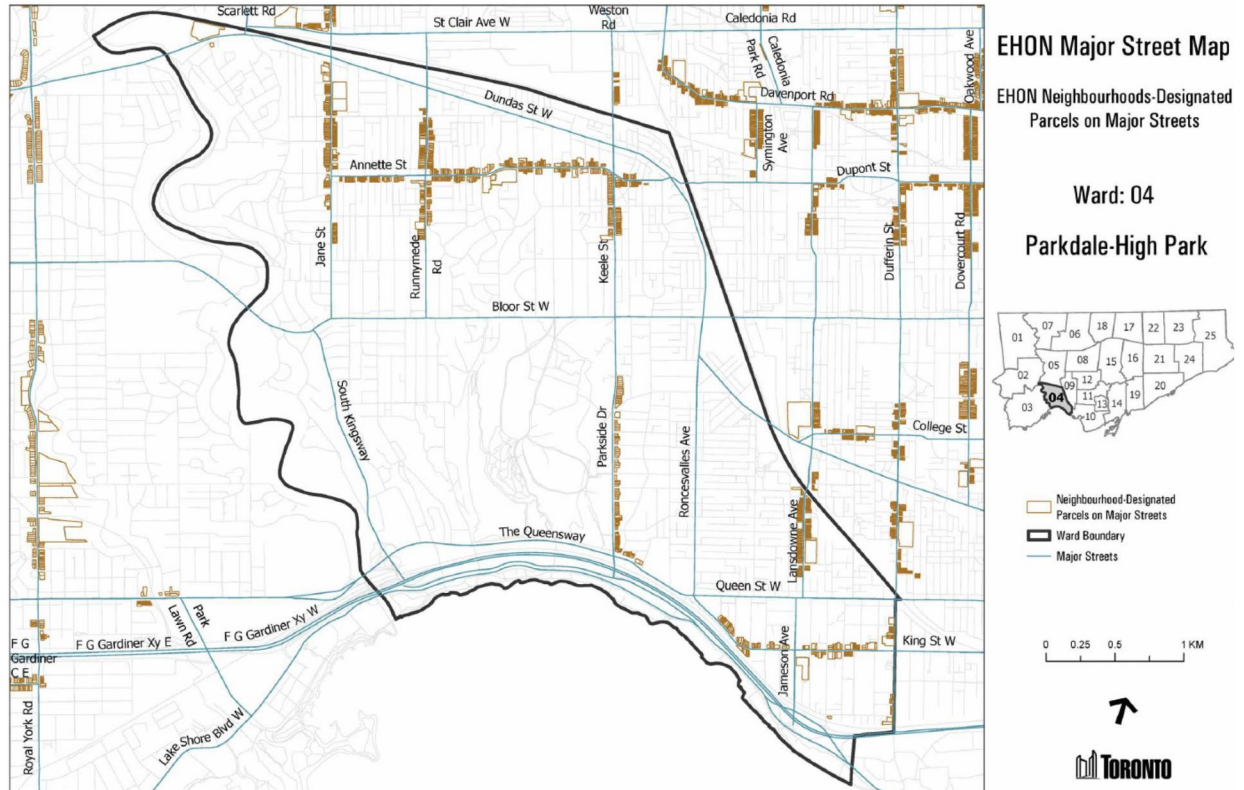
(Seal of the City)

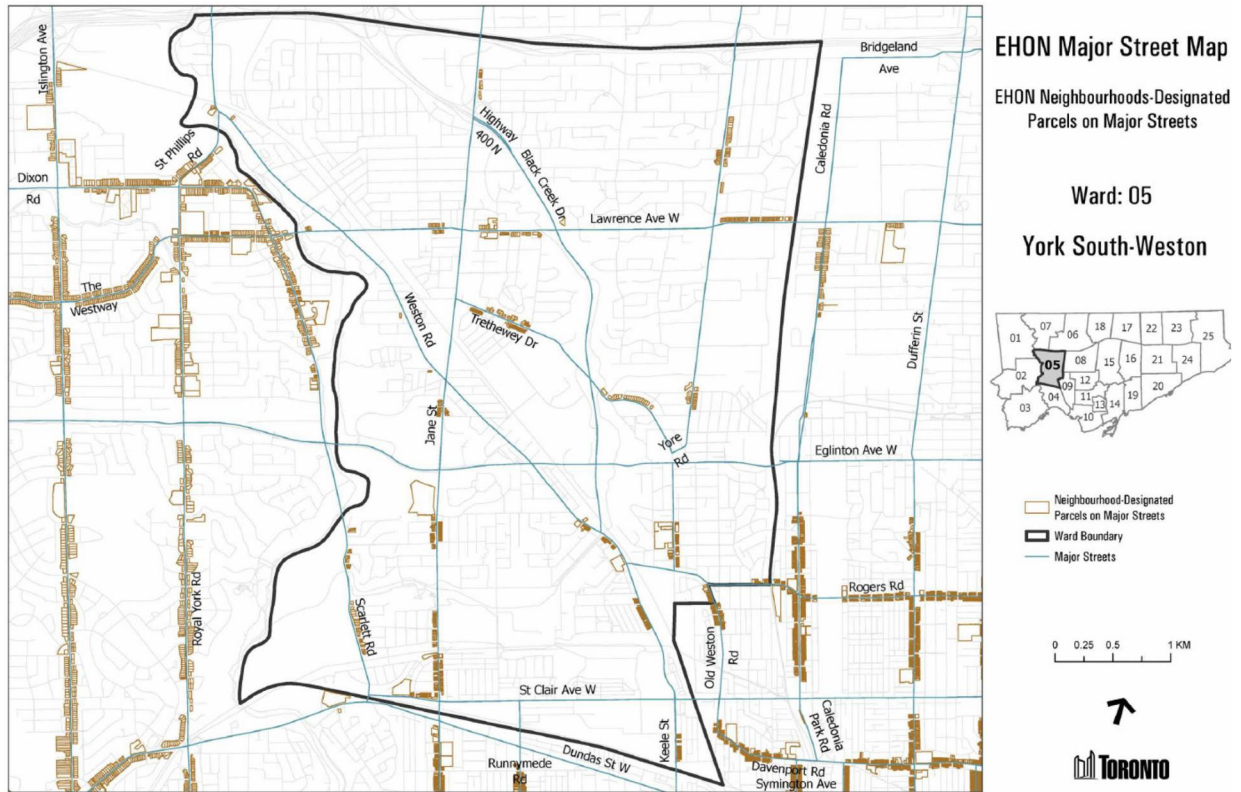
Major Streets Policy Areas Overlay Maps

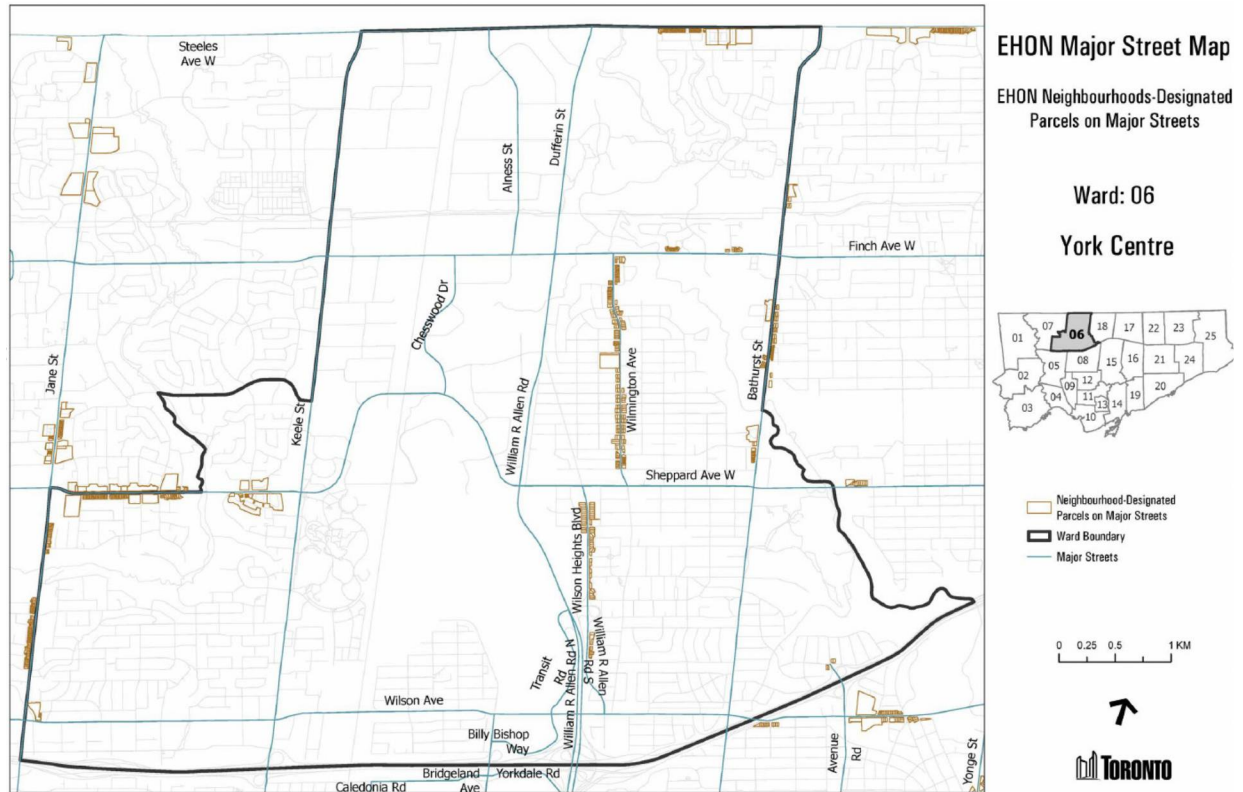


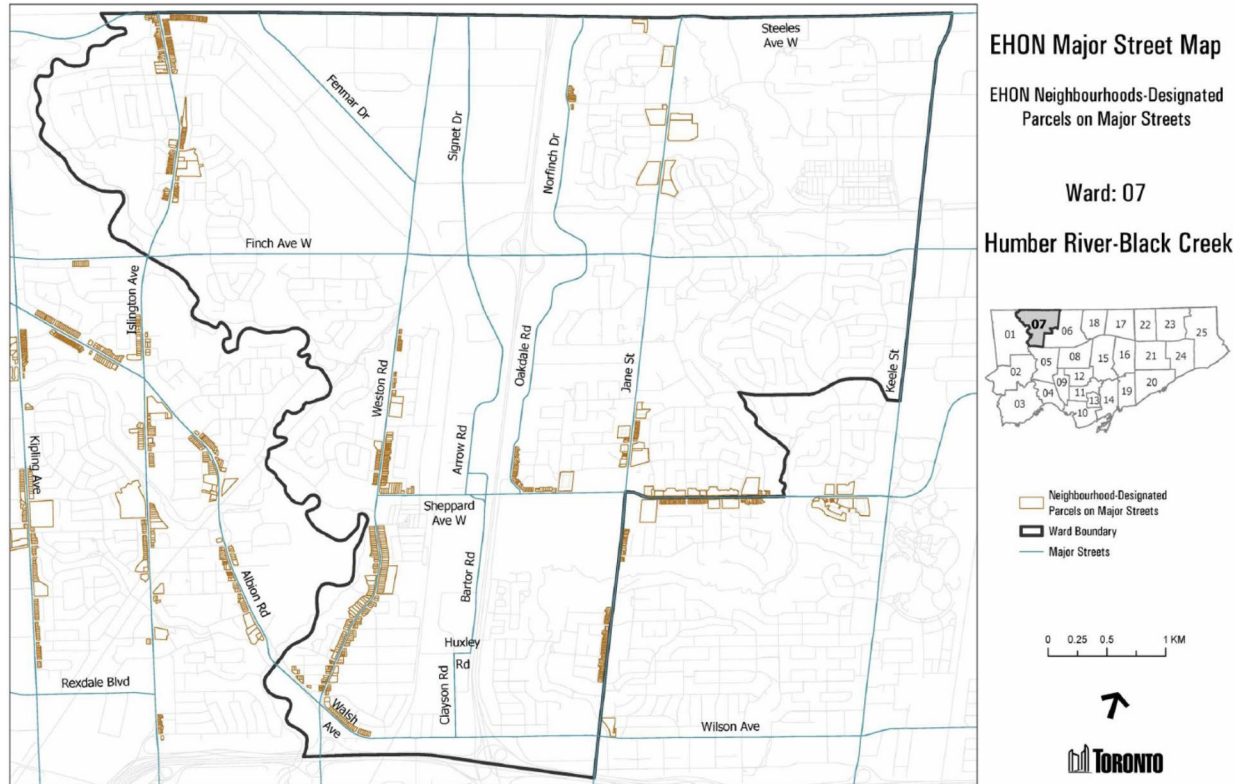


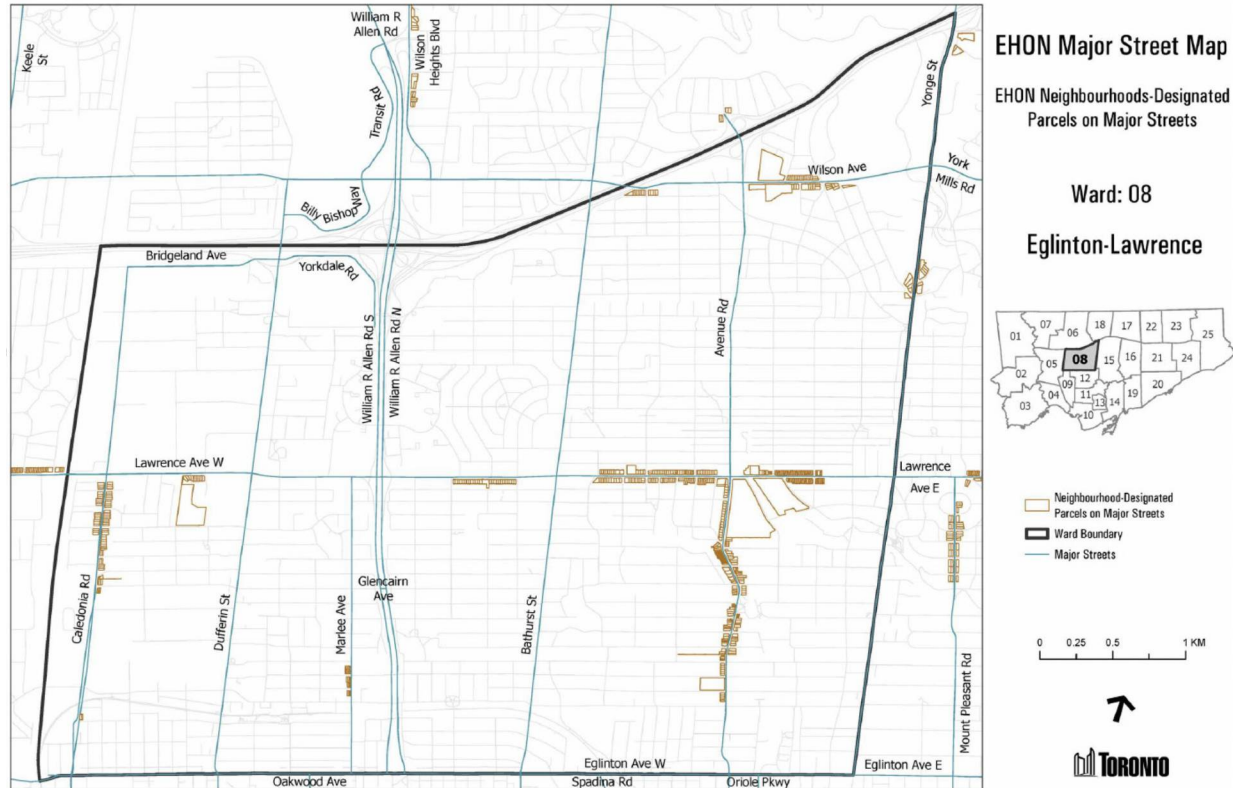




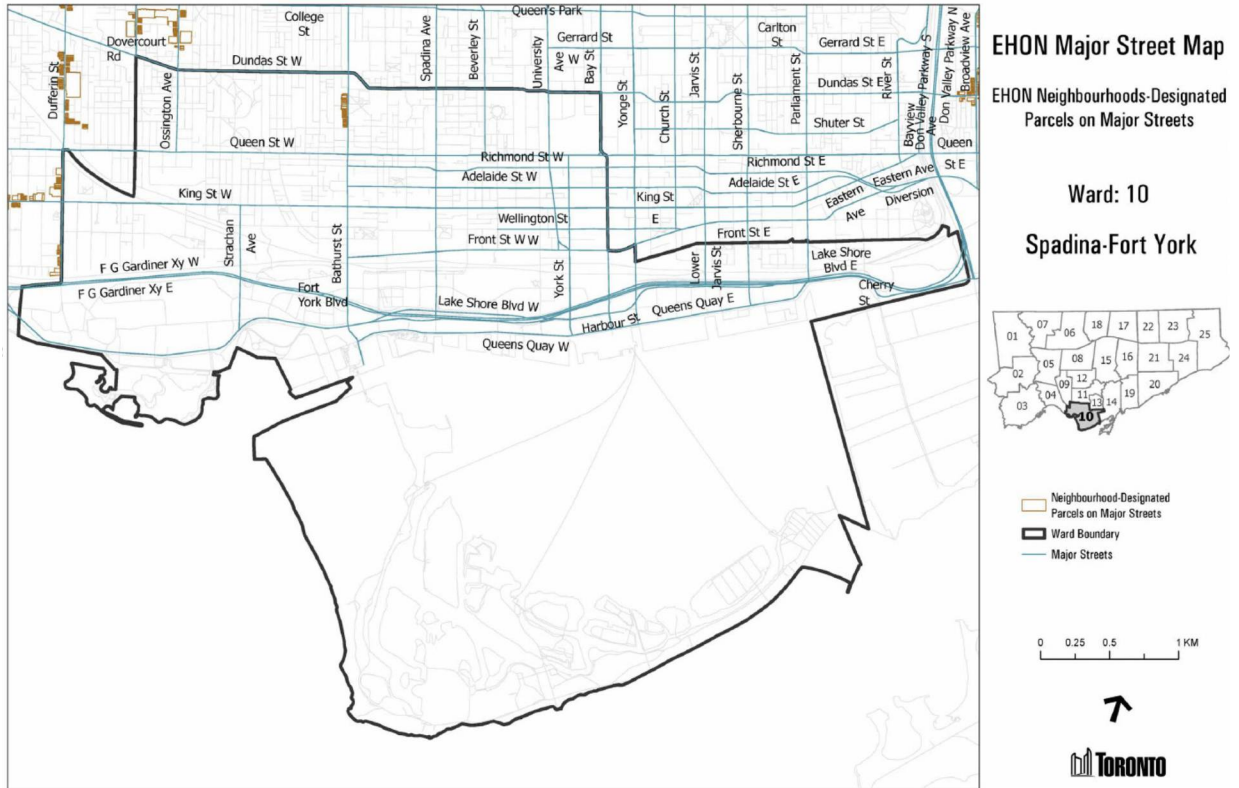


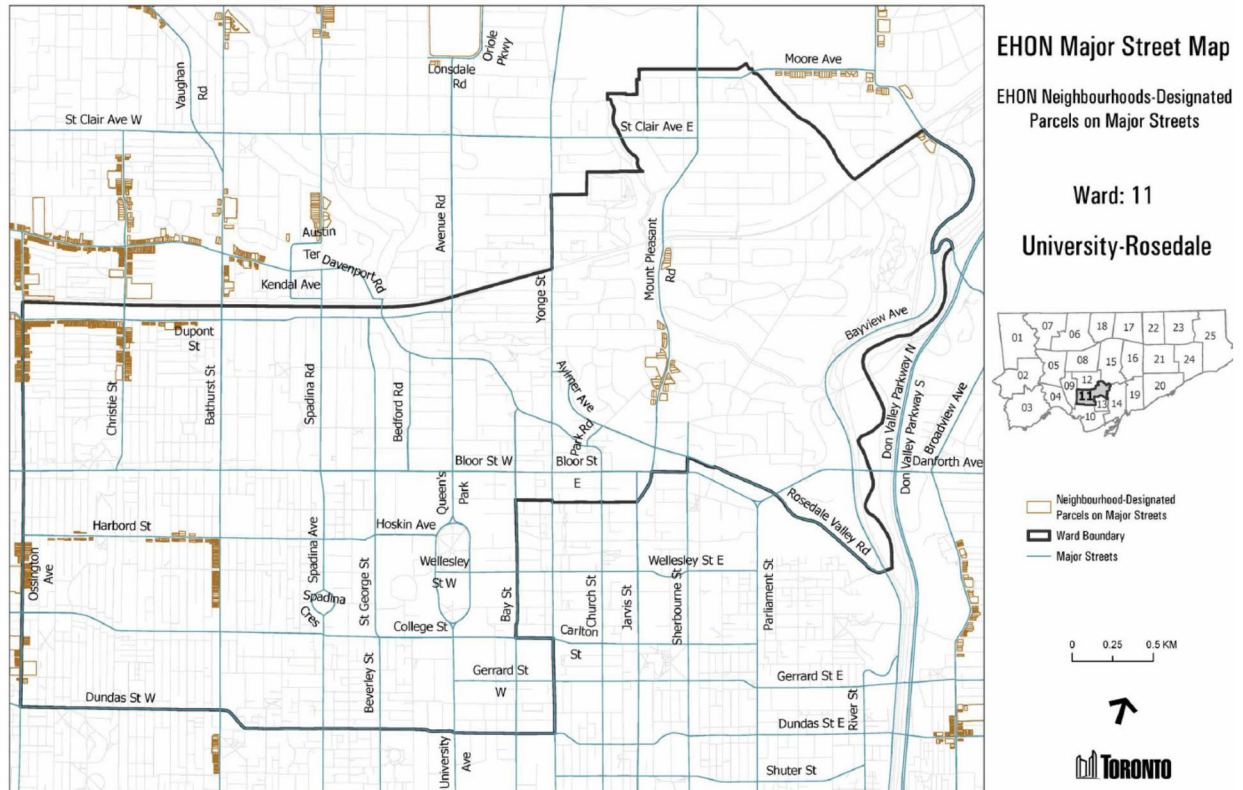


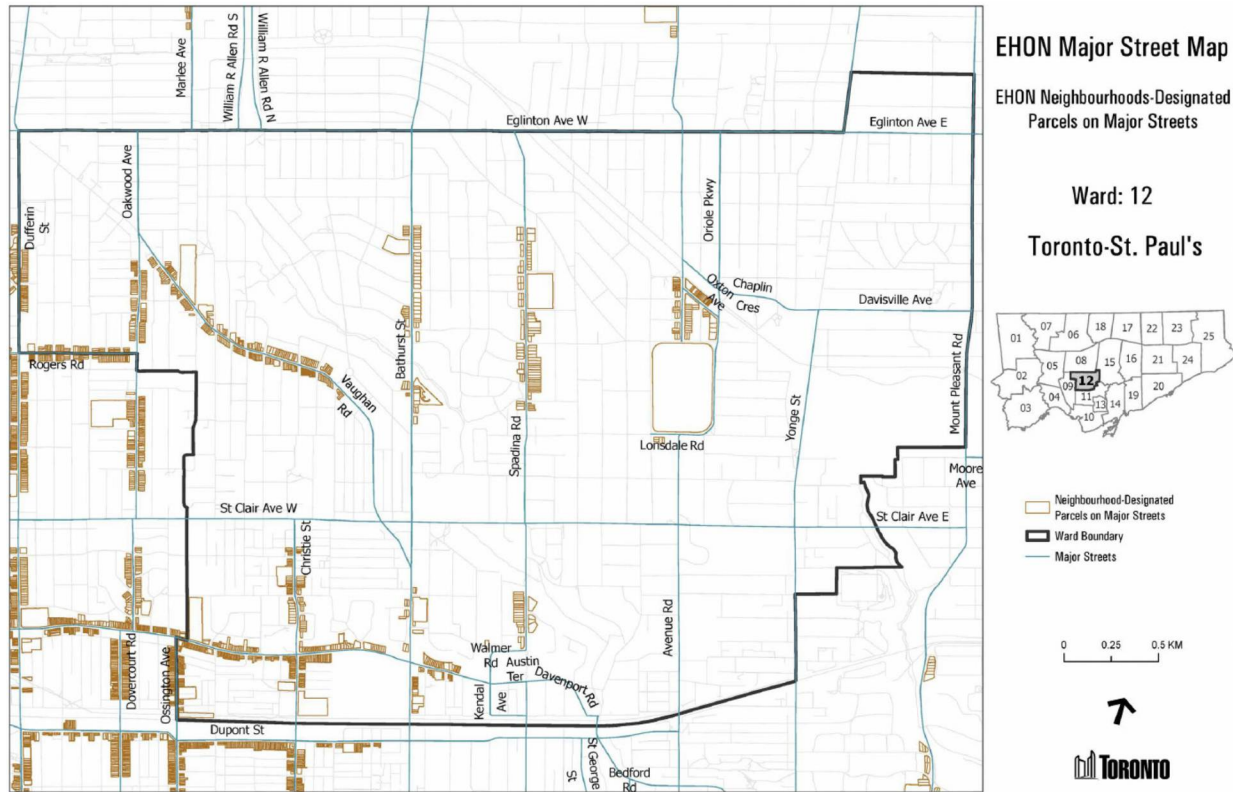


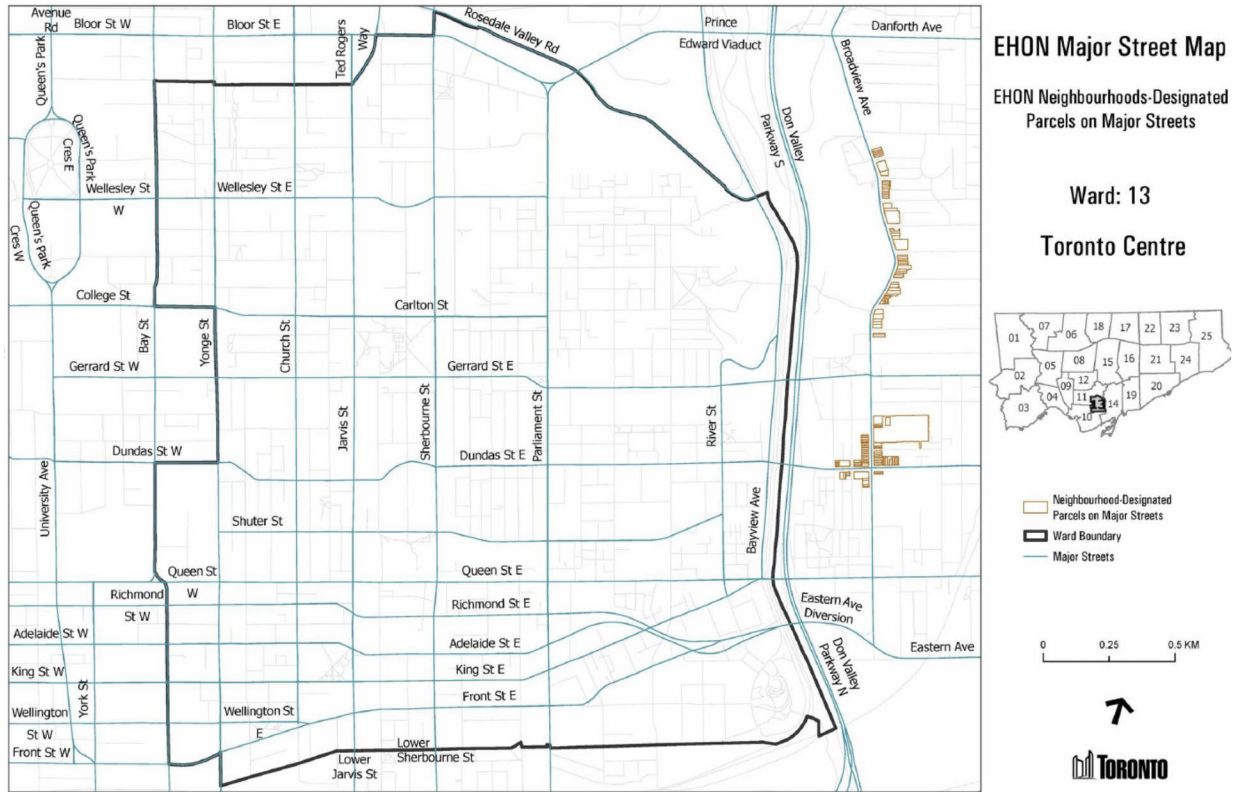


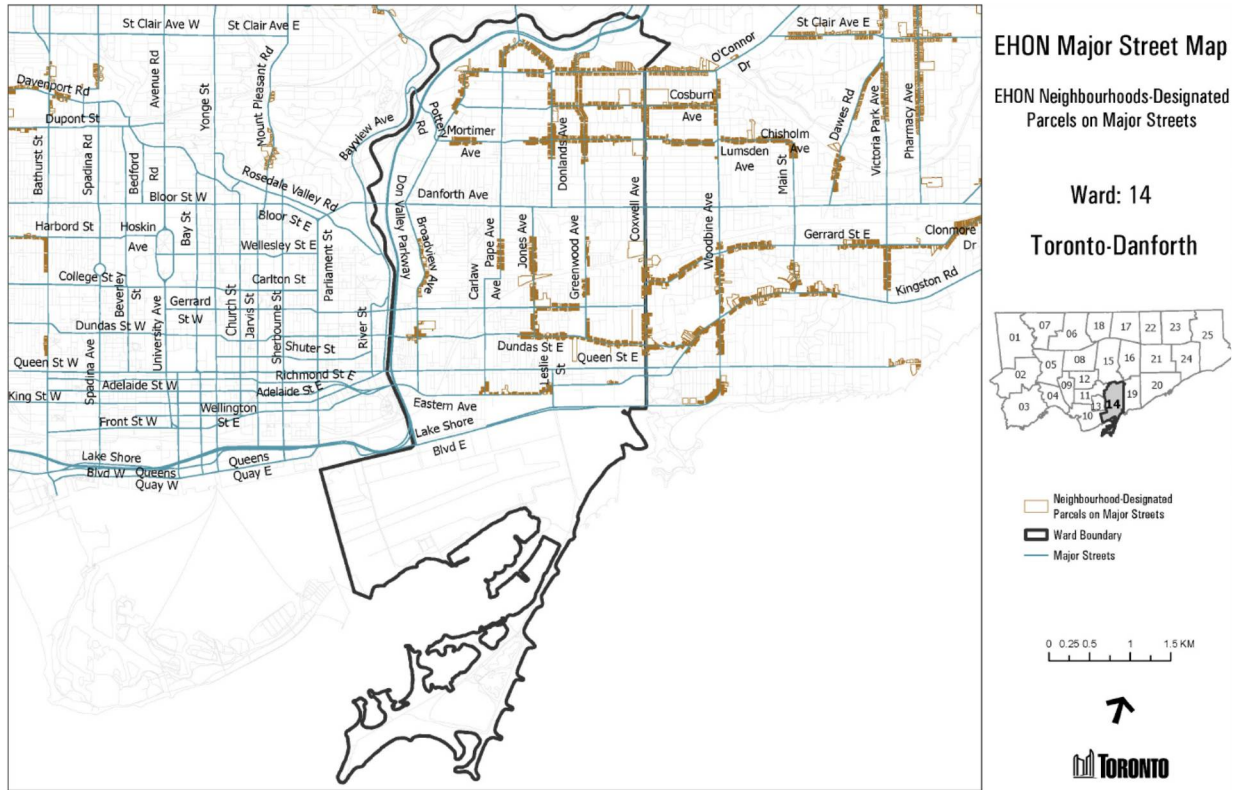


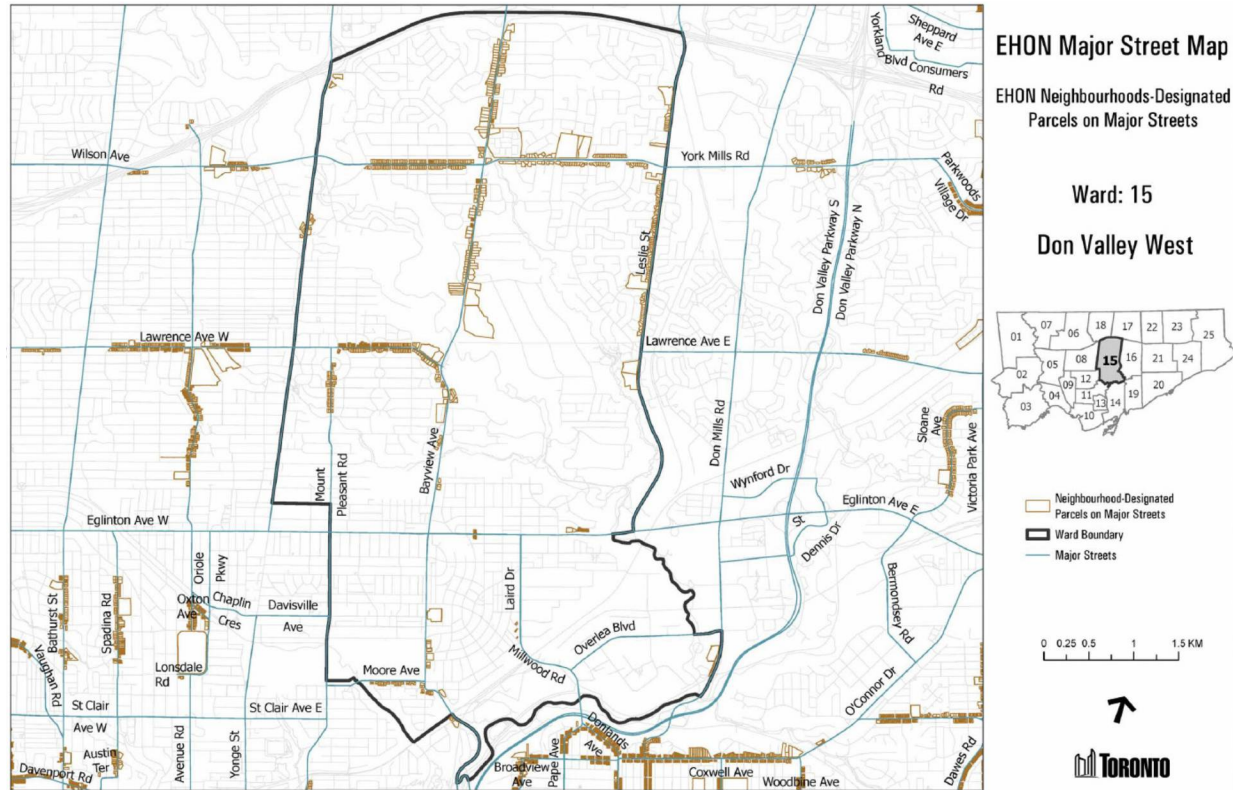


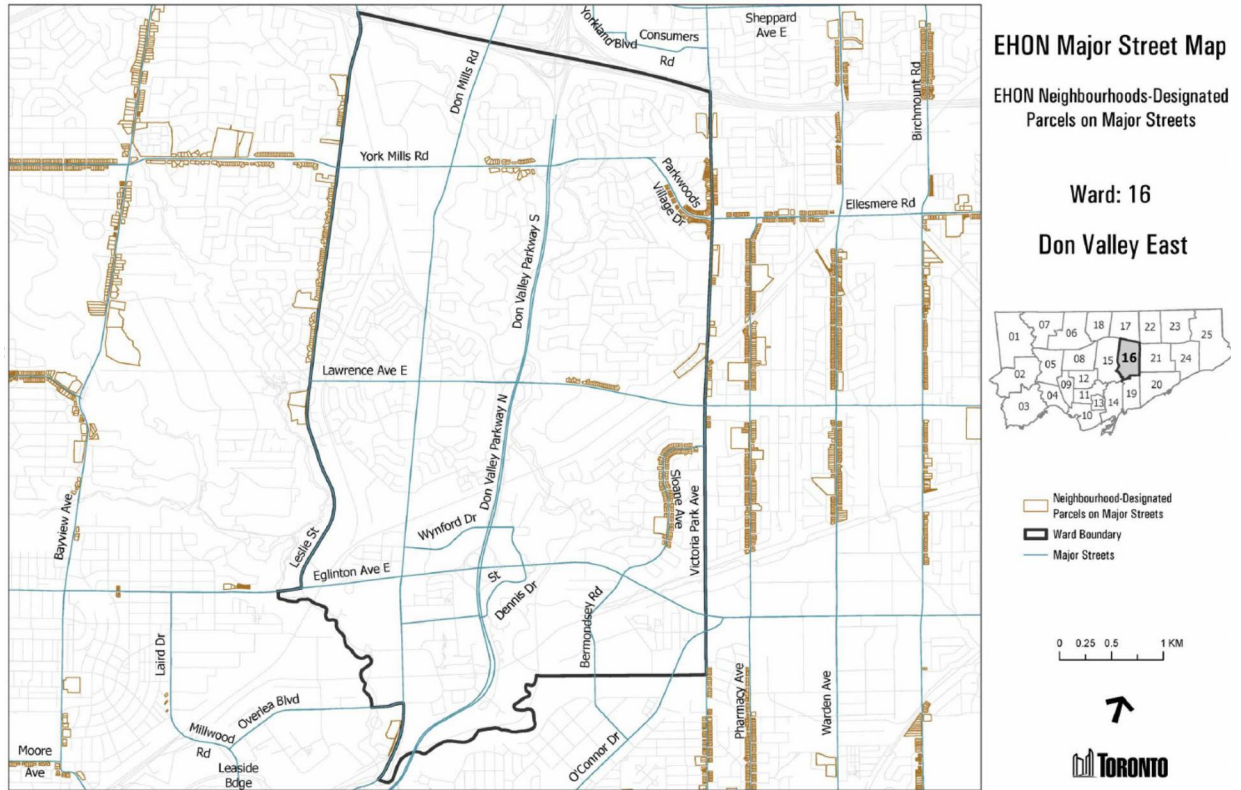


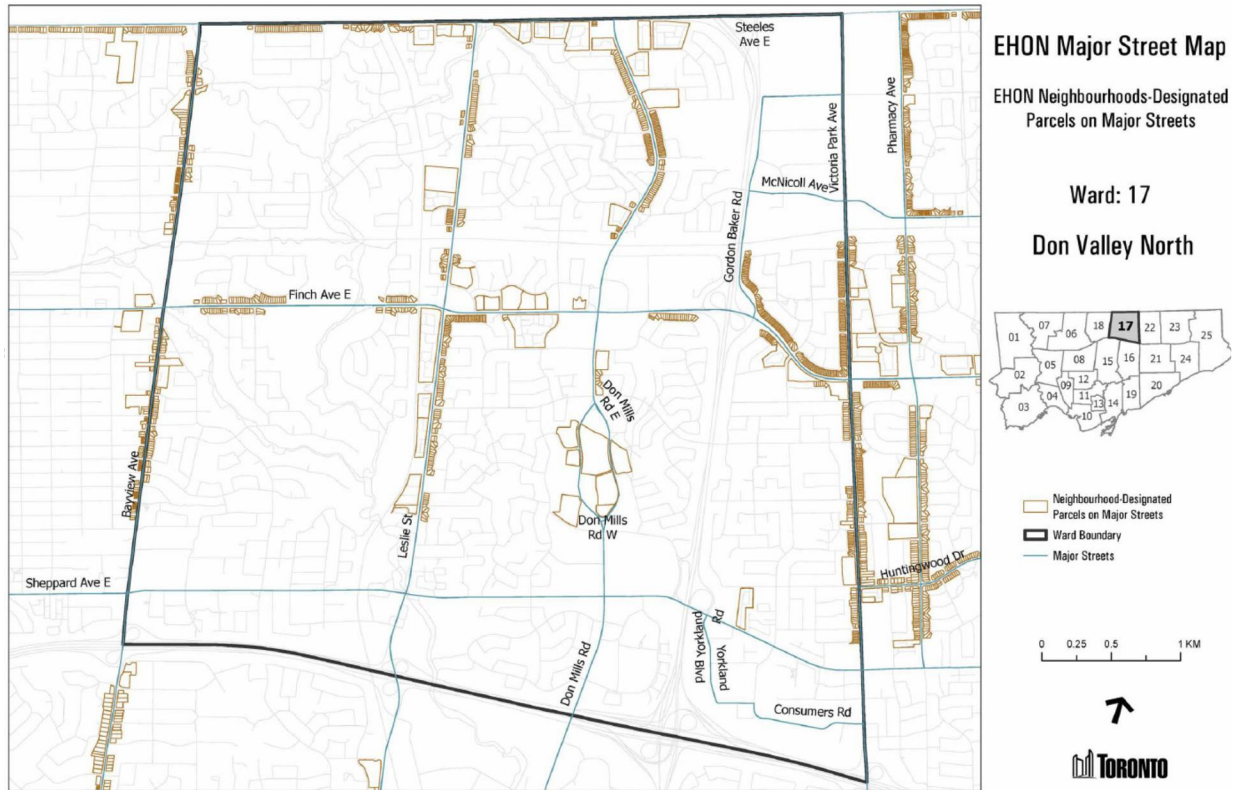


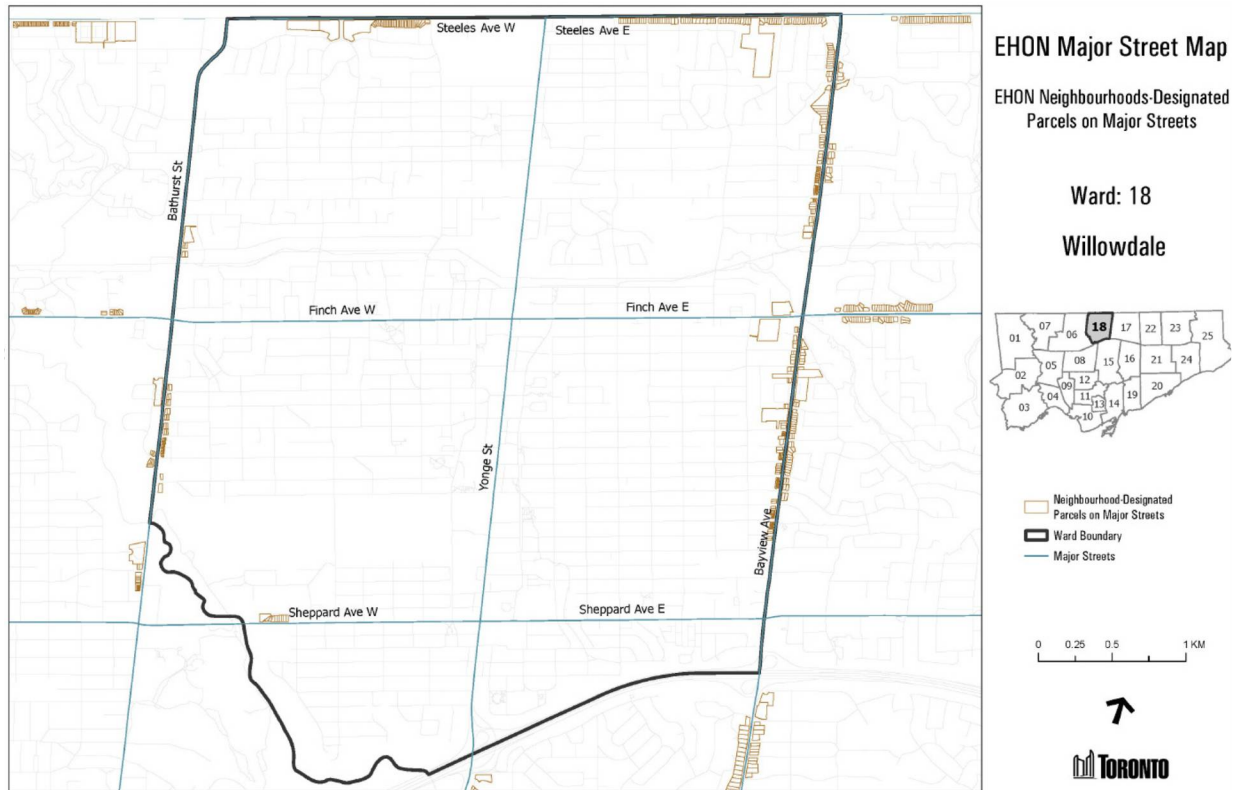


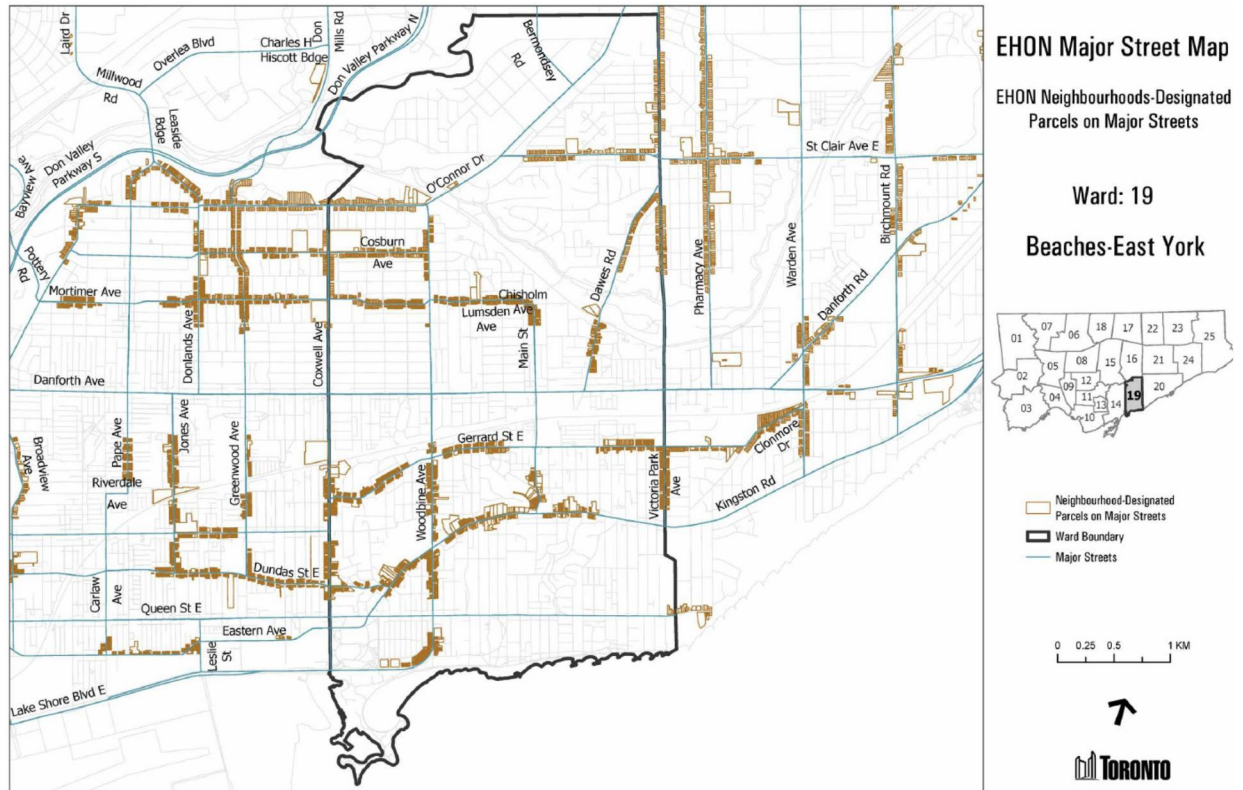


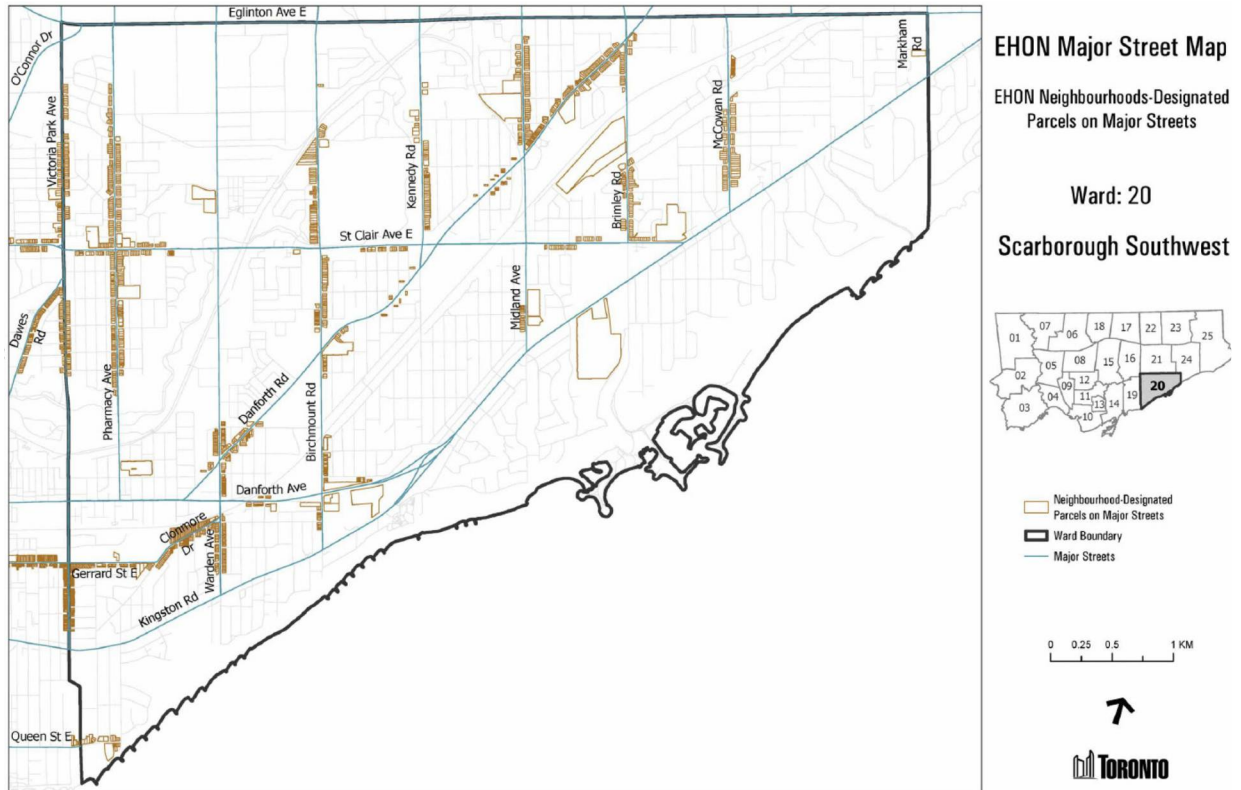






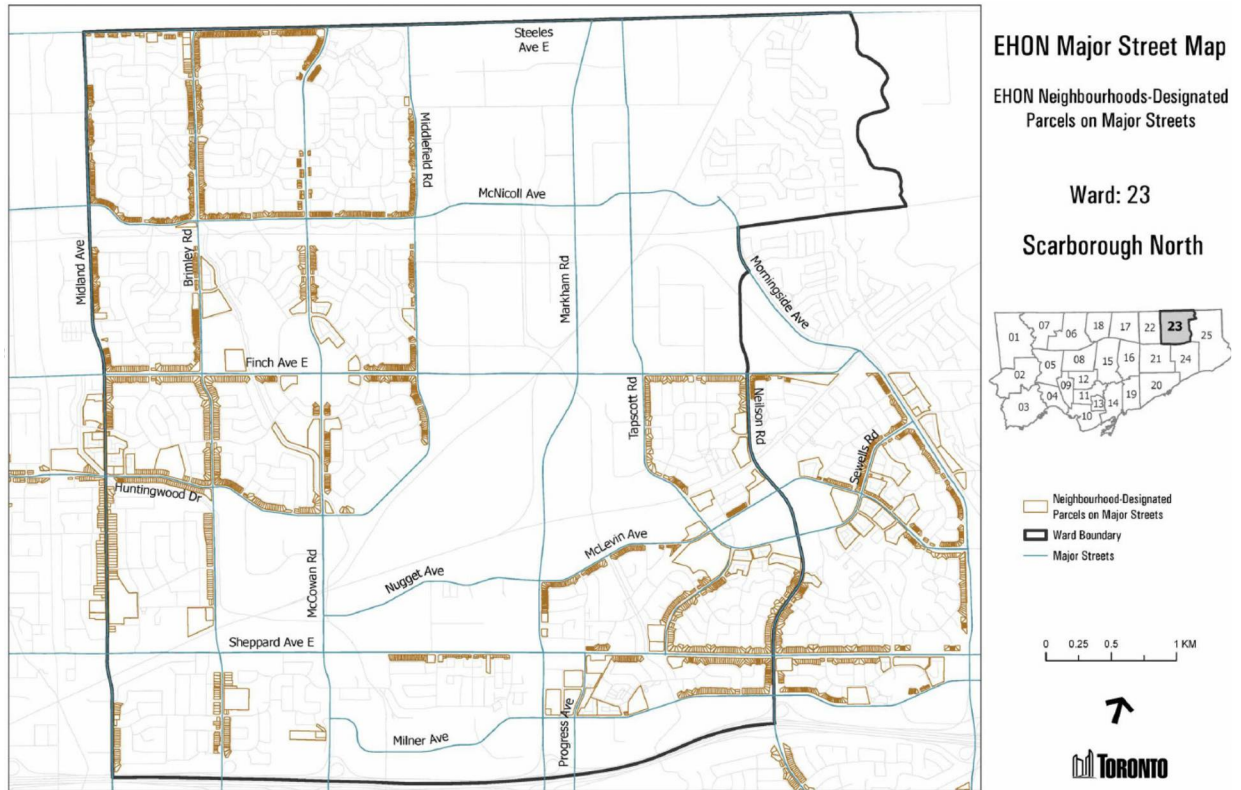


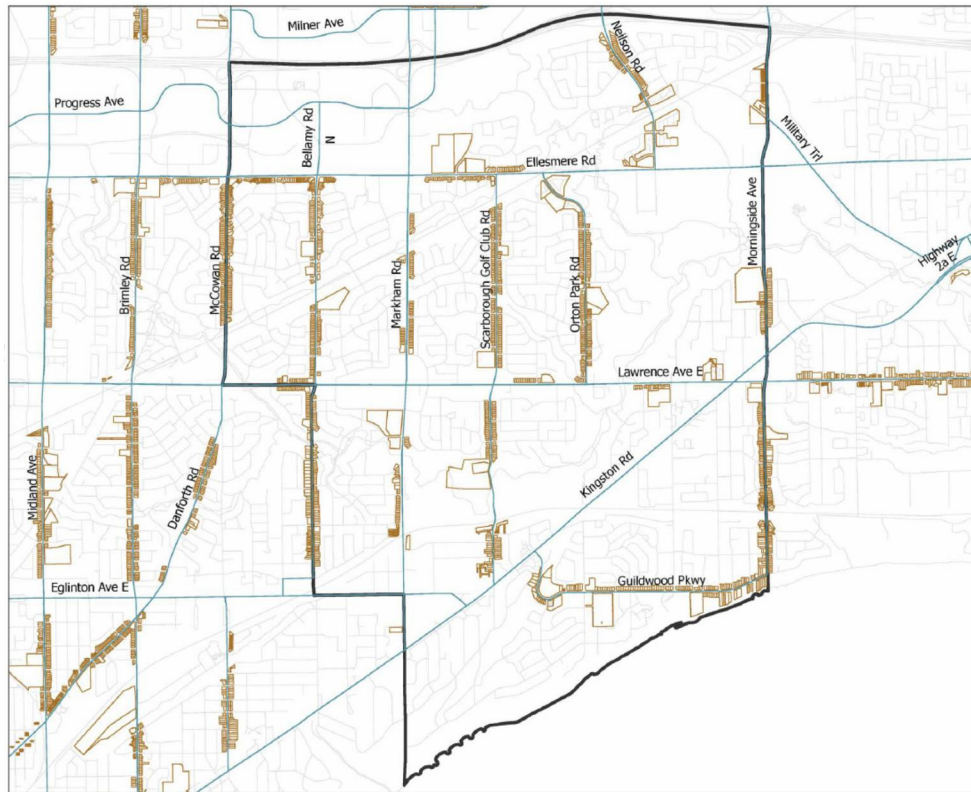












EHON Major Street Map

EHON Neighbourhoods-Designated
Parcels on Major Streets

Ward: 24

Scarborough-Guildwood



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

0 0.25 0.5 1 KM



