

## Attachment 1: Draft Zoning By-law Amendment

Authority: [Planning and Housing Committee] Item [-], as adopted by City of Toronto Council on [-]

### CITY OF TORONTO

#### BY-LAW [Clerks to insert By-law number]

**To amend Zoning By-law 569-2013, as amended, to update permissions and performance standards for detached houseplexes and semi-detached houseplexes, including duplexes, triplexes and fourplexes.**

##### **Explanatory Note:**

This By-law amends various provisions relating to duplex, triplex and fourplex permissions in response to matters identified through the Multiplex Monitoring process undertaken following the major 2023 update to multiplex permissions (Zoning By-law 474-2023).

Notable changes include:

New “detached houseplex” and “semi-detached houseplex” terms that classify multiplexes in relation to the building’s form rather than specific number of units, generally replacing the duplex, triplex and fourplex terms.

New “override” clauses that provide clarity about what lot requirements (e.g. frontage and area) and building requirements (e.g. height, floor area, setbacks) apply to multiplexes when a property is subject to a site-specific exception.

New limit on the overall number of bedrooms per dwelling unit in multiplexes to address concerns about units with rooming house-like features.

New permissions and exemptions for public utility equipment (e.g. pad-mounted hydro transformers).

Minor amendments to driveway and parking space regulations to better harmonize between house and multiplex building types.

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;

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, as amended, Chapter 800 Definitions.

**Explanatory Note:**

Provision 2 updates interpretation provisions in Section 1.40 to replace the duplex, triplex and fourplex terms with the new “detached houseplex” and “semi-detached houseplex” terms.

2. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 1.40.10(3) to replace the words “**duplexes, triplexes, fourplexes**” with the words “**detached houseplexes, semi-detached houseplexes**” in (A), (B), (C), (D) and (E), so that it reads:

“(3) Purpose of the Zones in the Residential Zone Category

The purpose of each zone in the Residential Zone category is as follows:

- (A) Residential (R)  
The purpose of the R zone is to provide areas for a variety of **residential building** types, including **detached houses, semi-detached houses, townhouses, detached houseplexes, semi-detached houseplexes** and **apartment buildings**.
- (B) Residential Detached (RD)  
The purpose of the RD zone is to provide areas for a variety of **residential building** types, including **detached houses, detached houseplexes**, and, on a **lot** that abuts a **major street**, **townhouses** and **apartment buildings**.
- (C) Residential Semi-Detached (RS)  
The purpose of the RS zone is to provide areas for **detached houses, semi-detached houses, detached houseplexes, semi-detached houseplexes**, and, on a **lot** that abuts a **major street**, **townhouses** and **apartment buildings**.
- (D) Residential Townhouse (RT)  
The purpose of the RT zone is to provide areas for **detached houses, semi-detached houses, townhouses, detached houseplexes, semi-detached houseplexes**, and, on a **lot** that abuts a **major street**, **townhouses** and **apartment buildings**.
- (E) Residential Multiple (RM)  
The purpose of the RM zone is to provide areas for **detached houses, semi-detached houses, detached houseplexes, semi-detached houseplexes**, low-rise **apartment buildings**, and, on a **lot** that abuts a **major street**, **townhouses**.

**Explanatory Note:**

Provisions 3 to 6 of this by-law update existing regulations enabling the conversion of detached houses, and portions of semi-detached houses and townhouses to duplexes,

triplexes and fourplexes to incorporate the new “detached houseplex” and “semi-detached houseplex” permissions and to update transition dates.

3. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.20.40(1), so that it reads:

“(1) Conversion of Detached House to a Detached Houseplex

In the Residential Zone category, a **detached house** may be converted to a **detached houseplex**, and:

- (A) the **building** may continue to be considered as a **lawfully existing building** provided the additional **dwelling units** are contained entirely within the **building** as it **lawfully** existed on the day prior to the issuance of a building permit for the additional **dwelling units**, subject to regulations 10.5.20.40(4) and (5).”

4. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.5.20.40(2), so that it reads:

“(2) Conversion of a Portion of a Semi-Detached House to a Semi-Detached Houseplex

In the Residential Zone category, a portion of a **semi-detached house** located on one **lot** may be converted to a **semi-detached houseplex** and the **building** may continue to be considered a **semi-detached house** despite the **building** type definitions in Chapter 800, provided:

- (A) the **building** may continue to be considered as a **lawfully existing building** provided the additional **dwelling units** are contained entirely within the **building** as it **lawfully** existed on the day prior to the issuance of a building permit for the additional **dwelling units**, subject to regulations 10.5.20.40(4) and (5);
- (B) The portion of the **semi-detached house** located on one **lot** that is converted under this regulation is considered to be a **semi-detached houseplex** for the purposes of applying the standards contained within this by-law;
- (C) The remaining portion of the **semi-detached house** located on the abutting **lot** within the same **semi-detached house**, that is not subject to the conversion is considered to be located within the original **building** type for the purposes of applying the standards contained within this by-law; and
- (D) If both **dwelling units** within a **building** originally constructed as a **semi-detached house** are converted to **semi-detached houseplexes** in accordance with this regulation, the **building** may continue to be considered as a **lawfully existing building** provided the additional

**dwelling units** are contained entirely within the **lawfully existing building** as it existed on the day prior to the issuance of a building permit for the additional **dwelling units**, subject to regulations 10.5.20.40(4) and (5)."

5. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.5.20.40(3), so that it reads:

"(3) Conversion of a Portion of a Townhouse to Multiple Units

In the Residential Zone category, a portion of a **townhouse** located on one **lot** may be converted to contain up to four **dwelling units** and may continue to be considered as a **townhouse** despite the **building** type definitions in Chapter 800, provided:

- (A) the **building** may continue to be considered as a **lawfully existing building** provided the additional **dwelling units** are contained entirely within the **building** as it **lawfully** existed on the day prior to the issuance of a building permit for the additional **dwelling units**, subject to regulations 10.5.20.40(4) and (5);
- (B) For the purpose of regulations 10.10.40.1(8) and (9), 10.10.40.10(1) and (3), 10.10.40.30(1), 10.10.40.40(1), 10.20.40.1(8) and (9), 10.20.40.10(1) and (3), 10.20.40.40(1), 10.40.40.1(7) and (8), 10.40.40.10(1) and (3), 10.40.40.40(1), 10.60.40.1(6) and (7), 10.60.40.10(1) and (2), 10.60.40.40(1), 10.80.40.1(6) and (7), 10.80.40.10(1) and (3), and 10.80.40.40(1), the portion of the **townhouse** located on one **lot** that is converted to contain up to four **dwelling units** referenced in this regulation may be considered to be a **duplex, triplex or fourplex** despite the **building** type definitions in Chapter 800; and
- (C) The remaining portions of the **townhouse** located on adjacent **lots** and within the same **townhouse** that are not subject to the conversion are considered to be located within the original **building** type for the purposes of applying the standards contained within this by-law;
- (D) If more than one **dwelling unit** within a **building** originally constructed as a **townhouse** is converted in accordance with this regulation, the **building** as a whole is to be considered the **lawfully existing** original **building** type, subject to regulations 10.5.20.40(4) and (5)."

6. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.5.20.40(5), so that it reads:

"(5) Definition of Lawful, Lawfully and Lawfully Existing

For the purpose of regulations 10.5.20.40(1), (2), (3) and (4), and clauses 10.5.30.41, 10.5.40.11, 10.5.40.21, 10.5.40.31, 10.5.40.41, 10.5.40.71,

10.10.40.11, 10.10.40.61, 10.10.40.71, 10.10.40.81, 10.10.80.200, 10.20.40.11, 10.60.40.81 and 10.80.40.81, the words **lawful**, **lawfully** and **lawfully existing**, highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:

- (A) **buildings, structures** or uses authorized or permitted on or before [ENACTION DATE]; and
- (B) for which a building permit was **lawfully** issued before [ENACTION DATE].”

#### **Explanatory Note:**

Provision 7 of this by-law clarifies existing provisions about the removal of parking spaces resulting from the conversion of an integral garage to residential space.

7. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.20.40(7), to replace the words “**lawful parking spaces** for” with the words “**lawful parking spaces** within”, and to insert in (A) the words “that leads to the **lawful parking space**” and in (B) the word “permitted”, so that it reads:

#### “(7) Parking Space Requirement for Conversion of a Lawfully Existing Building

Despite the **parking space** requirements in regulations 200.5.10.1(1) and 200.5.10.11(1)(C), **lawful parking spaces** within a **lawfully existing building** on a **lot** may be reduced for the purposes of constructing additional **dwelling units** in accordance with regulations 10.5.20.40(1), (2), (3) and (4), if:

- (A) the **driveway** located in a **front yard** or **side yard** abutting a **street** that leads to the **lawful parking space** is removed and **landscaping** is provided subject to regulations 10.5.50.10(1) and 10.5.50.10(2); or
- (B) a **parking space** located in the **front yard** or **side yard** abutting a **street** is permitted subject to regulation 10.5.80.10(3) or is authorized by a Section 45 Planning Act minor variance.

#### **Explanatory Note:**

Provisions 8 to 11 of this by-law replace the terms “duplex”, “triplex” or “fourplex” with the terms “detached houseplex” and/or “semi-detached houseplex” where appropriate, in the general regulations that apply to all zones in the Residential Zone Category.

8. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.30.11(3) to replace the words “**duplex, triplex or fourplex**” with the words “or **detached houseplex**”, so that it reads:

#### “(3) Vacant Lawfully Existing Lot

In the Residential Zone category, if a **lot** referred to in regulation

10.5.30.11(1) is vacant, a **detached house** or **detached houseplex** may be constructed on that **lot**, and the **detached house** or **detached houseplex** must comply with all other regulations of this By-law or be authorized by a Section 45 Planning Act minor variance.”

9. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.30.21(3) to replace the words “**duplex, triplex or fourplex**” with the words “or **detached houseplex**”, so that it reads:

“(3) Vacant Lawfully Existing Lot

If a lot referred to in regulation 10.5.30.21(1) is vacant, a **detached house** or **detached houseplex** may be constructed on that **lot**, and only if:

- (A) the **lot frontage** is at least 6.0 metres; and
- (B) the **detached house** or **detached houseplex** complies with all other requirements of this By-law or is authorized by a Section 45 Planning Act minor variance.”

10. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.50.10(1) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(1) Front Yard Landscaping for Certain Types of Residential Buildings

In the Residential Zone category, on a **lot** with a **detached house, semi-detached house, detached houseplex, semi-detached houseplex** or **townhouse**, the following **front yard landscaping** regulations apply:

- (A) for **lots** with a **lot frontage** less than 6.0 metres, or a **townhouse dwelling unit** less than 6.0 metres wide, the **front yard**, excluding a permitted **driveway** or permitted parking pad must be **landscaping**; [ By-law: 1429-2017 ]
- (B) for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, a minimum of 50% of the **front yard** must be **landscaping**;
- (C) for **lots** with a **lot frontage** of 15.0 metres or greater, a minimum of 60% of the **front yard** must be **landscaping**; and
- (D) a minimum of 75% of the **front yard landscaping** required in (A), (B), and (C) above, must be **soft landscaping**, and if a **lot** does not have a permitted **driveway** in the **front yard**, a minimum of 75% of the **front yard** must be **soft landscaping**.”

11. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.50.10(2) to replace the words “**duplex, triplex, fourplex**” with

the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(2) Side Yard Landscaping for Certain Types of Residential Buildings on Corner Lots

In the Residential Zone category, a **corner lot** with a **detached house, semi-detached house, detached houseplex, semi-detached houseplex** or **townhouse** must have:

- (A) a minimum of 60% of the **side yard** abutting a **street** for **landscaping**; and
- (B) a minimum of 75% of the **side yard landscaping** required in (A), above, must be **soft landscaping**.”

**Explanatory Comment:**

Provisions 12 to 14 add encroachment and location permissions for public utility equipment required to service houses with multiple dwelling units, such as a front yard transformer to ensure four-to-six dwelling unit buildings meet Toronto Hydro amperage standards and clearance distances for utility meters on main walls. Areas occupied by public utility are also excluded from landscaping-related calculations.

12. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.5.40.60(8) a new regulation (E), so that it reads:

“(8) Equipment

In the Residential Zone category, the following wall mounted equipment on a **building** may encroach into required minimum **building setbacks** as follows, if the equipment is no closer to a **lot line** than 0.3 metres:

- (A) vents, pipes, or utility equipment, a maximum of 0.6 metres into a required minimum **rear yard setback** or minimum **side yard setback**;
- (B) satellite dish, a maximum of 0.9 metres into any required minimum **building setback**;
- (C) antenna, or a pole used to hold an antenna, a maximum of 0.9 metres into any required minimum **rear yard setback** or minimum **side yard setback**;
- (D) air conditioner, a maximum of 0.9 metres:
  - (i) into a required minimum **rear yard setback**; and
  - (ii) into a required minimum **side yard setback** if it is not



located above the first **storey** of the **building** above **established grade**.

- (E) public utility metering equipment, such as electrical meters or natural gas meters, into any required minimum **building setback**.”

13. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.5.50.10(6) with the following, so that it reads:

“(6) Landscaping Exclusion for Permitted Encroachments and Public Utility Equipment

- (A) In the Residential Zone category, the calculation of **landscaping** or **soft landscaping** in regulations 10.5.50.10(1), (2), (3) and (4) excludes:
- (i) the area of the required minimum **building setback** covered by any part of a **building** or **structure** which is permitted to encroach into a required minimum **building setback** by Clause 10.5.40.60; and
  - (ii) the area covered by public utility equipment essential for the functional operation of the **building**, such as an electrical transformer and associated pads, or other equipment necessary to connect to public utility services.”

14. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.5.60.10 a new regulation (2) after regulation (1), so that it reads:

“(2) Public Utility Equipment in a Front Yard

Despite regulation 10.5.60.10(1), public utility equipment essential for the functional operation of the **building**, such as an electrical transformer or other equipment necessary to connect to public utility services, may be located in the **front yard**.”

**Explanatory Note:**

Provisions 15 and 16 apply regulations controlling the location and width of integral garages for detached and semi-detached houses to detached and semi-detached houseplexes.

15. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.80.40(1) to replace the words “**detached house** or a **semi-detached house**” with the words “**detached house**, **semi-detached house**, **detached houseplex** or **semi-detached houseplex**”, so that it reads:



“(1) Maximum Width of Garage Entrance in Front Wall on Certain Lots

In the Residential Zone category, for a **lot** with a **detached house**, **semi-detached house**, **detached houseplex** or **semi-detached houseplex**, if the required minimum **lot frontage** is less than 24.0 metres, the maximum combined width of all **vehicle** entrances through the front **main wall** of the **residential building** is 6.0 metres.”

16. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.80.40(2) to replace the words “**detached house** or **semi-detached house**” with the words “**detached house**, **semi-detached house**, **detached houseplex** or **semi-detached houseplex**”, so that it reads:

“(2) Elevation of Garage Entrance in Certain Types of Residential Buildings

In the Residential Zone category, for a **detached house**, **semi-detached house**, **detached houseplex** or **semi-detached houseplex**, and for an individual **townhouse dwelling unit** where an individual private **driveway** leads directly to the **dwelling unit**, the elevation of the lowest point of a **vehicle** entrance in a **main wall** of the **building** must be higher than the elevation of the centreline of the **driveway** at the point where it intersects a **lot line** abutting a **street**.”

**Explanatory Note:**

Provision 17 replaces the terms “triplex or fourplex” with the terms “detached houseplex or semi-detached houseplex with three or more dwelling units”, in general regulations about vehicular access that apply to all zones in the Residential Zone Category.

17. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.5.100.1(3) to replace its title and replace the words “**triplex** or **fourplex**” with the words “**detached houseplex** or **semi-detached houseplex** with more than two **dwelling units**”, so that it reads:

“(3) Driveway Width for Certain Residential Building Types with Three or More Dwelling Units

In the Residential Zone category, for a **detached houseplex** or **semi-detached houseplex** with three or more **dwelling units**, and for a **townhouse** if an individual private **driveway** does not lead directly to an individual **dwelling unit**, a **driveway** may have:

- (A) a minimum width of 2.0 metres for each lane; and
- (B) a maximum total width of 6.0 metres.”

**Explanatory Note:**

Provisions 18 to 34 make amendments to the Residential (R) Zone (Section 10.10), which are then generally repeated for the RD, RS, RT and RM Zones.

Provisions 18 and 19 update the Residential (R) Zone permitted residential building types to replace duplex, triplex and fourplex with the new detached houseplex and semi-detached houseplex terms.

18. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.10.20.40(1)(D), (E) and (F), so that they read:
- “(D) **Detached Houseplex**;
- (E) **Semi-Detached Houseplex**; and
- (F) (Deleted by By-law [Clerk to insert by-law number])”
19. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.10.20.40(2) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:
- “(2) Chapter 900 Exceptions
- Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **detached houseplex, semi-detached houseplex, 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.”

**Explanatory Note:**

Provisions 20, 21 and 22 provide direction on how to apply regulations in Site-Specific Exceptions to the houseplex building types, to ensure that houseplexes fit within their context and are not more restricted than other house-form buildings.

If an Exception contains lot requirements (such as lot area, lot frontage or lot coverage) for detached houses and/or semi-detached houses, these regulations are also applied to detached houseplexes and semi-detached houseplexes. If an Exception contains building requirements (such as height, building length and depth, floor area, setbacks or separations) for detached houses and/or semi-detached houses, these regulations are also applied to detached houseplexes and semi-detached houseplexes.

The R zone’s base houseplex permissions for height (10.0 metres), building length and building depth (17 to 19 metres), floor area (not limited) and platform locations would continue to apply to a houseplex in situations where an Exception’s corresponding building requirements would be more restrictive.

20. Zoning By-law 569-2013, as amended, is further amended by creating a new Clause 10.10.30.1 General and new regulation 10.10.30.1(1), as follows:

**“10.10.30.1 General****(1) Chapter 900 Exceptions – Applicable Lot Requirements for a Detached Houseplex or Semi-Detached Houseplex**

Despite regulations 900.1.10(3) and 900.1.10(4)(A), for a **detached houseplex** or **semi-detached houseplex** that is the only **residential building** on a **lot**, if an applicable Chapter 900 Exception contains **lot** requirements for:

- (A) a **detached house**, then a permitted **detached houseplex** is subject to the applicable Chapter 900 Exception's **lot** requirements for a **detached house**; or
- (B) a **semi-detached house**, then a permitted **semi-detached houseplex** is subject to the applicable Chapter 900 Exception's **lot** requirements for the portion of a **semi-detached house** that constitutes an individual **dwelling unit**.”

- 21.** Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.10.40.1(6), as follows:

**“(6) Chapter 900 Exceptions – Applicable Principal Building Requirements for a Detached Houseplex or Semi-Detached Houseplex**

Despite regulations 900.1.10(3) and 900.1.10(4)(A), for a **detached houseplex** or **semi-detached houseplex** that is the only **residential building** on a **lot**, if an applicable Chapter 900 Exception contains principal **building** requirements for:

- (A) a **detached house**, then the permitted **detached houseplex** is subject to the applicable Chapter 900 Exception's **building** requirements for a **detached house**; or
- (B) a **semi-detached house**, then a permitted **semi-detached houseplex** is subject to the applicable Chapter 900 Exception's **building** requirements for the portion of a **semi-detached house** that constitutes an individual **dwelling unit**.”

- 22.** Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.10.40.1(7), as follows:

**“(7) Chapter 900 Exceptions – More Permissive Principal Building Requirements for a Detached Houseplex or Semi-Detached Houseplex**

Despite regulations 10.10.40.1(6), 900.1.10(3) and 900.1.10(4)(A), if a regulation in clauses 10.10.40.10, 10.10.40.30 or 10.10.40.40 for a **detached houseplex** or **semi-detached houseplex** is more permissive than the regulation that would apply to the **detached houseplex** or **semi-detached houseplex** under regulation 10.10.40.1(6), then the more

permissive regulation prevails.”

**Explanatory Note:**

Provisions 23, 24 and 25 define the maximum number of bedrooms permitted within a houseplex, to distinguish these from multi-tenant houses with limited communal areas, while maintaining flexibility and enabling family sized units.

For two-unit houseplexes (i.e. duplexes) the maximum would be eight bedrooms, which could be provided in a variety of combinations such as four in each unit, three in one unit and five in the second unit, etc.

For houseplexes with three or more units, the maximum number of bedrooms would be three times the number of dwelling units, which could again be distributed across the units in a variety of combinations for flexibility.

- 23.** Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.10.40.1(8), as follows:

“(8) Number of Bedrooms per Dwelling Unit in a Detached Houseplex or Semi-Detached Houseplex

On a **lot** in the R zone, the maximum number of **bedrooms** permitted within a **detached houseplex** or **semi-detached houseplex** is equal to:

- (A) four times the number of **dwelling units**, for a **residential building** with two **dwelling units**; or
- (B) three times the number of **dwelling units**, for a **residential building** with three or more **dwelling units**.
- (C) For the purposes of determining the number of **bedrooms** in a **residential building** in (A) and (B) above, a bachelor **dwelling unit** has one **bedroom**.”

- 24.** Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.10.40.1(9), as follows:

“(9) Transition - Number of Bedrooms per Dwelling Unit in a Detached Houseplex or Semi-Detached Houseplex

A **detached houseplex** or **semi-detached houseplex** may have more than the permitted maximum number of **bedrooms** in regulation 10.10.40.1(8), if:

- (A) The **building** is a **lawfully existing residential building**, and no **bedrooms** are added that would increase the noncompliance after [ENACTION DATE]; or
- (B) The **building** was constructed pursuant to a building permit issued after [ENACTION DATE] that contains no greater a number of

**bedrooms per dwelling unit** than were identified in:

- (i) The plans approved with a zoning certificate issued for the project, for which the request for a zoning certificate was filed on or prior to [ENACTION DATE];
  - (ii) An approved zoning by-law amendment, for which the complete application for a zoning by-law amendment was filed on or prior to [ENACTION DATE];
  - (iii) A minor variance authorized under Section 45 of the Planning Act, for which the complete application for a minor variance was filed on or prior to [ENACTION DATE]; or
  - (iv) A site plan approval, for which the complete application for site plan approval was filed on or prior to [ENACTION DATE]; and
- (C) For a **building** constructed pursuant to (B) above, no **bedrooms** may be added after the issuance of the building permit upon which the exemption is founded, if they would increase the noncompliance beyond that established by that building permit."

25. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.10.40.1 (10), as follows:

"(10) Transition – Definition of Lawfully, Lawfully Existing and Complete Applications

For the purposes of regulation 10.10.40.1(9):

- (A) the words **lawful**, **lawfully** and **lawfully existing**, highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:
  - (i) **buildings, structures** or uses authorized or permitted on or before [ENACTION DATE]; and
  - (ii) for which a building permit was lawfully issued before [ENACTION DATE];
- (B) a "request for a zoning certificate" means a request for a zoning certificate that satisfies the requirements set out in Article I, Building Permits, of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.
- (C) a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.
- (D) a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation

200/96 (Minor Variance Applications) under the Planning Act.

- (E) a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2."

**Explanatory Note:**

Provisions 26 to 34 of this by-law replace the terms "duplex", "triplex" or "fourplex" with the terms "detached houseplex" and/or "semi-detached houseplex" where appropriate, in the regulations relating to building and parking standards.

26. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.10.40.10(1)(C) to replace the words "**duplex, triplex or fourplex**" with the words "**detached houseplex or semi-detached houseplex**", so that it reads:

"(C) despite (A) above, the permitted maximum height for a **detached houseplex or semi-detached houseplex** is the greater of:

- (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (ii) 10.0 metres."

27. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.10.40.10(3)(C) to replace the words "**duplex, triplex or fourplex**" with the words "**detached houseplex or semi-detached houseplex**", so that it reads:

"(C) the permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **detached houseplex or semi-detached houseplex**."

28. By-law 1313-2023 is amended by amending provision 5 to replace the words "adding regulation (11)" with the words "replacing regulation (11)", so that it reads:

"5. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.40.10(11), so that it reads:

- (11) Maximum Height of Main Walls for a Residential Building other than an Apartment Building with a Flat or Shallow Roof

Subject to regulation 10.10.40.10(1), if a **residential building**, other than an **apartment building**, in the R zone has a roof with a slope of less than 1.0 vertical units for every 10.0 horizontal units for more than 50 percent of the total horizontal roof area:

- (A) despite regulation 10.10.40.10(2) above, additional **main walls** are permitted to be located above the maximum height of all **main walls**

permitted in regulation 10.10.40.10(2), provided all the additional front **main walls** and rear **main walls** located above the **main walls** permitted in regulation 10.10.40.10(2) are set back a minimum of 1.4 metres from the front **main walls** and rear **main walls** permitted in regulation 10.10.40.10(2)."

29. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.10.40.30(1)(A) and (B) to replace the words "**duplex, triplex**" and "**fourplex**" with the words "**detached houseplex**" and "**semi-detached houseplex**", so that they read:
- "(A) 17.0 metres for a **detached house, semi-detached house, detached houseplex, semi-detached houseplex, townhouse or apartment building**;
  - (B) despite (A) above, the permitted maximum **building depth** for a **detached houseplex or semi-detached houseplex** is 19.0 metres if the lot:
    - (i) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or
    - (ii) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater; and"
30. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.10.40.40(1)(C) to replace the words "**duplex, triplex**" and "**fourplex**" with the words "**detached houseplex**" and "**semi-detached houseplex**", so that it reads:
- "(C) the permitted maximum floor space index in regulations (A) and (B) above do not apply to a **detached houseplex or semi-detached houseplex**; and"
31. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.10.40.40(2) to replace the words "**semi-detached house or duplex**" with the words "**or semi-detached house**", so that it reads:
- "(2) If a **lot** in the R zone has a permitted maximum floor space index of 0.6, and has a **detached house** or a **semi-detached house** erected before October 15, 1953, the **detached house or semi-detached house** may be enlarged by an addition to the rear of the **building** if:
    - (A) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
    - (B) no part of the addition is closer to the **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the same **side lot line**; and



(C) any prior addition is at least 5 years old.”

32. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.10.40.70(3)(A)(iii), (iv) and (v), so that they read:
- “(iii) a **detached houseplex**;
- (iv) a **semi-detached houseplex**; and
- (v) (Deleted by By-law [Clerk to insert by-law number])”
33. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.10.40.70(4)(D), (E) and (F), so that they read:
- “(D) a **detached houseplex**;
- (E) a **semi-detached houseplex**; and
- (F) (Deleted by By-law [Clerk to insert by-law number])”
34. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.10.80.200(1)(A)(ii) to replace the words “**duplex, triplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:
- “(ii) a **detached house, semi-detached house, detached houseplex, semi-detached houseplex**, or one unit of a **townhouse** is erected on the lot after July 2, 1996; or”

#### Explanatory Note:

Provisions 35 to 49 make amendments to the Residential Detached (RD) Zone (Section 10.20), which generally repeat the amendments to the R, RS, RT and RM Zones.

Provisions 35 and 36 update the Residential Detached (RD) Zone permitted residential building types to replace duplex, triplex and fourplex with the new detached houseplex and semi-detached houseplex terms.

35. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.20.20.40(1)(B), (C) and (D), so that they read:
- “(B) **Detached Houseplex**;
- (C) (Deleted by By-law [Clerk to insert by-law number])
- (D) (Deleted by By-law [Clerk to insert by-law number])”
36. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.20.20.40(2) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex**”, so that it reads:
- “(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **detached houseplex, 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.”

**Explanatory Note:**

Provisions 37, 38 and 39 provide direction on how to apply regulations in Site-Specific Exceptions to the houseplex building types, to ensure that houseplexes fit within their context and are not more restricted than other house-form buildings.

If an Exception contains lot requirements (such as lot area, lot frontage or lot coverage) for detached houses, these regulations are also applied to detached houseplexes. If an Exception contains building requirements (such as height, building length and depth, floor area, setbacks or separations) for detached houses, these regulations are also applied to detached houseplexes.

The RD zone’s base houseplex permissions for height (10.0 metres), building length and building depth (17 to 19 metres), floor area (not limited) and platform locations would continue to apply to a houseplex in situations where an Exception’s corresponding building requirements would be more restrictive.

37. Zoning By-law 569-2013, as amended, is further amended by creating a new Clause 10.20.30.1 General and new regulation 10.20.30.1(1), as follows:

**“10.20.30.1 General**

- (1) Chapter 900 Exceptions – Applicable Lot Requirements for a Detached Houseplex

Despite regulations 900.1.10(3) and 900.1.10(4)(A), for a **detached houseplex** that is the only **residential building** on a **lot**, if an applicable Chapter 900 Exception contains **lot** requirements for:

- (A) a **detached house**, then a permitted **detached houseplex** is subject to the applicable Chapter 900 Exception’s **lot** requirements for a **detached house**.”

38. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.20.40.1(6), as follows:

- “(6) Chapter 900 Exceptions – Applicable Principal Building Requirements for a Detached Houseplex

Despite regulations 900.1.10(3) and 900.1.10(4)(A), for a **detached houseplex** that is the only **residential building** on a **lot**, if an applicable Chapter 900 Exception contains principal **building** requirements for:

- (A) a **detached house**, then the permitted **detached houseplex** is subject to the applicable Chapter 900 Exception's **building** requirements for a **detached house**."

39. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.20.40.1(7), as follows:

"(7) Chapter 900 Exceptions – More Permissive Building Requirements for a Detached Houseplex

Despite regulations 10.20.40.1(6), 900.1.10(3) and 900.1.10(4)(A), if a regulation in clauses 10.20.40.10, 10.20.40.20, 10.20.40.30, 10.20.40.40 or 10.20.40.50 for a **detached houseplex** is more permissive than the regulation that would apply to the **detached houseplex** under regulation 10.20.40.1(6), then the more permissive regulation prevails."

**Explanatory Note:**

Provisions 40, 41 and 42 define the maximum number of bedrooms permitted within a houseplex, to distinguish these from multi-tenant houses with limited communal areas, while maintaining flexibility and enabling family sized units.

For two-unit houseplexes (i.e. duplexes) the maximum would be eight bedrooms, which could be provided in a variety of combinations such as four in each unit, three in one unit and five in the second unit, etc.

For houseplexes with three or more units, the maximum number of bedrooms would be three times the number of dwelling units, which could again be distributed across the units in a variety of combinations for flexibility.

40. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.20.40.1(8), as follows:

"(8) Number of Bedrooms per Dwelling Unit in a Detached Houseplex

On a **lot** in the RD zone, the maximum number of **bedrooms** permitted within a **detached houseplex** is equal to:

- (A) four times the number of **dwelling units**, for a **detached houseplex** with two **dwelling units**; or
- (B) three times the number of **dwelling units**, for a **detached houseplex** with three or more **dwelling units**.
- (C) For the purposes of determining the number of **bedrooms** in a **detached houseplex** in (A) and (B) above, a bachelor **dwelling unit** has one **bedroom**."

41. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.20.40.1(9), as follows:

“(9) Transition - Number of Bedrooms per Dwelling Unit in a Detached Houseplex

A **detached houseplex** may have more than the permitted maximum number of **bedrooms** in regulation 10.20.40.1(8), if:

- (A) The **building** is a **lawfully existing residential building**, and no **bedrooms** are added that would increase the noncompliance after [ENACTION DATE]; or
- (B) The **building** was constructed pursuant to a building permit issued after [ENACTION DATE] that contains no greater a number of **bedrooms per dwelling unit** than were identified in:
  - (i) The plans approved with a zoning certificate issued for the project, for which the request for a zoning certificate was filed on or prior to [ENACTION DATE];
  - (ii) An approved zoning by-law amendment, for which the complete application for a zoning by-law amendment was filed on or prior to [ENACTION DATE];
  - (iii) A minor variance authorized under Section 45 of the Planning Act, for which the complete application for a minor variance was filed on or prior to [ENACTION DATE]; or
  - (iv) A site plan approval, for which the complete application for site plan approval was filed on or prior to [ENACTION DATE]; and
- (C) For a **building** constructed pursuant to (B) above, no **bedrooms** may be added after the issuance of the building permit upon which the exemption is founded, if they would increase the noncompliance beyond that established by that building permit.”

42. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.20.40.1(10), as follows:

“(10) Transition – Definition of Lawfully, Lawfully Existing and Complete Applications

For the purposes of regulation 10.20.40.1(9):

- (A) the words **lawful**, **lawfully** and **lawfully existing**, highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:
  - (i) **buildings, structures** or uses authorized or permitted on or before [ENACTION DATE]; and
  - (ii) for which a building permit was lawfully issued before [ENACTION DATE];

- (B) a "request for a zoning certificate" means a request for a zoning certificate that satisfies the requirements set out in Article I, Building Permits, of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.
- (C) a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.
- (D) a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.
- (E) a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2."

**Explanatory Note:**

Provisions 43 to 49 of this by-law replace the terms "duplex", "triplex" or "fourplex" with the term "detached houseplex" in regulations relating to building standards.

- 43.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.20.40.10(1)(C) to replace the words "**duplex, triplex or fourplex**" with the words "**detached houseplex**", so that it reads:
- "(C) despite (A) above, the permitted maximum height for a **detached houseplex** 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"
- 44.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.20.40.10(3)(C) to replace the words "**duplex, triplex or fourplex**" with the words "**detached houseplex**", so that it reads:
- "(C) the permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **detached houseplex**."
- 45.** Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.20.40.20(3) to replace the words "**duplex, triplex or fourplex**" with the words "**detached houseplex**", so that it reads:
- "(3) Maximum Building Length for a Detached Houseplex if Lot Frontage and Lot Depth is in Specified Range
- Despite regulation 10.20.40.20(1), in the RD zone, a **detached houseplex** may have a permitted maximum **building length** of 19.0 metres if the **lot**:

- (A) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or
  - (B) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater.”
46. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.20.40.30(1) to replace the words “**detached house**” with the words “**detached house** or **detached houseplex**”, so that it reads:
- “(1) Maximum Building Depth if Required Lot Frontage is in Specified Range
- In the RD zone with a required minimum **lot frontage** of 18.0 metres or less, the rear **main wall** of a **detached house** or **detached houseplex**, not including a one **storey** extension that complies with regulation 10.20.40.20(2), may be no more than 19.0 metres from the required **front yard setback**.”
47. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.20.40.30(2) to replace the words “**duplex, triplex or fourplex**” with the words “**detached houseplex**”, so that it reads:
- “(2) Maximum Building Depth for a Detached Houseplex if Lot Frontage and Lot Depth is in Specified Range
- Despite regulation 10.20.40.20(1), in the RD zone, a **detached houseplex** may have a permitted maximum **building depth** of 19.0 metres if the **lot**:
- (A) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or
  - (B) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater.”
48. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.20.40.40(1)(C) to replace the words “**duplex, triplex or fourplex**” with the words “**detached houseplex**”, so that it reads:
- “(C) the permitted maximum floor space index in regulation (A) above does not apply to a **detached houseplex**; and”
49. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.20.40.50(3) to replace the words “**duplex, triplex or fourplex**” with the words “**detached houseplex**”, so that it reads:
- “(3) Platforms at or Above the Second Storey of a Detached Houseplex
- In the RD zone, platforms such as a deck or balcony, with access from the second **storey** or above of a **detached houseplex** must comply with the

following:

- (A) there may be no more than a total of 2 platforms for each **dwelling unit**, and no more than one on each of the front and rear sides of the **dwelling unit**; and
- (B) a platform permitted in (A) above for a **detached houseplex** on a **corner lot** may also be located on a **main wall** of a **dwelling unit** facing a **street**.”

**Explanatory Note:**

Provisions 50 to 66 make amendments to the Residential Semi-Detached (RS) Zone (Section 10.40), which generally repeat the amendments to the R, RD, RT and RM Zones.

Provisions 50 and 51 update the Residential Semi-Detached (RS) Zone permitted residential building types to replace duplex, triplex and fourplex with the new detached houseplex and semi-detached houseplex terms.

- 50. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.40.20.40(1)(C), (D) and (E), so that they read:
  - “(C) **Detached Houseplex**;
  - (D) **Semi-Detached Houseplex**; and
  - (E) (Deleted by By-law [Clerk to insert by-law number])”
- 51. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.40.20.40 (2) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:
  - “(2) Chapter 900 Exceptions  
Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **detached houseplex, semi-detached houseplex, 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.”

**Explanatory Note:**

Provision 52 provides direction on how to apply regulations in Site-Specific Exceptions to the houseplex building types, to ensure that houseplexes fit within their context and are not more restricted than other house-form buildings.

If an Exception contains lot requirements (such as lot area, lot frontage or lot coverage) for detached houses and/or semi-detached houses, these regulations are also applied to detached houseplexes and semi-detached houseplexes.



52. Zoning By-law 569-2013, as amended, is further amended by creating a new Clause 10.40.30.1 General and new regulation 10.40.30.1 (1), as follows:

**“10.40.30.1 General**

- (1) Chapter 900 Exceptions – Applicable Lot Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 900.1.10(3) and 900.1.10(4)(A), for a **detached houseplex** or **semi-detached houseplex** that is the only **residential building** on a **lot**, if an applicable Chapter 900 Exception contains **lot** requirements for:

- (A) a **detached house**, then a permitted **detached houseplex** is subject to the applicable Chapter 900 Exception’s **lot** requirements for a **detached house**; or
- (B) a **semi-detached house**, then a permitted **semi-detached houseplex** is subject to the applicable Chapter 900 Exception’s **lot** requirements for the portion of a **semi-detached house** that constitutes an individual **dwelling unit**.”

**Explanatory Note:**

Provisions 53 and 55 apply the minimum lot area and lot frontage standards for a semi-detached house units to semi-detached houseplexes.

53. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.40.30.10(1)(B) to add the words “and for a **semi-detached houseplex**,” so that it reads:

“(B) despite (A) above, if a **semi-detached house** is on two **lots** in the RS zone, and for a **semi-detached houseplex**, the required minimum **lot area** for each **lot** is 50% of the numerical value following the letter “a”, in square metres; and”

54. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.40.30.20(1)(C) to add the words “and for a **semi-detached houseplex**,” so that it reads:

“(C) if a **semi-detached house** is on two **lots** in the RS zone, and for a **semi-detached houseplex**, the required minimum **lot frontage** for each **lot** is 50% of the requirements cited in (A) and (B) above; and”

**Explanatory Note:**

Provisions 55 and 56 provide direction on how to apply regulations in Site-Specific Exceptions to the houseplex building types, to ensure that houseplexes fit within their context and are not more restricted than other house-form buildings.

If an Exception contains building requirements (such as height, building length and depth, floor area, setbacks or separations) for detached houses and/or semi-detached houses, these regulations are also applied to detached houseplexes and semi-detached houseplexes.

The RS zone's base houseplex permissions for height (10.0 metres), building length and building depth (17 to 19 metres), floor area (not limited) and platform locations would continue to apply to a houseplex in situations where an Exception's corresponding building requirements would be more restrictive.

55. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.40.40.1(5), as follows:

“(5) Chapter 900 Exceptions – Applicable Building Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 900.1.10(3) and 900.1.10(4)(A), for a **detached houseplex** or **semi-detached houseplex** that is the only **residential building** on a **lot**, if an applicable Chapter 900 Exception contains principal **building** requirements for:

- (A) a **detached house**, then the permitted **detached houseplex** is subject to the applicable Chapter 900 Exception's **building** requirements for a **detached house**; or
- (B) a **semi-detached house**, then a permitted **semi-detached houseplex** is subject to the applicable Chapter 900 Exception's **building** requirements for the portion of a **semi-detached house** that constitutes an individual **dwelling unit**.”

56. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.40.40.1(6), as follows:

“(6) Chapter 900 Exceptions – More Permissive Building Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 10.40.40.1(5), 900.1.10(3) and 900.1.10(4)(A), if a regulation in clauses 10.40.40.10, 10.40.40.20, 10.40.40.30, 10.40.40.40 or 10.40.40.50 for a **detached houseplex** or **semi-detached houseplex** is more permissive than the regulation that would apply to the **detached houseplex** or **semi-detached houseplex** under regulation 10.40.40.1(5), then the more permissive regulation prevails.”

**Explanatory Note:**

Provisions 57, 58 and 59 define the maximum number of bedrooms permitted within a houseplex, to distinguish these from multi-tenant houses with limited communal areas, while maintaining flexibility and enabling family sized units.

For two-unit houseplexes (i.e. duplexes) the maximum would be eight bedrooms, which could be provided in a variety of combinations such as four in each unit, three in one unit and five in the second unit, etc.

For houseplexes with three or more units, the maximum number of bedrooms would be three times the number of dwelling units, which could again be distributed across the units in a variety of combinations for flexibility.

57. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.40.40.1 (7), as follows:

“(7) Number of Bedrooms per Dwelling Unit in a Detached Houseplex or Semi-Detached Houseplex

On a **lot** in the RS zone, the maximum number of **bedrooms** permitted within a **detached houseplex** or **semi-detached houseplex** is equal to:

- (A) four times the number of **dwelling units**, for a **residential building** with two **dwelling units**; or
- (B) three times the number of **dwelling units**, for a **residential building** with three or more **dwelling units**.
- (C) For the purposes of determining the number of **bedrooms** in a **residential building** in (A) and (B) above, a bachelor **dwelling unit** has one **bedroom**.”

58. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.40.40.1(8), as follows:

“(8) Transition - Number of Bedrooms per Dwelling Unit in a Detached Houseplex or Semi-Detached Houseplex

A **detached houseplex** or **semi-detached houseplex** may have more than the permitted maximum number of **bedrooms** in regulation 10.40.40.1(7), if:

- (A) The **building** is a **lawfully existing residential building**, and no **bedrooms** are added that would increase the noncompliance after **[ENACTION DATE]**; or
- (B) The **building** was constructed pursuant to a building permit issued after **[ENACTION DATE]** that contains no greater a number of **bedrooms per dwelling unit** than were identified in:
  - (i) The plans approved with a zoning certificate issued for the project, for which the request for a zoning certificate was filed on or prior to **[ENACTION DATE]**;
  - (ii) An approved zoning by-law amendment, for which the complete application for a zoning by-law amendment was

filed on or prior to [ENACTION DATE];

- (iii) A minor variance authorized under Section 45 of the Planning Act, for which the complete application for a minor variance was filed on or prior to [ENACTION DATE]; or
- (iv) A final site plan approval, for which the complete application for site plan approval was filed on or prior to [ENACTION DATE]; and

- (C) For a **building** constructed pursuant to (B) above, no **bedrooms** may be added after the issuance of the building permit upon which the exemption is founded, if they would increase the noncompliance beyond that established by that building permit.”

**59.** Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.40.40.1(9), as follows:

“(9) Transition – Definition of Lawfully, Lawfully Existing and Complete Applications

For the purposes of regulation 10.40.40.1(8):

- (A) the words **lawful**, **lawfully** and **lawfully existing**, highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:
  - (i) **buildings, structures** or uses authorized or permitted on or before [ENACTION DATE]; and
  - (ii) for which a building permit was lawfully issued before [ENACTION DATE];
- (B) a "request for a zoning certificate" means a request for a zoning certificate that satisfies the requirements set out in Article I, Building Permits, of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.
- (C) a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.
- (D) a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.
- (E) a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.”

**Explanatory Note:**

Provisions 60 to 66 of this by-law replace the terms “duplex”, “triplex” or “fourplex” with

the terms “detached houseplex” and/or “semi-detached houseplex” where appropriate, in the regulations relating to building standards.

60. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.40.40.10(1)(C) to replace the words “**duplex, triplex or fourplex**” with the words “**detached houseplex or semi-detached houseplex**”, so that it reads:
- “(C) despite (A) above, the permitted maximum height for a **detached houseplex or semi-detached houseplex** 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”
61. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.40.40.10(3)(C) to replace the words “**duplex, triplex or fourplex**” with the words “**detached houseplex or semi-detached houseplex**”, so that it reads:
- “(C) the permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **detached houseplex or semi-detached houseplex.**”
62. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.40.40.20(3) to replace the words “**duplex, triplex or fourplex**” with the words “**detached houseplex or semi-detached houseplex**”, so that it reads:
- “(3) Maximum Building Length for a Detached Houseplex or Semi-Detached Houseplex if Lot Frontage and Lot Depth is in Specified Range
- Despite regulation 10.40.40.20(1), in the RS zone, a **detached houseplex or semi-detached houseplex** may have a permitted maximum **building length** of 19.0 metres if the **lot**:
- (A) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or
  - (B) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater.”
63. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.40.40.30(1) to replace the words “or **semi-detached house**” with the words “**semi-detached house, detached houseplex or semi-detached houseplex**”, so that it reads:
- “(1) Maximum Building Depth if Required Lot Frontage is in Specified Range
- In the RS zone, the rear **main wall** of a **detached house, semi-detached**

**house, detached houseplex or semi-detached houseplex**, not including a one **storey** extension that complies with regulation 10.20.40.20(2), may be no more than 19.0 metres from the required **front yard setback**.”

64. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.40.40.30(2) to replace the words “**duplex, triplex or fourplex**” with the words “**detached houseplex or semi-detached houseplex**”, so that it reads:
- “(3) Maximum Building Depth for a Detached Houseplex or Semi-Detached Houseplex if Lot Frontage and Lot Depth is in Specified Range
- In the RS zone, a **detached houseplex or semi-detached houseplex** may have a permitted maximum **building length** of 19.0 metres if the **lot**:
- (A) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or
  - (B) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater.”
65. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.40.40.40(1)(C) to replace the words “**duplex, triplex or fourplex**” with the words “**detached houseplex or semi-detached houseplex**”, so that it reads:
- “(C) the permitted maximum floor space index in regulation (A) above does not apply to a **detached houseplex or semi-detached houseplex**; and”
66. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.40.40.50(3) to replace the words “**duplex, triplex or fourplex**” with the words “**detached houseplex**”, so that it reads:
- “(3) Platforms at or Above the Second Storey of a Detached Houseplex or Semi-Detached Houseplex
- In the RS zone, platforms such as a deck or balcony, with access from the second **storey** or above of a **detached houseplex or semi-detached houseplex** must comply with the following:
- (A) there may be no more than a total of 2 platforms for each **dwelling unit**, and no more than one on each of the front and rear sides of the **dwelling unit**; and
  - (B) a platform permitted in (A) above for a **detached houseplex or semi-detached houseplex** on a **corner lot** may also be located on a **main wall** of a **dwelling unit** facing a **street**.”

#### Explanatory Note:

Provisions 67 to 80 make amendments to the Residential Townhouse (RT) Zone (Section 10.60), which generally repeat the amendments to the R, RD, RS and RM Zones.

Provisions 67 and 68 update the Residential Townhouse (RT) Zone permitted residential building types to replace duplex, triplex and fourplex with the new detached houseplex and semi-detached houseplex terms.

67. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.60.20.40(1)(D), (E) and (F), so that they read:
- “(D) **Detached Houseplex**;
- (E) **Semi-Detached Houseplex**; and
- (F) (Deleted by By-law [Clerk to insert by-law number])”
68. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.60.20.40(2) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **detached houseplex, semi-detached houseplex, 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.”

**Explanatory Note:**

Provision 69 provides direction on how to apply regulations in Site-Specific Exceptions to the houseplex building types, to ensure that houseplexes fit within their context and are not more restricted than other house-form buildings.

If an Exception contains lot requirements (such as lot area, lot frontage or lot coverage) for detached houses and/or semi-detached houses, these regulations are also applied to detached houseplexes and semi-detached houseplexes.

69. Zoning By-law 569-2013, as amended, is further amended by creating a new Clause 10.60.30.1 General and new regulation 10.60.30.1(1), as follows:

**“10.60.30.1 General**

- (1) Chapter 900 Exceptions – Applicable Lot Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 900.1.10(3) and 900.1.10(4)(A), for a **detached houseplex or semi-detached houseplex** that is the only **residential building** on a **lot**, if an applicable Chapter 900 Exception contains **lot**



requirements for:

- (A) a **detached house**, then a permitted **detached houseplex** is subject to the applicable Chapter 900 Exception's **lot** requirements for a **detached house**; or
- (B) a **semi-detached house**, then a permitted **semi-detached houseplex** is subject to the applicable Chapter 900 Exception's **lot** requirements for the portion of a **semi-detached house** that constitutes an individual **dwelling unit**."

#### Explanatory Note:

Provisions 70 and 71 apply the lot area requirement for a semi-detached house unit to a semi-detached houseplex, and for lot frontage replace duplex, triplex and fourplex terms with the new detached houseplex and semi-detached houseplex terms.

- 70.** Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.60.30.10(1)(B) to add the words "and for a **semi-detached houseplex**," so that it reads:

"(B) despite (A) above, if a **semi-detached house** is on two **lots** in the RT zone, and for a **semi-detached houseplex**, the required minimum **lot area** for each **lot** is 50% of the numerical value following the letter "a", in square metres; and"

- 71.** Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.60.30.20(1)(E)(i), (ii) and (iii), so that they read:

- "(i) a **detached houseplex**; or
- (ii) a **semi-detached houseplex**.
- (iii) (Deleted by By-law [Clerk to insert by-law number])"

#### Explanatory Note:

Provisions 72 and 73 provide direction on how to apply regulations in Site-Specific Exceptions to the houseplex building types, to ensure that houseplexes fit within their context and are not more restricted than other house-form buildings.

If an Exception contains building requirements (such as height, building length and depth, floor area, setbacks or separations) for detached houses and/or semi-detached houses, these regulations are also applied to detached houseplexes and semi-detached houseplexes.

The RT zone's base houseplex permissions for height (10.0 metres) and floor area (not limited) would continue to apply to a houseplex in situations where an Exception's corresponding building requirements would be more restrictive.

72. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.60.40.1(4), as follows:

“(4) Chapter 900 Exceptions – Applicable Principal Building Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 900.1.10(3) and 900.1.10(4)(A), for a **detached houseplex** or **semi-detached houseplex** that is the only **residential building** on a **lot**, if an applicable Chapter 900 Exception contains principal **building** requirements for:

- (A) a **detached house**, then the permitted **detached houseplex** is subject to the applicable Chapter 900 Exception’s **building** requirements for a **detached house**; or
- (B) a **semi-detached house**, then a permitted **semi-detached houseplex** is subject to the applicable Chapter 900 Exception’s **building** requirements for the portion of a **semi-detached house** that constitutes an individual **dwelling unit**.”

73. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.60.40.1(5), as follows:

“(5) Chapter 900 Exceptions – More Permissive Building Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 10.60.40.1(4), 900.1.10(3) and 900.1.10(4)(A), if a regulation in clauses 10.60.40.10 or 10.60.40.40 for a **detached houseplex** or **semi-detached houseplex** is more permissive than the regulation that would apply to the **detached houseplex** or **semi-detached houseplex** under regulation 10.60.40.1(4), then the more permissive regulation prevails.”

**Explanatory Note:**

Provisions 74, 75 and 76 define the maximum number of bedrooms permitted within a houseplex, to distinguish these from multi-tenant houses with limited communal areas, while maintaining flexibility and enabling family sized units.

For two-unit houseplexes (i.e. duplexes) the maximum would be eight bedrooms, which could be provided in a variety of combinations such as four in each unit, three in one unit and five in the second unit, etc.

For houseplexes with three or more units, the maximum number of bedrooms would be three times the number of dwelling units, which could again be distributed across the units in a variety of combinations for flexibility.

74. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.60.40.1(6), as follows:

“(6) Number of Bedrooms per Dwelling Unit in a Detached Houseplex or Semi-Detached Houseplex

On a **lot** in the RT zone, the maximum number of **bedrooms** permitted within a **detached houseplex** or **semi-detached houseplex** is equal to:

- (A) four times the number of **dwelling units**, for a **residential building** with two **dwelling units**; or
- (B) three times the number of **dwelling units**, for a **residential building** with three or more **dwelling units**.
- (C) For the purposes of determining the number of **bedrooms** in a **residential building** in (A) and (B) above, a bachelor **dwelling unit** has one **bedroom**.”

75. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.60.40.1(7), as follows:

“(7) Transition - Number of Bedrooms per Dwelling Unit in a Detached Houseplex or Semi-Detached Houseplex

A **detached houseplex** or **semi-detached houseplex** may have more than the permitted maximum number of **bedrooms** in regulation 10.60.40.1(6), if:

- (A) The **building** is a **lawfully existing residential building**, and no **bedrooms** are added that would increase the noncompliance after [ENACTION DATE]; or
- (B) The **building** was constructed pursuant to a building permit issued after [ENACTION DATE] that contains no greater a number of **bedrooms per dwelling unit** than were identified in:
  - (i) The plans approved with a zoning certificate issued for the project, for which the request for a zoning certificate was filed on or prior to [ENACTION DATE];
  - (ii) An approved zoning by-law amendment, for which the complete application for a zoning by-law amendment was filed on or prior to [ENACTION DATE];
  - (iii) A minor variance authorized under Section 45 of the Planning Act, for which the complete application for a minor variance was filed on or prior to [ENACTION DATE]; or
  - (iv) A site plan approval, for which the complete application for site plan approval was filed on or prior to [ENACTION DATE]; and
- (C) For a **building** constructed pursuant to (B) above, no **bedrooms** may be added after the issuance of the building permit upon which

the exemption is founded, if they would increase the noncompliance beyond that established by that building permit.”

76. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.60.40.1(8), as follows:

“(8) Transition – Definition of Lawfully, Lawfully Existing and Complete Applications

For the purposes of regulation 10.60.40.1(7):

- (A) the words **lawful**, **lawfully** and **lawfully existing**, highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:
  - (i) **buildings, structures** or uses authorized or permitted on or before [ENACTION DATE]; and
  - (ii) for which a building permit was lawfully issued before [ENACTION DATE];
- (B) a "request for a zoning certificate" means a request for a zoning certificate that satisfies the requirements set out in Article I, Building Permits, of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.
- (C) a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.
- (D) a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.
- (E) a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.”

**Explanatory Note:**

Provisions 77 to 80 of this by-law replace the terms “duplex”, “triplex” or “fourplex” with the terms “detached houseplex” and/or “semi-detached houseplex” where appropriate, in the regulations relating to building standards.

77. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.60.40.10(1)(C) to replace the words “**duplex**, **triplex** or **fourplex**” with the words “**detached houseplex** or **semi-detached houseplex**”, so that it reads:

- “(C) despite (A) above, the permitted maximum height for a **detached houseplex** or **semi-detached houseplex** 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"
- 78.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.60.40.10(2)(C) to replace the words "**duplex, triplex or fourplex**" with the words "**detached houseplex or semi-detached houseplex**", so that it reads:
- "(C) the permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **detached houseplex or semi-detached houseplex**; and"
- 79.** Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.60.40.40(1)(C) to replace the words "**duplex, triplex or fourplex**" with the words "**detached houseplex or semi-detached houseplex**", so that it reads:
- "(C) the permitted maximum floor space index in regulation (A) above does not apply to a **detached houseplex or semi-detached houseplex**; and"
- 80.** Zoning By-law 569-2013, as amended, is further amended by replacing regulations 10.60.40.70(3)(B)(iii), (iv) and (v), so that they read:
- "(iii) a **detached houseplex**;
  - (iv) a **semi-detached houseplex**; and
  - (v) (Deleted by By-law [Clerk to insert by-law number])"

#### **Explanatory Note:**

Provisions 81 to 95 make amendments to the Residential Multiple (RM) Zone (Section 10.80), which generally repeat the amendments to the R, RD, RS, and RT Zones.

Provisions 81 and 82 update the Residential Multiple (RM) Zone permitted residential building types to replace duplex, triplex and fourplex with the new detached houseplex and semi-detached houseplex terms.

- 81.** Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.80.20.40(1)(C), (D) and (E), so that they read:
- "(C) **Detached Houseplex**;
  - (D) **Semi-Detached Houseplex**; and
  - (E) (Deleted by By-law [Clerk to insert by-law number])"
- 82.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.80.20.40(2) to replace the words "**duplex, triplex, fourplex**" with

the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **detached houseplex, semi-detached houseplex, 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.”

**Explanatory Note:**

Provision 83 provides direction on how to apply regulations in Site-Specific Exceptions to the houseplex building types, to ensure that houseplexes fit within their context and are not more restricted than other house-form buildings.

If an Exception contains lot requirements (such as lot area, lot frontage or lot coverage) for detached houses and/or semi-detached houses, these regulations are also applied to detached houseplexes and semi-detached houseplexes.

83. Zoning By-law 569-2013, as amended, is further amended by creating a new Clause 10.80.30.1 General and new regulation 10.80.30.1(1), as follows:

**“10.80.30.1 General**

(1) Chapter 900 Exceptions – Applicable Lot Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 900.1.10(3) and 900.1.10(4)(A), for a **detached houseplex or semi-detached houseplex** that is the only **residential building** on a **lot**, if an applicable Chapter 900 Exception contains **lot** requirements for:

- (A) a **detached house**, then a permitted **detached houseplex** is subject to the applicable Chapter 900 Exception’s **lot** requirements for a **detached house**; or
- (B) a **semi-detached house**, then a permitted **semi-detached houseplex** is subject to the applicable Chapter 900 Exception’s **lot** requirements for the portion of a **semi-detached house** that constitutes an individual **dwelling unit**.”

**Explanatory Note:**

Provisions 84, 85 and 86 apply the minimum lot area and lot frontage standards for detached houses and semi-detached houses to detached houseplexes and semi-detached houseplexes respectively.

84. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.80.30.10(1)(B) to delete the words “a **fourplex**” and add the words

“and for a **semi-detached houseplex**,” so that it reads:

“(B) despite (A) above, if a **semi-detached house** or an **apartment building** is on two **lots** in the RM zone, and for a **semi-detached houseplex**, the required minimum **lot area** for each **lot** is 50% of the numerical value following the letter “a”, in square metres; and”

85. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.80.30.20(1)(B)(i) to replace the words “**duplex, triplex or fourplex**” with the words “**detached houseplex**”, so that it reads:

“(C) 12.0 metres for a **lot** with a **detached house**, and each **detached duplex** on a **lot**; and”

86. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.80.30.20(1)(C) to delete the words “a **fourplex**” and add the words “and for a **semi-detached houseplex**,” so that it reads:

“(C) if a **semi-detached house** or an **apartment building** is on two **lots** in the RM zone, and for a **semi-detached houseplex**, the required minimum **lot frontage** for each **lot** is 50 percent of the requirements cited in (A) and (B) above; and”

#### **Explanatory Note:**

Provisions 87 and 88 provide direction on how to apply regulations in Site-Specific Exceptions to the houseplex building types, to ensure that houseplexes fit within their context and are not more restricted than other house-form buildings.

If an Exception contains building requirements (such as height, building length and depth, floor area, setbacks or separations) for detached houses and/or semi-detached houses, these regulations are also applied to detached houseplexes and semi-detached houseplexes.

The RM zone’s base houseplex permissions for height (10.0 metres) and floor area (not limited) would continue to apply to a houseplex in situations where an Exception’s corresponding building requirements would be more restrictive.

87. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.80.40.1(4), as follows:

“(4) Chapter 900 Exceptions – Applicable Principal Building Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 900.1.10(3) and 900.1.10(4)(A), for a **detached houseplex** or **semi-detached houseplex** that is the only **residential building** on a **lot**, if an applicable Chapter 900 Exception contains principal **building** requirements for:



- (A) a **detached house**, then the permitted **detached houseplex** is subject to the applicable Chapter 900 Exception's **building** requirements for a **detached house**; or
- (B) a **semi-detached house**, then a permitted **semi-detached houseplex** is subject to the applicable Chapter 900 Exception's **building** requirements for the portion of a **semi-detached house** that constitutes an individual **dwelling unit**."

88. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.80.40.1(5), as follows:

"(5) Chapter 900 Exceptions – More Permissive Building Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 10.80.40.1(4), 900.1.10(3) and 900.1.10(4)(A), if a regulation in clauses 10.80.40.10 or 10.80.40.40 for a **detached houseplex** or **semi-detached houseplex** is more permissive than the regulation that would apply to the **detached houseplex** or **semi-detached houseplex** under regulation 10.80.40.1(4), then the more permissive regulation prevails."

**Explanatory Note:**

Provisions 89, 90 and 91 define the maximum number of bedrooms permitted within a houseplex, to distinguish these from multi-tenant houses with limited communal areas, while maintaining flexibility and enabling family sized units.

For two-unit houseplexes (i.e. duplexes) the maximum would be eight bedrooms, which could be provided in a variety of combinations such as four in each unit, three in one unit and five in the second unit, etc.

For houseplexes with three or more units, the maximum number of bedrooms would be three times the number of dwelling units, which could again be distributed across the units in a variety of combinations for flexibility.

89. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.80.40.1(6), as follows:

"(6) Number of Bedrooms per Dwelling Unit in a Detached Houseplex or Semi-Detached Houseplex

On a **lot** in the RM zone, the maximum number of **bedrooms** permitted within a **detached houseplex** or **semi-detached houseplex** is equal to:

- (A) four times the number of **dwelling units**, for a **residential building** with two **dwelling units**; or
- (B) three times the number of **dwelling units**, for a **residential building** with three or more **dwelling units**.

- (C) For the purposes of determining the number of **bedrooms** in a **residential building** in (A) and (B) above, a bachelor **dwelling unit** has one **bedroom**.”

90. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.80.40.1(7), as follows:

“(7) Transition - Number of Bedrooms per Dwelling Unit in a Detached Houseplex or Semi-Detached Houseplex

A **detached houseplex** or **semi-detached houseplex** may have more than the permitted maximum number of **bedrooms** in regulation 10.80.40.1(6), if:

- (A) The **building** is a **lawfully existing residential building**, and no **bedrooms** are added that would increase the noncompliance after [ENACTION DATE]; or
- (B) The **building** was constructed pursuant to a building permit issued after [ENACTION DATE] that contains no greater a number of **bedrooms per dwelling unit** than were identified in:
- (i) The plans approved with a zoning certificate issued for the project, for which the request for a zoning certificate was filed on or prior to [ENACTION DATE];
  - (ii) An approved zoning by-law amendment, for which the complete application for a zoning by-law amendment was filed on or prior to [ENACTION DATE];
  - (iii) A minor variance authorized under Section 45 of the Planning Act, for which the complete application for a minor variance was filed on or prior to [ENACTION DATE]; or
  - (iv) A site plan approval, for which the complete application for site plan approval was filed on or prior to [ENACTION DATE]; and
- (C) For a **building** constructed pursuant to (B) above, no **bedrooms** may be added after the issuance of the building permit upon which the exemption is founded, if they would increase the noncompliance beyond that established by that building permit.”

91. Zoning By-law 569-2013, as amended, is further amended by adding a new regulation 10.80.40.1(8), as follows:

“(8) Transition – Definition of Lawfully, Lawfully Existing and Complete Applications

For the purposes of regulation 10.80.40.1(8):

- (A) the words **lawful, lawfully** and **lawfully existing**, highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:
  - (i) **buildings, structures** or uses authorized or permitted on or before [ENACTION DATE]; and
  - (ii) for which a building permit was lawfully issued before [ENACTION DATE];
- (B) a "request for a zoning certificate" means a request for a zoning certificate that satisfies the requirements set out in Article I, Building Permits, of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.
- (C) a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.
- (D) a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.
- (E) a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2."

**Explanatory Note:**

Provisions 92 to 95 of this by-law replace the terms "duplex", "triplex" or "fourplex" with the terms "detached houseplex" and/or "semi-detached houseplex" where appropriate, in the regulations relating to building standards.

- 92.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.80.40.10(1)(C) to replace the words "**duplex, triplex or fourplex**" with the words "**detached houseplex or semi-detached houseplex**", so that it reads:
- "(C) despite (A) above, the permitted maximum height for a **detached houseplex or semi-detached houseplex** is the greater of:
- (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
  - (ii) 10.0 metres."
- 93.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.80.40.10(3)(C) to replace the words "**duplex, triplex or fourplex**" with the words "**detached houseplex or semi-detached houseplex**", so that it reads:
- "(C) the permitted maximum number of **storeys** in a **building** on a **lot** in

regulation (A) does not apply to a **detached houseplex** or **semi-detached houseplex**.”

94. Zoning By-law 569-2013, as amended, is further amended by amending Regulations 10.80.40.40(1)(C) to replace the words “**duplex, triplex**” and “**fourplex**” with the words “**detached houseplex**” and “**semi-detached houseplex**”, so that it reads:

“(C) the permitted maximum floor space index in regulation (A) above does not apply to a **detached houseplex** or **semi-detached houseplex**; and”

95. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.80.40.70(3)(A) and (B), so that they read:

“(A) 1.2 metres for a **detached house** or **detached houseplex**;

(B) 1.5 metres for a **semi-detached house** or **semi-detached houseplex**; and”

**Explanatory Note:**

Provision 96 replaces duplex, triplex and fourplex terms in the Commercial Residential (CR) Zone with the new detached houseplex and semi-detached houseplex terms.

96. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 40.10.20.41(1) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(1) Lawfully Existing Dwelling Units in Non-permitted Building Types

A **dwelling unit** in a **lawfully existing detached house, semi-detached house, detached houseplex, semi-detached house**, or a **lawfully existing townhouse** in Policy Area 3 or Policy Area 4, on a **lot** in the CR zone is permitted on that **lot** and any addition to those **lawfully existing buildings** must comply with the requirements for the respective **building type** in the RM zone, and the RT zone in the case of a **townhouse**, or be authorized by a Section 45 Planning Act minor variance.”

**Explanatory Note:**

Provisions 97 to 101 replaces duplex, triplex and fourplex terms in the Commercial Residential Employment Zone Category with the new detached houseplex and semi-detached houseplex terms.

97. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 50.5.40.40(7) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(7) Gross Floor Area Calculations Regarding Attic Space in a Detached House, Semi-Detached House, Townhouse, Detached Houseplex or Semi-Detached Houseplex in a Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category, the **gross floor area** of a **detached house**, **semi-detached house**, **townhouse**, **detached houseplex** or **semi-detached houseplex** includes floor area in an attic above the **main walls** of the **building**, if it:

- (A) is accessed by means of a permanent staircase or mechanical elevating device; or
- (B) has a vertical clearance of more than 1.4 metres between the ceiling joists below and the roof rafters, and at least 80% of the area has a vertical clearance of more than 2.0 metres and an area of at least 10.0 square metres.”

98. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 50.5.40.40(8) to replace the words “**duplex**, **triplex**, **fourplex**” with the words “**detached houseplex**, **semi-detached houseplex**”, so that it reads:

“(8) Exclusion of Certain Floor Area in an Attic for Detached House, Semi-Detached House, Townhouse, Detached Houseplex or Semi-Detached Houseplex in a Commercial Residential Employment Zone Category

If the floor area meets the conditions in regulation 10.5.40.40(1), and the area or a portion of the area is used for housing or maintaining mechanical equipment for the **building** and does not exceed 20.0 square metres, the floor area or portion thereof is not included in the **gross floor area** of the **building**.”

99. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 50.5.40.40(9) to replace the words “**duplex**, **triplex**, **fourplex**” with the words “**detached houseplex**, **semi-detached houseplex**”, so that it reads:

“(9) Gross Floor Area Calculations for a Detached House, Semi-Detached House, Townhouse, Detached Houseplex or Semi-Detached Houseplex in a Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category, the **gross floor area** of a **detached house**, **semi-detached house**, **townhouse**, **detached houseplex** or **semi-detached houseplex** may be reduced by:

- (A) the floor area of the **basement**, unless the **established grade** is higher than the average elevation of the ground along the **rear main wall** of the **residential building** by 2.5 metres or more, in which case the **gross floor area** of the **building** may be reduced by 50% of the floor area of the **basement**;

- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10% of the permitted maximum **gross floor area** for the **building**;
- (C) the area for a maximum of one **parking space** per **dwelling unit** in the **building**. [ By-law: 89-2022 ]
- (D) in addition to (C) above, the area used for one additional **parking space** in a **detached house** on a **lot** with a **lot frontage** of more than 12.0 metres.”

**100.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 50.5.40.40(10) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(9) Floor Space Index Calculation for a Detached House, Semi-Detached House, Townhouse, Detached Houseplex or Semi-Detached Houseplex in a Commercial Residential Employment Zone Category

In the Commercial Residential Employment Zone category, the floor space index for a **detached house, semi-detached house, townhouse, detached houseplex** or **semi-detached houseplex** is the result of the **gross floor area**, plus the area of an attic described in regulation 50.5.40.40(7) and subject to regulation 50.5.40.40(8) minus the areas listed in regulation 50.5.40.40(9), divided by the area of the **lot**.

**101.** Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 50.10.20.40(1) to delete the words “**Duplex**”, “**Triplex**” and “**Fourplex**”, add the words “**Detached Houseplex**” and “**Semi-Detached Houseplex**”, and assign regulation letters to each permitted building type, so that it reads:

“(1) Permitted Building Types for Dwelling Units

In the CRE zone the following **building** types for **dwelling units** are permitted:

- (A) **Detached House**;
- (B) **Semi-Detached House**;
- (C) **Townhouse**;
- (D) **Detached Houseplex**;
- (E) **Semi-Detached Houseplex**;
- (F) **Apartment Building**; and
- (G) **Mixed Use Building**.”

**Explanatory Note:**

Provision 102 and 103 replaces duplex, triplex and fourplex terms with the new detached houseplex and semi-detached houseplex terms in the Specific Use Regulations for Garden Suites and Laneway Suites.

- 102.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 150.7.80.1(1)(A) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(A) if a **lot** has an **ancillary building** containing a **garden suite**, no **parking spaces** are required for any **dwelling units** and **secondary suites** in a **detached house, semi-detached house, townhouse, detached houseplex or semi-detached houseplex** on the same **lot**; and”

- 103.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 150.7.80.1(1)(A) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(A) if a **lot** has an **ancillary building** containing a **laneway suite**, no **parking spaces** are required for any **dwelling units** and **secondary suites** in a **detached house, semi-detached house, townhouse, detached houseplex or semi-detached houseplex** on the same **lot**; and”

**Explanatory Note:**

Provisions 104 to 106 replace duplex, triplex and fourplex terms with the new detached houseplex and semi-detached houseplex terms in the Chapter 200 Regulations Applying to Parking Spaces.

- 104.** Zoning By-law 569-2013, as amended, is further amended by amending Regulation 200.5.1.10(14) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(A) all residential **parking spaces** provided for **dwelling units** located in an **apartment building, mixed use building, "multiple dwelling unit building", detached house, semi-detached house, townhouse, detached houseplex or semi-detached houseplex**, or for a **secondary suite or laneway suite**, excluding visitor **parking spaces**, must include an energized outlet capable of providing Level 2 charging or higher to the **parking space**; and”

- 105.** Zoning By-law 569-2013, as amended, is further amended by amending Table 200.5.10.1 Parking Space Rates to replace the words “**Duplex, Triplex or Fourplex**” with the words “**Detached Houseplex or Semi-detached Houseplex**”, so that the second row of the Table reads:



Resident Requirement for a <b>Dwelling Unit</b> in a: <b>Detached House, Semi-detached House, Townhouse, Detached Houseplex or Semi-detached Houseplex</b>	None
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106. Zoning By-law 569-2013, as amended, is further amended by amending Table 200.15.10.5 Minimum Parking Space Rates for Accessible Parking Spaces to replace the words “**Duplex, Triplex or Fourplex**” with the words “**Detached Houseplex or Semi-detached Houseplex**”, so that the second row of the Table reads:

Resident Requirement for a <b>Dwelling Unit</b> in a: <b>Detached House, Semi-detached House, Townhouse, Detached Houseplex or Semi-detached Houseplex</b>	No rates to apply other than those required by other sections
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**Explanatory Note:**

Provision 107 replaces duplex, triplex and fourplex terms with the new detached houseplex and semi-detached houseplex terms in Chapter 600 Priority Retail Streets.

107. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 600.20.10(3) to replace the words “**duplex, triplex, fourplex**” with the words “**detached houseplex, semi-detached houseplex**”, so that it reads:

“(3) Building Types Exempt from Complying

None of the provisions of Article 600.20.10 Priority Retail Street Overlay District "A" apply to a **building** originally constructed as a **detached house, semi-detached house, detached houseplex, semi-detached houseplex, or townhouse.**”

**Explanatory Note:**

Provisions 108 to 116 create new definitions for “bedroom”, “detached houseplex” and “semi-detached houseplex”, and make minor revisions to other related definitions for clarity of interpretation.

108. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 800.50(55) to add the words “A **detached houseplex**, or two abutting **semi-detached houseplexes**, is not an **apartment building.**”, so that it reads:

“(55) Apartment Building

means a **building** that has five or more **dwelling units**, with at least one **dwelling unit** entirely or partially above another, and each **dwelling unit** has a separate entrance directly from outside or through a common inside area. A **building** that was originally constructed as a **detached house, semi-detached house or townhouse** and has one or more **secondary**

**suites** is not an **apartment building**. A **detached houseplex** or two **semi-detached houseplexes** is not an **apartment building**.”

109. Zoning By-law 569-2013, as amended, is further amended by adding new Regulation 800.50(83), so that it reads:

“(83) Bedroom

means a room in a **dwelling unit** containing a window or alternative source of natural light, primarily used or designed for use for sleeping. A **dwelling room** in a **multi-tenant house** is not a **bedroom**.”

110. Zoning By-law 569-2013, as amended, is further amended by adding new Regulation 800.50(181), so that it reads:

“(181) Detached Houseplex

means a **building** that has multiple **dwelling units**, and where:

- (A) the **building** has no more than four **dwelling units**;
- (B) the **building** is situated entirely on one **lot**;
- (C) the **building** is not attached to a **building** on an abutting **lot**; and
- (D) at least one **dwelling unit** is entirely or partially above another.
- (E) **Detached houseplex** includes the following types of **building**: a **duplex**, **triplex** or **fourplex** that complies with (A) to (D) above.
- (F) A **detached house**, **semi-detached house** or **townhouse** that has one or more **secondary suites** is not a **detached houseplex**.”

111. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 800.50(215) to add the words “A **duplex** may be a type of **detached houseplex** or **semi-detached houseplex**.”, so that it reads:

“(215) Duplex

means a **building** that has two **dwelling units**, with one **dwelling unit** entirely or partially above the other. A **detached house** that has a **secondary suite**, is not a **duplex**. A **duplex** may be a type of **detached houseplex** or **semi-detached houseplex**.”

112. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 800.50(265) to add the words “A **fourplex** may be a type of **detached houseplex** or **semi-detached houseplex**.”, so that it reads:

“(265) Fourplex

means a **building** that has four **dwelling units**, with at least one **dwelling unit** entirely or partially above another. A **detached house**, **semi-detached house** or **townhouse** that has one or more **secondary suites** is not a **fourplex**. A **fourplex** may be a type of **detached houseplex** or **semi-detached houseplex**.”

113. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 800.50(695) to delete the words “**duplex**”, “**triplex**” and “**fourplex**”, add the words “**detached houseplex**” and “**semi-detached houseplex**” and renumber the terms in alphabetical order, so that it reads:

“(695) Residential Building

includes the following types of **buildings**:

- (A) **apartment building**;
- (B) **detached house**;
- (C) **detached houseplex**;
- (E) **semi-detached house**;
- (F) **semi-detached houseplex**; or
- (G) **townhouse**.”

114. Zoning By-law 569-2013, as amended, is further amended by adding new Regulation 800.50(746), so that it reads:

“(746) Semi-detached Houseplex

means a portion of a **building** that has multiple **dwelling units**, and where:

- (A) the portion of the **building** has no more than four **dwelling units**;
- (B) the entire **building** is situated on two abutting **lots**;
- (C) the portion of the **building** is separated by party walls from any attached portions of the **building** on the abutting **lot**; and
- (D) at least one **dwelling unit** is entirely or partially above another.
- (E) **Semi-detached houseplex** includes the following types of **building**: a **duplex**, **triplex** or **fourplex** that complies with (A) to (D) above.
- (F) A **detached house**, **semi-detached house** or **townhouse** that has one or more **secondary suites** is not a **semi-detached houseplex**.”

115. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 800.50(865) to add the words “A **detached houseplex** or two **semi-detached houseplexes** is not a **townhouse**.”, so that it reads:

“(865) Townhouse

means a **building** that has three or more **dwelling units**, and no **dwelling unit** is entirely or partially above another. A **detached house** or **semi-detached house** that has one or more **secondary suites** is not a **townhouse**. A **detached houseplex** or two **semi-detached houseplexes** is not a **townhouse**.”

116. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 800.50(875) to add the words “A **triplex** may be a type of **detached houseplex** or **semi-detached houseplex**.”, so that it reads:

“(875) Triplex

means a **building** that has three **dwelling units**, with at least one **dwelling unit** entirely or partially above another. A **detached house**, **semi-detached house** or **townhouse** that has one or more **secondary suites** is not a **triplex**. A **triplex** may be a type of **detached houseplex** or **semi-detached houseplex**.”

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)