



MULTIPLEX STUDY – DRAFT ZONING BY-LAW AMENDMENT

For Consultation – February 2023

Explanatory Comment: City-wide Zoning By-law 569-2013 applies five residential zones to Toronto's neighborhoods. Some of these zones, like the R and RM zone, already permit multiplexes, but the other zones do not. The changes in this zoning by-law amendment will allow multiplexes in all residential zones, including the RD, RS and RT zones.

CITY OF TORONTO BY-LAW ###-YEAR

To amend Zoning By-law 569-2013, as amended, to update permissions and performance standards for duplexes, triplexes and fourplexes in the City of Toronto.

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; and

The Council of the City of Toronto enacts:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.

Explanatory Comment: Section 2 amends the zoning by-law map to change the 'U' symbols in certain zone labels to allow multiplexes. Some zones use the 'U' value to control the maximum number of units on a lot and the type of building that can be built. Making this change will ensure that multiplexes can be built on each lot.

2. Zoning By-law 569-2013, as amended, is further amended by amending the zone labels on the Zoning By-law Map in Section 990.10 as follows:
 - (A) For **lots** in the RM and R zones with a zone label containing a "U" symbol with a value less than 4, amend the zone label to include a value of "U4"; and
 - (B) For **lots** in the RD, RS, and RT zones with a zone label containing a "U" symbol with a value less than 4, amend the zone label to delete the "U" symbol.



Explanatory Comment: Sections 3 and 4 amend the description of each residential zone to include multiplexes. These regulations describe the building types planned for each zone. The current zone descriptions do not include multiplexes. This is to clarify that multiplexes can be built in each residential zone.

3. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 1.40.10(2) with the following:

(2) Purpose of the Residential Zone Category

The Residential Zone category permits uses associated primarily with the Neighbourhoods designation in the Official Plan. This zone category includes a range of **residential building** types in different zones. The **residential building** types identified in the Residential Detached (RD), Residential Semi-Detached (RS) and Residential Townhouse (RT) zones reflect the historical development patterns in a neighbourhood, however, a range of **residential building** types are permitted and form the physical context of an area. The zones within this category also include permission for **parks** and local institutions.

4. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 1.40.10(3)(B), (C), and (D), with the following:

(B) Residential Detached (RD)

The purpose of the RD zone is to provide areas for **detached houses, duplexes, triplexes and fourplexes.**

(C) Residential Semi-Detached (RS)

The purpose of the RS zone is to provide areas for **detached houses, semi-detached houses, duplexes, triplexes and fourplexes.**

(D) Residential Townhouse (RT)

The purpose of the RT zone is to provide areas for **detached houses, semi-detached houses, townhouses, duplexes, triplexes and fourplexes.**



Explanatory Comment: Section 5 to 7 amend the list of permitted building types in each zone to include multiplexes. Currently multiplex building types are only included in the R and RM zones. This change is necessary to allow multiplexes in all neighbourhoods city-wide.

5. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.20.40(1) new subsections (B) to (D), so that it reads:
 - (1) Permitted Residential Building Types - RD Zone
In the RD zone, a **dwelling unit** is permitted in the following **residential building** types:
 - (A) **Detached House.**
 - (B) **Duplex;**
 - (C) **Triplex; and**
 - (D) **Fourplex.**

6. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.20.40(1) new subsections (C) to (E), so that it reads:
 - (1) Permitted Residential Building Types - RS Zone
In the RS zone, a **dwelling unit** is permitted in the following **residential building** types:
 - (A) **Detached House;**
 - (B) **Semi-Detached House;**
 - (C) **Duplex;**
 - (D) **Triplex; and**
 - (E) **Fourplex.**

7. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.60.20.40(1) new subsections (D) to (F), so that it reads:
 - (1) Permitted Residential Building Types - RT Zone
In the RT zone, a **dwelling unit** is permitted in the following **residential building** types:
 - (A) **Detached House;**
 - (B) **Semi-Detached House;**
 - (C) **Townhouse;**
 - (D) **Duplex;**
 - (E) **Triplex; and**
 - (F) **Fourplex.**



Explanatory Comment: Sections 8 to 14 amend the rules for how long a building can be to allow multiplexes to have the same depth and length as a detached house. Multiplexes are currently allowed a shorter depth than a detached house in the R zone. In zones where we are adding permissions for multiplexes they will be allowed to be the same depth as a detached house. This change will ensure that multiplexes can be the same size as a detached house.

8. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.40.30(1) with the following:
 - (1) Maximum Building Depth
In the R zone, the permitted maximum **building depth** is:
 - (A) 17.0 metres for a **detached house, semi-detached house, duplex, triplex or fourplex**; and
 - (B) 14.0 metres for a **townhouse or apartment building**.

9. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.20(1) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:
 - (1) Maximum Building Length 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 permitted maximum building length for a **detached house, duplex, triplex or fourplex**, is 17.0 metres.

10. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.20(2) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:
 - (2) One Storey Extension to Building Length if Required Lot Frontage is in Specified Range
In the RD zone, despite regulation 10.20.40.20(1), on a **lot** with a required minimum **lot frontage** of more than 12.0 metres to 18.0 metres, a **detached house, duplex, triplex or fourplex**, may extend beyond the permitted maximum **building length** by a maximum of 2.0 metres, if the extended part:

11. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.30(1) the words, "**duplex**", "**triplex**" and "**fourplex**", 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, duplex, triplex or fourplex**, 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**.

12. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.40.20(1) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:

(1) Maximum Building Length

In the RS zone, the permitted maximum **building length** for a **detached house, semi-detached house, duplex, triplex, or fourplex** is 17.0 metres.

13. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.40.20(2) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:

(2) One Storey Extension to Building Length if Required Lot Frontage is More than 12.0 Metres

In the RS zone, despite regulation 10.40.40.20(1), on a **lot** with a required minimum **lot frontage** of more than 12.0 metres for a **detached house, duplex, triplex and fourplex**, or for an entire **semi-detached house, a detached house, duplex, triplex, fourplex or semi-detached house** may extend beyond the permitted maximum **building length** by a maximum of 2.0 metres, if the extended part:

14. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.40.30(1) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:

(1) Maximum Building Depth

In the RS zone, the rear **main wall** of a **detached house, semi-detached house, duplex, triplex, or fourplex**, not including a one **storey** extension that complies with regulation 10.40.40.20(2), may be no more than 19.0 metres from the required minimum **front yard setback**.

Explanatory Comment: Sections 15 to 19 amend the side yard setback regulations to ensure the same rules apply to multiplexes and detached houses. Currently some zones require larger side yard setbacks for multiplexes. In zones where we are adding permissions for multiplexes, the side yard setback will be the same as a detached house. This change will ensure that multiplexes can be the same size as a detached house and follow a similar pattern of setbacks within each neighbourhood.

15. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.10.40.70(3)(A) and (B) with the following:



- (3) Minimum Side Yard Setback
In the R zone, the required minimum **side yard setback** is:
 - (A) 0.9 metres, for:
 - (i) a **detached house**;
 - (ii) a **semi-detached house**;
 - (iii) a **duplex**;
 - (iv) a **triplex**;
 - (v) a **fourplex**; and
 - (vi) a **townhouse** if all the **dwelling units** front directly on a **street**;
 - (B) 1.2 metres, for:
 - (i) an **apartment building** with a height of 12.0 metres or less; and

- 16. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.70(4) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:
 - (4) Shifting Minimum Side Yard if Required Lot Frontage is in Specified Range
Despite regulation 10.20.40.70(3), for a **lot** in the RD zone with a required minimum **lot frontage** of 12.0 metres to less than 18.0 metres, the required minimum **side yard setback** on one side of a **detached house**, **duplex**, **triplex**, or a **fourplex**, may be reduced by a maximum of 0.3 metres if the required minimum **side yard setback** on the other side of the **detached house**, **duplex**, **triplex**, or a **fourplex** is increased by the same amount.

- 17. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.40.40.70(3) with the following:
 - (3) Minimum Side Yard Setback
The required minimum **side yard setback** in the RS zone is:
 - (A) 0.6 metres, if the required minimum **lot frontage** for a **detached house**, **duplex**, **triplex**, **fourplex** or for an entire **semi-detached house** is less than 6.0 metres;
 - (B) 0.9 metres, if the required minimum **lot frontage** for a **detached house**, **duplex**, **triplex**, **fourplex** or for an entire **semi-detached house** is less than 12.0 metres;
 - (C) 1.2 metres, if the required minimum **lot frontage** for a **detached house**, **duplex**, **triplex**, **fourplex** or for an entire **semi-detached house** is 12.0 metres to less than 15.0 metres;
 - (D) 1.5 metres, if the required minimum **lot frontage** for a **detached house**, **duplex**, **triplex**, **fourplex** or for an entire **semi-detached house** is 15.0 metres or more; and



- (E) 1.8 metres, for a **non-residential building**.
18. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.60.40.70(3)(B), new subsections (iv), (v) and (vi), so that it reads:
- (B) despite (A) above, the required minimum **side yard setback** is 0.9 metres for:
- (i) a **detached house**;
 - (ii) a **semi-detached house**;
 - (iii) a **townhouse**, if all the **dwelling units** front directly on a **street**;
 - (iv) a **duplex**;
 - (v) a **triplex**; or
 - (vi) a **fourplex**.
19. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.80.40.70(3) with the following:
- (3) Minimum Side Yard Setback
The required minimum **side yard setback** in the RM zone is:
- (A) 1.2 metres for a **detached house, duplex, triplex, or a fourplex**;
 - (B) 1.5 metres for a **semi-detached house**; and
 - (C) 2.4 metres for an **apartment building, or a non-residential building**.

Explanatory Comment: Sections 20 to 24 removes the restriction on the maximum number of storeys allowed in a multiplex. Some areas regulate both overall measured height and the number of storeys within a building. Exempting multiplexes from this requirement will allow flexibility in building a multiplex within the same overall measured height.

20. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.10.40.10(4) regarding maximum number of storeys, a new subsection (C), 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 **duplex, triplex, or a fourplex**.
21. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.10(3) regarding maximum number of **storeys**, a new subsection (C), 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 **duplex, triplex, or a fourplex**.
22. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.40.10(4) regarding maximum number of **storeys**, a new



subsection (C), 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 **duplex, triplex, or a fourplex**.

23. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.60.40.10(2) regarding maximum number of **storeys**, a new subsection (C), 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 **duplex, triplex, or a fourplex**.

24. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.80.40.10(3) regarding maximum number of **storeys**, a new subsection (C), 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 **duplex, triplex, or a fourplex**.

Explanatory Comment: Sections 25 to 29 amend the rules for the maximum height of multiplexes to ensure that all multiplexes are permitted at least 10 metres of height. Some areas of the city are subject to a maximum height of 9 metres, which would not be sufficient for three storeys. This change optimizes opportunities to build up to three storeys and ensure that livable units are created.

25. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.40.10(1) with the following:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the R zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and
- (C) despite (A) above, the permitted maximum height for a **duplex, triplex, or a fourplex** is the greater of:
 - (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
 - (ii) 10 metres.

26. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.20.40.10(1) with the following:



(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RD zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and
- (C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or a **fourplex** is the greater of:
 - (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
 - (ii) 10 metres.

27. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.40.40.10(1) with the following:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RS zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and
- (C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or a **fourplex** is the greater of:
 - (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
 - (ii) 10 metres.

28. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.60.40.10(1) with the following:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RT zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and
- (C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or a **fourplex** is the greater of:



- (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (ii) 10 metres.

29. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.80.40.10(1) with the following:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RM zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map:
 - (i) 10.0 metres, for a **detached house** or **semi-detached house**; and
 - (ii) 12.0 metres, for any other **building** or **structure**; and
- (C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or a **fourplex** is the greater of:
 - (i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
 - (ii) 10 metres.

Explanatory Comment: Sections 30 to 34 apply the same rules for main walls on flat roof detached houses to multiplexes. Some zones contain main wall height rules which would prevent a flat roof building from being built to the full permitted height. Recent changes to the rules for flat roof houses in the RD zone allow a flat roof building to be built to the full permitted building height if stepbacks are provided at the front and rear. Applying this to multiplexes allows for more efficient construction and units.

30. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) Replace regulation 10.10.40.10(3) with the following:

(3) Maximum Height of Main Walls for a Duplex, Triplex, or Fourplex with a Flat or Shallow Roof

Subject to regulation 10.10.40.10(1), if a **duplex**, **triplex**, or a **fourplex** 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% 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).

(B) Renumber the subsequent regulations in Clause 10.10.40.10 as follows:

- (i) Regulation "10.10.40.10(3) Maximum Number of Storeys" to "10.10.40.10(4)";
- (ii) Regulation "10.10.40.10(4) Roof Slope Restriction for a Detached House" to "10.10.40.10(5)";
- (iii) Regulation "10.10.40.10(5) Width of Dormers in a Roof Above a Second Storey or Higher" to "10.10.40.10(6)";
- (iv) Regulation "10.10.40.10(6) Height of Main Pedestrian Entrance" to "10.10.40.10(7)";
- (v) Regulation "10.10.40.10(7) Addition to a Residential Building" to "10.10.40.10(8)";
- (vi) Regulation "10.10.40.10(8) Height of Specific Structures on a Building" to "10.10.40.10(9)";
- (vii) Regulation "10.10.40.10(9) Height of Rooftop Amenity Space Safety and Wind Protection" to "10.10.40.10(10)"; and
- (viii) Regulation "10.10.40.10(10) Limits on Elements for Functional Operation of a Building for Towers" to "10.10.40.10(11)".

31. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.10(2) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:

- (2) Maximum Height of Specified Pairs of Main Walls
In the RD zone, the permitted maximum height of the exterior portion of **main walls** for a **detached house**, **duplex**, **triplex**, or **fourplex** is the higher of 7.0 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.20.40.10(1), for either (A) or (B) below:

32. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.10(4) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:

- (4) Maximum Height of Main Walls for a Detached House, Duplex, Triplex, or Fourplex with a Flat or Shallow Roof

Subject to regulation 10.20.40.10(1), if a **detached house**, **semi-detached house**, **duplex**, **triplex**, or **fourplex** in the RD zone has a roof with a slope of less than 1.0 vertical units for every 10.0 horizontal units for more than 50% of the total horizontal roof area:



33. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.40.10(2) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:

(2) Maximum Height of Specified Pairs of Main Walls

In the RS zone, the permitted maximum height of the exterior portion of **main walls** for a **detached house, semi-detached house, duplex, triplex, or a fourplex** is the higher of 7.0 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.40.40.10(1), for either (A) or (B) below:

34. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) Replace regulation 10.40.40.10(3) with the following:

(3) Maximum Height of Main Walls for a Duplex, Triplex, or Fourplex with a Flat or Shallow Roof

Subject to regulation 10.40.40.10(1), if a **duplex, triplex, or a fourplex** in the RS zone has a roof with a slope of less than 1.0 vertical units for every 10.0 horizontal units for more than 50% of the total horizontal roof area:

(A) despite regulation 10.40.40.10(2) above, additional **main walls** are permitted to be located above the maximum height of all **main walls** permitted in regulation 10.40.40.10(2), provided all the additional front **main walls** and rear **main walls** located above the **main walls** permitted in regulation 10.40.40.10(2) are set back a minimum of 1.4 metres from the front **main walls** and rear **main walls** permitted in regulation 10.40.40.10(2).

(B) Renumber the subsequent regulations in Clause 10.40.40.10 as follows:

- (i) Regulation "10.40.40.10(3) Maximum Number of Storeys" to "10.40.40.10(4)";
- (ii) Regulation "10.40.40.10(4) Height of Main Pedestrian Entrance" to "10.40.40.10(5)"; and
- (iii) Regulation "10.40.40.10(5) Width of Dormers in a Roof Above a Second Storey or Higher" to "10.40.40.10(6)".



Explanatory Comment: Sections 35 and 36 amend the rules for decks and balconies (platforms) at the second storey and above for multiplexes. The new rules allow each unit to have one platform on each side of the building, to a total of two platforms per unit. Each platform can be a maximum size of 4.0 square metres. Some zones limit the number and size of platforms for detached houses. This rule will ensure platforms on multiplexes have similar rules to detached houses. This recognizes that platforms play an important role in providing private amenity space.

35. Zoning By-law 569-2013, as amended, is further amended as follows:

- (A) Replace regulation 10.20.40.50(2) with the following:
- (2) Platforms at or Above the Second Storey of a Duplex, Triplex, or Fourplex
In the RD zone, platforms such as a deck or balcony, with access from the second storey or above of a **duplex, triplex, or fourplex** 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, rear and exterior sides of the **dwelling unit**;
 - (B) despite (A) above, a **duplex, triplex, or a fourplex** on a **corner lot** may have no more than a total of 3 platforms for each **dwelling unit**, and no more than one on each of the front, rear and exterior sides of the **dwelling unit**; and
 - (C) the maximum area of each platform is 4.0 square metres.
- (B) Renumber regulation "10.20.40.50(2) Interpretation of Platform Walls" to "10.20.40.50(3)".

36. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.40.50 a new regulation (3), so that it reads:

- (3) Platforms at or Above the Second Storey of a Duplex, Triplex, or Fourplex
In the RS zone, platforms such as a deck or balcony, with access from the second **storey** or above of a **duplex, triplex, or fourplex** 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, rear and exterior sides of the **dwelling unit**;



(B) despite (A) above, a **duplex**, **triplex**, or a **fourplex** on a **corner lot** may have no more than a total of 3 platforms for each **dwelling unit**, and no more than one on each of the front, rear and exterior sides of the **dwelling unit**; and

(C) the maximum area of each platform is 4.0 square metres.

Explanatory Comment: Sections 37 to 41 provide guidance on how to interpret historic zoning permissions that may apply to some areas of the city to ensure that multiplexes can be built. Some historic zoning standards may not identify multiplexes and this could cause confusion about where multiplexes are allowed. This will ensure that multiplexes can be built in all areas of the city, as required by Provincial legislation.

37. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.10.20.40 a new regulation (2), so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex**, or a **fourplex** is permitted if it complies with the regulations for the R zone and Section 10.5.

38. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.20.20.40 a new regulation (2), so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex**, or a **fourplex** is permitted if it complies with the regulations for the RD zone and Section 10.5.

39. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.20.40 a new regulation (2), so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex**, or a **fourplex** is permitted if it complies with the regulations for the RS zone and Section 10.5.

40. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.60.20.40 a new regulation (2), so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex**, or a **fourplex** is permitted if it complies with the regulations for the RT zone and Section 10.5.

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



10.80.20.40 a new regulation (2), so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex, triplex, or a fourplex** is permitted if it complies with the regulations for the RM zone and Section 10.5.

Explanatory Comment: Section 42 provides new rules for converting existing residential buildings to multiplexes. These new rules allow buildings converted to multiplexes to maintain the existing setbacks, depth, height, size, etc. Current rules require that conversions of existing buildings need to follow the new rules for setbacks, depth, height, size, etc. which may require variances at the CofA to allow the existing building to be reused. This will enable the reuse of existing residential buildings to multiplexes through renovation and additions without having to go to the CofA, thereby shortening approval timelines.

42. Zoning By-law 569-2013, as amended, is further amended by adding to article 10.5.20 Permitted Uses, a new clause, 10.5. 20.40 Conversion of Lawfully Existing Buildings, and regulations (1), (2) and (3), so it reads:

10.5.20.40 Conversion of Lawfully Existing Buildings

(1) Conversion to a Duplex, Triplex or Fourplex

In the Residential Zone category, a **lawfully existing building** converted to a **duplex, triplex or fourplex** through the construction of additional **dwelling units** may continue to be a **lawfully existing building** of the **residential building** type from which it was originally constructed, provided that the **duplex, triplex or fourplex** is contained entirely within the **lawfully existing building**.

(2) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** or **structure** on a **lot** referred to in regulation 10.5.20.40(1) must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance.

(3) Additions to Lawfully Definition of Lawfully and Lawfully Existing

For the purpose of regulation 10.5.20.40(1), 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, 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 [insert date of By-law enactment]; and
- (B) for which a building permit was **lawfully** issued before [insert date of By-law enactment].

Explanatory Comment: Section 43 amends the list of areas that do not count towards the calculation of gross floor area to include areas in a multiplex that are used for common access. Gross floor area is used in some areas of the city to control the size of a building. Currently, the rules for calculating gross floor area do not allow common areas in multiplexes to be excluded, penalizing multiplexes (which often require common access) when compared to detached houses. This change will make it easier to build multiplexes by not penalizing these buildings for providing common access areas that are required by the building code.

43. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.5.40.40(3) Gross Floor Area Calculations for a Residential Building Other Than an Apartment Building, a new subsection (E), so that it reads:
- (3) Gross Floor Area Calculations for a Residential Building Other Than an Apartment Building
In the Residential Zone category, the **gross floor area** of a **residential building**, other than an **apartment building**, may be reduced by:
 - (A) the floor area of the **basement**; [By-law: PL130592 Mar_2018]
 - (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; and
 - (E) In addition to (A), (B) and (C) above, the **gross floor area** of a **duplex**, **triplex**, or a **fourplex**, may be reduced by the following if provided for shared use between two or more **dwelling units** in a **building**:
 - (i) entrance vestibules;
 - (ii) hallways;
 - (iii) areas used for a secondary means of egress; and
 - (iv) exit stairwells in the building.



Explanatory Comment: Sections 44 and 45 amend the rules for which buildings can be built on existing vacant lots that may not meet the current size requirements. Current rules only allow detached houses to be built on these vacant lots. Changing this rule to include multiplexes is needed to meet Provincial legislative requirements.

44. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.5.30.11(3) the words, "duplex", "triplex" and "fourplex" and deleting the word "only", 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, duplex, triplex, or a fourplex** may be constructed on that **lot**, and the **detached house, duplex, triplex, or fourplex** must comply with all other regulations of this By-law or be authorized by a Section 45 Planning Act minor variance.

45. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.5.30.21(3) the words, "**duplex**", "**triplex**" and "**fourplex**" and deleting the word "only", 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, duplex, triplex, or a fourplex** may be constructed on that **lot**, and only if:

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

Explanatory Comment: Sections 46 to 54 amend various existing rules to ensure that they apply to multiplexes. Currently, these rules only identify detached houses. These changes apply the same rules to multiplexes as detached houses.

46. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.10(5) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:

(5) Exemption for Parapet on a Detached House, Duplex, Triplex, or Fourplex with a Flat or Shallow Roof

A parapet on a **detached house, duplex, triplex, or fourplex** in the RD zone may exceed the permitted maximum **main wall** height in regulation 10.20.40.10(4) by a maximum of 0.3 metres.



47. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.10(6) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:
- (6) Height of Main Pedestrian Entrance
In the RD zone, for a **detached house, duplex, triplex, or fourplex**, the elevation of the lowest point of a main pedestrian entrance through the **front wall** or a side **main wall** may be no higher than 1.2 metres above **established grade**.
48. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.10(7) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:
- (7) Width of Dormers in a Roof Above a Second Storey or Higher
In the RD zone, on a **detached house, duplex, triplex, or fourplex** with two or more **storeys**, the walls of a dormer are not **main walls** if:
49. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.11(1) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:
- (1) Alterations to the Roof of Lawfully Existing Buildings in an RD Zone
In addition to the requirements of regulation 10.5.40.11(3), if a **lawfully existing building** in the RD zone is a **detached house, duplex, triplex, or fourplex**, the altered roof may not have a slope less than 1.0 vertical units for every 4.0 horizontal units for more than 50% of the total horizontal roof area.
50. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.40.10(5) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:
- (4) Height of Main Pedestrian Entrance
In the RS zone, for a **detached house, semi-detached house, duplex, triplex and fourplex**, the elevation of the lowest point of a pedestrian entrance through the **front wall** or a side **main wall** may be no higher than 1.2 metres above **established grade**.
51. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.40.10(6) the words, "**duplex**", "**triplex**" and "**fourplex**", so that it reads:
- (5) Width of Dormers in a Roof Above a Second Storey or Higher
In the RS zone, on a **detached house, semi-detached house, duplex,**



triplex or fourplex with two or more **storeys**, the walls of a dormer are not **main walls** if:

- 52.** Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.60.30.20(1), a new subsection (E), so that it reads:
- (E) despite (A), (B), (C) and (D) above, the required minimum **lot frontage** is 12.0 metres for a **lot** with:
- (i) a **duplex**;
 - (ii) a **triplex**; or
 - (iii) a **fourplex**.
- 53.** Zoning By-law 569-2013, as amended, is further amended by replacing the words "residential buildings" with "townhouses" in Regulation 10.60.40.80(1), so that it reads:
- (1) Distance Between Main Walls of the Same Building
 In the RT zone, if a **residential building** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum above-ground separation distance between those **main walls** is:
- (A) 5.5 metres if there are no openings to **dwelling units** in one or more of those **main walls**; and
 - (B) 11.0 metres if each **main wall** has an opening to a **dwelling unit**.
- 54.** Zoning By-law 569-2013, as amended, is further amended by replacing the word "building" with "townhouse" in Regulations 10.60.40.81(1) and (2), so that it reads:
- (1) Permitted Separation Between Main Walls for Lawfully Existing Buildings
 In the RT zone, if the **lawful** separation distance between the **main walls** of **lawfully existing townhouses** on the same **lot**, or between **main walls** of the same **lawfully existing townhouse**, is less than the required minimum separation distance between **main walls** required by this By-law, that **lawful** separation distance is the minimum separation distance for those **lawful main walls** of those **lawfully existing townhouses**.
- (2) Additions to Lawfully Existing Buildings
 In the RT zone, any addition or extension to a **lawfully existing townhouse** referred to in regulation 10.60.40.81(1) must comply with the required minimum separation distance between **main walls** in regulations 10.60.40.80(1) and (2) or be authorized by a Section 45 Planning Act minor variance.



Explanatory Comment: Section 55 removes the rule that limits a secondary suite from having a door on the front wall of a building. Previous rules for secondary suite limited doors from being on the front wall of a building. This will align the requirements for secondary suites with those for multiplexes which allows for safe and visible building entrances and addresses building code requirements.

55. Zoning By-law 569-2013, as amended, is further amended by deleting regulations 150.10.40.1(1) Restrictions on a Pedestrian Entrance to a Secondary Suite, and 150.10.40.1(2) Secondary Suite – Addition or Exterior Alterations.

Explanatory Comment: Sections 56 to 58 provide transition rules for the amendments in this by-law. This provides clarity for applications or permits already under review by the City.

56. Nothing in By-law [Clerks to insert By-law ####] will prevent the erection or use of a **building** or **structure** for which an application for a building permit was filed on or prior to [Insert date of By-law enactment], whereby an "application for a building permit" means an application for a building permit that satisfies the requirements set out in Article I, Building Permits of City of Toronto Municipal Code Chapter 363, Building Construction and Demolition.
57. Nothing in By-law [Clerks to insert By-law ####] will prevent the erection or use of a **building** or **structure** for which a complete application for a zoning certificate that was filed on or prior to [Insert date of By-law enactment]; and
- (A) After a zoning certificate has been issued for a project that qualifies with Section 56 of By-law [Clerks to insert By-law ####],, a building permit for that project may be issued if:
- (i) the building permit plans for the project are substantially in compliance with the plans approved with the zoning certificate referred to in Section 56 of By-law [Clerks to insert By-law ####] and issued pursuant to Section 363-10.1 of Chapter 363 of the City of Toronto Municipal Code; and
 - (ii) the project in question complies, or the building permit application for the project is amended to comply, with the provisions of the Zoning By-law 569-2013, as it read on [Insert date of By-law enactment], and all finally approved minor variances.
- (B) For the purposes of Section 56 of By-law [Clerks to insert By-law ####], a "request for 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.



58. Nothing in By-law [Clerks to insert By-law ####] will prevent the erection or use of a **building** or **structure**, for which:

- (A) A complete application for a minor variance under Section 45 of the Planning Act was filed on or prior to [Insert date of By-law enactment]; or
- (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after [Insert date of By-law enactment] in respect of a building permit referred to in Section 9 of By-law [Clerks to insert By-law ####].
- (C) For the purposes of (A) and (B) above, 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.

Enacted and passed on [month day, year].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)