

HOUSING ACTION PLAN

Zoning By-law Simplification and Modernization for Low-Rise Residential Zones

Public Consultation Sessions

October 2023



Attendee Conduct

- We would like to hear from as many voices as possible during the time allotted for the meeting - please keep comments brief
- To ask a question, you can:
 - use the Raise Hand function to ask verbally
 - use the Q&A function to type your question for staff to read aloud
- The chat is open for discussion but staff will not answer questions in the chat window
- Be respectful - everyone deserves to be heard



Land Acknowledgment

The land we are on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples. Toronto is home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit and is within the territory of the Dish With One Spoon treaty.



Agenda

- Welcome and Introductions
- Background
- Proposed Changes
- Future Work
- Summary + Next Steps

Background



Housing Action Plan

- Aims to increase the supply of housing to achieve or exceed the provincial housing target of 285,000 new homes in Toronto by 2031
- Includes a wide range of initiatives that focus on:
 - removing policy and zoning barriers to building housing;
 - leveraging public lands to increase housing supply;
 - preserving existing rental homes;
 - supporting the development of a range of purpose-built rental homes (including market and non-market) through new and strengthened housing policies and programs; and
 - supporting the community sector (including non-profit and co-op housing providers) to modernize and grow their stock.

Zoning By-law Simplification
and Modernization for Low-rise
Residential Zones study





Goals

**Build on
Previous Work**

**Address
Inconsistencies**

**Provide
Clarity**

**Reduce Barriers
to Creating New
Housing**

**Improve
Outcomes**



Key Themes

- **Simplification**

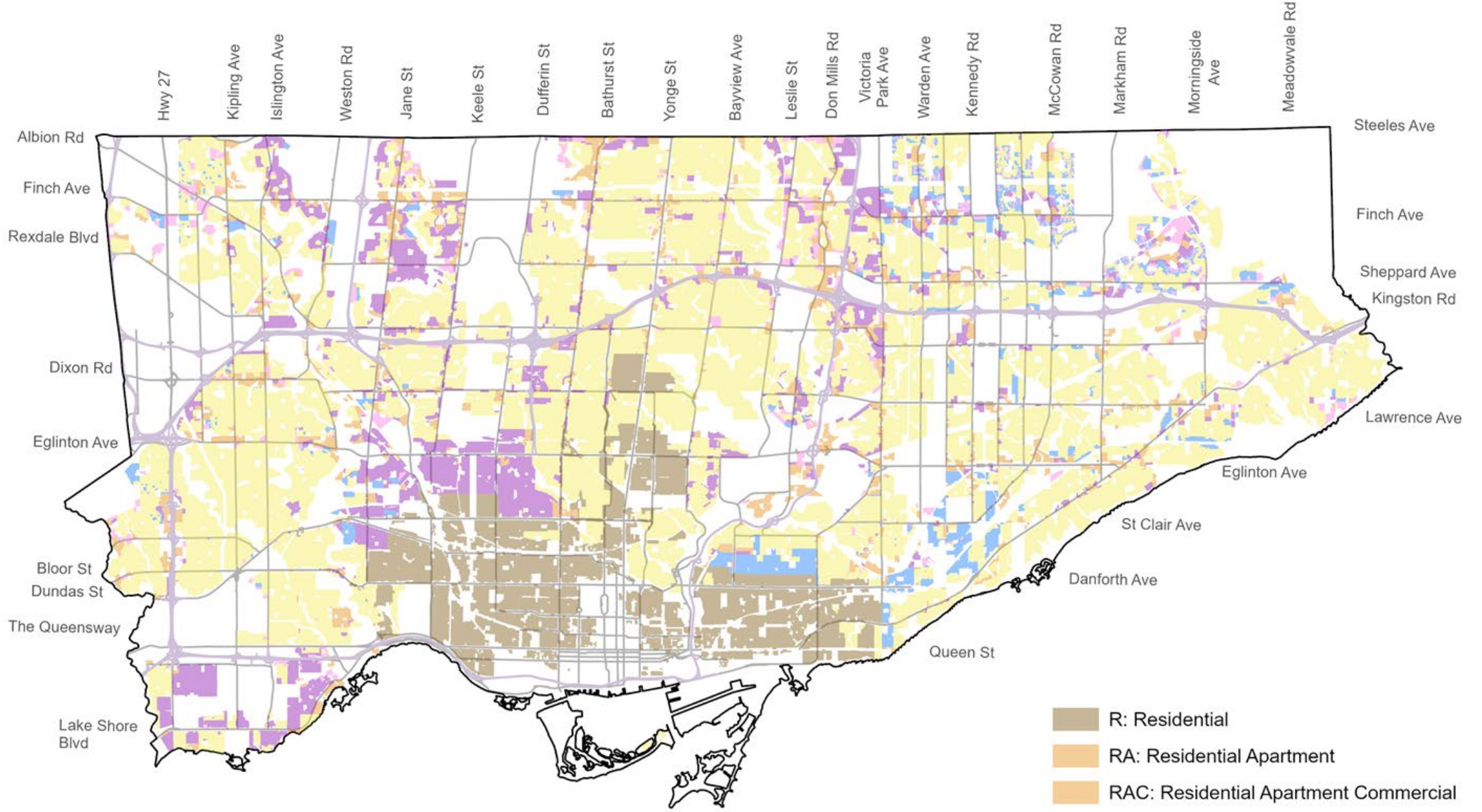
- Reduce confusion, remove redundant regulations, and simplify regulations

- **Harmonization**

- Align regulations between building types and zones to reflect current best practices

- **Modernization**

- Modernize zoning regulations and move towards a more form-based approach to land use regulation



-  R: Residential
-  RA: Residential Apartment
-  RAC: Residential Apartment Commercial
-  RD: Residential Detached
-  RM: Residential Multiple
-  RS: Residential Semi-Detached
-  RT: Residential Townhouse



Proposed Changes Simplification



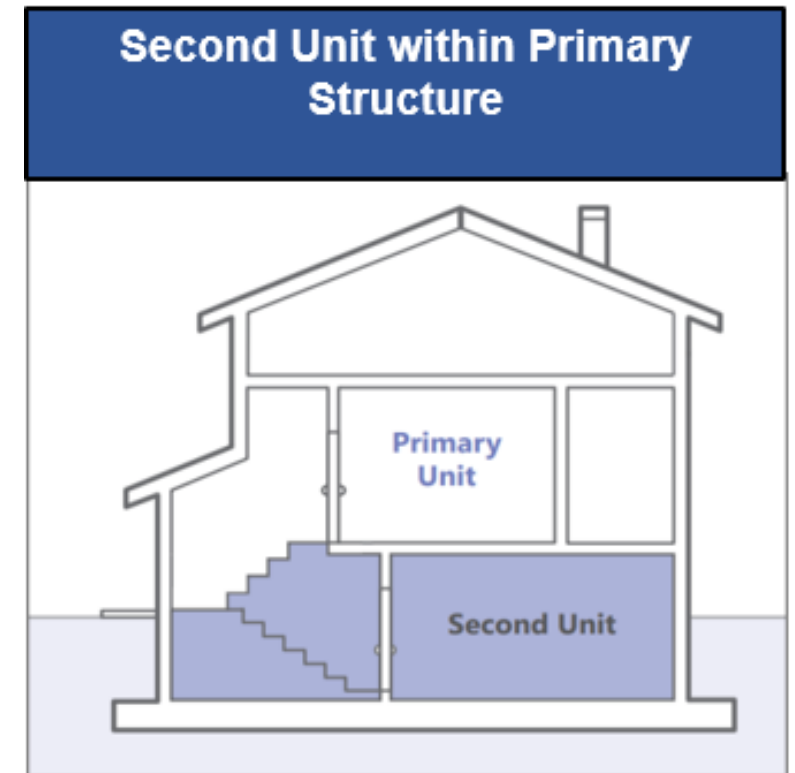
Secondary Suites

Background

- Secondary suites are defined as living accommodation that is located within and subordinate to a primary dwelling unit
- Regulations used to clarify subordinate status by limiting area of secondary suite
- One secondary suite is permitted within a dwelling unit in a detached, semi-detached or townhouse*

Issues

- Introduction of Multiplex permissions has led to potential confusion identifying buildings with multiple units
- Additional requirements may apply to multiplex buildings compared to a single dwelling unit with secondary suite



*Additional permissions in R Zone – to be discussed later

Secondary Suites

Proposed Approach

- Maintain existing definition of Secondary Suite
- Required to be subordinate to primary dwelling unit
- Differentiate from dwelling unit in Multiplex by maintaining 45% size requirement

No Change

(735) Secondary Suite

means self-contained living accommodation for an additional person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite, located in and subordinate to a **dwelling unit**.

150.10.40.40 Floor Area

(1) Secondary Suite - Interior Floor Area

The **interior floor area** of a **secondary suite**, or all **secondary suites** where more than one is permitted, must be no more than 45 percent of the **interior floor area** of the **dwelling unit** within which it is located. [By-law: 549-2019]

(2) Secondary Suite – In a Basement in a One Storey Detached House

Despite regulation 150.10.40.40(1), in the case of a **secondary suite** located in the **basement** of a one storey **detached house**, the **secondary suite** may occupy the whole of the **basement**. [By-law: 549-2019]

Multiple Secondary Suites – R Zone

Background

- Former City of Toronto Zoning By-law 438-86 permitted existing buildings to be converted to contain multiple units
- These ‘converted house’ permissions were translated into ZBL 569-2013 as permissions for multiple secondary suites in the R zone

Issues

- Over time, additional performance standards associated with converted houses have been removed from ZBL (i.e. minimum unit size)
- Can be difficult to differentiate a house with multiple secondary suites from an apartment building or multiplex

"converted house"

means a building originally constructed as a *detached house, semi-detached house, row house, duplex, triplex, semi-detached duplex, or semi-detached triplex*, which is altered to contain two or more *dwelling units* except for a *row house* which may be altered to provide a maximum of two *dwelling units*; (425-93)



(3) Secondary Suite - Number Permitted in a Detached House or a Semi-Detached House in the R Zone

Despite regulation 150.10.20.1(2), in the R zone, each **dwelling unit** in a **detached house** or **semi-detached house** may have more than one **secondary suite**. [By-law: 549-2019]

Multiple Secondary Suites – R Zone

Proposed Change

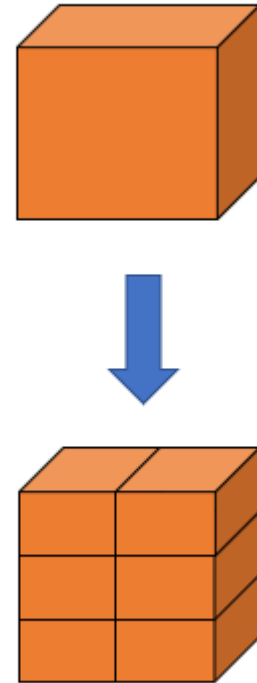
- Remove permission for multiple secondary suites in detached or semi-detached houses in the R zone
- Facilitate conversion of existing detached or semi-detached house to low-rise apartment buildings through:
 - Conversion regulations
 - Harmonized performance standards



Low-Rise Apartment Buildings - R Zone Conversion Regulations

Proposed Change

- Introduce **conversion regulations** to permit lawfully existing buildings to be converted to low-rise apartment buildings
- Conversion regulations would permit existing built form to be maintained
- Applies same standards as detached or semi-detached house

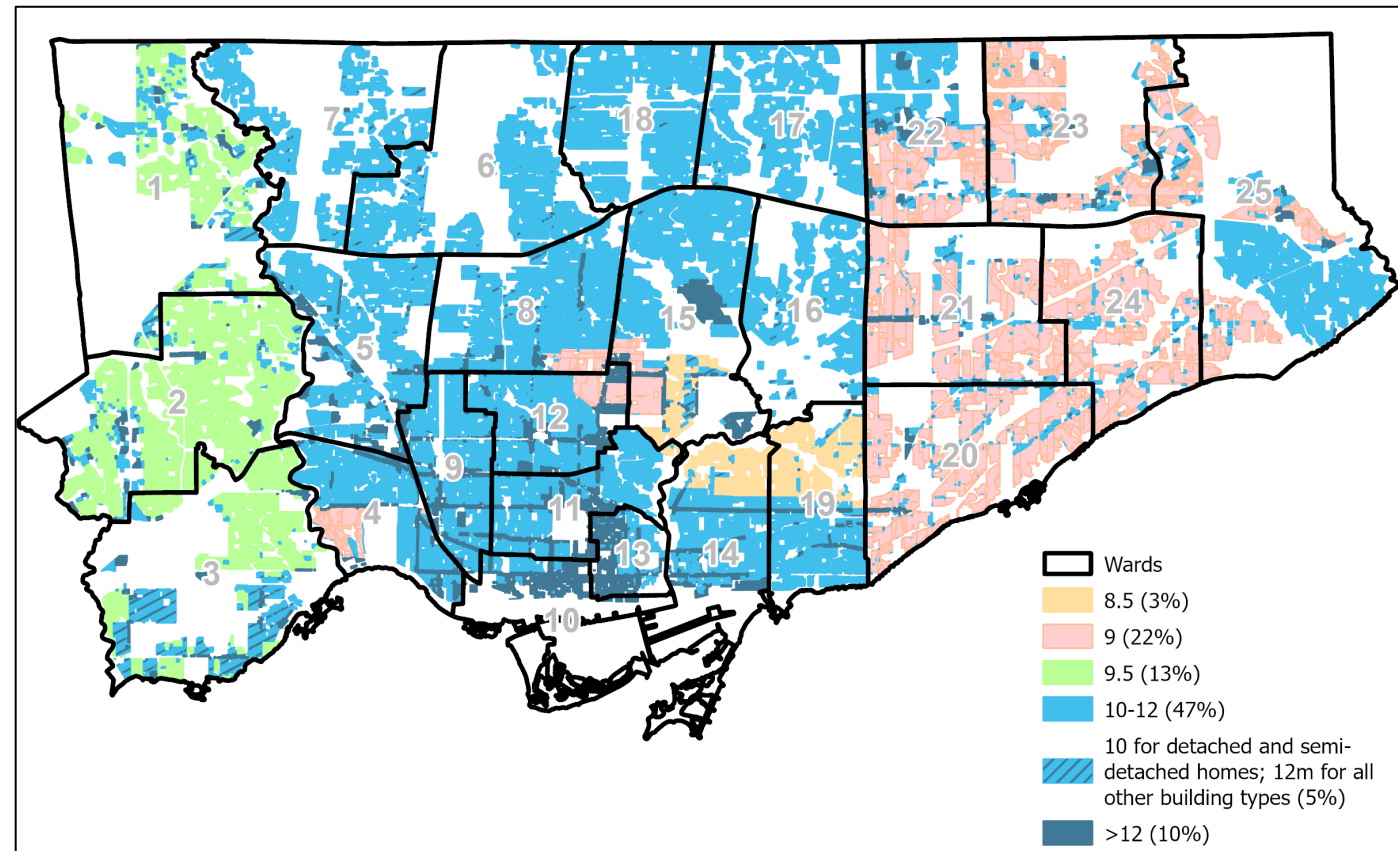


Low-Rise Apartment Buildings - R Zone

Height Description

Proposed Change

- Revise description of “low-rise apartment building” from “height of 12.0 metres or less” to “height of 13.0 metres or less”
- Applies to side yard setback requirements
- No change to existing permitted heights



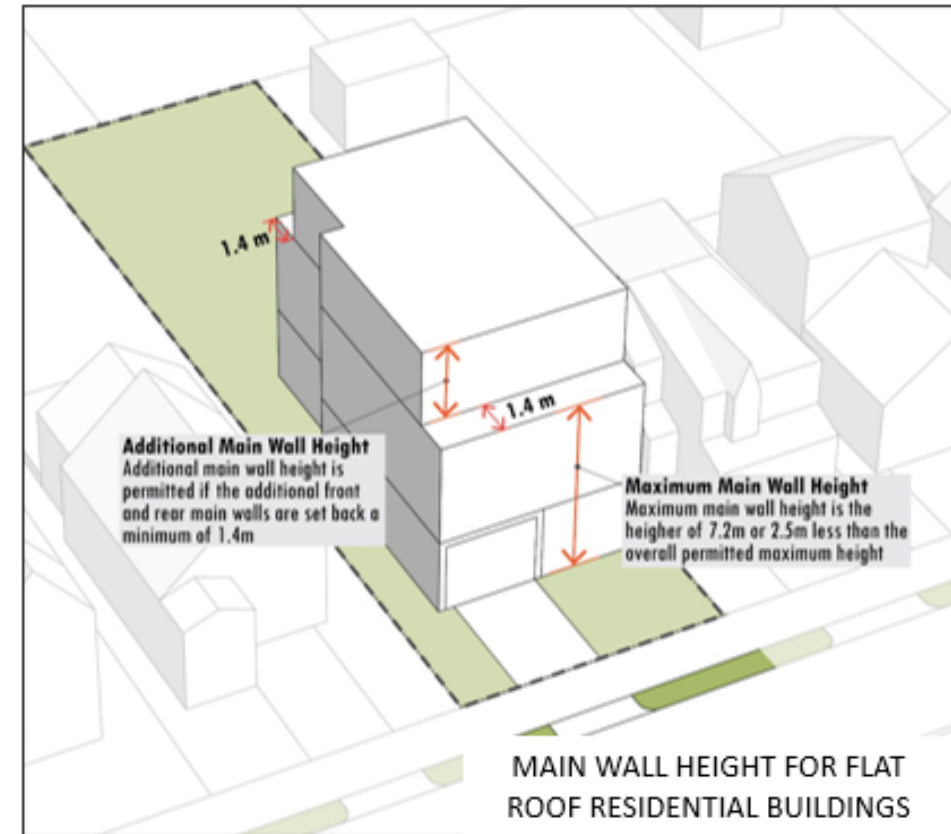
Proposed Changes Harmonization



Main Wall Height Flat Roof Residential Buildings

Proposed Change

- Harmonize **main wall height** regulations for **detached** and **semi-detached houses** with flat roofs in R, RS, RM zones and **townhouses** in R zone
- Requires front and rear main walls to step back 1.4 metres above permitted maximum main wall height

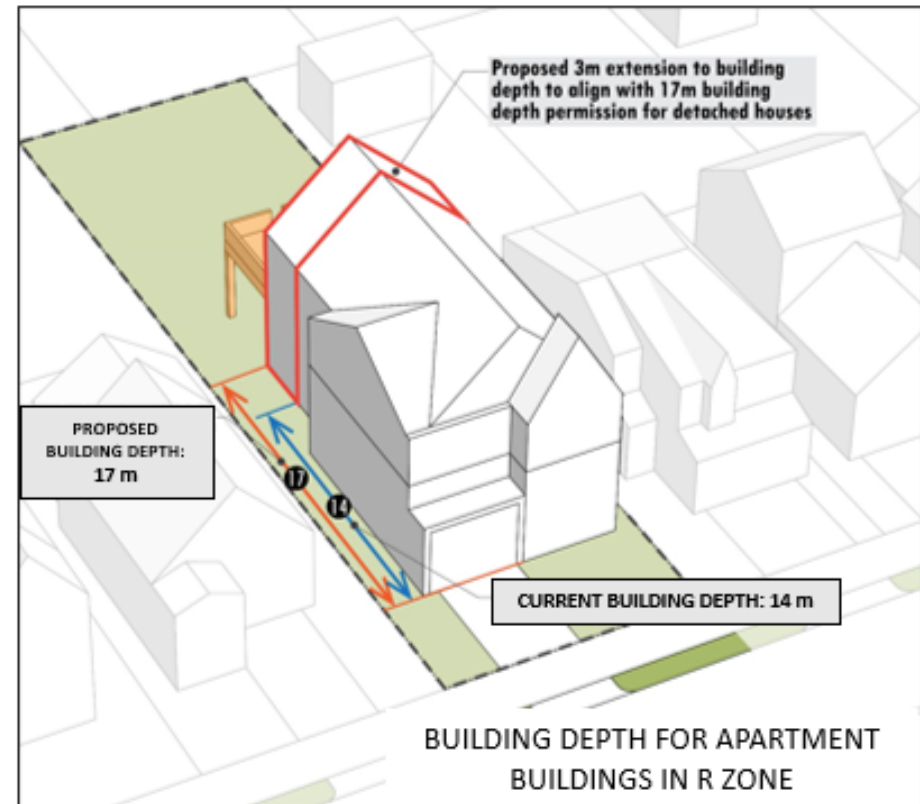


Low-Rise Apartment Buildings - R Zone

Building Depth

Proposed Change

- Harmonize **building depth** for apartment buildings with multiplex building types
- Current: 14.0 metres
- Proposed: 17.0 metres
 - (19.0 metres on deep lots)

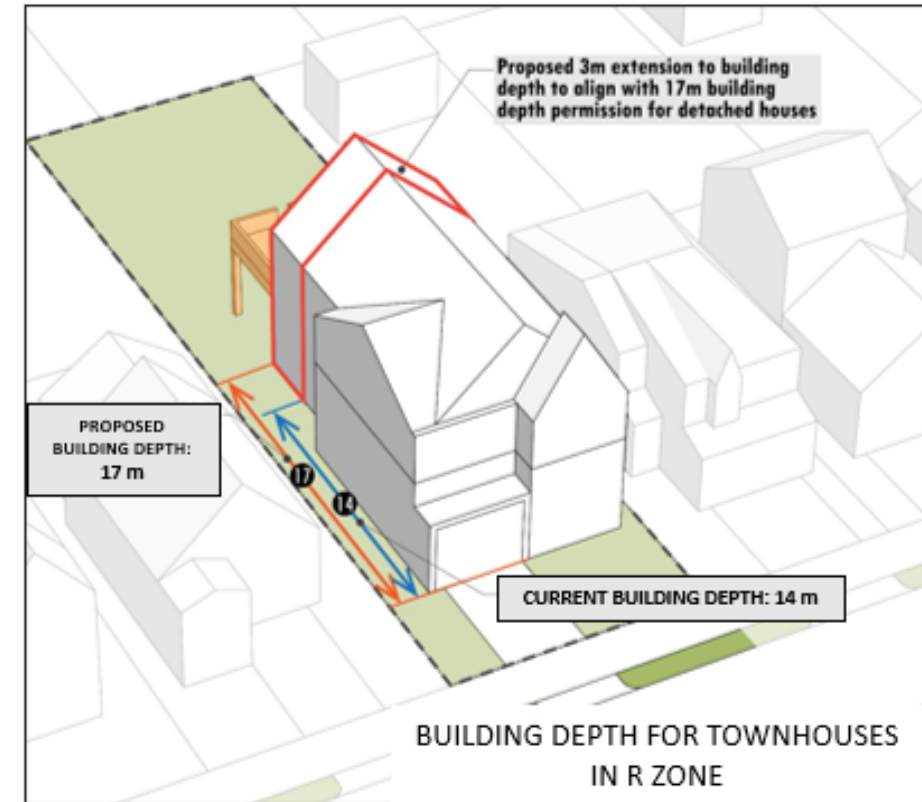


Townhouses - R Zone

Building Depth

Proposed Change

- Harmonize **building depth** for townhouses with multiplex building types
- Current: 14.0 metres
- Proposed: 17.0 metres



Low-Rise Apartment Buildings – R Zone Side Yard Setback

Proposed Change

- Harmonize required **side yard setback** for apartment buildings with a height of 13.0 metres or less with other low-rise building types
- Current: 1.2 metres
- Proposed: 0.9 metres

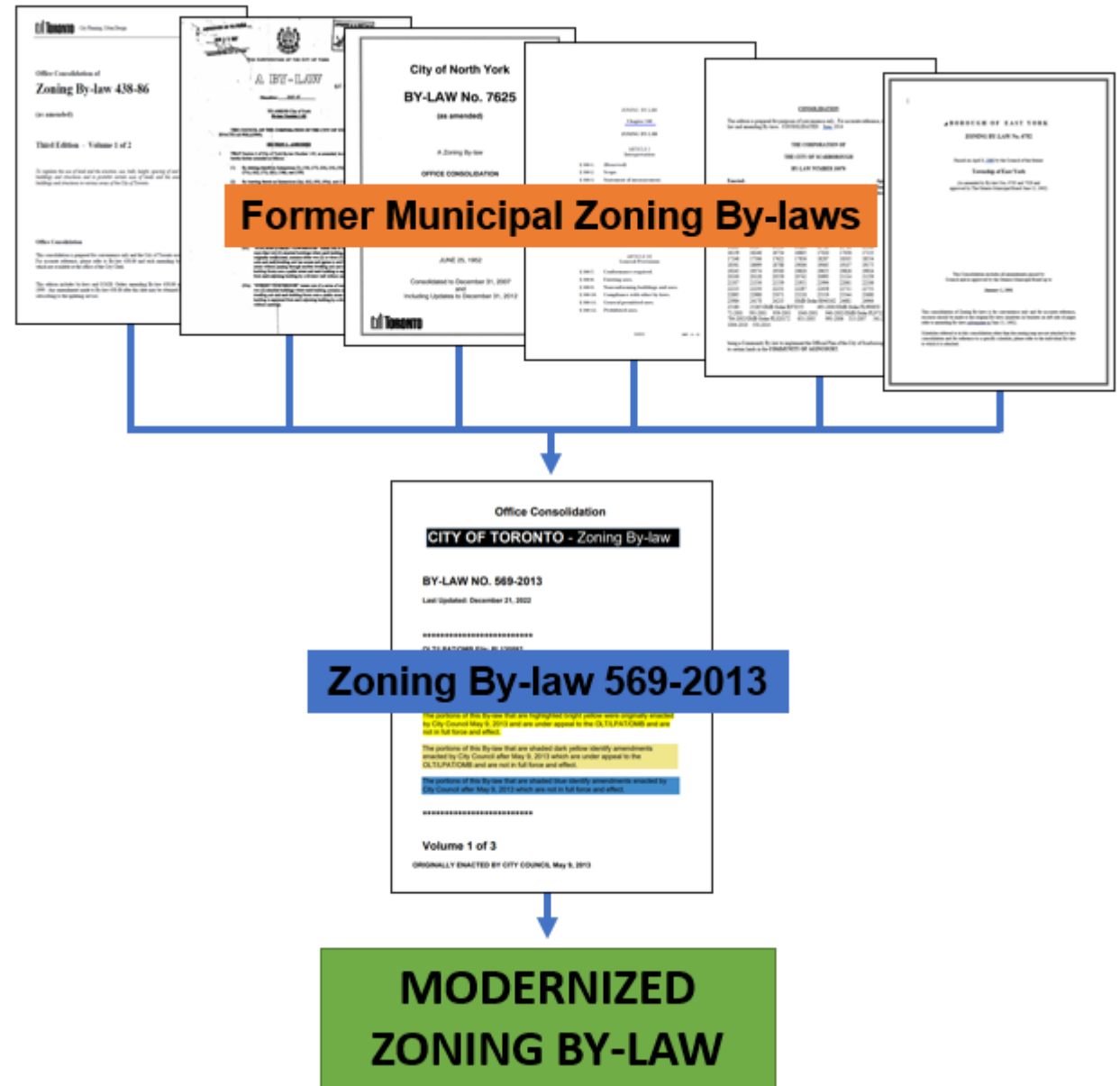


Future Work Modernization

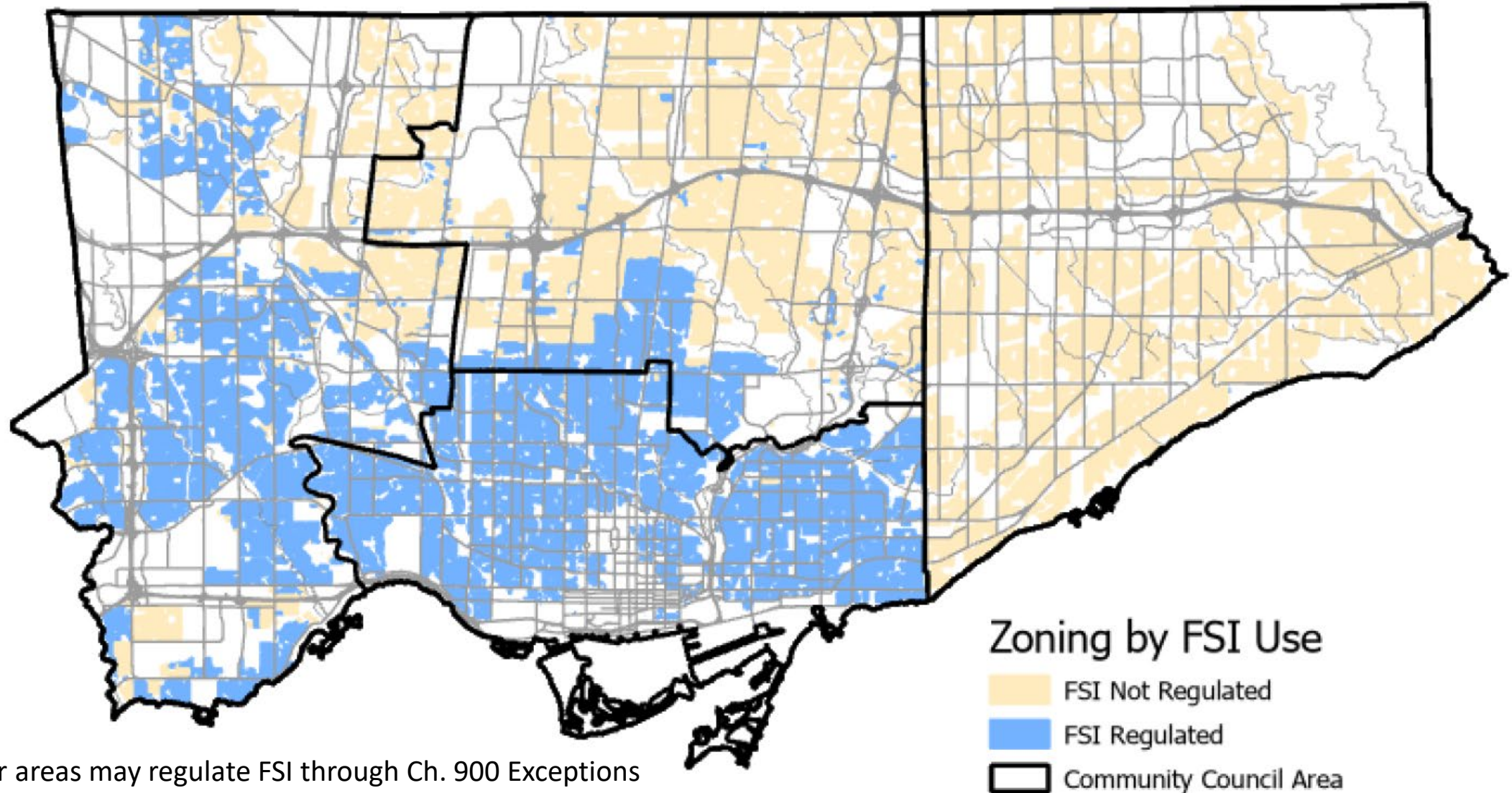


Modernization

- Update performance standards
- Implement current best practices in land use regulation
- Longer-term changes



Regulating Building Area and Footprint

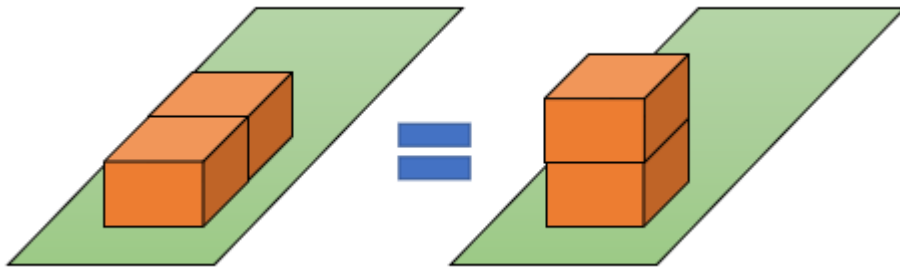


Note – other areas may regulate FSI through Ch. 900 Exceptions

Floor Space Index (FSI)

Description

- Measure of area of building (gross floor area or GFA) in relation to lot area
- Used to provide consistent metric for building area between lots/areas
- Works in conjunction with other performance standards to regulate size and scale of building



Advantages

- Direct relationship between size of lot and permitted area of building
- Provides for flexibility in design to respond to site characteristics

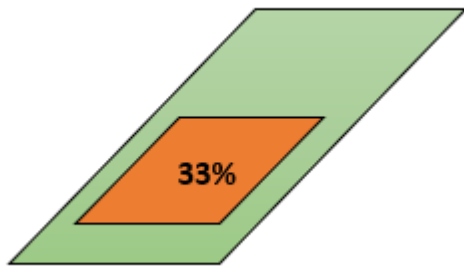
Disadvantages

- Calculation can be challenging as certain areas are excluded – buildings that appear similar externally may have different FSI
- Where lot sizes are not consistent, size of buildings can vary
- No limitation on building footprint – reliance on setbacks, building depth and landscaping
- May limit achievement of full building envelope

Lot Coverage

Description

- Controls amount of lot area that can be covered by buildings
- Limits building footprint to a percentage of lot area
- Works in conjunction with other performance standards to regulate size and scale of building



Advantages

- Direct relationship between coverage and area of lot covered
- More consistent patterns of open space and opportunities for landscaping

Disadvantages

- Lot coverage does not directly control building massing or floor area
- May limit achievement of full building envelope
- Exemptions can complicate calculation

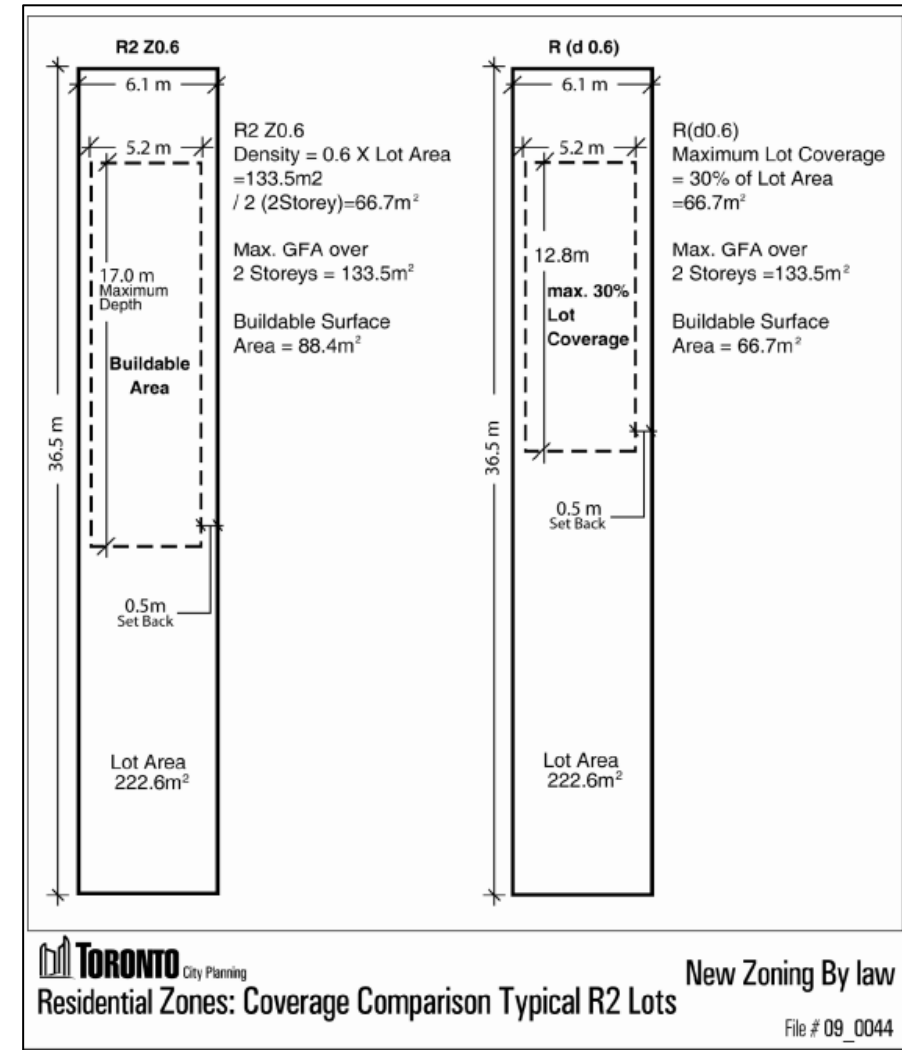
Regulating Building Area and Footprint

Background

- Harmonized city-wide Zoning By-law initially proposed to convert FSI to Lot Coverage
- Both regulatory approaches maintained in 569-2013

Issues

- Differing approaches used across Toronto
- Performance standards may be outdated and not reflect existing built form
- FSI is one of the most commonly requested minor variances
- Concerns regarding provision of landscaping and growing space for trees



Regulating Building Area and Footprint

Potential Approaches

- Convert FSI to Lot Coverage
- Remove FSI, improve landscaping regulations
- Retain FSI, with increased permissions
- Retain FSI, no change
- Other

Considerations

- Appropriate lot coverage values?
- Appropriate amount of increased FSI?
- Other ways to support objectives? (i.e. landscaping, tree planting, etc.)
- Implications of no change?

Regulating Building Area and Footprint

Next Steps

- No changes to FSI or Lot Coverage to be advanced at this time
- Continued analysis
- Consultation to identify priorities
- Identify and refine potential approaches

**Further Consultation
in 2024**

**Proposals Report in
2024**

Conclusion



Summary of Proposed Changes

R Zone

- Removal of permission for multiple secondary suites
- Introduction of conversion regulations for low-rise apartment buildings
- Update height threshold for low-rise apartment building
- Main wall height for flat roof detached and semi-detached houses and townhouses
- Building depth for apartment buildings and townhouses
- Side yard setback for low-rise apartment buildings

RS Zone

- Main wall height for flat roof detached and semi-detached houses

RM Zone

- Main wall height for flat roof detached and semi-detached houses

Next Steps

- Changes to be advanced now:
 - Final Report to Planning and Housing Committee (November 30)
- Proposals requiring further study:
 - Ongoing consultation
 - Reports to be advanced in 2024



Contact Us

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**Thank you for
participating!**