

Proposed Revisions to Draft Residential Zoning By-law and Topics Being Explored Further

1. Introduction

Based on the feedback received to date and staff’s ongoing review of the Draft Residential Zoning By-law, revisions to the by-law are expected to be made before the final draft by-law will be presented to Council. This appendix outlines the revisions that are proposed to be made, as well as emerging questions that are being explored by the project team which may result in changes to the by-law. This list is not exhaustive and may be expanded upon as staff continue to consider the comments that have been received. Staff’s future recommendation report accompanying the final draft by-law will include a detailed description and rationale of all changes made to the draft by-law.

2. Proposed Revisions to Draft Residential Zoning By-law

The following changes are proposed to the Draft Residential Zoning By-law to ensure clarity in interpretation and implementation. These changes are largely minor modifications to improve clarity or to carry forward regulations from the current Zoning By-law 2020.

Table 1 – Proposed Revisions to the Draft Residential Zoning By-law

Topic & Section	Description of Proposed Change
Administration (1.7; 1.8; 1.9; Definitions)	<ul style="list-style-type: none"> • Simplify to generally allow for the reconstruction, restoration or repair of buildings and structures in emergency situations, and to allow the reconstruction and repair of lawfully established buildings and structures and change of use of such buildings and structures, as provided for under the Zoning By-law 2020 to enable development and provide clarity.
Definition of “Height, Building”	<ul style="list-style-type: none"> • Simplify how the height of buildings will be measured – peak of roof, rather than different methods for different roof shapes – to make it easier for interpretation and implementation. • Clarify that height for structures and accessory buildings and structures is to be taken from “grade” rather than “established grade”. Accessory buildings and structures are not permitted in the front yard or required exterior side yard. Unless the lot is unusually wide, accessory buildings or structures are typically located in the rear yard of a residential lot. Measuring from the grade around the accessory building or structure could help reduce the need for variances on lots that slope down from the street. This is also consistent with how the Zoning By-law 2020 currently measures the height of accessory buildings and structures from grade.

Accessory buildings and structures (5.2)	<ul style="list-style-type: none"> Clarify that the maximum floor area regulation applies to each accessory building and clarify that accessory buildings contribute to overall lot coverage.
Platform structures (5.4; 5.10)	<ul style="list-style-type: none"> Incorporate and update definitions and regulations for balconies, decks, residential patios and porches so that it is easier to find the regulations related to these types of structures.
Encroachments (5.10)	<ul style="list-style-type: none"> Simplify and reorganize some of the features listed in Table 1 (Encroachments into Yards) into more appropriate sections of the by-law so that it is easier to find relevant regulations and reduce duplication. Replace the word “encroachment” with “projection” to ensure regulations are in plain language.
Unitary equipment and other mechanical equipment (5.2; 5.10)	<ul style="list-style-type: none"> Consolidate regulations about these features into its own subsection, to make it easier for readers to find relevant regulations.
Correctional group homes, emergency shelters, and boarding houses (5.21; 5.22; 5.23)	<ul style="list-style-type: none"> Delete requirement for these uses to be located along a Major Arterial, Multi-Purpose Arterial, or Minor Arterial Road. This change is consistent with: policy 3.1.4(2) of the BOP, 2020; Action 6 of the City’s Housing Strategy to broaden the range and mix of housing in the City, building on the policies of the BOP, 2020 and the Housing Strategy Project; and recommendation 42 of the Housing Needs and Opportunities Report to “ensure regulations in the CZBL are not unintentionally discriminatory and do not unintentionally limit opportunities for a range of housing options, including supportive and assisted housing.”
Availability of municipal services (5.39)	<ul style="list-style-type: none"> Delete regulations 5.39 b) to d) as they are more appropriate as policies in an official plan.
Section 5.40 – Additional residential units (ARUs)	<ul style="list-style-type: none"> Clarify that only one accessory building containing up to two ARUs per lot is allowed, to be consistent with Official Plan Amendment No. 3. Clarify that regulation 5.40j) regarding exterior stairs applies to detached ARUs, and reorganize all regulations related to detached ARUs to be together for ease of reference. Clarify definition of “ Dwelling Unit” and “ Habitable Room” to provide staff with the ability to determine whether an additional residential unit is proposed or not to facilitate the implementation of ARU regulations.
Short-term accommodations	<ul style="list-style-type: none"> Delete regulations and update any regulations or definitions containing references to short-term accommodations to reduce

(Section 5.46; Definitions)	overlap and potential conflicts with the City’s Short-Term Accommodation By-law.
Peripheries	<ul style="list-style-type: none"> Footnote (2) to Table 3 (Permitted Uses in Residential Zones) will be replaced to allow triplex and fourplexes in the LN1-6 zones and apartment buildings in the LN8 zone, on a lot with a front lot line abutting a major street, per the Potential Streets map and text that was released to the public on Aug. 27, 2025. A mapping analysis was conducted based on the recommended locational criteria of the Addendum Report to see where triplexes, fourplexes could be allowed. It was found that the criteria captures many lots that are typically considered the interior of a neighbourhood, such as reverse lots which abut a major street, or lots at the end of a cul-de-sac that abut a railway or a non-residential zone. It is recommended that the peripheries only be defined as lots fronting a major street at this time as they are intuitively understood to be the edges of neighbourhoods. An expansion of the locational criteria could be considered as part of the next phase of the Official Plan Amendment to Increase Housing Options Project.
Site-Specifics and Holding Provisions	<ul style="list-style-type: none"> Incorporate existing site-specific regulations and holding provisions in the residential zones of the Zoning By-law 2020 into the new by-law.
Evergreen Community Zone	<ul style="list-style-type: none"> The REV Zones (Evergreen Community) of the Zoning By-law 2020 will be carried forward into the new by-law.
General clarity, formatting and illustrations	<ul style="list-style-type: none"> General edits throughout the by-law are being considered to clarify the regulations that apply to permitted land uses and eliminate redundant regulations and definitions. Edits to the formatting, illustrations, and organization of the new by-law (e.g. ensuring consistent bolding of terms, numbering; grouping similar regulations together) are proposed to further enhance the readability of the document and ensure that illustrations are accurate and reflective of their corresponding regulations.

3. Topics Being Further Explored

The following topics are being further explored, which may result in changes to the by-law:

- **Built Form:** How to clarify the distinction between permitted built forms, particularly regarding triplexes or fourplexes and a detached building containing two or three additional residential units; and regarding multiplexes and other types of multi-unit built forms.

- **Bill 17 Analysis:** What changes, if any, are recommended in response to the recent changes to the Planning Act through Bill 17 regarding as of right variances to setbacks in zoning by-laws.
- **Feasibility of some standards:** Confirmation of whether some standards of the by-law facilitate adequate lot drainage and a feasible built form. Specifically, the standards being reviewed at this time are related to side yard requirements, and maximum width of private garage doors for semi-detached, street townhouse and block townhouse built forms. Also, work to explore how the by-law could maintain some of the efficiencies provided by the current zoning by-law for projects involving building additions is also being conducted.
- **Administrative:** Options to clarify how the by-law may apply in the case of a building spanning multiple lots, and how projects for which a complete application under the *Planning Act* was received before the new by-law took effect could proceed under the new by-law.
- **Public Agencies:** How should the by-law be revised in consideration of the comments received from public agencies to date?