

**SUBJECT:** Supplemental Staff Memo for DGM-05-26 (New Residential Zoning By-law – Final Draft – Statutory Public Meeting and Recommendation Report)

**TO:** Council

**FROM:** Development and Growth Management  
Community Planning

Report Number: DGM-05-26

Wards Affected: All

Date to Council: March 2, 2026

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Further to Supplemental Staff Memo dated Feb. 17, 2026 for staff report DGM-05-26, staff present a further revised recommended new Residential Zoning By-law and a further revised recommended new Residential Zoning By-law Near Rail to correct some minor errors that have been identified and to add clarity to the by-laws to support implementation.

The recommended revisions correct the table column headings of Table 6 (Bicycle Parking Space Requirements), so that the “Bicycle parking spaces, long term – minimum required” heading is revised to “Bicycle parking spaces, short term – minimum required” and vice versa. The short and long-term bicycle parking space requirements in the “Elementary school” row are also updated to reflect the updated column headings. No changes are required for any other rows in Table 6.

Revisions to the following sections are also proposed for the purpose of clarification and supporting implementation:

- Section 2.5 d) (Multiple Zones on One Lot), to add the word “yards” to further clarify how zone boundaries on a lot are to be interpreted;
- Section 3.7 (Rounding to Determine By-law Compliance), to add “and calculations” to clarify when rounding is to be used;
- Section 3.8 b) (Multiple Building Connections), to replace “where a contrary intention is evident from the context” with “where otherwise stated in this by-law” to provide more certainty in how the regulation is to be implemented;
- Part 4 (Definitions) – Definition of “Amenity Area, Common”, to unbold “deck” and “patio” so that the general meaning of these words may be used and count towards common amenity area;

- Part 4 (Definitions) – Definition of “Lot Coverage”, to add “or posts” to clarify how lot coverage related to porches and decks are to be measured;
- Sections 5.2 (Accessory Buildings and Structures) & 5.14 (Additional Residential Units), to clarify that accessory buildings and structures, including accessory buildings with additional residential units – detached, shall maintain a setback from the exterior side lot line that is the same as the minimum required exterior side yard for the principal building on a lot;
- Section 5.4 f) (Balconies, Decks, Residential Patios and Porches), replaced the word “attached” with “adjoined” to be consistent with the definitions of balcony and deck; and,
- Throughout the by-laws, the word “existing” is deleted in regulations where the use of the defined term is not necessary.

Lastly, staff are also recommending that some minor revisions of a grammatical and organizational nature also be made to the by-laws.

Staff acknowledge the additional written comments that were received at and after the Feb. 17, 2026 Council meeting, and will consider them in future phases of the New Zoning By-law Project and in the ongoing monitoring and refinement of the Residential Zoning By-laws.

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**Attachments:**

- A. Revised Residential Zoning By-law
- B. Revised Residential Zoning By-law Near Rail

**Memo Approval:**

Supplemental staff memos are reviewed and approved by the Commissioner.