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Item and Justification	Proposed Revision to By-Law 61-16
<p>1.1 Section 3 – Definitions</p> <p>The definition for an additional residential unit (ARU) is being amended to remove the word “second” from the definition, as it restricts the number of permitted ARUs per lot. The revised definition will also include a list of dwelling types that may include ARU(s) to enhance the clarity and interpretation.</p> <p>The definition for a converted dwelling is being removed to eliminate redundancy and avoid unnecessary classification of ARUs. Subsequently, definitions with a reference to converted dwelling will be amended to remove this terminology. The duplex dwelling definition is being amended to remove the reference to ARU in addition to converted dwelling, to allow the inclusion of an ARU within a duplex building.</p>	<p>Additional Residential Unit</p> <p>Means a second self-contained residential <i>dwelling unit</i> self-contained that is either located within or attached to the <i>primary dwelling unit</i> or located within a detached <i>accessory structure</i> to the <i>primary dwelling unit</i>. An Additional Residential Unit is subordinate to the <i>primary dwelling unit</i>, <u>and may be included on the same lot as a single-detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, stacked townhouse dwelling, rowhouse dwelling, and street fronting rowhouse dwelling.</u></p> <p>Dwelling, Converted</p> <p>Means an existing dwelling, constructed as a single or semi-detached unit that has been altered internally to provide one or more additional dwelling units, prior to January 2014.</p> <p>Dwelling, Fourplex</p> <p>Means a <i>building</i> that is divided horizontally and/or vertically into four (4) separate <i>dwelling units</i>, each of which has an independent entrance either directly from the outside or through a common entryway but does not include a converted dwelling or a rowhouse dwelling.</p> <p>Dwelling, Duplex</p> <p>Means a <i>building</i>, other than a converted dwelling or additional residential unit, that is divided horizontally into two (2) separate <i>dwelling units</i> each of which has an independent entrance either directly from the outside or through a common entryway.</p>

Item and Justification	Proposed Revision to By-Law 61-16	
<p>1.2 Section 4.4 – Regulations for Accessory Buildings and Structures</p> <p>Table 4.4.1 (Accessory Use Regulations) is being amended to remove the 95 square metres limit, establishing the maximum lot coverage solely as 15% of the total lot area. This will provide greater flexibility for residential lots that can accommodate ARU(s) exceeding the 95m² limit.</p> <p>An additional provision is being proposed for interior side yard and rear yard setback to require a minimum of 3-metre setback for two-level habitable detached structures. This regulation is being added to ensure that future developed ARUs will be considerate of surrounding properties and address privacy concerns.</p> <p>An update is being proposed to allow a maximum height of 6.5 metres for habitable accessory structures, while the existing 4.5-metre height limit would continue to apply to non-habitable structures. The additional provision is necessary to accommodate two-storey detached structures.</p>	4.1.1 Accessory Use Regulations Table	
	Regulations	Urban Residential Zones
	Lot Coverage, Maximum	The lesser of 15% of the total lot area or 95m²
	Interior side yard and rear yard setback, Minimum (metres)	1.2m <u>3m for two-level detached accessory structures or buildings</u>
	Structure Height, Maximum (metres)	<u>4.5m for non-habitable structures or buildings</u> <u>6.5m for habitable structures or buildings</u>

Item and Justification	Proposed Revision to By-Law 61-16
<p>1.3 Section 4.5 – Additional Residential Units</p> <p>Clause iv) of Section 4.5 of the By-Law is being removed and replaced, as it limits the number and types of permitted ARUs. The new regulation will permit up to four dwelling units as-of-right on a fully serviced residential lot and outlines the permissible building configurations. This provision will provide transparency with respect to the number (up to three) and type (attached or detached) of ARUs.</p> <p>An additional clause is being proposed to prohibit any rooftop amenity space above the second storey of a detached ARU, unless it meets the maximum permitted structure height. This provision is intended to prevent overlook onto neighbouring properties and address potential privacy concerns.</p>	<p>4.5 iv) There are no other additional dwelling units or garden suites on the property</p> <p><u>4.5 iv) Up to four dwelling units are permitted on a lot, including the primary dwelling unit together with:</u></p> <p><u>(1) Up to three additional residential units within or attached to the primary dwelling unit; or</u></p> <p><u>(2) Up to two additional residential units within or attached to the primary dwelling unit and up to one additional residential unit in a detached accessory structure; or</u></p> <p><u>(3) Up to one additional dwelling unit within or attached to the primary dwelling unit and up to two additional residential units in a detached accessory structure.</u></p> <p><u>4.5 ix) Any rooftop amenity space above the second storey of a detached additional residential unit shall be prohibited unless it meets the maximum height for accessory structures or buildings.</u></p>

1.4 Section 8 – Urban Residential (R) Zones

To increase opportunities for diverse housing options and enable up to four units as-of-right in Urban Residential Zones, Table 8.1.1 of Section 8 is being amended to add fourplex dwellings as a permitted use in all Urban Residential Zones. As a result of this amendment, all dwelling types accommodating up to four units will be permitted in R1, R2, and RM1 zones. These revisions will make the permitted uses within the R1, R2, and RM1 zones largely similar. As such, the consolidation of these zones will be considered as part of an upcoming housekeeping project. To better differentiate between RM2 and RM3 zone, an amendment is being proposed to add duplex dwellings as a permitted use to RM2 and remove triplex dwellings from permitted uses within RM3 zone. This will ensure that the permitted uses in RM3 better reflect the intended higher-density character of this zone.

To complement the above-noted amendments, two new footnotes are being proposed to clarify which dwelling types may contain up to four dwelling units, and to require a minimum of four attached dwelling units for RM3 zone.

The “Existing Only” condition currently applied to duplex dwellings in the R1 and R2

Table 8.1.1 – Uses Permitted Table

Duplex Dwelling is permitted in R1, R2, and RM1 – Add to RM2

Fourplex Dwelling is permitted in RM2 and RM3 – Add to R1, R2, and RM1

Rowhouse Dwelling is permitted in RM1, RM2, and RM3 – Add to R1 and R2

Semi-Detached Dwelling is permitted in R2 and RM1 – Add to R1

Stacked Townhouse Dwelling is permitted in RM1, RM2, and RM3 – Add to R1 and R2

Street Fronting Rowhouse is permitted in RM1, RM2, and RM3 – Add to R1 and R2

Triplex Dwelling is permitted in RM1, RM2, and RM3 – Add to R1 and R2, and remove from RM3

Footnotes for Uses Permitted Table

~~†Existing Only~~

* Provided the applicable zoning standards can be met, a total of up to four (4) dwelling units are permitted per lot in any Urban Residential Zone, which may include the principal dwelling unit and up to three (3) additional residential units, regardless of the type of principle dwelling.

** Notwithstanding any definition or standard of this By-Law to the contrary, in the RM3 Zone, a minimum of four attached dwelling units is required.

Tables 8.2.1 and 8.2.2 – Zone Requirements Tables (Footnote attributed to “Lot Coverage, Maximum”)

~~Maximum lot coverage of 40% shall apply to dwelling units. Maximum overall lot coverage of 45% shall be permitted. The additional 5% shall only be used for accessory buildings or structures.~~

Item and Justification	Proposed Revision to By-Law 61-16
<p>zones is being proposed to be removed, to ensure that both newly constructed duplex dwellings and those created through renovation or conversion are permitted in these zones.</p> <p>An amendment is being proposed to remove the footnote related to maximum lot coverage for Urban Residential Zones in Tables 8.2.1 and 8.2.2. This change will allow for clearer separation between the lot coverage limits for primary dwellings and those for detached accessory buildings or structures, as detached accessory structures are not subject to the same standards as the primary dwelling.</p>	