

Proposed General Zoning Amendment No. 3 (By-law 146-2024)

Purpose and effect of proposed amendment

The purpose of the proposed amendments is to modify the regulations that apply to housing within the Urban Settlement Area to increase opportunities for intensification. This includes changes to minimum lot sizes, maximum height, and minimum parking. The proposed amendments would also modify various regulations and definitions throughout the document to increase consistency, provide clarity, or correct omissions where needed.

The effect of the proposed amendments will be to facilitate development that supports housing intensification targets and the City's Official Plan.

Summary of proposed changes

The proposed amendment would make the following changes:

Section 3 - Urban Neighbourhoods

1. Add "shared housing" as a permitted use in the UL Zone.
2. Increase the maximum dwelling units (homes) permitted per lot from four to six in the UL Zone.
3. Allow up to six rooming units in shared housing per lot in the UL Zone.
4. Establish density standards (e.g. lot area and lot frontage) for five and six dwelling units in the UL Zone.
5. Establish density standards (e.g. lot area and lot frontage) for "shared housing" in the UL Zone.
6. Increase minimum lot coverage for semi-detached house and townhouses with Additional Dwelling Units in the UL and UM Zones (corrects an inconsistency).
7. Increase the maximum height of most buildings in the UM Zone from 20.0 to 25.0 metres.
8. Increase the maximum number of homes permitted in the UM Zone by reducing the minimum lot area.
9. Add individual "home" as a permitted use in the UX Zone (corrects inconsistency)
10. Revise the density standards for housing in the UX Zone for consistency with other Urban Neighbourhood zones.
11. Increase the maximum number of homes permitted in the NC Zone by reducing the minimum lot area.
12. Establish that the minimum front setbacks are applied to the widest livable building face for detached, semi-detached, and townhouses with attached garages (provides clarity).
13. Revise the location and height requirements for apartments with four homes or less to apply to apartments with six homes or less.

14. Decrease the minimum interior side setback for apartments with six homes or less to 1.5 metres.
15. Revise the location and height requirements for apartments with more than four home or less to apply to apartments more than six homes.
16. Decrease the minimum separation distance between driveways on same lot from 6.0 to 4.5 metres for low-density residential.
17. Decrease the maximum width of a driveways for apartments with 8-11 homes from 9.0 to 6.0 metres.
18. Decrease parking for apartments with five or six homes from 1.5 to 1.0 per home.
19. Decrease parking for apartments with more than six homes from 1.5 to 1.25 per home.
20. Eliminate the requirement of a loading space for apartments with 8-11 homes.

Sections 4 – Pedestrian Commercial Areas

21. Eliminates new “offices” and “health centres” as permitted uses on the first storey in the Main Street (MS) Zone but continues to permit existing “offices” and “health centres”. New on “offices” and “health centres” are permitted on any floor other than first storey.

Sections 5-10 – All other land use areas

22. Establish no minimum or maximum for number of homes in the Community Commercial (CC) Zone (corrects omission).
23. Establish a minimum separation distance between an accessory building and a main building on the same lot for various zones (corrects omission).

Sections 11-13 – General regulations

24. Amend minimum distance from an intersection for a driveway to apply to unopened street allowances not just streets (corrects omission).
25. Establish how minimum driveway width is measured (provides clarity).
26. Exempt decks on adjoined houses (semi-detached and townhouses) from the interior side setbacks along their common lot line (corrects omission).
27. Reduce minimum access aisle width for Type A accessible parking spaces from 1.6 to 1.5 metres for consistency with Accessibility for Ontarians with Disabilities Act (AODA) standards.
28. Establish no minimum for number of accessible spaces for lots with less than 5 parking spaces (provides clarity).
29. Establish how maximum building setbacks are applied when there is more than on building face oriented towards to street (corrects omission).
30. Eliminate regulation that permits prefabricated dwellings as backyard homes (redundant due to definition changes)

31. Establish that walkways to access backyard homes must be of a hard and dustless surface like concrete (corrects omission).
32. Establish regulations for legal-conforming houses that are consistent with permitted housing (increases consistency)
33. Eliminate maximum number of temporary tents per lot (corrects unintended restriction).

Section 14 – Definitions

34. Amends the “long term bicycle space” definition to include explanation of what sheltered and secure mean (provide clarity).
35. Amends the “building” definition clarify that modular and prefabricated construction is permitted.
36. Amends the “indoor recreation use” definition to mean commercial activities only (provide clarity).
37. Replaces the “livable building face” definition to better describe the term and provide exclusions (provides clarity).
38. Adds new “mobile house” definition meaning “a factory built and transportable residential building commonly known as a “mobile home”. The term excludes a recreational vehicle.”
39. Amends “recreational vehicle” to reference “mobile house” instead of “prefabricated house.”
40. Eliminates “prefabricated house” definition.
41. Amends “public entrance” definition to better describe the term and provide exclusions (provides clarity).
42. Amends “shared housing” definition to align with lodging house by-law (increases consistency).