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Phase 2 Residential Zones Report

Town of Whitby Comprehensive Zoning By-law Study

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1. Introduction



This Report forms part of the Whitby Zoning By-law Review Study, a comprehensive phased undertaking that sets out to update Whitby’s existing zoning by-laws into a new single Comprehensive Zoning By-law for the Town. The overall intent of the Zoning By-law Review Study is to create a new zoning by-law that will implement the Official Plan, that is clear, concise and easy to read and that provides necessary land use and built form direction while being flexible in implementation where appropriate.

Phase 1 of the Study consisted of a thorough review of the Town’s existing Zoning By-laws which included Zoning By-Law #1784 (“1784”), Zoning By-Law #2585 (“2585”) and Oak Ridges Moraine Zoning By-Law #5581-05 (“5581-05”), as well as an identification of issues and opportunities.

Phase 2 focuses on analyzing the issues identified in the Phase 1 reports in order to develop options and recommendations for each of the issues identified in Phase 1.

The objective of this Phase 2 Residential Zones Report is to provide strategic direction and a general blueprint for the breakdown, structure, permissions and provisions of the Town’s new residential zones.

This Report is broken down as follows:

Section 1: Introduction – Introduces the Phase 2 Residential Zones Report and provides a brief overview of the Phase 1 Report.

Section 2: Approach to Residential Zone Organization – Outlines the recommended approach to the organization of residential zones within the new Comprehensive Zoning By-law.

Section 3: Low Density Zones – Provides an overview of Whitby’s new Low Density Zones, including zone breakdown, updated permissions and provisions, as well as Secondary Plan Low Density designation considerations.

Section 4: Medium Density Zones – Provides an overview of Whitby’s new Medium Density Zones, including zone breakdown, updated permissions and provisions, as well as Secondary Plan Medium Density designation considerations.

Section 5: High Density Zones – Provides an overview of Whitby’s new High Density Zones, including zone breakdown, updated permissions and provisions, as well as Secondary Plan High Density designation considerations.

Section 6: Hamlet/Estate Residential Zones - Provides an overview of Whitby’s residential zones that exist outside of the Urban Area, including zone breakdown, updated permissions and provisions, as well as Secondary Plan designation considerations.

Section 6: Conclusion – Provides a summary of the report and addresses next steps for the Study.

1.1. Phase 1 Residential Zones Report

As part of the Phase 1 Residential Zones Report, a comparative review and analysis of the structure, zone organization and mapping of Whitby’s residential zones across the three existing zoning by-laws was undertaken. The Town’s zoning by-laws contain over 45 different parent residential zones permitting a range of dwelling types. As the current zoning by-laws span a time frame of over 60 years, ranges in residential zone provisions reflect not only different uses and zone categories, but also the built form trends at the time the zone provisions were introduced and the geographic area in which the zone provisions apply.

In addition to the comprehensive comparison of residential zone permissions and provisions, the Phase 1 Report included a number of additional sections that have assisted in the consolidation and update of zones, including:

- A best practice review of other existing zoning by-laws in Ontario;
- A comparison of Official Plan and Secondary Plan designations and the zones currently contained within each;
- A review of past minor variance applications; and
- An analysis of existing trends in lot sizes, lot frontage and lot coverage in Whitby’s residential zones.

This information was considered in the consolidation of residential zones and, where applicable, is expanded on throughout this Phase 2 Report.

2. Approach to Residential Zone Organization



This section provides recommendations for the overall organization and structure of Whitby’s new residential zones. The recommended approach to consolidating more than 45 residential zones is to reduce the total number of zones while appropriately combining and simplifying the new zones based on similar permissions/dwelling types and provisions.

2.1. Breakdown of Zones

The preliminary approach to the consolidation of Whitby’s residential zones is to categorize them based on the land use designations of the Official Plan, as well as applicable Secondary Plans, and group similar built form types together. This approach will ensure that the new Comprehensive Zoning By-law clearly aligns with and relates to the intent of the Official Plan/Secondary Plans and matches its permissions and provisions.

Whitby’s parent Official Plan contains one Residential designation and one Estate Residential designation. However, the policies for the Residential designation differentiate between three different residential categories:

- Low Density Residential;
- Medium Density Residential; and
- High Density Residential.

While these three different categories are not mapped, the following policies of the Official Plan set out criteria for where each type of residential density should be located, and the built form types permitted:

- Low Density Residential areas “shall generally be located in the interior of residential neighbourhoods on local or collector roads”, and permit single detached, semi-detached and duplex dwellings, along with other similar ground related built forms to a maximum density of 30 dwelling units per net hectare (Policy 4.4.3.5.1 a and b, 2018 Official Plan Consolidation).
- Medium Density Residential areas “shall generally be located in the interior or at the edges of neighbourhoods in proximity to transit or located within Central Areas and/or Intensification Areas and Intensification Corridors with a transition of density and intensity of uses”, with permitted uses including street and block townhouses, apartments and other multiple dwelling forms with a maximum height of 4 storeys and a density range of 30 to 65 units per net hectare (Policy 4.4.3.6.1. a and b, 2018 Official Plan Consolidation).

- High Density Residential areas “shall generally be located at the edge of neighbourhoods along arterial roads or located within Central Areas and/or Intensification Areas or Intensification Corridors”, with permitted uses including townhouses, apartments and other multiple dwelling forms with a maximum density range of 65 to 135 units per net hectare (Policy 4.4.3.7.1 a and b, 2018 Official Plan Consolidation).

These three residential designations are also generally reflected in most of Whitby’s Secondary Plans, however, unlike the parent Official Plan, the Secondary Plans delineate the three designations on the land use schedules.

The three residential designations are recommended to form the basis for the new zones within the Comprehensive Zoning By-law. Therefore, the new Comprehensive Zoning By-law will set out, at a minimum, the following residential zone categories:

- Low Density Residential;
- Medium Density Residential; and
- High Density Residential.

In addition to these zones, residential areas outside of the Urban Area within the Estate Residential designation and Hamlets are also considered in this report including options of including them in new zones or as site specific exceptions.

The report also identifies where Secondary Plans delineate additional Low, Medium and High Density designations which set out differing densities, permitted uses and maximum heights. Options are discussed for creating additional zones or addressing the differences through site specific exceptions or through overlay zones.

Under each of the proposed new zone categories, different provisions are recommended for each permitted dwelling type (i.e., detached, semi-detached and townhouse dwellings).

Multiple sub-zones may be required to reflect the broad range of provisions from the existing zoning by-laws such as varied lot sizes, coverage, and frontage, as well as to reflect the differences in Secondary Plan designations. For example, there may be a need for multiple low density zones, to reflect the character of different neighbourhoods, where in some areas the typical lot frontage may be 12.0 metres whereas in others it may be 18.0 metres. Zone overlays may be considered as part of the approach in order to regulate lot area, lot coverage or height, and potentially other provisions. The use of overlays will assist in reducing the number of required zones where only one provision is being changed and will also assist in providing clarity and flexibility to the new Comprehensive Zoning By-law.

This report presents the recommended breakdown of zone requirements. How these will be ultimately divided, such as within different zones, different subcategories of zones, with overlays, or a combination of these approaches, will be further examined as this Study progresses.

3. Low Density Zones



3.1. Zone Breakdown

The following sets out recommendations for permitted low density dwelling types to be carried forward or removed from Whitby’s existing zoning by-laws and provides an overview of the consolidation of existing provisions for each. Ultimately, the organization of Whitby’s new low density zone(s) will be determined as this Study progresses, however there are some preliminary options:

- One low density zone that permits all low density dwelling types, with differing sets of provisions for each type; or
- One low density zone for each permitted dwelling type, with subcategories or overlays to distinguish between lot frontages, lot areas and / or heights.

As further discussed in the sections to follow, it may also be the case that multiple dwelling types have the same set of provisions, such as single detached dwellings and duplex dwellings.

Permitted uses in the new Low Density Zone(s) include:

- Single detached dwellings;
- Duplex dwellings;
- Semi-detached dwellings;
- Linked dwellings; and
- Converted dwellings (pending further study).

The permitted uses of Zoning By-law 1784 and 2585 both currently differentiate between duplex dwellings, semi-detached dwellings and semi-detached duplex dwellings across multiple different zones. A semi-detached duplex dwelling generally consists of two attached duplex dwellings with a common masonry wall dividing the pair of duplex dwellings vertically. This is not a common housing form, and none have been built in Whitby in at least 20 years, per the Town’s records. It is recommended that this dwelling type be considered as a “fourplex” as this Study progresses. Therefore, the permission for semi-detached duplex dwellings is not addressed in this Low Density section and rather, fourplexes are addressed under the Medium Density section of this Report.

The permission for a Low Density Cluster Dwelling has also been removed, as this dwelling type was only permitted in the R3D* and R-3-C Zones of Zoning By-law 1784,

applying to one vacant site within the Brooklin Community Secondary Plan where the unit type was never built.

Table 1 below provides an overview of the recommended provisions for each dwelling type, based on a consolidation of existing requirements and zones. For each new set of provisions, **Table 1** sets out a list of the existing zones that would be rezoned into the new category. Whether each column in **Table 1** will ultimately be a separate zone or a subcategory of a zone or different overlays will be further examined as this Study progresses.

As the residential lots outside of the Urban Area are addressed in Section 6 of this Report, **Table 1** does not make reference to Zoning By-law 5581-05, as it applies only outside the Urban Area in the Oak Ridges Moraine Plan area. **Appendix A** provides the detailed breakdown of zones.

3.1.1. Single Detached Dwellings

In order to consolidate Whitby’s 29 existing zones that currently permit single detached dwellings, a number of new sets of combined provisions are proposed for single detached dwellings. These categories were created based on a comparison of similar provisions, with specific consideration for similar lot area and frontage requirements as these features both play a key role in establishing the character of residential lots and areas along the street.

3.1.2. Duplex Dwellings

A duplex dwelling is a building that is divided horizontally into two dwelling units and is purpose built as a two unit building. This dwelling type is comparable to an accessory apartment or secondary suite in a single detached dwelling, as two self-contained units are present. Whitby’s existing zoning by-laws do not currently have any existing zones that only permit duplexes. It is recommended that duplex dwellings be permitted where single detached dwellings are permitted, with the same set of provisions.

3.1.3. Semi-Detached Dwellings

One set of provisions is recommended for all semi-detached dwellings. The R3C* Zone of Zoning By-law 1784 currently permits a “common wall semi-detached” dwelling. This use is recommended to be captured under semi-detached dwellings, as there is no need to reference the term “common wall” if this dwelling type is defined appropriately.

The semi-detached proposed provisions are listed separately in **Table 1**, but it is intended that they be permitted in combination with single detached dwellings in the LDR1 through LDR 4 zones. Part of the rationale for permitting them in the same low density zone would be to allow for new subdivisions to incorporate both single detached

and semi-detached dwellings in the same zone to encourage a diversity of housing types and provide for flexibility.

3.1.4. Linked Dwellings

A link dwelling is generally a group of 3 to 8 dwelling units attached to the adjacent dwelling by a common or connecting wall. The connecting wall may or may not be below grade. Where common walls connect below grade, linked dwellings typically appear as individual single detached dwellings from the street. Based on the minimum frontage requirement, Whitby’s existing provisions for linked dwellings are similar to those of the single detached provisions of the new LD1 Zone. Therefore, it is recommended that link dwellings also be permitted in this zone, with the same set of provisions that exist currently.

3.1.5. Converted Dwellings

Converted dwellings generally consist of adding dwelling units to an existing dwelling. Where converted dwellings are proposed, the general intent is to make interior changes to existing dwellings. As such, if this dwelling type is carried forward into the new Comprehensive Zoning By-law, it is recommended that the zone provisions for converted dwellings match the lot and built form requirements of the zone the dwellings are located within.

Converted dwellings are an older dwelling type, dating back to the original versions of Zoning By-laws 1784 and 2585 passed in the 1960s. The current definition is problematic in that the additional units are required to be added within the outside walls of the original building. In the case of older dwellings, it is not always possible to determine what constitutes the original building. Additions may have been built over the years before current building permit records.

Now that additional dwelling units or accessory apartments /secondary suites are permitted by the Planning Act, converted dwellings may not need to be addressed in the zoning by-law. As part of the Town’s Mature Neighbourhoods Study, which is occurring concurrent to this Study, a restriction on the zones in which converted dwellings should be permitted is also being considered.

In view of these consideration, converted dwelling permissions are recommended to be removed.

Table 1: Low Density Zones

Zone	LDR 1	LDR 2	LDR 3	LDR 4	LDR 5	LDR 6	LDR 7	LDR- 1 thru 4
Permitted Use	Single Detached/ Duplex/Linked	Single Detached/Duplex	Single Detached/ Duplex	Single Detached/ Duplex	Single Detached/ Duplex	Single Detached/ Duplex	Single Detached/ Duplex	Semi Detached
Existing 1784 Zones	R2D*, R2D*-WS, R2E*, R3A-WS, LD	R2B*, R2C*, R2C*-WS, R2-VB	R2B*-WS, R2A*, R1-VB	R2A*-WS, R1A*	R1, R2, R3, R1-BP, R2- BP, R3-BP	R2, R3	R2, R3	R3B*, R3C*, LD, R2-VB
Existing 2585 Zones	-	R2-DT	R2, R3, R4, R4C, R1-DT	R1	-	-	-	R3, R4, R4C, R2- DT, R3-DT
Min. Lot Area	240m ²	420 m ²	365 m ²	540m ²	925m ²	1,300m ²	1,400 m ²	210 m ²
Min. Lot Frontage								
Interior Lot	8m	12m	15m	18m	21m	24m	27m	7m/unit -
Corner Lot	11m	15m	18m	20.5m	24m	27m	30m	10m/unit
Max. Lot Coverage	45%	40%	35%	30%	20%	20%	20%	40%
Min. Front Yard Depth	Established front building line or 4.5m, whichever is less.	Established front building line or 4.5m, whichever is less.	Established front building line or 4.5m, whichever is less.	Established front building line or 4.5m, whichever is less.	Established front building line or 9m, whichever is less.	Established front building line or 9m, whichever is less.	Established front building line or 9m, whichever is less.	Established front building line or 4.5m, whichever is less.

Zone	LDR 1	LDR 2	LDR 3	LDR 4	LDR 5	LDR 6	LDR 7	LDR- 1 thru 4
Permitted Use	Single Detached/ Duplex/Linked	Single Detached/Duplex	Single Detached/ Duplex	Semi Detached				
Min. Rear Yard	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m
Min. Interior Side Yard	1.2m and 0.6m	1.2m and 0.6m	1m	1m	1.5m and 1.2m	1.5m and 1.2m	1.5m and 1.2m	1.2m
Min. Exterior Side Yard	3m	3m	3m	4.5m	4.5m	4.5m	4.5m	3m
Min. Landscaped Open Space	30%	30%	30%	30%	30%	30%	30%	30%
Min. Front Yard Landscaped Open Space	25%	40%	40%	40%	40%	40%	40%	25%

3.2. Zone Provision Changes

The following includes a discussion on some of the changes made to the provisions for each dwelling type in order to consolidate and simplify the requirements for the Low Density Residential Zone(s). These recommendations for updates derive from considerations developed as part of the Phase 1 Report, as well as a number of discussions and meetings with Town staff and key stakeholder groups.

- A number of existing zones set out provisions for lots with single detached dwellings based on whether the lots were serviced or not. For the zones within Whitby’s Urban Area, these provisions are no longer necessary and have not been carried forward.
- Many existing zones set out requirements for lot depth, which is recommended to be removed for all low density dwelling types.
- A number of existing Village of Brooklin and Downtown Whitby Residential zones set Floor Space Index (FSI) Requirements. These requirements have been removed as maximum lot coverage combined with maximum building height and minimum yard setbacks can regulate built form and ensure appropriate massing.
- There are instances where the size of a rear yard and side yard is dependent on the number of storeys. This requirement is not a modern standard, and new setbacks have been established based on a two storey assumption.
- Some existing low density zones rely on the established front yard setback, while others do not and provide a provision. As set out in **Table 1**, use of the established front yard setback is recommended, while also providing a backup provision where an established setback does not exist.
- External design of buildings, including materials, is addressed in the R1, R2 and R3 zones which is an uncommon provision in modern zoning by-laws. This provision has been removed.
- Based on the previous analysis of minor variances and discussion with Committee of Adjustment members, the 20% maximum lot coverage requirement in older large lot areas is commonly varied to increase the provision in appropriate areas. Recommendations for lot coverage will be determined based on results of the Whitby Mature Neighbourhoods Study occurring concurrently with this Study. A 20% lot coverage requirement may be recommended, as this is reflective of many existing lots and a blanket increase may disrupt the established character of these neighbourhoods. Development that proposes a lot coverage greater than what is currently permitted within the Zoning By-law would then continue to go through the minor variance process for the Town to review on a case by case basis. However, most variances requested are within the 25% to 35% range, and therefore an increase in coverage may be warranted. Many coverage variances have been brought

forward to allow accessory structures, such as detached garages and pool cabanas.

- For single detached dwellings, the existing R1, R2, R3, R1-BP, R2-BP and R3-BP zones of Zoning By-law 1784, are missing provisions for minimum landscaped open space requirements, which are important in the interest of sustainability. Minimum landscaped open space provisions have been included for all Low Density Residential zones based on the combination of zone provisions, as well as consideration for what other Ontario zoning by-laws require for low density zones and dwelling types which typically range from 30% to 45%. The recommended requirements for Whitby’s new residential zones is 30%.
- A few members of the Committee of Adjustment noted that front yard landscaping is important from an aesthetic perspective and reductions in this requirement for parking should be carefully considered. Public survey responses similarly showed that the majority of respondents wanted the new Comprehensive Zoning By-law to either provide for a balance between driveway widths and front yard landscaping or increase front yard landscaping requirements. It is recommended that the existing provisions for front yard landscaped open space for West Whitby’s existing residential zones under Section 14.4 of Zoning By-law 1784 be carried forward, as noted in **Table 1**.

3.2.1. Building Height

Maximum height provisions for low density residential uses will be further considered as part of this Study. Existing maximum height provisions for single detached dwellings range from 8.5 metres to 9.5 metres, with the exception of Zoning By-law 1784’s LD Zone, specific to West Whitby, which permits up to 11 metres and the R2-DT and R3-DT zones, specific to Downtown Whitby in Zoning By-law 2585, which both permit up to 3 storeys. As identified by the Whitby Mature Neighbourhoods Study, the majority of Whitby’s existing neighbourhood dwellings reflect a height of 2 storeys. However, as identified through an analysis of minor variances as part of Phase 1 of this Study, as well as discussions within Town Staff, there are trends towards higher floor-to-ceiling heights for new dwellings, as well as steeper pitched roofs. Minor variance trends include increases in building height from 8.5 metres to an average of approximately 9 metres for a number of zones in Zoning By-law 1784.

The majority of the other Ontario zoning by-laws reviewed as part of this Study have the same maximum height provision for single detached and semi-detached dwellings, as well as some townhouse dwellings. This generally ranges from 9 metres to 12.5 metres. There are a number of options to consider in regulating height for low density dwellings in Whitby:

- Carry forward a blanket maximum height of 2 storeys to reflect the predominant existing character of Whitby’s neighbourhoods; or
- Permit up to 3 storey low density dwellings in the zoning to reflect current standards and development trends; or
- Set height limit in metres and permit up to 9 meters for low density dwellings to balance character and modern development trends. With a flat roof, 3 storeys could be accommodated, or by putting a third storey above the roof line. To avoid use of flat roof three storey buildings or 3 storey mansard roof building, a maximum height of 7.5 meters to the underside of the eaves could also be implemented. This provision would force the three storey to be accommodated within the roofline;
- Add a height overlay to the zoning by-law and mapping by specific areas, which would be able to reflect a lower height in mature neighbourhood areas and higher heights where deemed appropriate in some of the Secondary Plans. For example, the Brooklin Community Secondary Plan Low Density Residential designation permits a maximum height of 2 storeys in mature neighbourhoods, and 3 storeys elsewhere.

The measurement of building height is also something to consider. Currently in most low density residential zones, building height is measured in metres from the average elevation at the front of the building to the mid-point of a pitched roof or to the highest point of a flat roof. However, building height is measured at the side of the building in some zones. The new Comprehensive Zoning By-law should be consistent in measuring building height as much as possible. Measurements in metres versus storeys is recommended, as heights of individual storeys can vary substantially. Alternatively, both measurements could be set out within the new Comprehensive Zoning By-law.

As semi-detached dwellings are recommended to be permitted where single detached dwellings are permitted, whatever approach is taken for the singles should equally apply to the semi-detached dwellings.

3.3. Low Density Secondary Plan Designations

Many of Whitby’s Secondary Plan Low Density Residential designations align with the requirements of the Low Density Residential policies of the parent Official Plan, which includes the permission of single detached dwellings, semi-detached dwellings and duplex dwellings. The following describes instances where Whitby’s Secondary Plan Low Density Residential designations do not align with the parent Official Plan. These are areas that may require a different approach or site specific zone:

- **Port Whitby Community – Low Density Residential:** Only permits single detached and semi detached dwellings and not duplexes. A site specific zone could be used to restrict duplexes in this area, or the Secondary Plan could be

updated to permit them. This consideration ties into the previous discussion on the similarity with accessory apartments or secondary suites.

- **Brooklin Community – Low Density Residential:** Permits a maximum height of 2 storeys in mature neighbourhoods. A site specific zone or height overlay could be used to specify that up to 2 storeys is permitted but this will only be needed depending on the option chosen to address maximum height, as discussed previously.
- **Taunton North Community – Low Density Residential 2 and 4:** The Low Density Residential 2 designation only permits single detached dwellings, due to private servicing. Similarly due to servicing constraints, the Low Density Residential 4 designation permits a maximum density of 15 units per hectare. Within these designations, site specific zones could be used to restrict semi detached dwellings and duplexes, or the Secondary Plan could be updated to permit these dwelling types if servicing constraints can be addressed.
- **Taunton North Community – Low Density Residential 5:** Freehold subdivision development is restricted to single detached dwellings at a maximum of 15 units per hectare. As this area is already developed for single detached dwellings, it can simply be zoned Low Density Residential with the appropriate standards **from Table 1**, per the existing built form.
- **Downtown Whitby – Low Density Residential:** Additionally permits street townhouse dwellings with a maximum of 37 units per hectare. As the Downtown Whitby Secondary Plan is currently being updated and the Mature Neighbourhoods study is considering Official Plan and zoning changes to this area, this permission may change.

4. Medium Density Zones



4.1. Zone Breakdown

The recommended approach for the organization of medium density dwelling types is to have one Medium Density Zone that permits a number of different dwelling types, with separate provisions for each type. Permitted uses in the new Medium Density Zone(s) include:

- Triplexes;
- Fourplexes;
- Street townhouses;
- Block townhouses;
- Back to back townhouses;
- Stacked townhouses; and
- Low rise apartments.

The permission for a Maisonette Dwelling House has been removed, as this dwelling type is only permitted in the R4C Zone of Zoning By-law 2585 and is rarely built in the Town of Whitby. It is recommended that this dwelling type be captured under the permission for apartments.

Table 2 provides an overview of the recommendation provisions for each dwelling type, based on a consolidation of existing zones. For each dwelling type, **Table 2** sets out a list of the existing zones that were combined.

4.1.1. Triplexes and Fourplexes

Distinct provisions are recommended for triplex and fourplex dwellings, as detailed in **Table 2**.

4.1.2. Street Townhouses

Three sets of provisions are recommended for street townhouse dwellings, as detailed in **Table 2**, differentiated by the following garage locations:

- Front access garage;
- Detached rear garage; and
- Integral rear garage.

This recommendation is based on the existing Medium Density and High Density West Whitby zones of Zoning By-law 1784. Rear lane access for street townhouses is becoming more prevalent in newer developments, and it is important that the zoning by-law reflect modern built form standards.

4.1.3. Block Townhouses

One set of provisions is recommended for all block townhouse dwellings, as detailed in **Table 2**.

4.1.4. Back to Back Townhouses

Back to back townhouses are currently only permitted in the Zoning By-law 1784 MD and HD Zones and some site specific exceptions. However, this dwelling type has recently become popular. The creation of one Medium Density Zone that permits all dwelling types will permit back to back townhouses across the entire zone. One set of provisions is recommended for all back to back townhouse dwellings, as detailed in **Table 2**.

4.1.5. Stacked Townhouses

One set of provisions is recommended for all stacked townhouse dwellings, as detailed in **Table 2**.

4.1.6. Low-Rise Apartments

Low-rise apartments up to a maximum of 4-storeys in height are recommended to be permitted in the Medium Density Zone. This dwelling type will also be permitted in the High Density Zone. Also included within this permission are long term care facilities and retirement homes with the same maximum building height. The inclusion of boarding and lodging housing within this category is pending further study, as discussed below. One set of provisions is recommended for these dwelling types, as set out in **Table 2**.

4.1.6.1. Boarding and Lodging Houses

According to existing Zoning By-laws 1784 and 2584, a boarding and lodging house means “a building, or structure, or portion thereof, licenced by the Town where the owner or lessee supplies for compensation, with or without meals, lodging to a boarder or borders as the principal use, and may include an accessory dwelling unit for the owner or caretaker”. This use does not include a hotel, motel, bed and breakfast establishment or any other residential use.

A boarding and lodging house is an older residential dwelling type, and generally a separate category from low-rise apartment forms. Within Whitby, these tend to be old

converted single detached houses with rooms rented out, with few to none having been purpose built. Typically, they do not appear as a medium or high density use.

The Whitby Business Licencing By-law only sets out provisions for lodging houses, which is defined to include “a nursing home and any house or other building or portion of it in which four or more persons are lodged for hire”. The by-law sets out a number of licence requirements including for rooms, record keeping, hygiene, staff, refuse disposal, personal care, medical records and capacity.

Around half of the example zoning by-laws reviewed permit boarding and lodging houses, but with different approaches to provisions applying to the boarding and lodging house. Ajax and Barrie permit the use in residential zones, with a separate set of provisions in Ajax but with the same provisions as other dwelling types in Barrie with a few additional requirements. Oakville also permits the use in most residential low density zones, as well as their residential Uptown Core Zone with the same provisions as other uses in each zone. Grimsby only permits the use in their multiple residential zones, with the same provisions as other uses. Welland permits the use in their Downtown Mixed Use Centre and Commercial Corridor Zones, with the same provisions as other uses.

Based on the current use and form of this dwelling type in Whitby, a separate set of provisions would be recommended. The next stage of this Study will consider whether or not the use should be carried forward into the new Comprehensive Zoning By-law and in what zones.

Table 2. Medium Density Zones

Zone	MDR								
	Triplex	Fourplex	Block Townhouse	Street Townhouse			Stacked Townhouse	Back to Back Townhouse	Apartment, Long Term Care Facility, Retirement Home
Permitted Use				With Front Access Garage	With Detached Rear Garage	With Integral Rear Garage			
Existing 1784 Zones	R4C*	R4C*	R4A*, R4C*, MD, HD	R4B*, R4C*, MD, HD			R4C*, MD, HD	MD, HD	R4C*, R5A*, MD, HD
Existing 2585 Zones	R4, R4C, R5, R3-DT, R4-DT	R3-DT, R4- DT	R4C, R4- DT, R5-DT, R6-DT	R4C, R3-DT, R4-DT, R5-DT, R6-DT			R4-DT, R5- DT, R6-DT	-	R4, R5, R3- DT, R4-DT, R5-DT, R6- DT
Min. Lot Area	540 m ²	740 m ²	135m ² /unit	160m ² / unit	150m ² / unit	100m ² / unit	-	80m ² /unit	-
Min. Lot Frontage	18m	30m	30m	-	-	-	30m	6m/unit	-
Interior Lot	-	-	-	6m/unit	5m/unit	5m/unit	-	-	-
Corner Lot	-	-	-	9m/unit	8m/unit	8m/unit	-	9m/unit	-
Max. Lot Coverage	40%	40%	40%	70%	70%	75%	50%	75%	50%
Min. Front Yard Depth ³	Established front building line or 3m, whichever is less	Established front building line or 3m, whichever is less	3 m	3m	3m	3m	3m	3m	Established front building line or 3m, whichever is less

Zone	MDR								
	Triplex	Fourplex	Block Townhouse	Street Townhouse			Stacked Townhouse	Back to Back Townhouse	Apartment, Long Term Care Facility, Retirement Home
Permitted Use				With Front Access Garage	With Detached Rear Garage	With Integral Rear Garage			
Min. Rear Yard	7.5m	7.5m	7.5m	7.5m	2.5 m to a garage, carport or unenclosed parking space	2.5 m to a garage, carport or unenclosed parking space	7.5m	-	7.5m
Min. Interior Side Yard	3m	3m	1.2m	1.2 m where no common wall exists	1.2 m where no common wall exists	1.2 m where no common wall exists	1.2 m where no common wall exists	1.2 m where no common wall exists	3m
Min. Exterior Side Yard	3m	3m	3m	3m	3m	3m	3m	3m	3m
Min. Landscaped Open Space	30%	30%	30%	30%	75% Front Yard	75% Front Yard	50% Front Yard	50% Front Yard	25%
Min. Building Height	2 storeys	2 storeys	2 storeys	2 storeys	2 storeys	2 storeys	2 storeys	2 storeys	2 storeys
Max. Building Height	12m	12m	12m	12m	12m	12m	12m	12m	12m
Max. Number of Attached Units	3	4	8	8	8	8	-	16	-
Separation Distance between	-	-	2.4m for an end wall to end wall condition,	-	-	-	2.4m for an end wall to end wall condition,	-	15 metres between buildings

Zone	MDR									
Permitted Use	Triplex	Fourplex	Block Townhouse	Street Townhouse			Stacked Townhouse	Back to Back Townhouse	Apartment, Long Term Care Facility, Retirement Home	
				With Front Access Garage	With Detached Rear Garage	With Integral Rear Garage				
Buildings on the Same Lot			15m for a rear wall to rear wall condition and 15 m for a front wall to front wall condition				15m for a rear wall to rear wall condition and 15 m for a front wall to front wall condition			
Minimum Amenity Space	10m ² /unit ¹	10m ² /unit ¹	10m ² /unit ¹	10m ² /unit ¹	10m ² /unit ¹	10m ² /unit ¹	8m ² /unit ¹	8m ² /unit ¹	5.0 m ² per dwelling unit ²	

- 1) Must be provided outdoor.
- 2) A minimum of 50% of amenity space must be provided outdoor and a minimum of 25% must be indoor.
- 3) Except a setback to a garage must be 6 metres.

4.2. Zone Provision Changes

For townhouse and low-rise apartment dwellings, a number of additional provisions are recommended to be carried forward, which are proposed to be updated based on existing zone requirements and best practice considerations including maximum number of attached units, outdoor amenity space for block townhouse and stacked townhouse dwellings and separation distance between buildings on the same lot. These recommendations derive from considerations developed as part of the Phase 1 Report, as well as a number of discussions and meetings with Town staff and key stakeholder groups.

4.2.1. Minimum Building Height

Minimum height provisions for medium density residential uses will be further considered as part of this Study. The requirement for a minimum height, such as two storeys as suggested in **Table 2** above, helps to achieve the medium density intent of these areas. However, the new Comprehensive Zoning By-law should also be cognizant of accessibility and provide flexibility for accessible units. Although not common, there are new one storey townhouses in Whitby. As discussed in Section 4.3 below, a few of the Town’s Secondary Plans have three storey minimum height requirements. An alternative option is to use a height overlay to delineate a minimum height where required by the Official Plan and not have a minimum height requirement in the table.

4.2.2. Amenity Space

The majority of multiple unit residential zones in the other municipal zoning by-laws reviewed as part of this study do not contain amenity space requirements, however some are included in newer site specific exceptions. The Town of Innisfil and City of St. Catharines both have requirements for amenity space in multiple dwellings in the mixed use zones. Innisfil requires at grade common space at 6 square metres per townhouse unit, while St. Catharines requires a minimum of 10% amenity space for duplex dwellings all the way up to townhouse dwellings.

The draft City of Vaughan Zoning By-law sets out the following minimum required amenity areas and outdoor amenity area requirements within their general provisions:

- Block townhouse dwelling: Minimum 10 square metres amenity area per dwelling unit;
- Multiple-unit townhouse dwelling and podium townhouse dwelling: Minimum 10 square metres for the first eight dwelling units, and an additional 8 square metres for each additional unit; and
- Apartment dwellings: 8 square metres per dwelling unit for the first eight units, plus an additional 5 square metres for each additional unit.

Additionally, specific outdoor amenity area requirements are set out, with a minimum of 50% of the total required amenity area provided outdoors for townhouse dwellings and at least one contiguous outdoor area of 55 square metres located at grade for apartment dwellings. A maximum of 20% of the required outdoor amenity area is to consist of rooftops or terraces.

The above noted examples informed the amenity area provisions recommended in **Table 2**. The definitions of amenity space will need to clearly set out what is included as amenity space both indoor and outdoor including what comprises common amenity space versus private amenity space.

4.3. Medium Density Secondary Plan Designations

The Medium Density Residential designation of the parent Official Plan permits street and block townhouses, apartments and other forms of multiple dwellings to a maximum height of 4 storeys. The creation of a Medium Density Zone that permits triplexes, fourplexes, townhouses and low-rise apartments to a maximum height of 4 storeys, as noted in **Table 2**, is recommended to meet the intent of the Official Plan and the corresponding Medium Density Residential designations of the Town’s Secondary Plans. The Port Whitby Medium Density Residential 1 and the West Whitby Medium Density Residential designations both require a minimum height of 2 storeys, which is recommended to be carried forward into the zoning, as noted in **Table 2**.

The following describes instances where Whitby’s Secondary Plan Medium Density Residential designations do not align with the permissions of the parent Official Plan. These are areas that may require a different approach or site specific zone:

- **Brock/Taunton Major Central Area – Medium Density Residential:** Additionally permits linked and semi-detached dwellings in the northeast quadrant of the Secondary Plan. With the exception of a few single detached dwellings, which may in fact be linked dwellings connected underground, the majority of this small area consists of townhouses. As long as the few single detached dwellings are captured in the adjacent Low Density Residential zoning, the Medium Density Zone can be applied in the majority of the areas designated Medium Density Residential. Alternatively, the existing singles or linked dwellings could become legal non-conforming.
- **Downtown Whitby – Medium Density Residential:** Additionally permits dwelling types permitted in the Low Density Residential designation such as single detached and semi detached dwellings. As the Downtown Whitby Secondary Plan is currently being updated and the Mature Neighbourhoods study is considering Official Plan and zoning changes to this area, this permission may change.
- **Brooklin Community – Medium Density Residential:** Requires a minimum height of 3 storeys abutting arterial roads outside of mature neighbourhoods. A

note could be added to the Medium Density Zone requiring a minimum of 3 storeys along Winchester Road East, Baldwin Street North and Columbus Road East. Alternatively, the use of a height overlay would be able to establish these provisions without the need to introduce a new site specific provision.

- **Lynde Shores – Medium Density Residential 1:** Additionally permits semi-detached dwellings. This specific area has been developed with semi-detached dwellings that currently exist, and therefore a site specific zone will need to be established. Alternatively, the Medium Density Zones could be applied without permission for semi-detached dwellings and the existing semi-detached dwellings would be legal non-conforming.
- **Taunton North Community – Medium Density Residential 3:** Additionally permits, in limited amounts, single detached dwellings and small lot semi-detached dwellings. While the majority of this area has been developed with townhouses which currently exist, there are several single detached dwellings located along Summerside Avenue, and therefore a site specific zone will need to be established for this small section of the designation. Alternatively, the Medium Density Zones could be applied and the existing single detached dwellings would be legal non-conforming.
- **Port Whitby Community – Medium Density Residential 2:** Only permits mid-rise multiple dwellings and apartments with a minimum height of 3 storeys and a maximum height of 6 storeys. A site specific zone may need to be created to permit a minimum height of 3 storeys and a maximum height of 6 storeys. Alternatively, the use of a height overlay would be able to establish these provisions without the need to introduce a new site specific zone.
- **West Whitby – Medium Density Residential:** Permits a minimum of 3 storeys and a maximum of 12 storeys on Dundas Street and Taunton Road. A site specific zone will need to be created to permit a minimum height of 3 storeys and a maximum height of 12 storeys within these areas. Alternatively, the use of a height overlay would be able to establish these provisions without the need to introduce a new site specific zone.

5. High Density Zones



5.1. Breakdown of Zones

The High Density Residential designation of the parent Official Plan permits townhouses, apartments and other forms of multiple dwellings. To align with these permissions, the High Density Zones are recommended to permit apartments, long term care facilities and retirement homes, as well as townhouses as a secondary use.

Two High Density Residential Zones are recommended for the new Comprehensive Zoning By-law, these being differentiated based on building height.

Apartments, long term care facilities and retirement homes will have the same set of provisions; however, provisions are recommended to be differentiated based on height i.e., mid-rise and tall buildings. Given the maximum 6 storey height for high density development outside of intensification areas in the Official Plan, one set of provisions is recommended for mid-rise buildings up to 6 storeys in height, with a second set for those tall buildings greater than six storeys in height as part of the intensification areas review. **Table 3** provides an overview of the recommended provisions for buildings up to 6 storeys in height.

It is recognised much of the High Density development greater than 6 storeys in height will be primarily within intensification areas and corridors. These areas will be addressed in the Phase 2 Mixed Use Report. In order to ensure consistent built form approaches, that report will address both mixed use and high density buildings greater than 6 storeys. Given the greater heights, appropriate additional provisions for podiums, tower setbacks, tower separations, angular planes and tower floor plates will be developed in conjunction within that report for both high density buildings greater than 6 storeys and mixed use buildings.

The high density zone will also permit townhouses accessory to apartments. The provisions for these would match those required for the medium density zones discussed in the previous section of this report, and are thus not found in **Table 3** below.

Table 3. High Density Zones

Zone	HDR
Permitted Use	Apartment, Long Term Care Facility, Retirement Home, 6 storeys or less
Existing 1784 Zones	R4C*, R5A*, MD, HD
Existing 2585 Zones	R4, R5, R3-DT, R4-DT, R5-DT, R6-DT
Max. Lot Coverage	50%
Min. Front Yard Depth	Established front building line or 4.0m, whichever is the lesser.
Max. Front yard	10 m
Min. Rear Yard	7.5m
Min. Interior Side Yard	1.2m
Min. Exterior Side Yard	Established front building line or 4.0m, whichever is the lesser.
Min. Landscaped Open Space	25%
Min. Amenity Area	5.0 m2 per dwelling unit.
Step backs	A step back of 3 metres is required above the fourth storey on all side of the building that abut a street or non – high density zone
Minimum height	3 storeys
Maximum height¹	6 storeys
Maximum building length facing the front lot line	60 m

1. Maximum height adjacent to a low density residential zone shall be subject to a 45% angular plane starting at 12 metres in height from the property line of the low density residential zone.

5.2. High Density Secondary Plan Designations

The High Density Residential designation of the parent Official Plan permits townhouses, apartments and other forms of multiple dwellings. Whitby’s High Density Residential Secondary Plan designations permit comparable uses, however, tend to differ in permitted minimum and maximum heights. The parent Official Plan specifies that High Density Residential developments shall not exceed 6 storeys outside of Intensification Areas, Intensification Corridors, and lands designated for higher density in Secondary Plans.

The Port Whitby Secondary Plan requires a minimum height of 3 storeys; the Brooklin Secondary Plan requires a minimum height of 4 storeys and 3 storeys abutting Low Density Residential areas outside of Central Areas and the Brock/Taunton Secondary Plan requires a minimum height of 6 storeys. To accommodate these requirements, a minimum height of 3 storeys is recommended for the High Density Residential Zone, as noted in **Table 3**.

The following describes instances where Whitby’s Secondary Plan High Density Residential designations do not align with the permissions of the parent Official Plan.

The Mixed Use Report will address tall residential buildings greater than 6 storeys and so many of these designations will be addressed through additional High Density Residential zones created in that report. The use of a height overlay may also help to differentiate where different minimum and maximum heights are permitted. Other differences in terms of permitted uses could be addressed through site specific provisions.

- **Port Whitby Community – High Density Residential:** Permits a maximum of 6 storeys.
- **Downtown Whitby – High Density Residential:** Additionally permits converted dwellings and lodging houses. These uses will be considered as the Secondary Plan is updated concurrently with this Study.
- **Lynde Shores – High Density Residential 3 and 4:** High Density Residential 3 permits a maximum of 14 storeys and High Density Residential 4 permits a maximum of 6 storeys.
- **Brooklin Community – High Density Residential:** Permits a minimum of 4 storeys, except 3 storeys when abutting Low Density Residential outside of Central Areas and a maximum of 8 storeys. 12 storeys is permitted within Community Central Areas, the Downtown Brooklin Major Central Area outside of the Downtown Brooklin Major Central Area and outside the Heritage Conservation District.

- **Brock/Taunton Community – High Density Residential:** Permits a minimum height of 6 storeys and a maximum of 18 storeys.

6. Residential Zones Outside the Urban Area



The following section examines the existing un-serviced residential lots outside of Whitby’s Urban Area.

6.1. Rural Residential Lots

Rural residential lots are non-farm lots outside of the Urban Area and outside of Hamlets/Secondary Plans that currently contain a single detached dwelling. These lots were generally created through the fragmentation of larger agricultural lots, before Provincial policy was established to restrict this practice. Many of these lots are currently zoned Agricultural and some lots may be smaller than the minimum 2,785 square metre lot size and 45 metre frontage established in the Agricultural (A) Zone for residential (non-farm) lots.

Owing to the Provincial direction restricting further development of Rural Residential lots, there is not expected to be many new Rural Residential lots. As such, a new independent rural residential zone is not recommended. However, there are cases where new rural residential lots may be permitted such as surplus farm dwellings. To address this, like in the existing Agricultural (A) Zone in Zoning By-law 1784, specific requirements for residential non-farm lots could be addressed in the Agricultural Zone. As these rural residential lots are ultimately planned to be zoned Agricultural, they will be further examined in the Agricultural Report prepared as part of this Study.

6.2. Oak Ridges Moraine Residential Zones

Zoning By-law 5581-05 currently sets out three different residential zones: ORM-R2, ORM-R3 and ORM-RE with differing provisions. The ORM-2 and ORM-3 Zones are located within the Hamlets of Ashburn, Myrtle and Myrtle Station as identified within the Official Plan. The Hamlet of Ashburn Secondary Plan requires a minimum residential lot size of 0.2 hectares, although the ORM-R3 Zone only requires a minimum lot area requirement of 1,485 square metres. The ORM-RE Zone is located within an area designated Estate Residential by the Official Plan.

It is important to ensure that the requirements of the Oak Ridges Moraine Plan are met in the Zoning By-law. Further discussions with the Town will be had to determine if these existing zones are required to be maintained as is in order to meet Provincial requirements, or if there is an opportunity to consolidate them with other hamlet or estate residential zones.

6.3. Estate Residential Site Specific Exceptions

Zoning by-law 1784 does not contain a parent Estate Residential Zone, however, there are three locations where different Estate Residential site specific exceptions apply [Part of Lot 25, Concession 7, Cedar Trail Estates, (By-law 1507-83), Part of Lot 24, Concession 8, (By-law 3340-93) and Part of Lots 32 and 33 Concession 7 (By-law 4967-01)]. Each site specific exception has a different lot size requirement. These areas are also currently designated Estate Residential by the Official Plan. According to the Official Plan, and per Provincial direction, further estate residential development and lot creation is not permitted, with the intent to concentrate rural residential development within the Hamlets. In light of this restriction, three options are available to address estate residential lots.

One option is to zone these areas Agricultural and recognize them as legal non-conforming.

A second option is to zone them Agricultural with site specific exceptions to recognize the existing lots, carrying forward the existing site specific exceptions in the new Comprehensive Zoning By-law.

A third option is to create a separate estate residential zone.

6.4. Hamlet Residential Zones

The fourth category of residential lots outside of the urban area are residential zones within a Hamlet, but outside of the Oak Ridges Moraine Plan. The Town’s Hamlets include Ashburn, Macedonian Village, Myrtle, and Myrtle Station, although only Macedonian Village and a small corner of the Hamlet of Ashburn fall outside of the Oak Ridges Moraine Plan area.

A few lots located within the Hamlet of Ashburn, but outside of the Oak Ridges Moraine Plan are zoned R2, as shown on **Figure 1**.

The residential lots within Macedonian Village are predominantly zoned A, with two lots partially zoned R3 and four zoned R3-1 as shown on **Figure 2**. However, site specific provisions are generally applied to this area as per General Provisions Section 4(k). Further, in addition to the general provisions applicable to Macedonian Village, multiple minor variance applications have been received and/or approved by the Committee of Adjustment with respect to existing residential uses in this area.

There are a few options to address residential uses that exist in both the Hamlet of Ashburn and Macedonian Village:

- One option is to zone these areas Agricultural and recognize them as legal non-conforming.

- A second option is to zone them Agricultural with site specific exceptions to recognize the existing lots, carrying forward the existing provisions that apply as site specific exceptions in the new Comprehensive Zoning By-law.
- A third option is to create a separate Hamlet residential zone.



Figure 1. Lots within the Hamlet of Ashburn, outside of Oak Ridges Moraine
Source: Whitby Zoning By-law map 18 (excerpt)

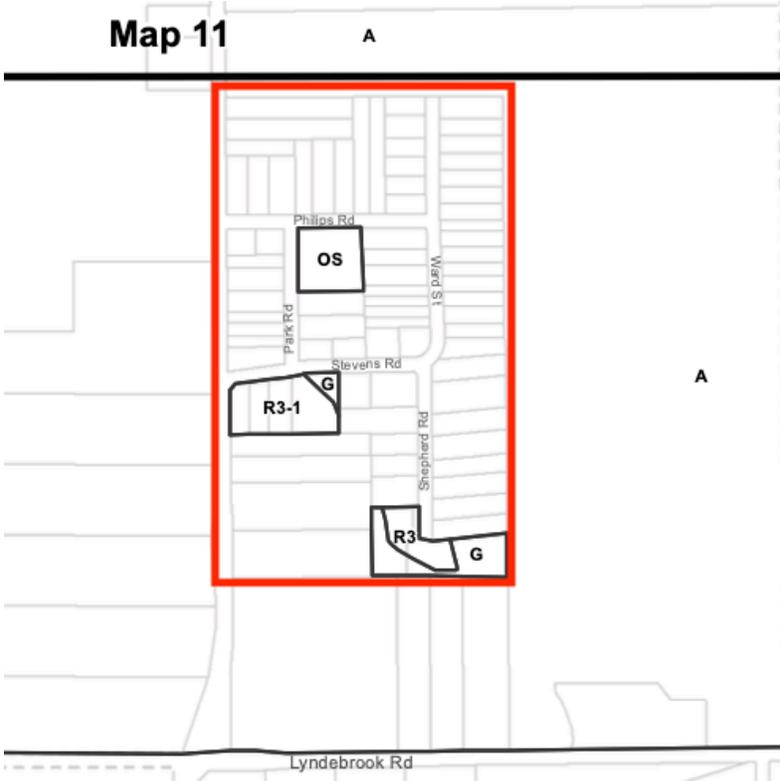


Figure 2. Lots within Macedonian Village
 Source: Whitby Zoning By-law map 8 (excerpt)

6.5. Other

The only other location within the rural areas that currently has residential zoning is a portion of two lots just south of the Oak Ridges Moraine Plan Area which are zoned R3. This zoned area is shown in **Figure 3**. This area does not contain any residences nor access and has no potential for residential development. It should be rezoned as Agricultural.



Figure 3. Residential Zoning on Lots South of Myrtle
Source: Whitby Zoning By-law map 19 (excerpt)

7. Conclusion and Next Steps



This Report provides recommendations for the overall categorization of Whitby’s new residential zones, as well as the new provisions for each dwelling type. The recommendations contained within this Report will be carried forward in the specific organization, location and naming of these zones, as well as the consideration of zone subcategories or overlays, in the next phase of this Study.

The overall approach to the consolidation of residential zones is to categorize them based on the Low, Medium and High Density Residential land use designations of the Official Plan. This approach will ensure that the new Comprehensive Zoning By-law clearly aligns with the intent of the Town of Whitby Official Plan and Secondary Plans. In addition, select Secondary Plan designations may require a different approach, such as a height overlay, or a site specific zone as described in this Report.

As discussed within **Section 3** of this Report, the Low Density Zone category is recommended to contain 5 different sets of provisions for single detached dwellings in order to reflect the character of different neighbourhoods and existing lot and dwelling conditions. Duplexes and linked dwellings will also be permitted in some of these categories with the same provisions as single detached dwellings. A separate set of provisions are recommended for semi-detached dwellings.

It is recommended to have one Medium Density Zone that permits a number of different dwelling types, with separate provisions for each type, as set out within **Section 4** of this Report. Permitted uses include triplexes, fourplexes, street townhouses, block townhouses, back to back townhouses, stacked townhouses and low rise apartments.

Two High Density Residential Zones are recommended within **Section 5** of this Report, with permitted uses including apartments, long term care facilities, and retirement homes, as well as townhouses as an accessory use. Each dwelling type, other than the townhouses, will have the same set of provisions; however, two zones are recommended to be differentiated based on buildings that are six storeys or less and buildings that are above six storeys. This report recommends the provisions for buildings 6 storeys or less in height in **Section 5** and the detailed provisions for the buildings greater than 6 storeys will be further explored in a future Mixed Use Report.

Lastly, there are a number of options discussed for un-serviced residential lots outside of Whitby’s Urban Area within **Section 6** of this Report. Options are discussed for rural residential lots currently zoned Agricultural, Whitby’s existing Oak Ridges Moraine Residential Zones of Zoning By-law 5581-05, the existing Estate Residential Site Specific Exceptions of Zoning By-law 1784, residential zones within Hamlets but outside the Oak Ridges Moraine and rural areas with residential zoning.

Phase 3 of this Study will involve consideration of the recommendations set out within this report as the Town’s new Comprehensive Zoning By-law is drafted.

Appendix A



Table 2. Semi Detached Dwelling Zone Provisions

Existing Zoning By-law		1784				2585			New Zone Provisions	
Existing Zone		R3B*	R3C*	LD	R2-VB	R3/R4/R4C	R2-DT	R3-DT		
Permitted Use		Semi Detached	Common Wall Semi Detached	Semi Detached	Semi Detached	Semi Detached	Semi Detached	Semi Detached	Semi Detached	
Min. Lot Area	General	225 m ² /unit	225 m ² /unit	210 m ²	365 m ²	362 m ²	275 m ²	275 m ² /unit	210 m ²	
	Additional/Unique Provisions	540 m ² for one common pair	540 m ² for one common pair	-	-	-	-	-	-	
Min. Lot Frontage	General	-	-	7 m/unit	10.5 m	10.5 m	9.0 m/unit	9.0 m/unit	7 m/unit	
	Interior Lot	18 m	15 m	-	-	-	-	-	-	
	Corner Lot	21.5 m	18.5 m	10 m	-	12 m	-	-	10 m/unit	
Min. Lot Depth	General	30 m	30 m	-	35 m	27.5 m	30 m	30 m	-	
	General	-	-	-	35%	-	40%	40%	40%	
Max. Lot Coverage	For one storey dwelling units	45%	45%	-	-	-	-	-	-	
	For two and three storey dwelling units	40%	40%	-	-	-	-	-	-	
	General	4.5 m	4.5 m	3 m	Established front building line	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 4.5m, whichever is less.	
Min. Front Yard Depth	General	4.5 m	4.5 m	3 m	Established front building line	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 4.5m, whichever is less.	
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	5.5 m	5.8 m	-	-	-	-	-	
Max. Front Yard Depth		8.5 m	8.5 m	-	-	-	-	-	-	
Min. Rear Yard	General	-	-	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	
	To any portion of a dwelling unit having a max. height of one storey	7.5 m	7.5 m	-	-	-	-	-	-	
	To any portion of a dwelling unit having a height greater than one storey	10.0 m	10.0 m	-	-	-	-	-	-	
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	15 m	15 m	-	-	-	-	-	-	
Min. Interior Side Yard	General	Unique provisions for semi-detached dwellings with common wall dividing units and for dwellings with connecting walls between units	Unique provisions for semi-detached dwellings with common wall dividing units	0.9 m	-	1.2 m	1.2 m on each side with an integral garage or carport.	1.2 m with an integral garage or carport.	1.2 m	
	The exterior wall of the second storey of any building shall be set back a distance from the interior side lot line of at least			-	-	2.0 m	-	-	-	-
	The exterior wall of the third storey of any building shall be set back a distance from the interior side lot line of at least			-	-	2.5 m	-	-	-	-
	Where no garage or carport facilities are provided on the lot then the min. width of one of the interior side yards shall be			-	3.1 m on one side, and 1.2 m on the other side	4.3 m	1.2 m on one side and 3.0 m the other side.	3.0 m	3.0 m	-
Min. Exterior Side Yard	General	4.5 m	4.5 m	3 m	3.0 m	6.0 m	3.0 m	4.5 m	3 m	
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	5.5 m	5.8 m	-	-	-	-	-	
Min. Landscaped Open Space		40%	40%	25%	30%	30%	30%	30%	30%	
Max. Building Height		8.5 m	8.5 m	11 m	8.5 m or existing building height, whichever is greater	8.5 m	3 storeys	3 storeys	TBD	
Max. Floor Space Index		-	-	-	0.5	-	0.5	0.5	-	

Table 3. Triplex Dwelling Zone Provisions

Existing Zoning By-law		1784	2585			New Zone Provisions
Existing Zone		R4C*	R4/R4C/R5	R3-DT	R4-DT	
Permitted Use		Triplex	Triplex Dwelling House	Triplex Dwelling	Triplex Dwelling	Triplex
Min. Lot Area		540 m ²	695 m ²	650 m ²	650 m ²	540 m ²
Min. Lot Frontage		18 m	18.5 m	18 m	18 m	18 m
Min. Lot Depth		30 m	30.5 m	30 m	30 m	-
Max. Lot Coverage		40%	40%	40%	40%	40%
Min. Front Yard Depth	General	4.5 m	6 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 3m, whichever is less.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	-	-	-	-
Min. Rear Yard		7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard		3.7 m	5.0 m on one side, 3.0 m on other side, plus 0.6 m on the narrow side for each additional or partial storey above third. Provided that where three garages and/or carports are attached to and/or are within the main building or the lot is a corner lot, the minimum width of the interior side yard shall be 3.0 m plus 0.6 m for each additional or partial storey above the third.	3.0 m	3.0 m	3.0 m
Min. Exterior Side Yard	General	4.5 m	6.0 m	4.5 m	4.5 m	3 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	-	-	-	-
Min. Landscaped Open Space		40% provided not less than 60% of the front yard shall be maintained as landscaped open space.	30%	30%	30%	30%
Max. Building Height		3 storeys	9.5 m	3 storeys	3 storeys	12 m
Max. Floor Space Index		-	-	0.5	0.5	-

Table 4. Fourplex Dwelling Zone Provisions

Existing Zoning By-law		1784	2585		New Zone Provisions
Existing Zone		R4C*	R3-DT	R4-DT	
Permitted Use		Fourplex	Fourplex Dwelling	Fourplex Dwelling	Fourplex
Min. Lot Area		900 m ²	275 m ² /unit	185 m ² /unit	740 m ²
Min. Lot Frontage		30 m	30 m	30 m	30 m
Min. Lot Depth		30 m	30 m	30 m	-
Max. Lot Coverage		40%	40%	40%	40%
Min. Front Yard Depth	General	4.5 m	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 6.0m, whichever is the lesser.	Established front building line or 3m, whichever is less.
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	-	-	-
Min. Rear Yard		7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard		3.7 m	3.0 m	3.0 m	3.0 m
Min. Exterior Side Yard	General	4.5 m	4.5 m	4.5 m	3.0 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	-	-	-
Min. Landscaped Open Space		40% provided not less than 60% of the front yard shall be maintained as landscaped open space.	30%	30%	30%
Max. Building Height		3 storeys	3 storeys	3 storeys	12 m
Max. Floor Space Index		-	0.4	0.4	-

Table 5. Block Townhouse Dwelling Zone Provisions

Existing Zoning By-law		1784			2585			New Zone Provisions
Existing Zone		R4A*	R4C*	MD/HD	R4C	R4-DT	R5-DT/R6-DT	
Permitted Use		Block Townhouse	Block Townhouse	Block Townhouse	Block Townhousing	Block Townhouse Dwelling	Block Townhouse Dwelling	Block Townhouse
Min. Lot Area		0.4 ha	0.4 ha, 135m ² /unit	-	0.14 ha	135 m ² /unit	135 m ² /unit	135 m ² /unit
Min. Lot Frontage		60 m	30 m	30 m	30 m	30 m	30 m	30 m
Min. Lot Depth		-	-	-	-	30 m	30 m	-
Max. Lot Coverage		35%	35%	-	30%	40%	40%	40%
Min. Front Yard Depth	General	-	-	3 m	6.0 m	Established front building line or 6.0m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	3 m
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	-	5.8 m	-	-	-	-
Min. Rear Yard		-	-	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard		-	-	1.2 m	6.0 m	3.0 m	3.0 m	1.2 m
Min. Exterior Side Yard	General	-	-	3 m	7.5 m	4.5 m	4.5 m	3 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	-	-	5.8 m	-	-	-	-
Min. Landscaped Open Space		50%	50%	-	50%	30%	30%	30%
Max. Building Height		9.5 m	3 storeys	12 m	10 m	3 storeys	4 storeys	12 m
Max. Floor Space Index		-	-	-	0.5	0.6	0.65	-
Max. Density		39 units per net ha	Min. 30 units per ha. Max. 40 units per ha	-	-	-	-	-

Table 6. Street Townhouse Dwelling Zone Provisions

Existing Zoning By-law		1784						2585					New Zone Provisions		
Existing Zone		R4B*	R4C*	MD/HD	MD/HD	MD/HD	R3-DT	R4C	R4-DT	R5-DT	R6-DT	Street Townhouse with Front Access Garage	Street Townhouse with Detached Rear Garage	Street Townhouse with Integral Rear Garage	
Permitted Use		Street Townhouse	Street Townhouse	Street Townhouse with Front Access Garage	Street Townhouse with Detached Rear Garage	Street Townhouse with Integral Rear Garage	Street Townhouse Dwelling	Street Townhouse Dwelling	Street Townhouse Dwelling	Street Townhouse Dwelling	Street Townhouse Dwelling	Street Townhouse with Front Access Garage	Street Townhouse with Detached Rear Garage	Street Townhouse with Integral Rear Garage	
Min. Lot Area	General	180 m ²	180 m ²	160 m ² per unit	165 m ² per unit	108 m ² per unit	275 m ² /unit	186 m ²	135 m ² /unit	135 m ² /unit	135 m ² /unit	160 m ² per unit	150 m ² per unit	100 m ² per unit	
	Additional/Unique Provisions	-	-	145 m ² on a private street	-	-	-	-	-	-	-	-	-	-	
Min. Lot Frontage	General	-	-	6 m per unit	5.5 m per unit	5.5 m per unit	-	6.0 m	-	-	-	6 m per unit	5 m per unit	5 m per unit	
	Interior Lot	6.0 m	6.0 m	-	-	-	Interior unit: 6.0 m/unit. End unit: 7.2 m/unit.	-	Interior unit: 6.0 m/unit. End unit: 7.2m/unit.	Interior unit: 6.0 m/unit. End unit: 7.2m/unit.	Interior unit: 6m/unit. End unit: 7.2m/unit.	-	-	-	
	Corner Lot	10.5 m	10.5 m	9 m per unit	9 m per unit	9 m per unit	7.5 m/unit	10.5 m	7.5 m/unit	7.5 m/unit	7.5 m/unit	9 m per unit	8 m per unit	8 m per unit	
Min. Lot Depth	30 m	30 m	-	-	-	30 m	27 m	30 m	30 m	30 m	-	-	-		
Max. Lot Coverage	-	50%	50%	-	-	-	40%	40%	40%	40%	40%	70%	70%	75%	
Min. Front Yard Depth	General	4.5 m	4.5 m	3 m	3 m	3 m	Established front building line or 6.0m, whichever is the lesser.	4.5 m	Established front building line or 6.0m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	3 m	3 m	3 m	
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	5.5 m	5.5 m	5.8 m	-	-	-	6.0 m	-	-	-	-	-	-	
Min. Rear Yard	General	7.5 m	7.5 m	7.5 m	2.5 m to a garage, carport or unenclosed parking space.	2.5 m to a garage, carport or unenclosed parking space.	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	2.5 m to a garage, carport or unenclosed parking space.	2.5 m to a garage, carport or unenclosed parking space.	
	Where a rear yard abuts a 0.3 m reserve which abuts a street having a planned width of 29 m or more, the min. depth shall be	15 m	-	-	-	-	-	-	-	-	-	-	-	-	
Min. Interior Side Yard	General	-	-	1.2 m where no common wall exists	1.2 m where no common wall exists	1.2 m where no common wall exists	1.2 m	No interior side yard requirement except in the case of the unattached wall of the end dwelling unit where minimum width of such interior side yard is 1.0 m plus 0.5 m for each storey or partial storey above the first storey.	1.2 m	1.2 m	1.2 m	1.2 m where no common wall exists	1.2 m where no common wall exists	1.2 m where no common wall exists	
	The exterior wall of the second storey of any building shall be set back a distance from the interior side lot line of at least	1.75 m	1.75 m	-	-	-	-	-	-	-	-	-	-	-	
Min. Exterior Side Yard	General	4.5 m	4.5 m	3 m	3 m	3 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	3 m	3 m	3 m	
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	5.5 m	5.5 m	5.8 m	5.8 m	5.8 m	-	6.0 m	-	-	-	-	-	-	
Min. Landscaped Open Space	40%	40%	25%	50%	50%	30%	40%	30%	30%	30%	30%	30%	75% Front Yard	75% Front Yard	
Max. Building Height	9.5 m	9.5 m	12 m	12 m	12 m	3 storeys	9 m	3 storeys	4 storeys	4 storeys	4 storeys	12 m	12 m	12 m	
Max. Floor Space Index	-	-	-	-	-	0.6	-	0.6	0.65	0.65	0.65	-	-	-	

Table 7. Stacked Townhouse Dwelling Zone Provisions

Existing Zoning By-law		1784		2585			New Zone Provisions
Existing Zone		R4C*	MD/HD	R4-DT	R5-DT	R6-DT	
Permitted Use		Stacked Dwelling	Stacked Townhouse	Stacked Townhouse Dwelling	Stacked Townhouse Dwelling	Stacked Townhouse Dwelling	Stacked Townhouse
Min. Lot Area		135 m ² /unit	-	135 m ² /unit	135 m ² /unit	90 m ² / unit	-
Min. Lot Frontage		30 m	30 m	30 m	30 m	30 m	30 m
Min. Lot Depth		-	-	36 m	36 m	36 m	-
Max. Lot Coverage		35%	-	40%	40%	40%	50%
Min. Front Yard Depth	General	-	3 m	Established front building line or 6.0m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	Dundas Street and Brock Street: 4.5 m. All other areas: established front building line or 6.0 m, whichever is the lesser.	3 m
	Provided however, a garage or carport with an entrance from the front yard, shall be set back a minimum distance from the front lot line of	-	5.8 m	-	-	-	-
Min. Interior Side Yard	General	-	1.8 m where no common wall exists	3.0 m	3.0 m	1.2 m	1.2 m where no common wall exists
Min. Exterior Side Yard	General	-	3 m	4.5 m	4.5 m	4.5 m	3 m
	A garage or carport, the entrance to which is from the exterior side yard, shall be set back from the exterior side lot line a min. distance of	-	5.8 m	-	-	-	-
Min. Landscaped Open Space		50%	-	30%	30%	30%	50% Front Yard
Max. Building Height		3 storeys	12 m	3 storeys	4 storeys	4 storeys	12 m
Max. Floor Space Index		-	-	0.6	0.65	1	-
Max. Density		Min. 30 units per ha. Max. 40 units per ha	-	-	-	-	-

Table 8. Back to Back Townhouse Zone Provisions

Existing Zoning By-law		1784	New Zone Provisions
Existing Zone		MD/HD	
Permitted Use		Back to Back Townhouse	Back to Back Townhouse
Min. Lot Area		75 m ² per unit	80 m ² /unit
Min. Lot Frontage	General	5.5 m per unit	6 m/unit
	Corner Lot	9 m per unit	9 m/unit
Min. Front Yard Depth		3 m	3 m
Min. Interior Side Yard		1.5 m	1.2 m where no common wall exists
Min. Exterior Side Yard		3 m	3 m
Max. Building Height		12 m	12 m

