Mark-up and Rationale of Proposed Text Amendment

Mark-up Categories

Changes to specific regulations will be identified using the following formatting standards:

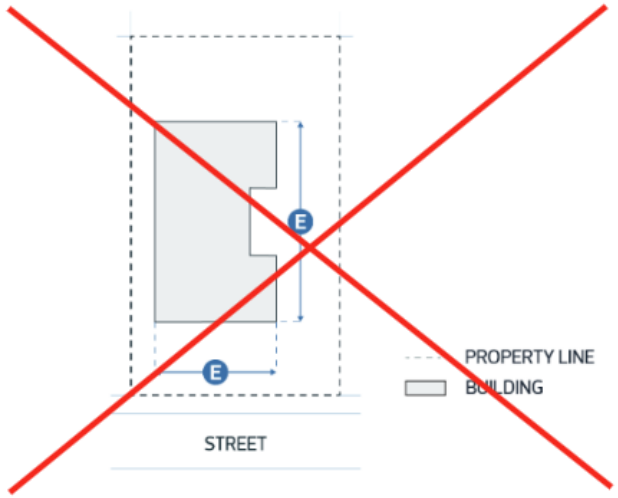
Black Font - Existing text in Zoning Bylaw 20001
~~Strikethrough~~ - Proposed deletion from Zoning Bylaw 20001
Underline - Proposed addition to Zoning Bylaw 20001

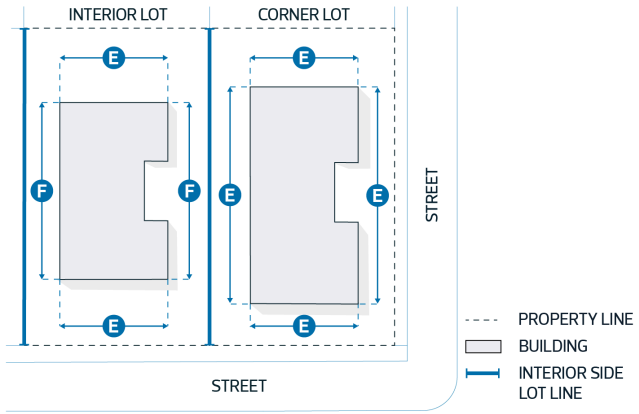
2.10 RS - Small Scale Residential Zone

#	Proposed Markup	Rationale
1	**4. Site and Building Regulations** 4.1 Development must comply with Table 4.1:	**4.1.8.** - Minor wording change proposed to improve readability. **4.1.9.** - During the Zoning Bylaw one year review, concerns were heard from residents about the size of new developments on interior sites and how new row housing units were being integrated into existing neighbourhoods. The purpose of this regulation is to address the concerns raised by limiting the length of a building wall along the side lot line of a neighbouring site to reduce building mass and shadow impacts on neighbouring back yards. Regulation 4.1.9 proposes to allow a maximum building length along an

Table 4.1. Site and Building Regulations

Subsection	Regulation	Value	Symbol
Building Length			
4.1.8.	Maximum building length ~~of any building~~	30.0 m	**E**
	~~**Diagram for Subsection 4.1.8**~~		

					interior side lot line equal to half the site depth, up to a maximum of 25 m. This will allow building length to increase as the lot depth increases while keeping the development sensitive to the existing context. The maximum 30 m building length along the front and rear lot lines would not be impacted by this regulation. Regulation 4.1.9. would only apply to interior lots. Development on corner lots will still be permitted a maximum building length of 30 m. This is because corner lots are typically larger and share fewer lot lines with their neighbours, providing a larger buffer to surrounding residential properties. A new diagram is proposed to illustrate existing regulation 4.1.8 alongside proposed regulation 4.1.9.
		Unless the following applies:			
		4.1.9.	Maximum building length along an Interior Side Lot Line on an Interior Lot	50% of Site Depth or 25.0 m, whichever is less	**F**
			Diagram for Subsections 4.1.8 and 4.1.9		



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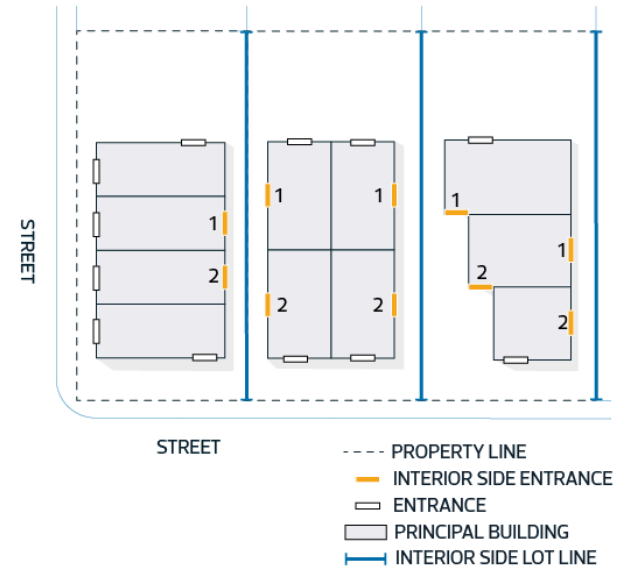
4.1 Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	**Regulation**	**Value**	**Symbol**
Building Entrances			
4.1.10.	Maximum number of entrances on the side of a building along the Interior Side Lot Line	2	-
	Diagram for Subsection 4.1.10		

4.1.10. Change proposed as approved by a motion at Urban Planning Committee on June 3, 2025.

The purpose of this proposed regulation is to limit activity, doors and porch lighting in side yards.

This regulation includes all exterior entrances including, main entrances, secondary entrances and entrances to mechanical rooms. An exterior door that leads to a common interior vestibule shared by two dwellings would count as one entrance.



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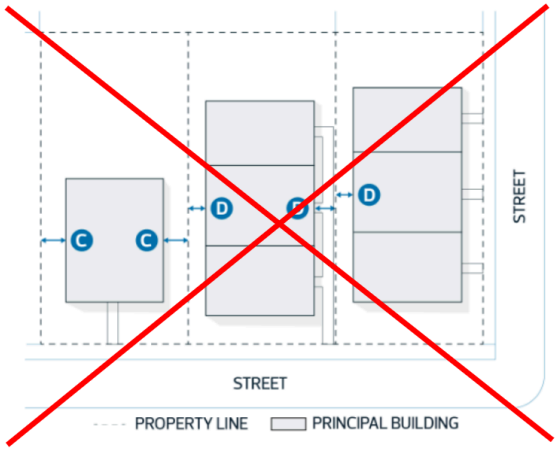
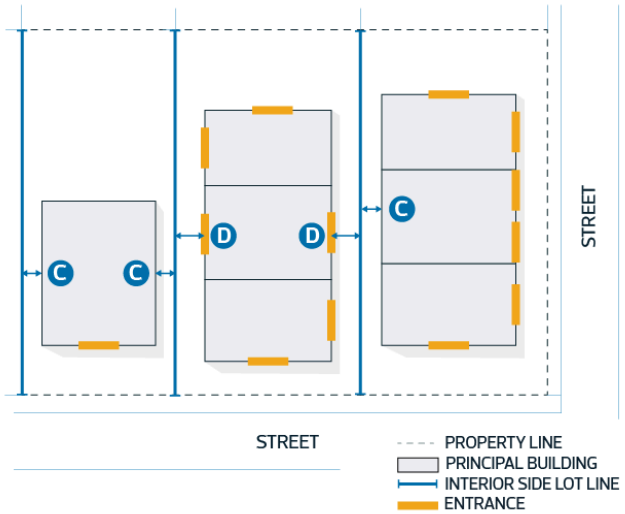
4.3 Setbacks must comply with Table 4.3:

Table 4.3. Setback Regulations			
Subsection	**Regulation**	**Value**	**Symbol**
Side Setbacks			
4.3.3.	Minimum Interior Side Setback	1.2 m	**C**

4.3.4. - This proposed regulation applies to row housing and multi-unit housing developments which typically feature multiple side entrances and accommodate a greater number of residents.

The purpose of this amendment is to ensure there is enough space in the interior side yard for movement of people when side entrances are proposed. The minimum 1.9 m is

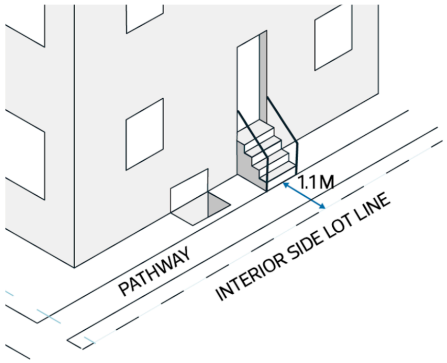
		Unless the following applies:			intended to accommodate a minimum 0.15 m wide drainage swale, minimum 0.9 m wide pathway, and minimum 0.76 m window well or a portion of entrance steps/landings. While there are a variety of ways to design swales, pathways, window wells and entrance steps in a side yard, Administration proposes that a minimum setback of 1.9 m will improve side yard functionality. Where a side entrance is not proposed, the minimum interior side setback for row housing and multi-unit housing would be 1.2 m.
		4.3.4.	Minimum Interior Side Setback for Row Housing and Multi-unit Housing where an entrance is located on the side of the building along an Interior Side Lot Line ~~when Row Housing or Multi-unit Housing faces an Interior or Flanking Side Lot Line~~	1.9 m ~~1.5 m~~	**D**
			Diagram for Subsections 4.3.3 and 4.3.4  		

		
4	**5. Design Regulations** **Building Design Regulations** 5.1. Where a building wall: 5.1.1. faces a Street; or 5.1.2. has a total length greater than 20 m facing the Interior Side Lot Line of a Site in a residential Zone, the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and accentuate main entrances facing the Street. Design techniques	**5.1.2.** - This change is proposed so that the articulation requirements only apply where the building wall faces the interior side lot line. The articulation of the building wall facing the rear lot line is less impactful because there is a larger setback required between the building wall and a rear lot line and a garage may be located between the building wall and the rear lot line.

	or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or features. 5.2 Despite Subsection 5.1, where a building wall for Row Housing or Multi-unit Housing: 5.2.1. faces a Street; or 5.2.2. faces the Interior Side Lot Line of a Site in a residential Zone, the Facade must be articulated using 2 or more design techniques to minimize the perception of massing, eliminate large blank walls, provide visual interest, and accentuate main entrances facing the Street. Design techniques may include those described in Subsection 5.1, other than windows, balconies, and porches. 5.3~~2~~. Identical or mirrored front Facades are not permitted on Abutting Sites. Developments on Abutting Sites must be differentiated by 2 or more design features. This does not apply to attached Dwellings within the same building. 5.4~~3~~. On Corner Sites, all principal building Facades facing a Street must use consistent exterior finishing materials and architectural features and include features such as windows, doors, or porches. **Entrance and Window Design Regulations** 5.5~~4~~. All principal ground-oriented Dwellings and non-Residential	**5.2.** - The purpose of this proposed amendment is to enhance the appearance of Row Housing and Multi-unit Housing facades that face streets and minimize the perception of building size along interior side lot lines shared with a residential zone. The proposed regulation applies regardless of building length. Windows, porches and balconies are proposed not to count as a design technique to avoid incentivizing placement of these features in the side yard. Windows and covered entrances for row housing are proposed to be regulated under Subsection 5.6 (see below). **Note:** Changes in colour do not count towards the minimum articulation requirements.

	Uses adjacent to a Front or Flanking Side Lot Line must have a main entrance door, porch, or landing facing either the Front or Flanking Side Lot Line, except: 5.5~~4~~.1. this regulation does not apply to Backyard Housing, Cluster Housing, or Multi-unit Housing. 5.6. All principal Row House Dwellings adjacent to a Front Lot Line on an Interior Site must be oriented towards the Street. The Street-facing Facade of each Row House Dwelling adjacent to the Front Lot Line must: 5.6.1. include a main entrance door facing the Street that incorporates a covered entrance feature; and 5.6.2. have clear glass windows covering a minimum of 15% of the Facade area above the Basement. *Renumber all of the following subsections, diagrams and references to subsections accordingly.*	**5.6.** - The purpose of this proposed regulation is to address concerns heard through the Zoning Bylaw one year review that some row housing developments on interior sites have street-facing facades that look like the side of a house, with few windows and little architectural detail. The proposed regulation will only apply to row housing on interior lots. It establishes minimum design expectations for a street-facing facade including a well-defined main entrance and a minimum percentage of windows. The proposed regulation will help eliminate blank walls, encourage eyes on the street, and create visual interest.
2.30 RSM - Small-Medium Scale Transition Residential Zone		
5	**Residential Uses** 3.2 Residential 3.2.3. Single Detached Housing, Semi-detached Housing and Duplex Housing are only permitted where: 3.2.3.1. constructed ~~existing~~ as of January 1, 2024; or	**3.2.3.1** - Change proposed as approved by a motion at Urban Planning Committee on June 3, 2025. The intent of the change is to clarify that single detached, semi-detached and duplex housing constructed prior to January 1, 2024 on an RSM site may be rebuilt in case of unforeseen events such as a fire.

	3.2.3.2. developed on the same Lot as Row Housing or Multi-unit Housing.	
2.40 RM - Medium Scale Residential Zone		
6	**Residential Uses** 3.2 Residential 3.2.1. Single Detached Housing, Semi-detached Housing and Duplex Housing are only permitted where: 3.2.1.1. constructed ~~existing~~ as of January 1, 2024; or 3.2.1.2. developed on the same Site as Multi-unit Housing.	**3.2.1.1** - Change proposed as approved by a motion at Urban Planning Committee on June 3, 2025. The intent of the change is to clarify that single detached, semi-detached and duplex housing constructed prior to January 1, 2024 on an RSM site may be rebuilt in case of unforeseen events such as a fire.
5.90 Projection into Setbacks		
7	**Unenclosed Steps** 2. Unenclosed steps may project into a required Setback as long as the unenclosed steps: 2.1. maintain a minimum distance of 0.6 m ~~is maintained~~ between the Lot line and the unenclosed steps; 2.2 do not project into a required Pathway, unless they form part of the Pathway; 2.3. do not project into a required drainage path; and 2.4. do not project into a required Setback used for vehicle access.	**2.2. -** The purpose of this proposed amendment is to ensure that, where provided, unenclosed steps do not project into a drainage path or a required pathway, unless it forms part of the pathway. **Note:** Sections 5.80.2.1.1, 5.80.3.1.5, and 5.90.13 require pathways and drainage swales to be unobstructed. **2.3. and 2.4** - These regulations are proposed to be moved from subsection 5 to keep similar regulations under one subsection. **Proposal to remove current subsection 3:** This amendment

	~~3. Despite Subsection 2, unenclosed steps that have a landing less than or equal to 1.5 m2 and that provide Ground Floor access to a building may project any distance into a required Setback.~~ 3~~4~~. In addition to Subsection 2, ~~U~~unenclosed steps may only project into a required Interior Side Setback where they have a maximum Height of 1.0 m. 4. Despite Subsection 2.1, where unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps. **Diagram for Subsection 4**  ~~5. Despite Subsections 2 and 3, unenclosed steps must not project:~~ ~~5.1. into a required Setback used for vehicle access; or~~ ~~5.2. into a required drainage path on a Zero Lot Line Development.~~ *Renumber all of the following subsections, diagrams and references to subsections accordingly.*	proposes to remove the ability of unenclosed steps to project to the property line. Removing this regulation means that subsection 2.1 would apply requiring a minimum 0.6 m distance from the property line in all cases. This will provide space for maintenance of the required drainage swale along the side lot line and will lessen the likelihood of unenclosed steps encroaching onto road right of way. **4.** - This regulation is proposed to ensure the minimum distance needed when the treads and risers of entrance steps face the side lot line (rather than the front or rear lot lines). A minimum distance of 1.1 m between the steps and the side lot line will allow for a minimum 0.9 m wide pathway or landing area and a minimum 0.15 m wide drainage swale. **Note:** Regulations applied to unenclosed steps include associated landings. **Proposal to relocate current subsection 5:** This amendment proposes to relocate subsection 5 to subsection 2.2, 2.3 and 2.4 (see above).