

Attachment E - Municipal Scan

A background review of some municipalities was undertaken to understand the different approaches in relation to multiplex (four units or above) development in low rise residential areas of these municipalities. The municipalities reviewed were selected on the basis of those that have implemented as-of-right zoning for four units or more in low-rise residential areas that would historically permit single detached, semi-detached or street townhouse dwellings and included the City of Toronto, the City of London, and the City of Mississauga in Ontario, the City of Vancouver in British Columbia, the City of Edmonton in Alberta, and the City of Portland in Oregon, USA.

The following presents an overview of the municipal scan as it pertains to the 'Enabling Four Units' project for the City of Kitchener. It compares the relevant zoning regulations that would enable up to four units in the select municipalities with what is currently existing and what is proposed in Kitchener. Note that the terminology in the table may not be the wording of the respective zoning bylaw for the purpose of summarizing and comparing through this review. It is also important to note that there may be additional regulations applicable for four units which may not have been included in the comparison below as only key site functionality regulations relevant to Kitchener have been included.

	Toronto, ON	Mississauga, ON	London, ON	Vancouver, BC	Edmonton, AB	Portland, OR	Kitchener (Existing regulations for up to three units)	Kitchener (Proposed regulations for up to four units)
REGULATIONS FOR NUMBER OF UNITS								
Total number of units permitted as-of-right on a lot in Low Rise Residential areas	Up to five units permitted, with a maximum of four units in a building and a garden or laneway suite.	Up to four units permitted.	Up to four units permitted.	Up to six units permitted for new construction on a lot conditional on a combination of frontage and area requirements. Up to eight units permitted for secured rental housing.	Up to eight units permitted or no restriction on the number of units on a lot conditional on the underlying zone and minimum lot area per unit.	Up to four units permitted, or up to six units permitted with affordability requirements.	Up to three units permitted	Up to four units permitted
Total number of units permitted in the principal building	4	4	4	4 in new construction or 2 in conversion	8	4	3	4
Total number of units permitted in the accessory (detached) building	1	1	1	1	1 or more (no maximum)	2	1	2
Possible configuration of 4 dwelling units on a lot	- Four units in principal - Three units in principal and one unit in detached	- Four units in principal (new construction or conversion in existing building only with no additions)	- Four units in principal - Three units in principal and one unit in detached	- Four units in principal (new construction only) - Three units in principal and one unit in detached (new construction only) - Two units in principal and two units in detached (new construction only) - Duplex with secondary suites (for existing buildings)	- Four units in principal - Three units in principal and one unit in detached - Two units in principal and two units in detached - One unit in principal and three units in detached	- Four units in principal - Three units in principal and one unit in detached	- Three units in principal - Two units in principal and one unit in detached	- Four units in principal - Three units in principal and one unit in detached - Two units in principal and two units in detached
LOT SIZE REGULATIONS FOR UP TO 4 DWELLING UNITS ON A LOT								
Lot area (minimum)	As noted on the Zoning By-law map or the minimum lot frontage multiplied by 30 m if not noted on the Zoning By-law map	295 m ²	Same as minimum lot area required by principal dwelling type in the underlying zone. Single detached - 250 m ² Semi-detached - 175 m ² Street Townhouse - 145 m ²	306 m ²	300 m ² (75 m ² per unit)	Same as minimum lot area required by the underlying zone. Minimum lot size in R2.5 zone is 140 m ²	Greater of minimum lot area required by dwelling type in the underlying zone or 395 m ²	Minimum lot area required by dwelling type in the underlying zone, except where located outside of the MTSAs or Central Neighbourhoods where minimum lot area is 360 m ²
Lot width/frontage (minimum)	Lot width noted on the Zoning By-law map or 12m if not noted on the Zoning By-law map	9.75 m	Same as minimum lot width required by principal dwelling type in the underlying zone. Single detached – 9.0 m Semi-detached – 8.5 m	10.0 m Min lot width = 9.8 m, Director of Planning may consider reductions up to 7.3 m	Detached dwelling - 7.5 m Attached dwelling - 5 m Attached dwelling with laneway – 4.0 m	11 m in all zones. No minimum lot width for R2.5 zone.	Greater of minimum lot width required by dwelling type in the underlying zone or 13.1 m, irrespective of dwelling type	Minimum lot area required by dwelling type in the underlying zone, except where located outside of the MTSAs or Central Neighbourhoods where

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Lot depth (minimum)	NA	NA	Street townhouse – 5.5 m NA	30.4 m for one building 33.5 m for two buildings	30.0 m	NA	NA	minimum lot width is 10.5 m NA
REGULATIONS FOR PRINCIPAL BUILDING (WITH UP TO 4 DWELLING UNITS)								
Lot coverage (maximum)	Certain properties are subject to lot coverage requirements per a Lot Coverage Overlay Map, no lot coverage applies if not included in the Lot Coverage Overlay Map	10% above that permitted in the underlying zone – only for purpose built fourplex	Same as maximum lot coverage for dwelling type in the underlying zone. In the range of 35-45%.	NA	45%	50% for first 278 m ² of lot area 37.5% for next 186 m ² of lot area 15% for next 1394 m ² of lot area 7.5% for the all the remaining lot area	55% for all buildings or structures on the lot	55% for all buildings or structures on the lot
Building height (maximum)	Greater of that noted in a Height Overlay Map, or 10 m	Sloped roof = 10.6 m to the peak of roof Flat roof = 8.1 m to the top of roof	Same as maximum building height for dwelling type in the underlying zone. 12 m for fourplexes.	11.5 m	10.5 m	9.15 m in most zones. 10.65 m in R2.5 zone.	11.0 m or up to 9.0 m where property is within central neighbourhoods and adjacent to dwellings lower than 6 m	11.0 m or up to 9.0 m where property is within central neighbourhoods and adjacent to dwellings lower than 6 m
Number of storeys	NA	NA	NA	3	NA	NA	3	3
Building length/depth (maximum)	17 m, except where lot depth is greater than 36 m in which case it is 19 m	20 m	NA	19.8 m	30.0 m	NA	NA	NA
Building width/frontage (maximum)	NA	NA	NA	17.4 m	NA	NA	NA	NA
Floor Space Ratio (maximum)	Duplex, triplex and fourplex are exempt from maximum FSR regulations	NA	Not applicable for single detached, semi-detached or street townhouse dwellings with Additional Dwelling Units	Maximum FSR of 0.7 Total FSR of 1.0 with up to 0.3 bonusing	NA	Maximum FSR of 1.0 FSR bonusing up to 1.2 for affordable units	Not applicable for single detached, semi-detached or street townhouse dwellings with ADUs Maximum FSR of 0.6 for multiple dwellings (4 units or more) in RES-4 or RES-5 zones	Not applicable for single detached, semi-detached or street townhouse dwellings with ADUs Maximum FSR of 0.6 for multiple dwellings (5 units or more) in RES-5 zones
Front yard setback (minimum)	6.0 m	6.0 m	Same as for dwelling type in the underlying zone. Min. for street townhouse dwelling is 4.5m	4.9 m	4.5 m	3.05 m	4.5 m or 6.0 m in RES-1 zone or established front yard minus one metre where property is within established neighbourhoods	4.5 m or 6.0 m in RES-1 zone or established front yard minus one metre where property is within established neighbourhoods
Exterior Side yard setback (minimum)	3.0 m if lot frontage is more than 12 m and there is an adjacent lot	4.5 m	Same as for dwelling type in the underlying zone. Min. for street	4.9 m	1.2 m or	1.5 m	4.5 m or 6.0 m in RES-1 zone	4.5 m

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	fronting the street abutting the side lot line		townhouse dwelling is 4.5m		2.0 m for multi-unit building with access via street			
Interior Side yard setback (minimum)	Side yard setback is a function of minimum required lot frontage: If lot frontage less than 6 m = 0.6m If lot frontage between 6 m and 12 m = 0.9 m If lot frontage between 12 m and 15 m = 1.2 m If lot frontage between 15 m and 18 m = 1.5 m If lot frontage between 18 m and 24 m = 1.8 m If lot frontage between 24 m and 30 m = 2.4 m If lot frontage 30 m or more = 3.0 m Shift in side yard setback up to 0.3 m on one side if increased by 0.3 m on other side	1.2 m	Same as for dwelling type in the underlying zone. Min. for street townhouse dwelling – 1.2 m where a maximum of 4 dwellings are attached as a block	1.2 m	1.2 m or 1.5 m for multi-unit building with access via side yard	1.5 m	1.2 m	1.2 m
Rear yard setback (minimum)	7.5 m or 25% of lot depth, whichever is greater	7.5 m	Same as for dwelling type in the underlying zone. Min. for street townhouse dwelling – 6 m	10.7 m	10.0 m	1.5 m	7.5 m	7.5 m
REGULATIONS FOR ACCESSORY (DETACHED) BUILDING								
Lot coverage (maximum)	20% for a garden suite 30% for a laneway suite	10% or not greater than the lot coverage of the principal dwelling	10%	NA	20%	20%	15%	15%
Building floor area (maximum)	Lesser of 40% of rear yard area or 60 m ² Shall not exceed the GFA of principal building	For lots less than 550 m ² = 55 m ² For lots greater than 550 m ² = 10% of the lot area, up to a maximum of 100 m ²	NA	Lesser of 0.25 FSR or 186 m ²	NA	Lesser of 75% of principal dwelling or 74.3 m ²	Lesser of 50% of the building floor area of the principal building or 80 m ²	Maximum lot coverage of 80 m ²
Number of storeys (maximum)	2	2 (restricted to lots greater than 750 m ²)	NA	2	NA	NA	NA	NA
Second storey floor area (maximum)	NA	NA	NA	NA	60 m ² or	NA	NA	NA

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					70 m ² where detached building complies with the inclusive design requirements of S. 5.50			
Building height (maximum)	4.0 m if located 5.0 to 7.5 m from the principal building 6.0 m if located 7.5m or more from the principal building	One storey = 4.6 m for sloped roof or 3.0 m for flat roof Two storey = 6.8 m for sloped roof or 5.8 m for flat roof Not higher than the height of the principal dwelling on the lot	4.0 metres, up to a maximum of 6.0 metres if side yard and rear setbacks are increased by the difference in the height above 4.0 metres	8.5 m	6.8 m or 4.3 m where the rear lot line abuts a lot in a residential zone having a maximum height of 12.0 m or less	6 m	Sloped roof = 4.5 m to mid of peak Flat roof = 3.0 m to peak	One storey = 4.5 for sloped roof, 3.0 m for flat roof Two storey = 6.0 m where principal dwelling is 9.1 m
Building length (maximum)	NA	NA	NA	NA	15.0 m	NA	NA	NA
Interior Side yard setback (minimum)	0.6 m if side wall does not have openings Or Greater of 1.5 m or 10% of lot frontage to a maximum of 3.0 m Exemption for lawfully existing detached building	One storey = 0.6 m Two storey = 1.8 m	0.6 m	1.2 m	1.2 m	1.5 m, or allowed to be within the required setback if all of the prescribed conditions are met	0.6 m	One storey = 0.6 m Two storey = 0.9 m
Exterior side yard setback	6 m where parking provided from exterior side lot line Greater of required minimum side yard setback of principal building or 1.5m Exemption for lawfully existing detached building	One storey = 2.5 m Two storey = 4.5 m	Same as minimum front yard setback	4.9 m	Same as minimum exterior side yard setback in underlying zone	6 m	No closer to the street than principal dwelling	Same minimum exterior side yard setback in underlying zone (generally 4.5 m)
Rear yard setback (minimum)	1.5 m or in case lot depth is more than 45 m, then 1.5 m or half of the height of the detached building, whichever is greater 6.0 m if it's a through lot	One storey = 0.6 m Two storey = 1.8 m	0.6 m	0.9 m	1.2 m or 0.6 m where the lot abuts a lane and where the garage does not face the lane	1.5 m, or allowed to be within the required setback if all of the prescribed conditions are met	0.6 m	One storey = 0.6 m Two storey = 0.9 m

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	Exemption for lawfully existing detached building							
Separation between the principal building and detached building on the same lot (minimum)	5.0 m if height of detached building is not more than 4.0 m 7.5 m if height of detached building is more than 4.0m	NA	NA	6.1 m	3.0 m	NA	NA	5.0 m
PARKING REGULATIONS								
Vehicular Parking Requirements	No parking minimums. Parking maximums applicable depending on parking zone.	No additional parking is required for additional dwelling units. 2 parking spaces are required for single detached, semi-detached and street townhouse dwellings, and fourplexes.	No additional parking is required for additional dwelling units	No parking minimums, but can be provided at the rear of lot.	No parking minimums. Parking maximums applicable depending on specific area within the city or for 600 m distance of a Major Transit Station, where maximums are applied based on the number of bedrooms per unit (1 for 0-1 bedrooms, 1.5 for 2 bedrooms, 1.75 for 3 or more bedrooms)	Minimum of 1 parking space per 2 dwelling units	Minimum of 1 parking space per dwelling unit, except for detached ADU within 800 m of LRT station.	No parking minimums in within 800 m of LRT. 0.3 spaces per unit in central city and farther than 800 m from LRT. 0.6 spaces per unit if farther than 800 m of LRT station and outside Central Neighbourhood Area.