

Jurisdictional Scan of Ontario Municipalities (N=19)

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
Hamilton	Yes	N/A (in effect)	<p>The Urban Hamilton Official Plan permits up to four units as-of-right per lot, as well as up to six units per lot as-of-right on arterials and collectors along the periphery of Hamilton’s neighbourhoods.</p> <p>Zoning By-Law 22-197 (Section 15 – New Residential Zones for Urban Areas) (in effect August 12, 2022)</p> <ul style="list-style-type: none"> • 4 units/lot as-of-right & 6 units/lot (arterials/collectors) • Multiplex conversions (purpose-built not contemplated in 2022; being explored as part of 2024 review) • Infill Design Guidelines in development (to work in tandem with 2024 zoning review) 	N/A (in effect)
Toronto	Yes	N/A (in effect)	<p>Multiplexes OPA 649 & ZBA 474-2023 (in effect: May 10, 2023)</p> <p>OPA 649:</p> <ul style="list-style-type: none"> • 4 units per lot as-of-right • Where permitted through existing zoning, garden suites / laneways suites a possible 5th unit per lot. • Permits multiplexes (duplexes, triplexes & fourplexes) in neighbourhoods • Purpose-built or conversion • Rental or condo units • OPA policies encourage large (family sized) units • Policies direct maintenance of low-rise built form (prevailing street/block patterns, lot sizes/configurations, setbacks) • Policies direct sustainability (maximize contiguous soft landscaping; expand tree canopy; low carbon materials) 	N/A (in effect)

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			<ul style="list-style-type: none"> • Policies direct heritage conservation / recognition of HCDs <p>Zoning By-Law 474-2023</p> <ul style="list-style-type: none"> • Permits multiplexes where not previously allowed (residential detached, semi-detached and townhouse zones) • Maintains / harmonizes zoning built form standards (setbacks, landscaping, lot coverage) – maintains compatibility • Reduces variances required for multiplex construction • Exempts multiplexes from maximum FSI (form-based zoning) • Enables 3 storeys (4 storeys where height limits permit it) 	
London	Partial	Yes (August 29, 2023)	<p>The City of London’s Zoning By-Law currently permits 3 units per residential lot as-of-right.</p> <p>Zoning By-Law: Section 6, Residential R2 Zone provides for/regulates low density residential development in single detached, semi-detached, duplex and two unit converted dwellings (R2 permitted uses). Zoning By-Law Section 6, R2-2(7) (a)(v) – Converted Dwellings – up to a maximum of four (4) dwelling units.</p>	Staff BE DIRECTED to prepare a zoning by-law amendment that would permit as of right building permits for up to 4 residential units wherever a zone permits singles, semis, or street townhomes for consideration by Council as soon as permitted by the statutory requirements of The <i>Planning Act</i> .
Ottawa	Partial	NA (in progress as of 2022)	<p>Ottawa’s Official Plan provide direction that the city shall support the production of “missing middle housing” between 3 to 8 units/lot by:</p> <ul style="list-style-type: none"> • Allowing housing forms that are denser, generally 3+ units/lot...; • Allowing housing forms of 8 or more units in appropriate locations as-of-right within the zoning by-law; and • In appropriate locations, allowing missing middle housing forms while prohibiting lower density typologies near rapid transit. 	Council Motion N/A (in progress). First draft Zoning By-Law Amendment (March 2024). Final Zoning By-Law Amendment for Council decision December 2024.

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			<p>The Official Plan defines “Missing Middle Housing” to generally refer to “...low-rise, multiple unit residential development of between three (3) to sixteen (16) units or more in the case of unusually large lots, and for the lower density types, is usually ground-oriented”.</p> <p>The Official Plan provides policy direction for missing middle housing’s low-rise built form, requiring zoning regulate a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, allowing a built height of up to 4 storeys to permit higher density, low-rise residential developments.</p>	
Burlington	In Progress	Yes (October 17, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Be it resolved that Burlington City Council declare its intention to allow four units as-of-right; and that staff be directed to engage with the community to implement four units as-of-right and the other actions identified in the Housing Strategy.
Barrie	In Progress	Yes (December 13, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Barrie’s city-initiated Zoning By-Law Amendment to Zoning By-Law 2009-141 to permit up to four units/residential lot as-of-right went to a public meeting December 13, 2023. Q1 2024 Council report back.
Vaughan	In Progress	Yes (October 5. 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	It is therefore recommended that staff BE DIRECTED to prepare a zoning by-law amendment that would permit “as-of-right” up to four

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				residential units on a property wherever zoning permits single detached, semi-detached or street townhomes for consideration.
Brampton	In Progress	Yes (September 12, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Direction to staff to revise the city’s HAF application to include: the addition of a milestone to initiate the process of permitting four units as-of-right along transit corridors and to explore the expansion of permissions within the timeframe of the HAF; and the addition of a milestone to amend policies in Brampton’s Official Plan to enable four storey buildings within an 800 metre radius of support corridors.
Aurora	In Progress	Yes (September 5, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Therefore be it hereby resolved that the Town will engage in pre-zoning of lands situated along key thoroughfares including Leslie and Bayview, as well as both Yonge/Wellington. This initiative will extend to cover Strategic Growth Areas such as the Promenade and MTSA; and be it further resolved that the aforementioned corridors and designated growth areas shall

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				<p>be pre-zoned, with due consideration for suitable building heights and densities. This pre-zoning shall be designated “as-of-right”, thereby streamlining the development process for residential units; and be it further resolved that staff be directed to undertake this pre-zoning exercise as an integral component of the accelerated Phase 1 Zoning By-Law Review.</p>
Mississauga	In Progress	<p>Yes (November 29, 2023)</p>	<p>N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)</p> <p>Preliminary analysis indicates city is contemplating 2 separate approaches for 4 units/lot conversions and purpose-built. Beyond the 2 separate approaches being contemplated, additional gentle density policy work is being advanced to facilitate multiplexes with 5 or more units/lot – recommendation to Council is anticipated Q4 2024.</p>	<p>Directing staff to prepare an OPA and ZBA to permit as-of-right development for up to four residential units (hereinafter referred to as fourplexes) on low rise residential neighbourhoods city-wide, with provisions as staff deem appropriate.</p>
Richmond Hill	In Progress	<p>Yes (October 25, 2023)</p>	<p>N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)</p>	<p>The City of Richmond Hill is requested to: legalize four units as-of-right city-wide, and allow up to four storeys as-of-right within 800 metres of rapid transit and where MTSAs do not extend to a walkable radius of 800 metres.</p>

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				<p>Council directs staff to prepare an amendment to the City’s Official Plan and Zoning By-Law to permit up to four residential units on a property wherever zoning permits single detached, semi-detached or townhome dwelling units. The implementing zoning by-law may prescribe additional criteria such as servicing capacity to support the proposed units for consideration by Council as soon as permitted by the statutory requirements of the <i>Planning Act</i>.</p> <p>Council direct staff to propose an Amendment to the City’s Official Plan and Zoning Bylaw to allow up to four (4) storeys as-of-right within an MTSA along Yonge Street and Highway 7 priority transit corridor where there is a mixed-use centre or corridor designation in the OP with permissions for building heights of 3 storeys or greater.</p> <p>Council direct staff on an expedited basis to conduct community and stakeholder consultation and assessments of impacts to infrastructure capacity be</p>

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				undertaken as part of this work to obtain feedback prior to making a recommendation to Council.
Whitby	In Progress	Yes (December 11, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	<p>Resolution 222-23 Whereas the Town of Whitby has applied for approximately \$56M from the HAF to invest in community-related infrastructure, programs and studies that support housing through the submission of nine key initiatives to be completed over the next three years, therefore be it resolved that:</p> <p>2. Council direct staff to start advancing work on all Housing Accelerator Fund initiatives subject to HAF approval, and where appropriate, direct staff to report back for Council’s approval of individual policies and initiatives;</p> <p>3. Staff be directed to undertake the following actions, subject to HAF approval, in support of HAF;</p> <p>a. To support increased height and density, as part of the Town wide Official Plan Review (to begin in</p>

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				<p>January 2024) and Comprehensive Zoning By-law Review (underway).</p> <p>i. Increase height allowance of high-rise buildings near the identified Protected Major Transit Station Area being the Whitby GO Station.</p> <p>ii. Allow 4-storey buildings in other strategic areas beyond the identified Major Transit Station, targeting transit corridors and the identified Rapid Transit areas.</p>
Ajax	In Progress	Yes (October 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Motion directed staff to carry out work to implement as-of-right zoning permissions to allow up to four units on a property wherever zoning permits detached, semi-detached or street townhomes.
Waterloo	In Progress	Yes (October 30, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	<p>Direct staff to amend the Zoning By-Law to permit, as-of-right, up to four residential units and four storeys on residential parcels in low density residential zones.</p> <p>Up to four residential units would be allowed without rezoning wherever existing zoning permits single</p>

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				detached, semi-detached or street townhomes, provided lot size is sufficient.
Guelph	In Progress	Yes (October 17, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Motion directing staff to amend Official Plan and Zoning By-Law to permit up to four units per residential lot as-of-right. Directed staff to report back with OPA and ZBA by early 2024.
Kitchener	In Progress	Yes (October 16, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Motion directing staff to amend Official Plan and Zoning By-Law to permit up to four units per residential lot as-of-right. Directed staff to report back with OPA and ZBA in early 2024.
Milton	In Progress	Yes (November 13, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Council voted to endorse staff recommendation (Item 8.3 – HAF Update – November 13, 2023): <ul style="list-style-type: none"> (a) Permitting four units as-of-right city-wide; (b) Permitting four storeys as-of-right within 800 metres walking distance of Milton Transit lines.

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Niagara Falls	In Progress	Yes (November 14, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	<p>Item 8.5 Permitting 4 Dwelling Units in a Dwelling in Urban Residential Areas – Moved:</p> <p>That Council authorize staff to prepare an amendment to change the Official Plan and Zoning By-Law No. 79-200 to consider permitting four dwelling units in a dwelling on urban serviced residential lands where detached, semi-detached, duplex and townhome dwellings are permitted.</p> <p>That Council direct staff to forward this recommendation to the CMHC and Federal Minister of Housing, Infrastructure and Communities.</p>
Cambridge	Unclear	N/A	N/A (Insufficient Information)	N/A
St. Catharines	Unclear	N/A	N/A (Insufficient Information.)	N/A
Windsor	Motion (No)	Voted No	Council Motion voted “NO”	Voted against 4 units/lot as-of-right.
Pickering	Motion (No)	Voted No	Council Motion voted “NO”	Voted against 4 units/lot as-of-right.