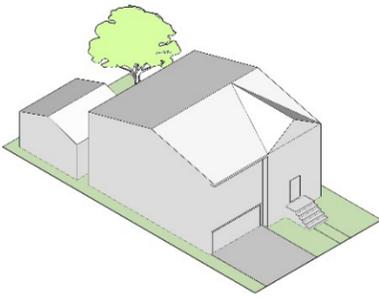
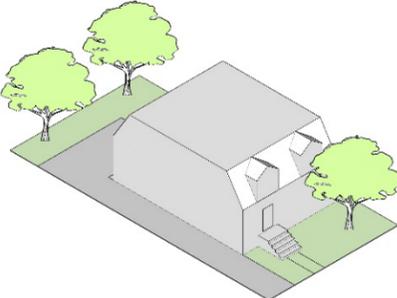
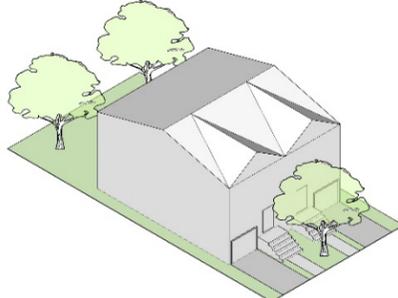
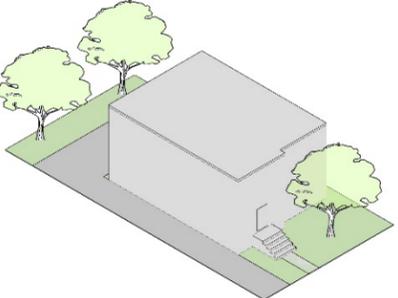
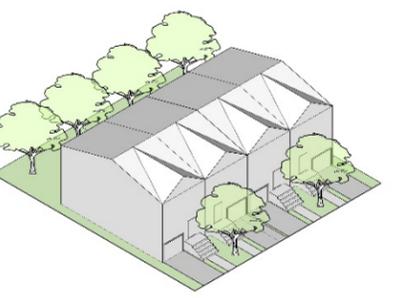
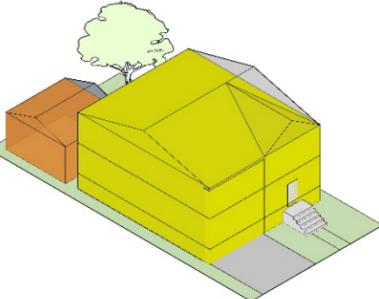
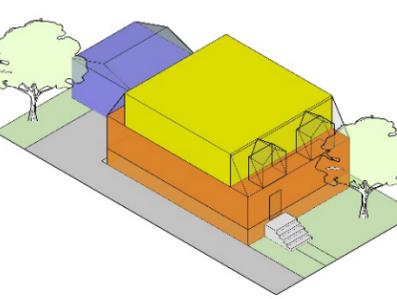
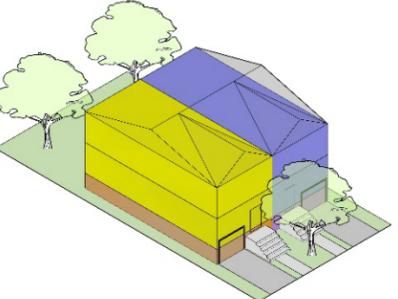
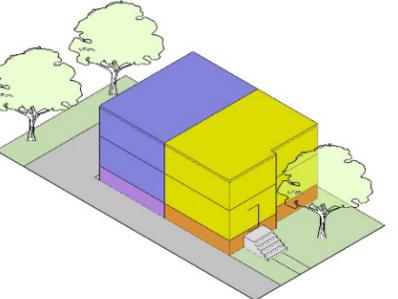
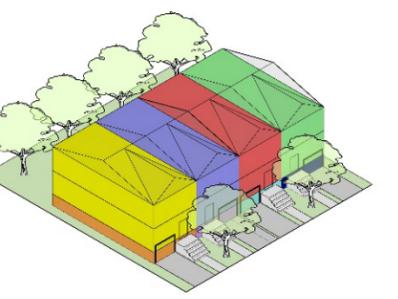
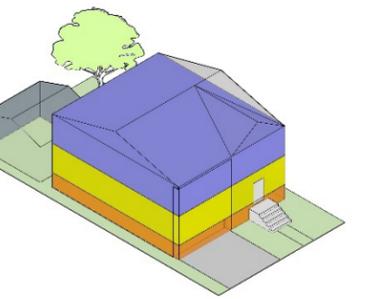
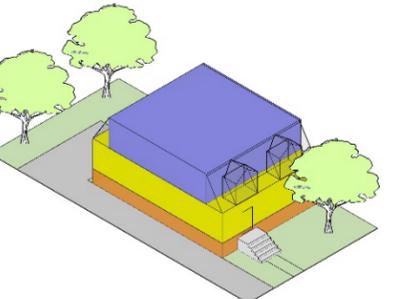
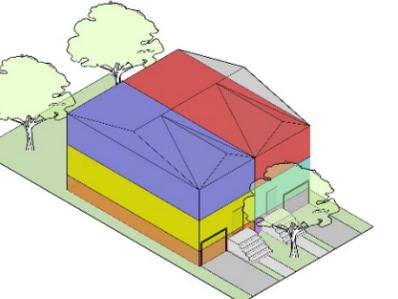
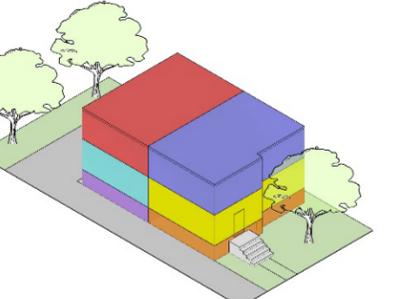
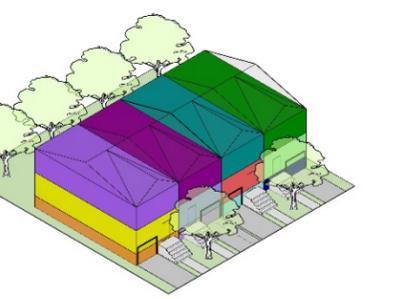
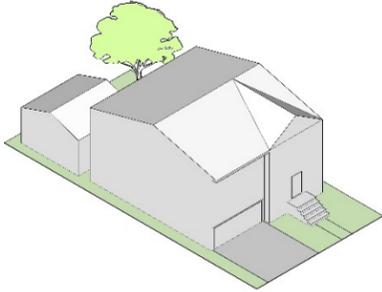
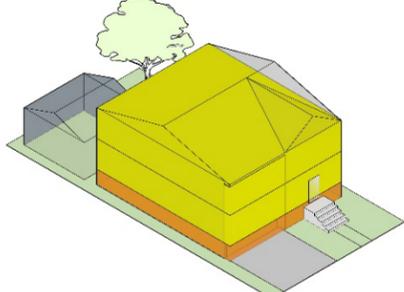
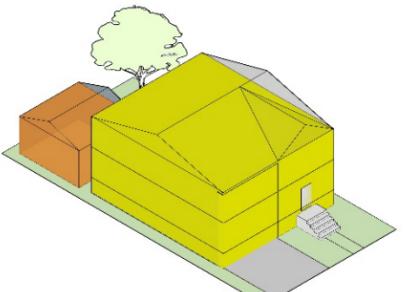
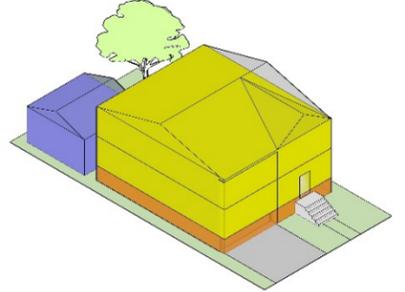
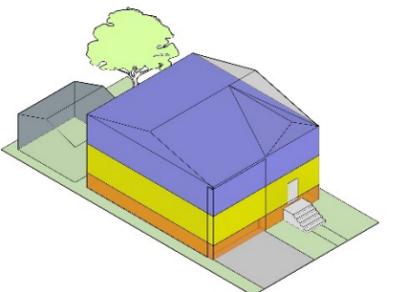


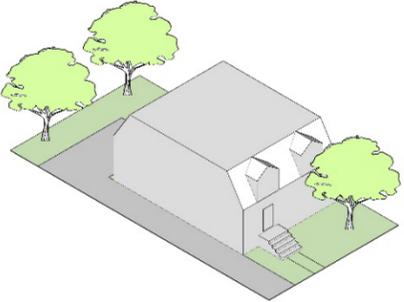
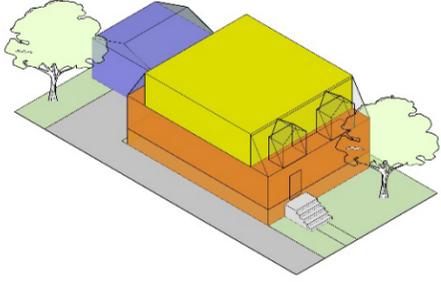
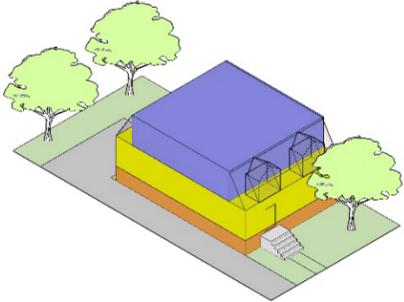
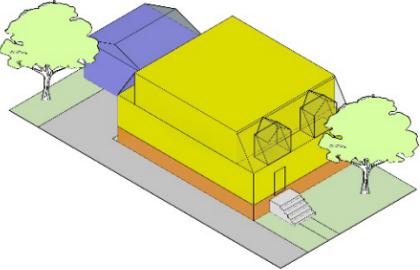
**Bill 23 3-Unit Impact Summary**

	<b>Detached</b>	<b>Duplex</b>	<b>Semi-Detached</b>	<b>Long Semi-Detached</b>	<b>Townhouse</b>
<b>BASE FORM</b>					
	<b>Allowed in:</b> R1, R2, R3, R4, R5 <b>Base Density:</b> 7uph to 51uph <b>Units:</b> 1 Principal per building	<b>Allowed in:</b> R2, R3, R4, R5 <b>Base Density:</b> 35uph to 100uph <b>Units:</b> 2 Principal per building	<b>Allowed in:</b> R2, R3, R4, R5 <b>Base Density:</b> 20uph to 90uph <b>Units:</b> 2 Principal per building	<b>Allowed in:</b> R2, R3, R4, R5 <b>Base Density:</b> 45uph to 100uph <b>Units:</b> 2 Principal per building	<b>Allowed in:</b> R3, R4, R5 <b>Base Density:</b> 20uph to 90uph <b>Units:</b> 1 Principal per part
<b>PRE-BILL 23</b>					
	<b>Density:</b> 10uph to 100uph <b>Units:</b> 1 Principal + 1 ADU (coach OR SDU)	<b>Density:</b> 55uph to 155uph <b>Units:</b> 2 Principal + 1 ADU (coach only)	<b>Density:</b> 40uph to 180uph (per building) <b>Units:</b> 1 Principal + 1 ADU (each half)	<b>Density:</b> 90uph to 200uph (per building) <b>Units:</b> 1 Principal + 1 ADU (each half)	<b>Density:</b> 30uph to 140uph (per building) <b>Units:</b> 1 Principal + 1 ADU (each part)
<b>POST-BILL 23</b>					
	<b>Density:</b> 20uph to 150uph <b>Units:</b> 1 Principal + 2 ADU (coach OR SDU)	<b>Density:</b> 55uph to 155uph <b>Units:</b> 2 Principal + 1 ADU (coach OR SDU)	<b>Density:</b> 55uph to 275uph (per building) <b>Units:</b> 1 Principal + 2 ADU (each half)	<b>Density:</b> 130uph to 310uph (per building) <b>Units:</b> 1 Principal + 2 ADU (each half)	<b>Density:</b> 40uph to 200uph (per building) <b>Units:</b> 1 Principal + 2 ADU (each part)

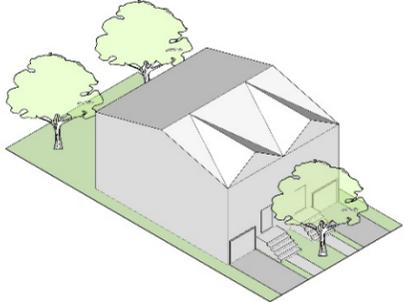
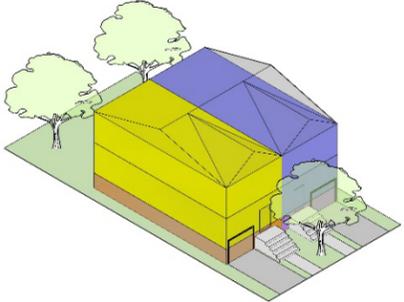
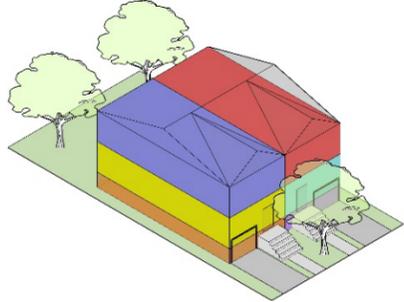
**TPOLOGY: Detached**

General Form	Pre-Bill 23	Post-Bill-23	Zoning Perspective	Building Code Perspective
 <p><b>Typology:</b></p> <ul style="list-style-type: none"> <li>• Detached</li> </ul> <p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• R1, R2, R3, R4, R5</li> </ul> <p><b>Base Density:</b></p> <ul style="list-style-type: none"> <li>• 7uph to 51uph (no ADU)</li> </ul>	 <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• Principal with 1 SDU (either coach OR SDU)</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 14uph to 100uph (with 1 ADU)</li> </ul>  <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• Principal with 1 Coach House (either coach OR SDU)</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 14uph to 100uph (with 1 ADU)</li> </ul>	 <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• 1 Principal with 1 SDU <u>and</u> 1 Coach House</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 20uph to 155uph (with 2 ADUs)</li> </ul> <p><b>Max Units:</b></p> <ul style="list-style-type: none"> <li>• 3 residential units (with 2 ADUs)</li> </ul>  <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• Principal with 2 SDU</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 20uph to 155uph (with 2 ADUs)</li> </ul> <p><b>Max Units:</b></p> <ul style="list-style-type: none"> <li>• 3 residential units (with 2 ADUs)</li> </ul>	<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Number of Principal Units per zone and subzone</li> <li>• ADUs per s.133 and s.142</li> </ul> <p><b>Built Form:</b></p> <ul style="list-style-type: none"> <li>• Per subzone detached development standards</li> </ul> <p><b>Required Parking:</b></p> <ul style="list-style-type: none"> <li>• Principal Unit – per Section 4</li> <li>• ADUs – no requirement</li> </ul> <p><b>Comparable to:</b></p> <ul style="list-style-type: none"> <li>• Triplex</li> </ul>	<p><b>Two Units considered a “House”:</b></p> <ul style="list-style-type: none"> <li>• OBC Part 9 requirements where purpose-built or the House is less than 5 years old.</li> <li>• OBC Part 9 &amp; 11 requirements where the House is older than 5 years old.</li> <li>• The 2 units within the House to be fire separated.</li> <li>• Units are permitted to share a fire separated exit.</li> <li>• Units are permitted to share fire separated ancillary rooms such as common laundry or storage.</li> <li>• Units are permitted to share a forced air heating system.</li> </ul> <p><b>Three units considered a “Small Building”:</b></p> <ul style="list-style-type: none"> <li>• OBC Part 9 applies where the Building is 3 Storeys or fewer and the building area is less than 600m<sup>2</sup>.</li> <li>• OBC Part 9 &amp; 11 requirements where the Building is older than 5 years old.</li> <li>• All units and public corridors to be fire separated.</li> <li>• Second and separate exit required for units with shared exiting.</li> <li>• Units are permitted to share fire separated ancillary rooms such as common laundry or storage.</li> <li>• Part 9 does not permit forced air systems to recirculate air between units and/or public corridors or shared exit stairwells.</li> <li>• Part 11 permits sharing forced air system between not more than 4 units.</li> </ul>

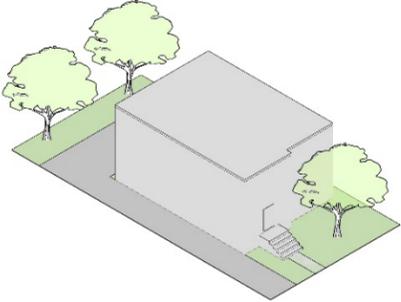
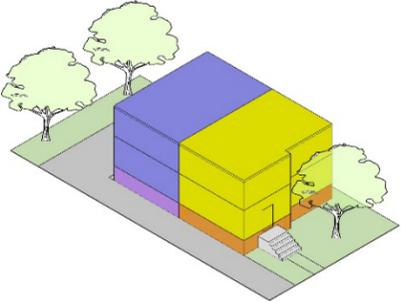
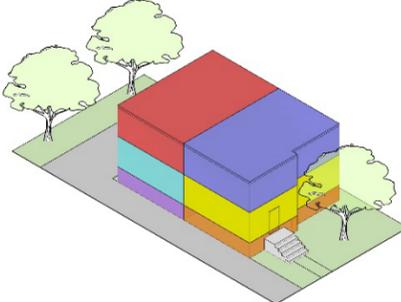
**TYOLOGY: Duplex**

General Form	Pre-Bill 23	Post-Bill-23	Zoning Perspective	Building Code Perspective
 <p><b>Typology:</b></p> <ul style="list-style-type: none"> <li>• Duplex</li> </ul> <p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• R2, R3, R4, R5</li> </ul> <p><b>Base Density:</b></p> <ul style="list-style-type: none"> <li>• 35uph to 100uph (no ADU)</li> </ul>	 <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• 2 Principal (no SDUs, 1 coach)</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 55uph to 155uph (with 1 ADU)</li> </ul>	 <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• 2 Principal with 1 SDU</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 55uph to 155uph (with 1 ADU)</li> </ul> <p><b>Max Units:</b></p> <ul style="list-style-type: none"> <li>• 3 residential units (with 1 ADU)</li> </ul>  <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• 2 Principal with 1 Coach House</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 55uph to 155uph (with 1 ADU)</li> </ul> <p><b>Max Units:</b></p> <ul style="list-style-type: none"> <li>• 3 residential units (with 1 ADU)</li> </ul>	<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Number of Principal Units per zone and subzone</li> <li>• ADUs per s.133 and s.142</li> </ul> <p><b>Built Form:</b></p> <ul style="list-style-type: none"> <li>• Per subzone duplex development standards</li> </ul> <p><b>Required Parking:</b></p> <ul style="list-style-type: none"> <li>• Principal Unit – per Section 4</li> <li>• ADUs – no requirement</li> </ul>	<p><b>Two Units considered a "House":</b></p> <ul style="list-style-type: none"> <li>• OBC Part 9 requirements where purpose-built or the House is less than 5 years old.</li> <li>• OBC Part 9 &amp; 11 requirements where the House is older than 5 years old.</li> <li>• The 2 units within the House to be fire separated.</li> <li>• Units are permitted to share a fire separated exit.</li> <li>• Units are permitted to share fire separated ancillary rooms such as common laundry or storage.</li> <li>• Units are permitted to share a forced air heating system.</li> </ul> <p><b>Three units considered a "Small Building":</b></p> <ul style="list-style-type: none"> <li>• OBC Part 9 applies where the Building is 3 Storeys or fewer and the building area is less than 600m<sup>2</sup>.</li> <li>• OBC Part 9 &amp; 11 requirements where the Building is older than 5 years old.</li> <li>• All units and public corridors to be fire separated.</li> <li>• Second and separate exit required for units with shared exiting.</li> <li>• Units are permitted to share fire separated ancillary rooms such as common laundry or storage.</li> <li>• Part 9 does not permit forced air systems to recirculate air between units and/or public corridors or shared exit stairwells.</li> <li>• Part 11 permits sharing forced air system between not more than 4 units.</li> </ul>

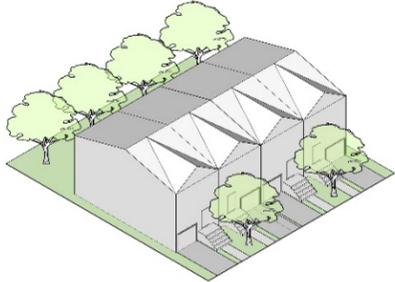
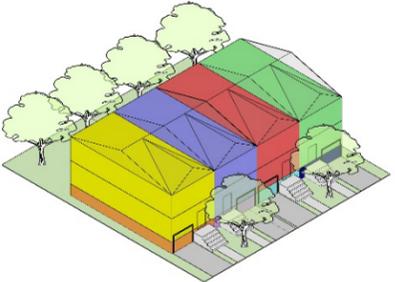
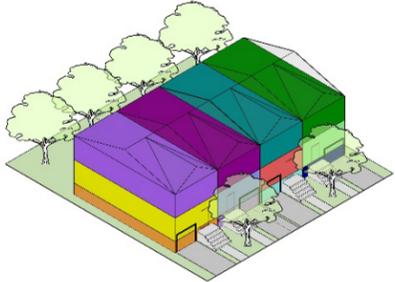
**TYOLOGY: Semi-Detached**

General Form	Pre-Bill 23	Post-Bill-23	Zoning Perspective	Building Code Perspective
 <p><b>Typology:</b></p> <ul style="list-style-type: none"> <li>• Semi-Detached</li> </ul> <p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• R2, R3, R4, R5</li> </ul> <p><b>Base Density:</b></p> <ul style="list-style-type: none"> <li>• 20uph to 90uph (no ADU)</li> </ul>	 <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• 1 Principal per side (1 SDU each)</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 40uph to 180uph (with 1 ADU) per side</li> </ul> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• Coach house is permitted as an ADU but except in exceptionally large lots would not meet s.142 requirements</li> </ul>	 <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• 1 Principal with 2 ADU per side</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 55uph to 275uph (with 2 ADU) per side</li> </ul> <p><b>Max Units:</b></p> <ul style="list-style-type: none"> <li>• 3 residential units (with 2ADU) per side</li> <li>• 6 residential units (4 ADU) per building</li> </ul> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• Coach house is permitted as an ADU but except in exceptionally large lots would not meet s.142 requirements</li> </ul>	<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Number of Principal Units per zone and subzone</li> <li>• ADUs per s.133 and s.142</li> </ul> <p><b>Built Form:</b></p> <ul style="list-style-type: none"> <li>• Per subzone semi-detached development standards</li> </ul> <p><b>Required Parking:</b></p> <ul style="list-style-type: none"> <li>• Principal Unit – per Section 4</li> <li>• ADUs – no requirement</li> </ul>	<p><b>Two Units considered a “House”:</b></p> <ul style="list-style-type: none"> <li>• OBC Part 9 requirements where purpose-built or the House is less than 5 years old.</li> <li>• OBC Part 9 &amp; 11 requirements where the House is older than 5 years old.</li> <li>• The 2 units within the House to be fire separated.</li> <li>• Units are permitted to share a fire separated exit.</li> <li>• Units are permitted to share fire separated ancillary rooms such as common laundry or storage.</li> <li>• Units are permitted to share a forced air heating system.</li> </ul> <p><b>Three units considered a “Small Building”:</b></p> <ul style="list-style-type: none"> <li>• OBC Part 9 applies where the Building is 3 Storeys or fewer and the building area is less than 600m2.</li> <li>• OBC Part 9 &amp; 11 requirements where the Building is older than 5 years old.</li> <li>• All units and public corridors to be fire separated.</li> <li>• Second and separate exit required for units with shared exiting.</li> <li>• Units are permitted to share fire separated ancillary rooms such as common laundry or storage.</li> <li>• Part 9 does not permit forced air systems to recirculate air between units and/or public corridors or shared exit stairwells.</li> <li>• Part 11 permits sharing forced air system between not more than 4 units.</li> </ul>

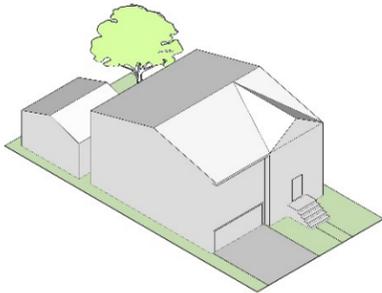
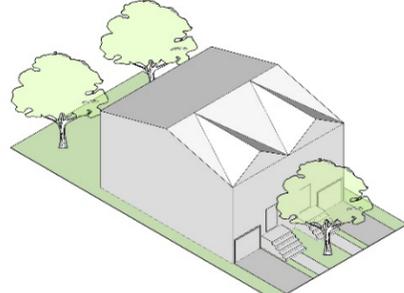
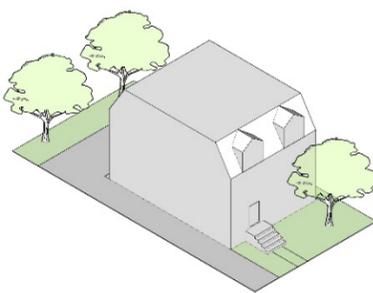
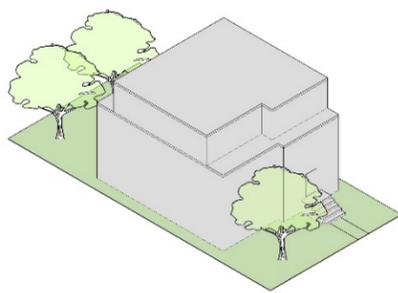
**TYOLOGY: Long Semi-Detached**

General Form	Pre-Bill 23	Post-Bill-23	Zoning Perspective	Building Code Perspective
 <p><b>Typology:</b></p> <ul style="list-style-type: none"> <li>• Long Semi-Detached</li> </ul> <p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• R2, R3, R4, R5</li> </ul> <p><b>Base Density:</b></p> <ul style="list-style-type: none"> <li>• 45uph to 100uph (no ADU)</li> </ul>	 <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• 1 Principal per half (1 SDU each)</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 90uph to 200uph</li> </ul> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• Coach house is permitted as an ADU but except in exceptionally large lots would not meet s.142 requirements</li> </ul>	 <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• 1 Principal with 2 ADU per half</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 130uph to 310uph (with 2 ADU) per half</li> </ul> <p><b>Max Units:</b></p> <ul style="list-style-type: none"> <li>• 3 residential units (with 2ADU) per half</li> <li>• 6 residential units (4 ADU) per building</li> </ul> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• Coach house is permitted as an ADU but except in exceptionally large lots would not meet s.142 requirements</li> </ul>	<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Number of Principal Units per zone and subzone</li> <li>• ADUs per s.133 and s.142</li> </ul> <p><b>Built Form:</b></p> <ul style="list-style-type: none"> <li>• Per subzone long semi-detached development standards</li> </ul> <p><b>Required Parking:</b></p> <ul style="list-style-type: none"> <li>• Principal Unit – per Section 4</li> <li>• ADUs – no requirement</li> </ul>	<p><b>Two Units considered a “House”:</b></p> <ul style="list-style-type: none"> <li>• OBC Part 9 requirements where purpose-built or the House is less than 5 years old.</li> <li>• OBC Part 9 &amp; 11 requirements where the House is older than 5 years old.</li> <li>• The 2 units within the House to be fire separated.</li> <li>• Units are permitted to share a fire separated exit.</li> <li>• Units are permitted to share fire separated ancillary rooms such as common laundry or storage.</li> <li>• Units are permitted to share a forced air heating system.</li> </ul> <p><b>Three units considered a “Small Building”:</b></p> <ul style="list-style-type: none"> <li>• OBC Part 9 applies where the Building is 3 Storeys or fewer and the building area is less than 600m<sup>2</sup>.</li> <li>• OBC Part 9 &amp; 11 requirements where the Building is older than 5 years old.</li> <li>• All units and public corridors to be fire separated.</li> <li>• Second and separate exit required for units with shared exiting.</li> <li>• Units are permitted to share fire separated ancillary rooms such as common laundry or storage.</li> <li>• Part 9 does not permit forced air systems to recirculate air between units and/or public corridors or shared exit stairwells.</li> <li>• Part 11 permits sharing forced air system between not more than 4 units.</li> </ul>

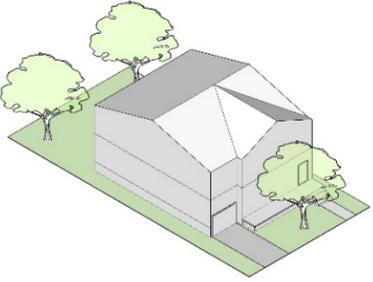
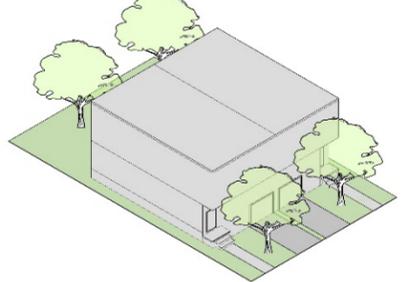
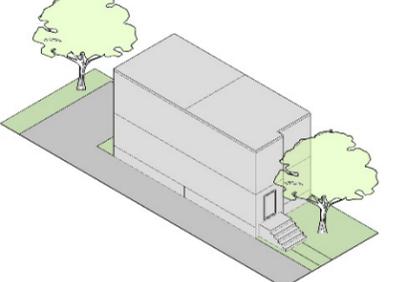
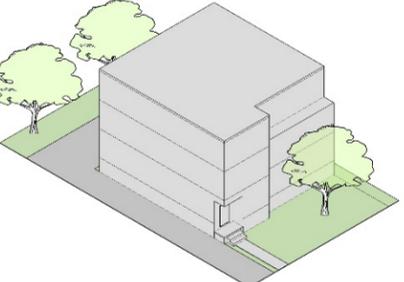
**TYOLOGY: Townhouse**

General Form	Pre-Bill 23	Post-Bill-23	Zoning Perspective	Building Code Perspective
 <p><b>Typology:</b></p> <ul style="list-style-type: none"> <li>• Townhouse/Rowhouse</li> </ul> <p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• R3, R4, R5</li> </ul> <p><b>Base Density:</b></p> <ul style="list-style-type: none"> <li>• 20uph to 90uph (no ADU)</li> </ul>	 <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• 1 Principal per parcel (1 SDU each)</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 35uph to 180uph (1 ADU) per parcel</li> </ul>	 <p><b>Max Uses:</b></p> <ul style="list-style-type: none"> <li>• 1 Principal with 2 ADU per parcel</li> </ul> <p><b>Max Density:</b></p> <ul style="list-style-type: none"> <li>• 55uph to 275uph (with 2 ADU) per parcel</li> </ul> <p><b>Max Units:</b></p> <ul style="list-style-type: none"> <li>• 3 residential units (with 2ADU) per parcel</li> </ul>	<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Number of Principal Units per zone and subzone</li> <li>• ADUs per s.133 and s.142</li> </ul> <p><b>Built Form:</b></p> <ul style="list-style-type: none"> <li>• Per subzone townhouse development standards</li> </ul> <p><b>Required Parking:</b></p> <ul style="list-style-type: none"> <li>• Principal Unit – per Section 4</li> <li>• ADUs – no requirement</li> </ul>	<p><b>Two Units considered a “House”:</b></p> <ul style="list-style-type: none"> <li>• OBC Part 9 requirements where purpose-built or the House is less than 5 years old.</li> <li>• OBC Part 9 &amp; 11 requirements where the House is older than 5 years old.</li> <li>• The 2 units within the House to be fire separated.</li> <li>• Units are permitted to share a fire separated exit.</li> <li>• Units are permitted to share fire separated ancillary rooms such as common laundry or storage.</li> <li>• Units are permitted to share a forced air heating system.</li> </ul> <p><b>Three units considered a “Small Building”:</b></p> <ul style="list-style-type: none"> <li>• OBC Part 9 applies where the Building is 3 Storeys or fewer and the building area is less than 600m<sup>2</sup>.</li> <li>• OBC Part 9 &amp; 11 requirements where the Building is older than 5 years old.</li> <li>• All units and public corridors to be fire separated.</li> <li>• Second and separate exit required for units with shared exiting.</li> <li>• Units are permitted to share fire separated ancillary rooms such as common laundry or storage.</li> <li>• Part 9 does not permit forced air systems to recirculate air between units and/or public corridors or shared exit stairwells.</li> <li>• Part 11 permits sharing forced air system between not more than 4 units.</li> </ul>

**CASE STUDY: COMPARISON BETWEEN R3S AND R4-UD LOW-RISE APARTMENT OUTCOMES**

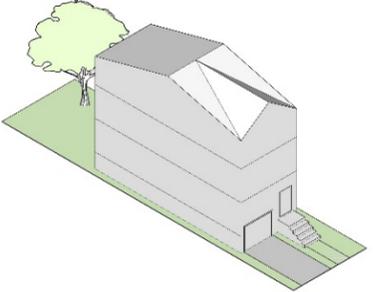
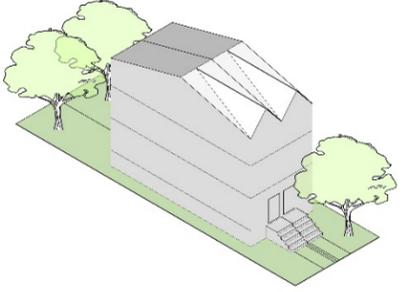
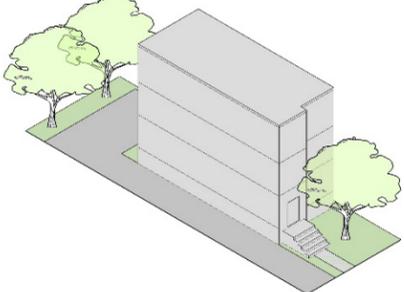
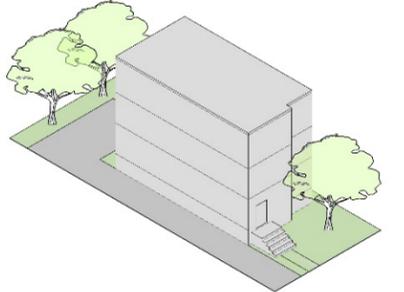
Detached	Semi-Detached	Triplex	COMPARISON R4-UD - 6-Plex	Comments
 <p><b>Units:</b> 1 Principal + 2 ADU  <b>Lot Width:</b> 9m  <b>Lot Area:</b> 270m<sup>2</sup>  <b>Interior Side Yards:</b> 0.6m  <b>Height:</b> 11m  <b>Density:</b> 110uph (with ADU)</p>	 <p><b>Units:</b> 2 Principal + 4 ADU (6 per building)  <b>Lot Width:</b> 11.2m (5.6m each half)  <b>Lot Area:</b> 330m<sup>2</sup> (165m<sup>2</sup> each half)  <b>Interior Side Yards:</b> 1.2m  <b>Height:</b> 11m  <b>Density:</b> 180uph (with ADU)</p>	 <p><b>Units:</b> 3 Principal (no ADU permitted)  <b>Lot Width:</b> 12m  <b>Lot Area:</b> 360m<sup>2</sup>  <b>Interior Side Yards:</b> 1.2m  <b>Height:</b> 11m  <b>Density:</b> 80uph</p>	 <p><b>Units:</b> 6 Principal (no ADU permitted)  <b>Lot Width:</b> 10m  <b>Lot Area:</b> 300m<sup>2</sup>  <b>Interior Side Yards:</b> 1.5m  <b>Height:</b> 11m  <b>Density:</b> 200uph</p>	<p><b>Form:</b></p> <ul style="list-style-type: none"> <li>• The detached and semi-detached typology regulations results in LARGER forms than a triplex.</li> <li>• The semi-detached form results in form and massing outcomes comparable to a 6-plex in an R4-UD zone, but without fenestration or articulation controls.</li> </ul> <p><b>Density:</b></p> <ul style="list-style-type: none"> <li>• A detached is MORE DENSE than a triplex.</li> <li>• The semi-detached density is the same as the density allowed as-of-right for a 6-plex in an R4-UD zone.</li> </ul> <p><b>Conclusion:</b></p> <ul style="list-style-type: none"> <li>• Bill 23 results in units with densities comparable to low-rise apartments, but without the form and functional controls provided for in the Zoning By-law.</li> </ul>

**CASE STUDY: R3A ZONE REGULATIONS**

Detached	Semi-Detached	Long-Semi-Detached	Triplex	Comments
 <p><b>Units:</b> 1 Principal + 2 ADU  <b>Lot Width:</b> 15m  <b>Lot Area:</b> 450m<sup>2</sup>  <b>Interior Side Yards:</b> 1.2m one side, 3.6m total  <b>Height:</b> 8m  <b>Density:</b> 65uph (with ADU)</p>	 <p><b>Units:</b> 2 Principal + 4 ADU (6 per building)  <b>Lot Width:</b> 18m (9m each half)  <b>Lot Area:</b> 540m<sup>2</sup> (270m<sup>2</sup> each half)  <b>Interior Side Yards:</b> 1.2m one side, 2.4m total  <b>Height:</b> 8m  <b>Density:</b> 110uph (with ADU)</p>	 <p><b>Units:</b> 2 Principal + 4 ADU (6 per building)  <b>Lot Width:</b> 10m  <b>Lot Area:</b> 300m<sup>2</sup> (one lot for zoning purposes)  <b>Interior Side Yards:</b> 1.2m one side, 3m total  <b>Height:</b> 8m  <b>Density:</b> 200uph (with ADU)</p>	 <p><b>Units:</b> 3 Principal (no ADU permitted)  <b>Lot Width:</b> 18m  <b>Lot Area:</b> 540m<sup>2</sup>  <b>Interior Side Yards:</b> 1.2m one side, 3.6m total  <b>Height:</b> 10.7m inside Greenbelt, 11m elsewhere  <b>Density:</b> 55uph</p>	<p><b>Context:</b>                      Outer-urban subzone in near a major corridor and regional amenities/transit.</p> <p><b>Lot Width:</b>                      Generally larger, more onerous for semi and triplex than detached</p> <p><b>Lot Area:</b>                      Generally large, more onerous for semi and triplex than detached</p> <p><b>Side Yards:</b>                      More onerous for detached and triplex than semi</p> <p><b>Height:</b>                      Inconsistent. 2 Storeys for detached, semi and long-semi. Triplex allowed 3 Storeys.</p> <p><b>Density:</b>                      The triplex is the lowest-density typology, despite having more height and massing permission.</p>



**CASE STUDY: R3Q ZONE REGULATIONS**

Detached/Duplex	Semi-Detached	Long Semi-Detached	Triplex	Comments
 <p><b>Units:</b> 1 Principal + 2 ADU  <b>Lot Width:</b> 7.5m  <b>Lot Area:</b> 195m<sup>2</sup>  <b>Interior Side Yards:</b> 0.6m one side, 1.8m total  <b>Height:</b> 10m in MNO, 11m elsewhere  <b>Density:</b> 150uph (with ADU)</p>	 <p><b>Units:</b> 2 Principal + 4 ADU (6 per building)  <b>Lot Width:</b> 9m (4.5m each half)  <b>Lot Area:</b> 220m<sup>2</sup> (110m<sup>2</sup> each half)  <b>Interior Side Yards:</b> 1.2m one side, 2.4m total  <b>Height:</b> 10m in MNO, 11m elsewhere  <b>Density:</b> 270uph (with ADU)</p>	 <p><b>Units:</b> 2 Principal + 4 ADU (6 per building)  <b>Lot Width:</b> 10m  <b>Lot Area:</b> 300m<sup>2</sup> (one lot for zoning)  <b>Interior Side Yards:</b> 0.6m one side, 1.8m total  <b>Height:</b> 10m in MNO, 11m elsewhere  <b>Density:</b> 200uph (with ADU)</p>	 <p><b>Units:</b> 3 Principal (no ADU permitted)  <b>Lot Width:</b> 12m  <b>Lot Area:</b> 360m<sup>2</sup>  <b>Interior Side Yards:</b> 1.2m one side, 2.4m total  <b>Height:</b> 10.7m in MNO, 11m elsewhere  <b>Density:</b> 80uph</p>	<p><b>Context:</b>                      Inner-urban subzone in close proximity to a major corridor and regional amenities/transit.</p> <p><b>Lot Width:</b>                      No consistency, more onerous for long-semi and triplex</p> <p><b>Lot Area:</b>                      No consistency, more onerous for long-semi and triplex</p> <p><b>Side Yards:</b>                      No consistency, more onerous for semi and triplex</p> <p><b>Height:</b>                      Generally consistent at 3 storeys. Triplex granted 0.7m additional height (for fire separation per OBC Part 9)</p> <p><b>Density:</b>                      The triplex is the lowest-density typology, despite having the most onerous regulations.</p>