

Zoning Density

2025

In recent years substantial cost increases have made it more difficult for prospective home buyers to purchase new homes. In some jurisdictions this has resulted in authorities applying alternative zoning regulations. For example, in November 2022



Ontario's **More Homes Built Faster Act** (Bill 23) updated the Planning Act and overrode existing zoning by-laws across the Province, allowing up to three residential units per single lot (triplexes). The Act also includes options allowing up to three residential units in renovated **existing** single homes.

It is anticipated that if affordability remains a concern, authorities could potentially introduce more restrictive regulatory provisions in future.

CITY'S OBLIGATONS

Where triplex or other multi-unit buildings are planned, the municipality's role is to enforce building code regulations, siteplan matters and parking requirements.

DEVELOPER'S OBLIGATONS

Where triplex buildings are planned, the community developer's role is to encourage building designs (*utilizing control guidelines*) having similar architectural scale and characteristics as neighbouring single-family homes.



TRIPLEX DESIGN EXAMPLE

In response to the challenge of the new-home market affordability, Spacebuilders will continue its' efforts to integrate conventional R2 and R3 zoned building properties in the community context with regard to appropriate design controls.

For more information about this subject, send email requests to:

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