

Authority: Planning and Housing Committee Item PH7.1,
as adopted by City of Toronto Council on July 16 and 17,
2019

CITY OF TORONTO

Bill 1195

BY-LAW -2019

To amend Zoning By-law 569-2013, as amended, with respect to laneway suites.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.20.20.20(1), the use **Laneway Suite** (16) after the use "**Home Occupation** (6)".
3. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.20.20.100 a new regulation (16) **Laneway Suite** after regulation 15, so that it reads:

(16) Laneway Suite
A **laneway suite** in the RD zone must comply with the specific use regulations in Section 150.8.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.40.20.20(1), the use **Laneway Suite** (16) after the use "**Home Occupation** (6)".
5. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.40.20.100 a new regulation (16) **Laneway Suite** after regulation 15, so that it reads:

(16) Laneway Suite
A **laneway suite** in the RS zone must comply with the specific use regulations in Section 150.8.
6. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.60.20.20(1), the use **Laneway Suite** (16) after the use "**Home Occupation** (6)".
7. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.60.20.100 a new regulation (16) **Laneway Suite** after regulation 15, so that it reads:

(16) Laneway Suite
A **laneway suite** in the RT zone must comply with the specific use regulations in Section 150.8.

8. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.80.20.20(1), the use **Laneway Suite** (19) after the use "**Home Occupation** (7)".
9. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.80.20.100 a new regulation (19) **Laneway Suite** after regulation 18, so that it reads:
- (19) Laneway Suite
A **laneway suite** in the RM zone must comply with the specific use regulations in Section 150.8.
10. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 150.8.1(2).
11. Zoning By-law 569-2013, as amended, is further amended by adding regulation 150.8.60.21, so that it reads:

150.8.60.21 Setback Exemptions

- (1) Permitted Setbacks for Lawfully Existing Ancillary Buildings
- If the **lawful building setback** of a **lawfully existing ancillary building** is less than the required minimum **building setback** for an **ancillary building** containing a **laneway suite** required by Clause 150.8.60.20, the required minimum **building setback** for a **laneway suite** in that **lawfully existing ancillary building** is:
- (A) the minimum **rear yard setback** for that **lawfully existing ancillary building**; or
- (B) the minimum **side yard setback** for that **lawfully existing ancillary building**.
12. Zoning By-law 569-2013, as amended, is further amended by amending 150.8.60.30(2), so that it reads:
- (2) Angular Plane
- No part of an **ancillary building** containing a **laneway suite** may penetrate a 45 degree **angular plane** projected towards the **rear lot line** beginning from a height of 4.0 metres at a distance of 7.5 metres from rear **main wall** of the **residential building** on the same **lot**.
13. Zoning By-law 569-2013, as amended, is further amended by amending regulation 150.8.60.30 (3), so that it reads:
- (3) Permitted Projections into a Required Angular Plane

Despite regulation 150.8.60.30(2), a dormer or a vertical extension of the front **main wall** of an **ancillary building** containing a **laneway suite** may project into the required **angular plane** if it occupies no more than 30 percent of the total width of the **ancillary building's** front **main wall**.

14. Zoning By-law 569-2013, as amended, is further amended by adding regulation 150.8.60.30 (4), so that it reads:

(4) Skylights and Windows in a Roof

Despite regulation 150.8.60.30 (2), windows or skylights may project into the required **angular plane** a maximum of 0.3 metres.

15. Zoning By-law 569-2013, as amended, is further amended by re-numbering regulation 150.8.60.30(4) to 150.8.60.30(5).
16. Zoning By-law 569-2013, as amended, is further amended by re-numbering regulation 150.8.60.30(5) to 150.8.60.30(6).
17. Zoning By-law 569-2013, as amended, is further amended by adding regulation 150.8.60.31(1), so that it reads:

150.8.60.31 Separation Exemptions

(1) Minimum Separation Between a Lawfully Existing Residential Building and a Lawfully Existing Ancillary Building

If the separation between a **lawfully existing ancillary building** and a **lawfully existing residential building** on the same **lot** is less than the required minimum separation between an **ancillary building** containing a **laneway suite** and a **residential building** required by Clause 150.8.60.30, the required minimum separation between the **lawfully existing residential building** and the **lawfully existing ancillary building** is the separation that exists between the **lawfully existing ancillary building** and the **lawfully existing residential building**.

18. Zoning By-law 569-2013, as amended, is further amended by adding regulation 150.8.60.50(3), so that it reads:

(3) Exemption from Maximum Floor Area for an Ancillary Building

Regulation 10.5.60.50(2) does not apply to an **ancillary building** containing a **laneway suite**.

19. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 150.8.60.70(1) so that it reads:

(1) Lot Coverage Requirement for a Lot with a Laneway Suite

Despite regulations 10.5.60.70(1) and 10.10.60.70(1), if a **lot** has an **ancillary building** containing a **laneway suite**:

- (A) the **ancillary building** containing a **laneway suite** it is not included in the overall calculation of **lot coverage**; and
- (B) the area of the **lot** covered by all **ancillary buildings** combined, including the **ancillary building** containing a **laneway suite**, may not exceed 30 percent of the **lot area**.

20. Zoning By-law 569-2013, as amended, is further amended by adding regulation 150.8.20.1(3), so that it reads:

(3) Laneway Suites – Location Restriction

A **laneway suite** is not permitted in the area bounded by Avenue Road, the Canadian Pacific (CP) Limited rail corridor, Yonge Street, Rosedale Valley Road, Sherbourne Street, Bloor Street East and Bloor Street West.

Enacted and passed on July , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)