

Authority: Planning and Transportation Committee Report No. 3, Clause No. 1,
as amended and adopted by City of Toronto Council on July 27, 28, 29 and 30, 1999
Enacted by Council: July 29, 1999

CITY OF TORONTO

BY-LAW No. 446-1999

To adopt official plan amendments respecting second suites.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The official plan amendments set out in this by-law are hereby adopted.
2. The Official Plan of the former Municipality of Metropolitan Toronto is amended by:
 - (i) deleting a) in policy 123 and inserting in its place the following new policy:
 - a) permitting second suites in single-detached and semi-detached houses.
 - (ii) adding the following definition under the Glossary of Terms:

second suite

second suite means an additional separate, self-contained residential unit which contains at least one room, a kitchen and sanitary conveniences for the exclusive use of its occupant(s).
 - (iii) deleting the definition of **apartments in houses** under the Glossary of Terms.
3. The Official Plan of the former Borough of East York is amended by:
 - (i) deleting Section 2.5.22 in its entirety, and replacing it with a new Section 2.5.22, as follows:

“2.5.22 Second Suites shall be permitted in detached, semi-detached and row houses in residential areas. The zoning by-law may contain parking regulations for Second Suites.
 - (ii) deleting the words “accessory apartments” from Section 3.3.5 and replacing them with the words “Second Suites”.
 - (iii) deleting the definitions of “Accessory Apartment” and “Apartments in Houses” in Section 4.21, and by adding a new definition of “Second Suites”, immediately following the definition of “Regulatory Flood Plain” as follows:

“**Second Suite** – a self-contained apartment located within a dwelling and designed for occupancy by a separate household. Where the terms ‘accessory apartment’ and ‘apartments in houses’ are used in this Plan, they shall be deemed to have the same meaning as Second Suites.”

4. The Official Plan of the former City of Etobicoke is amended by:

- (i) deleting **Section 4.2.15** in its entirety and replacing it with the following:

“4.2.15 One additional housing unit in the form of a Second Suite shall be permitted by the Zoning Code within single-detached and semi-detached dwellings, provided there is adequate on-site parking.”

- (ii) deleting **Section 11.5.1.g**, in its entirety.

- (iii) deleting, the definition of Accessory Apartment contained **Section 12.2.1** and replacing it with the following definition of a Second Suite.

“Second Suite is a lawful, second dwelling unit located within a single-detached or semi-detached dwelling.”

5. The Official Plan of the former City of North York is amended by:

- (i) inserting in Part C.4 - Housing, the following text as the new Clause 1 in Section 2.4.2 - Range of Housing Forms:

“(1) Second Suites

One second suite, in the form of a self-contained space or enclosure within a dwelling designed for habitation by a separate family or household, shall be permitted within single detached dwellings and within each dwelling unit in semi-detached dwellings. In calculating densities within the residential designations, including those expressed in Part C.9 - Specific Development Policies - and in Part D Secondary Plans, these second suites will not be considered as dwelling units for the purposes of density calculations.”

- (ii) inserting in Part C.4 - Housing, a new cross-reference to Section 2.4.2(1) at Clause 2 under the sub-heading “Permitted Uses:” in Section 3.3 - RESIDENTIAL DENSITY ONE (RD-1) - and renumbering the cross-reference in the current Clause 2 accordingly, so that the following Clauses 2 and 3 are after Clause 1:

- “(2) Second Suites in accordance with Part C.4, Section 2.4.2(1).
- (3) Group Homes and Group Foster Homes in accordance with Part C.4, Section 2.4.2(4).”

- (iii) adding in Part C.4 - Housing, the following sentence at the end of the first paragraph under the sub-heading “Density:” in Section 3.3 - RESIDENTIAL DENSITY ONE (RD-1):

“Second suites within single detached dwellings and second suites within semi-detached dwellings will not be considered as dwelling units for the purposes of density calculations.”

6. The Official Plan of the former City of Scarborough is amended by:

- (i) adding the following to SECTION 3.1 - RESIDENTIAL DESIGNATIONS, as Policy 3.1.8:

3.1.8 Within each of the Residential designations which permit single detached and semi-detached dwellings, one second suite will be permitted in each of these dwelling unit types. In calculating residential densities expressed in this Plan, including those expressed in individual Secondary Plans, second suites will not be considered as units for the purposes of density calculations. In this regard, Section 5 - IMPLEMENTATION AND INTERPRETATION, prevailing Section 3 - LAND USE DESIGNATIONS shall not apply.

- (ii) adding the following to SECTION 5. IMPLEMENTATION, Policy 5.1:

... Notwithstanding the foregoing, Section 3 - LAND USE DESIGNATIONS, Policy 3.1.8, shall prevail for residential densities expressed in individual Secondary Plans.

- (iii) adding the following to SECTION 5. IMPLEMENTATION, Policy 5.5.3, *Glossary of Terms* definition of **Dwelling**:

... and within a detached dwelling and semi-detached dwellings, may include a second suite.

- (iv) adding the following definition to SECTION 5. IMPLEMENTATION, Policy 5.5.3, *Glossary of Terms*:

Second Suite - shall mean a self-contained space or enclosure within a dwelling designed for habitation by a separate family or household.

- 7.** The Official Plan of the former City of York is amended by:
- (i) deleting the term “apartments-in-houses” in Policy 4.25a) and replacing it with “second suites”)
 - (ii) deleting Policy 9.12c) and replacing it with:

9.12c) one second suite in addition to the original dwelling unit in a detached house, semi-detached or townhouse dwelling only.
 - (iii) deleting Policy 9.13d)

8. The following are the official plan amendment (“OPA”) numbers for the official plan amendments adopted by this by-law: Official Plan Amendment No. 4 for the Official Plan of the former Municipality of Metropolitan Toronto, Official Plan Amendment No. 17 for the Official Plan of the former Borough of East York, Official Plan Amendment No. 71-99 for the Official Plan of the former City of Etobicoke, Official Plan Amendment No. 476 for the former City of North York, Official Plan Amendment No. 1028 for the former City of Scarborough and Official Plan Amendment No. 155 for the former City of York.

ENACTED AND PASSED this 29th day of July, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)