

Authority: Planning and Housing Committee Item PH3.1,
adopted as amended, by City of Toronto Council on
March 27 and 28, 2019

CITY OF TORONTO

BY-LAW 549-2019

To amend Zoning By-law 569-2013, as amended, with respect to secondary 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. Zoning By-law 569-2013, as amended, is further amended by replacing Section 150.10, Secondary Suite with the following, so that it reads:

150.10 Secondary Suite

150.10.1 General

- (1) Application of this Section

The regulations in Section 150.10 apply to **secondary suites**.

150.10.20 Use Requirements

150.10.20.1 General

- (1) Secondary Suite - Permitted in Certain Types of Residential Buildings

A **secondary suite** may be in:

- (A) a **detached house**;
- (B) a **semi-detached house**; and
- (C) a **townhouse**.

- (2) Secondary Suite - Number Permitted in a Detached House, Semi-Detached House or Townhouse

Within a **detached house, semi-detached house, or townhouse**, each **dwelling unit** may have a maximum of one **secondary suite**.

(3) Secondary Suite - Number Permitted in a Detached House or a Semi-Detached House in the R Zone

Despite regulation 150.10.20.1(2), in the R zone, each **dwelling unit** in a **detached house** or **semi-detached house** may have more than one **secondary suite**.

(4) Secondary Suite - Permission in Zones Where a Detached House, Semi-Detached House, or Townhouse Are Not Permitted Building Types

A **secondary suite** is permitted within a **lawfully existing detached house**, a **lawfully existing semi-detached house**, or a **lawfully existing townhouse** in the RA, RAC, CL, CR, I, IH, IE, IS, and IPW zones.

150.10.40 Building Requirements

150.10.40.1 General

(1) Restrictions on a Pedestrian Entrance to a Secondary Suite

A pedestrian entrance leading exclusively to a **secondary suite** is:

- (A) permitted in a **front wall** of a **townhouse**; and
- (B) not permitted in a **front wall** of a **detached house** or **semi-detached house**.

(2) Secondary Suite – Addition or Exterior Alterations

An addition or exterior alteration to an existing **building** to accommodate a **secondary suite** is permitted if:

- (A) it does not alter or add to a **front wall**, or roof that faces a **street**; and
- (B) despite (A) above, the following additions or exterior alterations may be on a **front wall**, or roof that faces a **street**:
 - (i) a porch or a **basement** extension under a porch;
 - (ii) a balcony;
 - (iii) a dormer, if the **interior floor area** of the dormer is no more than 2.3 square metres and the total **interior floor area** of all dormers is not more than 9.3 square metres; and
 - (iv) a pedestrian entrance leading exclusively to a **secondary suite** in a **townhouse**.

150.10.40.40 Floor Area

(1) Secondary Suite - Interior Floor Area

The **interior floor area** of a **secondary suite**, or all **secondary suites** where more than one is permitted, must be no more than 45 percent of the **interior floor area** of the **dwelling unit** within which it is located.

(2) Secondary Suite – In a Basement in a One Storey Detached House

Despite regulation 150.10.40.40(1), in the case of a **secondary suite** located in the **basement** of a one **storey detached house**, the **secondary suite** may occupy the whole of the **basement**.

2. Zoning By-law 569-2013, as amended, is further amended by amending the parking space rate for a secondary suite in table 200.5.10.1, so that it reads:

Parking spaces must be provided at a minimum rate of 1.0 for each **secondary suite** in excess of one.

3. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(8), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86;

4. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(304), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86;

5. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(313), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86;

6. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(318), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86;

7. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(324), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86;
8. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(339), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86;
9. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(346), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86;
10. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(439), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; and
11. Zoning By-law 569-2013, as amended, is further amended by amending item (B) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(548), so that it reads:

(B) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86.
12. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(812), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86;
13. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(823), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86;
14. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(976), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86;

15. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(986), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86.

16. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(987), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86.

17. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(988), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86.

18. Zoning By-law 569-2013, as amended, is further amended by amending item (A) under the sub-heading 'Prevailing By-laws and Prevailing Sections' in regulation 900.2.10(991), so that it reads:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86.

Enacted and passed on March 28, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)