

Authority: Planning and Housing Committee Item PH29.2,
adopted as amended, by City of Toronto Council on
December 15, 16 and 17, 2021

CITY OF TORONTO

BY-LAW 1107-2021

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 a new regulation 150.8.20.1(1)(E), so that it reads:
 - (E) Despite regulation 10.5.60.1(4) above-ground parts of an **ancillary building** containing a **laneway suite** may be erected prior to the erection of the **main walls** and completion of the roof of a **residential building** on the same **lot**.
3. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 150.8.30.20(1) and replacing it so that it reads:
 - (1) Minimum Lot Line on a Lane

A laneway suite must be on a **lot** with a **rear lot line** or **side lot line** abutting a **lane** for at least 3.5 metres; or on a **lot** with a cumulative total of at least 3.5 metres along a **side lot line** and **rear lot line**.
4. Zoning By-law 569-2013, as amended, is further amended by amending regulation 150.8.50.10(1), to add bold type to the defined term "**lot**".
5. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 150.8.50.10(1), and replacing it so that it reads:

(1) Landscaping Requirements for a Laneway Suite

Despite regulation 10.5.50.10 (3), for a **lot** with a **residential building** and an **ancillary building** containing a **laneway suite**:

- (A) with a **lot frontage** of 6.0 metres or less, a minimum of 60 percent of the area between all rear **main walls** of the **residential building** and the front **main wall** of the **ancillary building** containing a **laneway suite** must be for **soft landscaping**;
- (B) with a **lot frontage** of greater than 6.0 metres, a minimum of 85 percent of the area between all rear **main walls** of the **residential building** and the front **main wall** of the **ancillary building** containing a **laneway suite** must be for **soft landscaping**, excluding a pedestrian walkway which may have a maximum width of 1.5 metres; and
- (C) the area between the **ancillary building** containing a **laneway suite** and the **lot line** abutting a **lane**, excluding a permitted **driveway**, and a pedestrian walkway which may have a maximum width of 1.5 metres, must be **landscaping**, of which a minimum of 75 percent must be **soft landscaping**.

- 6. Zoning By-law 569-2013, as amended, is further amended by amending regulation 150.8.60.20(2)(B) and replacing 1.5 metres with 1.0 metres.
- 7. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 150.8.60.20(3)(C), so that it reads:
 - (C) if the **side lot line** abuts a **lot** in the R, RD, RS, RT or RM ZONE and the **rear lot line** abuts a **lane**, an **ancillary building** containing a **laneway suite** with a height greater than 4.0 metres, 1.5 metres; and
- 8. Zoning By-law 569-2013, as amended, is further amended by renumbering the existing regulation 150.8.60.20(3)(C) to 150.8.60.20(3)(D), and replacing "1.5 metres" with "1.0 metres".
- 9. Zoning By-law 569-2013, as amended, is further amended by amending regulation 150.8.60.21(1)(A), by deleting the word "or" and replacing it with the word "and".
- 10. Zoning By-law 569-2013, as amended, is further amended by amending regulation 150.8.60.30(6), to delete ", measured perpendicular to the **lot centreline**".
- 11. Zoning By-law 569-2013, as amended, is further amended by adding regulations 150.8.60.31(2) and 150.8.60.31(3) so that it reads:

(2) Permitted Length of a Lawfully Existing Ancillary Building

If the **lawful building length** for a **lawfully existing ancillary building** is more than the permitted maximum **building length** for an **ancillary building** containing a **laneway suite** required by regulation 150.8.60.30(5), the permitted maximum **building length** for an **ancillary building** containing a **laneway suite** is the **lawful building length** for the **lawfully existing ancillary building**.

(3) Permitted Width of a Lawfully Existing Ancillary Building

If the **lawful building** width for a **lawfully existing ancillary building** is more than the permitted maximum **building** width for an **ancillary building** containing a **laneway suite** required by regulation 150.8.60.30(6), the permitted maximum **building** width for an **ancillary building** containing a **laneway suite** is the **lawful building** width for the **lawfully existing ancillary building**.

12. Zoning By-law 569-2013, as amended, is further amended by amending regulation 150.8.60.40(1), to add bold type to the defined term "**ancillary building**".
13. Zoning By-law 569-2013, as amended, is further amended by amending regulation 150.8.60.40(1)(B), to delete "6.0 metres" and replace it with "6.3 metres".
14. Zoning By-law 569-2013, as amended, is further amended by amending regulation 150.8.60.40(3)(C), to replace "1.0 metres" with "0.5 metres".
15. Zoning By-law 569-2013, as amended, is further amended by re-numbering existing regulation 150.8.60.40(4) to 150.8.60.40(5), existing regulation 150.8.60.40(5) to 150.8.60.40(6), and existing regulation 150.8.60.40(6) to 150.8.60.40 (7).
16. Zoning By-law 569-2013, as amended, is further amended by amending part of newly re-numbered regulation 150.8.60.40(5), by deleting "1.0 metres" and replacing it with "1.5 metres" and by deleting "(5)" and replacing it with "(6)".
17. Zoning By-law 569-2013, as amended, is further amended by amending newly re-numbered regulation 150.8.60.40(6)(B), by deleting "(4)" and replacing it with "(5)" and by deleting "1.0 metre" and replacing it with "1.5 metres".
18. Zoning By-law 569-2013, as amended, is further amended by adding regulation 150.8.60.40(4), so that it reads:

(4) Height of Skylights on a Laneway Suite

Skylights on the roof of an **ancillary building** containing a **laneway suite** may exceed the permitted maximum height for that **building** by 0.3 metres.

19. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 150.8.80.1(2), so that it reads:

- (2) Bicycle Parking Space Requirement for a Laneway Suite
An **ancillary building** containing a **laneway suite** must have a minimum of two **bicycle parking spaces** within the **laneway suite**, or within any required separation distance, or within the required **building setbacks** for an **ancillary building** containing a **laneway suite**.

Enacted and passed on December 17, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)