

Authority: MM32.5, by Councillor Jamaal Myers,
seconded by Josh Matlow, adopted as amended by City of
Toronto Council on July 23 and 24, 2025
City Council voted in favour of this by-law on July 24,
2025
Written approval of this by-law was given by Mayoral
Decision 11-2025 dated July 24, 2025

CITY OF TORONTO

BY-LAW 845-2025

To amend City of Toronto Municipal Code Chapter 415, Development of Land, Article I Section 415-6 A and Article III Section 415-30 A.

Whereas Council has determined it is appropriate to amend Section 415-6 A (2) relating to the exemption of the second, third and fourth residential units within developments of up to six units on a parcel of land to reduce development charges for the fifth and sixth unit to zero dollars (\$0); and

Whereas Council has determined it appropriate to amend Section 415-6 A (2) to not include a Garden or Laneway Suite that is subject to a Development Charge Deferral Agreement for Ancillary Dwelling Units in calculating the total number of units on a parcel of land; and

Whereas Council has determined it is appropriate to amend Section 415-30 A (16) relating to the exemption for the second to sixth residential unit from parkland dedication requirements, provided there are no more than six units on a parcel of land (or seven where there is a Garden or Laneway Suite); and

Whereas this amendment does not affect the alternative parkland dedication rate authorized by subsection 42(3) of the Planning Act, R.S.O. 1990, c. P.13., as amended;

The Council of the City of Toronto enacts:

1. Section 415-6 A. (2) of Article I of Municipal Code Chapter 415, Development of Land, is deleted and replaced with the following:

- (2) Where not already exempt pursuant to subsections 2(3) and 2(3.1) of the Development Charges Act as in Subsection A (1) above, development charges:
 - (a) Shall not be imposed with respect to the second, third or fourth residential dwelling unit; and
 - (b) For the fifth or sixth residential dwelling unit, shall be reduced to zero dollars (\$ 0.00);

provided there are no more than six residential dwelling units constructed on a single parcel of land. A Garden or Laneway Suite that is the subject of a Development Charge Deferral Agreement for Ancillary Dwelling Units with the City through the Laneway and Garden Suite Development

Charges Deferral Program shall not be included in calculating the total number of units on the parcel of land.

2. Section 415-30 A. (16) of Article III of Municipal Code Chapter 415, Development of Land is deleted and replaced with the following:
 - (16) Creation of a second, third, fourth fifth or sixth residential dwelling unit constructed within the primary residential building and/or the creation of one residential dwelling unit constructed ancillary to the primary residential building, which includes laneway and garden suites, provided that such exemption applies to developments of no more than six total residential dwelling units (or seven residential dwelling units where there is a Garden or Laneway Suite) on a single parcel of land
3. This By-law shall come into effect on the date it is enacted and passed.

Enacted and passed on July 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)