

PH7.1 Attachment 5

Attachment 5: Draft By-law Amendment

Authority: Planning and Housing Committee Item XXXX, adopted as amended, by City of Toronto Council on XXXX, 2019

CITY OF TORONTO

BY-LAW XXX-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 150.8.20.60, 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 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% 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**.

Enacted and passed on XXXX, 2019

Frances Nunziata,
Speaker
(Seal of the City)

Ulli S. Watkiss,
City Clerk