

Authority: Planning and Housing Committee Item PH22.3,
adopted as amended by City of Toronto Council on June
25, 26 and 27, 2025

CITY OF TORONTO

Bill 639

BY-LAW -2025

To amend City of Toronto Municipal Code Chapter 415, Development of Land, Section 415-6. A (2).

Whereas Council has determined it is appropriate to amend Section 415-6 A. (2) to ensure consistent interpretation and application of the Section in relation to the Laneway and Garden Suite Development Charges Deferral Program;

The Council of the City of Toronto enacts:

1. Section 415-6 A. (2) of Municipal Code Chapter 415, Development of Land, is amended to add the sentence, "If a Garden Suite or Laneway Suite is proposed as a fifth unit on such parcel of land, provided that the said ancillary dwelling unit 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, it shall not be included in calculating the total number of units for the purpose of the four unit exemption.", to the end of the section so that it reads:

"415-6 A (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 shall not be imposed with respect to the second, third or fourth residential dwelling unit constructed on a single residential parcel of land or within a single residential building, whether constructed as part of or ancillary to the primary residential dwelling on such parcel of land, provided that such exemption applies only to a development of no more than four units on such single parcel of land. If a Garden Suite or Laneway Suite is proposed as a fifth unit on such parcel of land, provided that the said ancillary dwelling unit 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, it shall not be included in calculating the total number of units for the purpose of the four unit exemption."

2. This By-law shall come into effect on the date it is enacted and passed.

Enacted and passed on June , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)