

CITY OF TORONTO

Bill 834

BY-LAW -2025

To amend Zoning By-law 569-2013, as amended, to alter permissions and performance standards for additional residential units.

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, as amended, Chapter 800 Definitions, unless otherwise specified.

2. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.5.60.70(1) a new Regulation (C) so that it reads:

(1) Lot Coverage Requirement for Ancillary Buildings and Structures

An **ancillary building** or **structure** on a **lot** in the Residential Zone category, other than the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, such as fountains or artificial ponds:

(A) is included in the overall calculation of **lot coverage**;

(B) the area of the **lot** covered by all **ancillary buildings** and **structures** may not exceed 10 percent of the **lot area**; and

(C) the permitted maximum **lot coverage** for **ancillary buildings** or **structures** in regulation (B) above does not apply to a **lot** with a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite** if:

(i) the overall **lot coverage** of all **buildings** and **structures** on the **lot** does not exceed 45 percent of the **lot area**.

3. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.10.30.1(2) so that it reads:

(2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 10.10.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite** under regulation 10.10.60.70(1)(C) is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.10.30.1(1), then the more permissive regulation prevails.

4. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.40.40(1)(C) with the following:

(C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**; and

5. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.10.60.70(1) a new Regulation (C) so that it reads:

(1) Lot Coverage Requirement for Ancillary Buildings and Structures

Despite regulation 10.5.60.70(1), in the R zone, the area of the **lot** covered by **ancillary buildings** and **structures** may not exceed 5 percent of the **lot area**, except for the following:

(A) the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, if they comply with regulation 10.5.60.70(2);

(B) **ancillary buildings** or **structures** containing **parking spaces**, to a maximum of one **parking space** per **dwelling unit** on the **lot**; and

(C) the permitted maximum **lot coverage** for **ancillary buildings** or **structures** does not apply to a **lot** with a **detached houseplex**, **semi-detached houseplex** a **residential building** with a **secondary suite** if:

(i) the overall **lot coverage** of all **buildings** and **structures** on the **lot** does not exceed 45 percent of the **lot area**.

6. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.20.30.1(2) so that it reads:

(2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex

Despite regulations 10.20.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex** or a **residential building** with a **secondary suite** under clause 10.20.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.20.30.1(1), then the more permissive regulation prevails.

7. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of Regulation (B), adding "; and" to the end of Regulation (C) and adding to Regulation 10.20.30.40(1) a new Regulation (D) as follows:
- (D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains a **detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;
8. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.20.40.40(1)(C) with the following:
- (C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex**, or a **residential building** with a **secondary suite**; and
9. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.40.30.1(2) so that it reads:
- (2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex
- Despite regulations 10.40.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite** under clause 10.40.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.40.30.1(1), then the more permissive regulation prevails.
10. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of Regulation (B), adding "; and" to the end of Regulation (C) and adding to Regulation 10.40.30.40(1) a new Regulation (D) as follows:
- (D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;
11. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.40.40.40(1)(C) with the following:
- (C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**; and
12. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.60.30.1(2) so that it reads:

(2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 10.60.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite** under clause 10.60.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.60.30.1(1), then the more permissive regulation prevails.

13. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of Regulation (B), adding "; and" to the end of Regulation (C) and adding to Regulation 10.60.30.40(1) a new Regulation (D) as follows:

(D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;

14. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.60.40.40(1)(C) with the following:

(C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**; and

15. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.80.30.1(2) so that it reads:

(2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 10.80.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite** under clause 10.80.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.80.30.1(1), then the more permissive regulation prevails.

16. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of Regulation (B), adding "; and" to the end of Regulation (C) and adding to Regulation 10.80.30.40(1) a new Regulation (D) as follows:

(D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;

- 17.** Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.80.40.40(1)(C) with the following:

- (C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite**; and

Enacted and passed on July , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)