

Authority: Toronto and East York Community Council Item TE33.3, as adopted by City of Toronto Council on June 26, 27, 28 and 29, 2018

**CITY OF TORONTO**

**BY-LAW 809-2018**

**To adopt Amendment 403 to the Official Plan for the City of Toronto respecting the area bounded by the Toronto and East York Community Council boundaries as they existed on January 1, 2017.**

Whereas authority is given to Council under 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 attached Amendment 403 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on June 29, 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

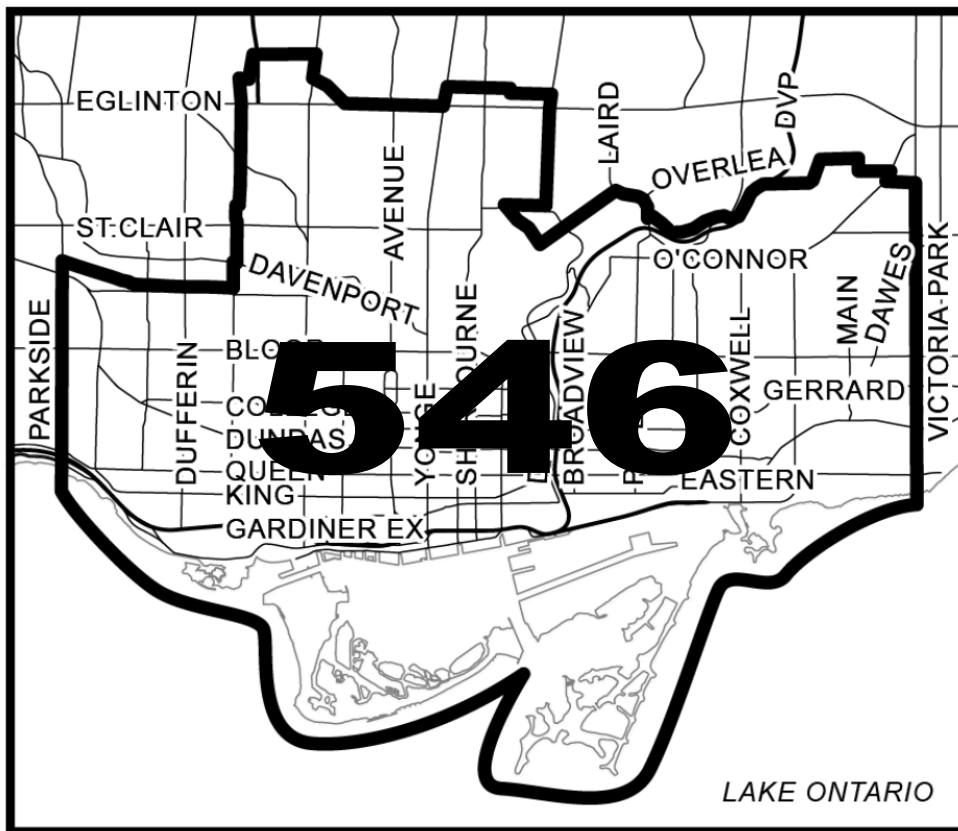
**AMENDMENT 403 TO THE OFFICIAL PLAN**

**LANDS WITHIN THE BOUNDARIES OF THE TORONTO AND EAST YORK  
COMMUNITY COUNCIL AS OF JANUARY 1, 2018**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 546 for lands within the Toronto and East York Community Council Boundaries, as they existed on January 1, 2017, as follows:

**"546. Laneway Suites within the Toronto and East York Community Council boundaries as they existed on January 1, 2017.**



Laneway Suites are permitted in *Neighbourhoods* that are located within the Site and Area Specific Policy 546 area. Laneway Suites in *Neighbourhoods* within the Site and Area Specific Policy 546 area are subject to the following:

- a) For the purposes of this Site and Area Specific Policy, a "Laneway Suite" is defined as a self-contained residential unit, subordinate to a primary dwelling, in which both kitchen and bathroom facilities are provided and located on a lot within an ancillary building adjacent to a public laneway.

- b) Development of Laneway Suites:
  - i. will ensure direct and safe access by meeting fire and emergency service requirements;
  - ii. will limit privacy and overlook issues on adjacent properties;
  - iii. will limit the reduction of soft landscaping on the property;
  - iv. should not result in the injury or removal of a healthy tree protected under Municipal Code Chapter 658 and Chapter 813
  - v. may include accessible design features; and
  - vi. is encouraged to include green roof areas, solar panels and other sustainable building technologies.
- c) A lot with a Laneway Suite may not be required to provide parking.
- d) Where an application is made under Section 45 of the *Planning Act*, as amended in relation to the construction of a Laneway Suite that does not conform to the applicable zoning standards, such application shall be generally consistent with one or more of the following:
  - i. the construction of a suite that meets accessible building standards;
  - ii. the construction of a suite that meets Tier 2 of the Toronto Green Standards;
  - iii. accommodating the laneway suite within an existing ancillary building; and
  - iv. locating a laneway suite to avoid the removal of an existing tree protected under Municipal Code Chapter 658 and Chapter 813.
- e) The proposed division of land under Section 50, 51, or 53 of the *Planning Act*, as amended or the registration of a declaration and description under the *Condominium Act, 1998*, as amended of lots containing a Laneway Suite which would result in a principal dwelling and a Laneway Suite being on two separate lots will not be permitted.
- f) If an application is made for the division of land under Section 50, 51, or 53 of the *Planning Act*, as amended or the registration of a declaration and description under the *Condominium Act, 1998*, as amended, of lots containing a Laneway Suite which would result in a principal dwelling and a Laneway Suite being on two separate lots will not be permitted, such application may only be considered through the submission of a corresponding Zoning By-law Amendment application, and where it is demonstrated that:

- i. the proposed lot pattern respects and reinforces the existing lot pattern of the established *Neighbourhood*;
  - ii. all servicing, including water, wastewater and hydro, can be accommodated to the satisfaction of and at no expense to the City;
  - iii. what was originally considered the Laneway Suite meets all of the requirements for a principal dwelling unit on its own lot;
  - iv. solid waste can be appropriately screened and appropriately collected by the City; and
  - v. stormwater management is maintained on site.
- g) Where this is a conflict between this Site and Area Specific Policy 546 and either a Secondary Plan or another Site and Area Specific Policy in Chapter 7, the respective Secondary Plan or other Site and Area Specific Policy in Chapter 7 will prevail.
2. Maps 28, 29, 31 and 32, Site and Area Specific Policies (Key Maps), are amended to add the following Note:

"See Site and Area Specific Policy 546 regarding laneway suites within the Toronto and East York Community Council area."