

Authority: Planning and Housing Committee Item PH3.16, adopted as amended by City of Toronto Council on May 10, 11 and 12, 2023; By-law 388-2023(OLT), as approved by the Ontario Land Tribunal on April 14, 2023; and Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City Council voted in favour of this by-law on February 7, 2024

Written approval of this by-law was given by Mayoral Decision 2-2024 dated February 7, 2024

## CITY OF TORONTO

### BY-LAW 66-2024

**To amend By-law 474-2023, being a by-law to amend Zoning By-law 569-2013, as amended, to update permissions and performance standards for duplexes, triplexes, fourplexes and secondary 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 pursuant to Chapter 169-5.2(B) of the City of Toronto Municipal Code, the City Solicitor has authority to correct technical errors in by-laws; and

Whereas on May 10, 2023, Council of the City of Toronto enacted By-law 474-2023 to amend the By-law 569-2013 permissions and performance standards for duplexes, triplexes, fourplexes and secondary suites; and

Whereas By-law 474-2023 amended Zoning By-law 569-2013, as amended, by amending the floor space index permissions for duplexes, triplexes and fourplexes; and

Whereas By-law 474-2023 reproduced the floor space index permissions from the R Zone into the RD and RS Zones, with the effect of erroneously imposing a floor space index restriction to properties without a "d" value in the zone labels in the RD and RS Zones; and

Whereas By-law 474-2023 amended Zoning By-law 569-2013, as amended, by amending the number of dwelling units permitted for properties identified in Schedule A of By-law 474-2023; and

Whereas on April 14, 2023, the Ontario Land Tribunal approved By-law 388-2023(OLT), which amended Zoning By-law 569-2013, as amended, respecting 14-16 Elvina Gardens and 197 and 197R Erskine Avenue; and

Whereas on May 10, 2023, at the time of adoption of By-law 474-2023, the mapping associated with By-law 388-2023(OLT) respecting 14-16 Elvina Gardens and 197 and 197R Erskine Avenue had not yet been consolidated into Zoning By-law 569-2013, as amended, and as a result 14-16 Elvina Gardens and 197 and 197R Erskine Avenue were erroneously included in Schedule A of By-law 474-2023, effectively deleting the permissions approved by the Ontario Land Tribunal in By-law 388-2023(OLT); and

Whereas the City Solicitor, in consultation with the Chief Planner, has determined that Schedule A of By-law 474-2023, applying amended permissions for the maximum number of dwelling units for certain properties, and Sections 44 and 45 of By-law 474-2023, relating to floor space index permissions for duplexes, triplexes and fourplexes in the Residential Detached and Residential Semi-Detached Zones, as enacted on May 10, 2023, contain technical errors and therefore must be amended to implement City Council's intent;

The Council of the City of Toronto enacts:

1. City of Toronto By-law 474-2023 is amended by replacing Section 44 with the following, so that it reads:

44. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.20.40.40(1) with the following:

(1) Floor Space Index

In the RD zone, the permitted maximum floor space index is:

- (A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or
- (B) if the zone label on the Zoning By-law Map does not include a "d" value on the Zoning By-law Map, the floor space index is not limited by this regulation; and
- (C) the permitted maximum floor space index in regulation (A) above does not apply to a **duplex, triplex or fourplex**.

2. City of Toronto By-law 474-2023 is amended by replacing Section 45 with the following, so that it reads:

45. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.40.40.40(1) with the following:

(1) Floor Space Index

In the RS zone, the permitted maximum floor space index is:

- (A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or
- (B) if the zone label on the Zoning By-law Map does not include a "d" value on the Zoning By-law Map, the floor space index is not limited by this regulation; and
- (C) the permitted maximum floor space index in regulation (A) above does not apply to a **duplex, triplex or fourplex**.

3. City of Toronto By-law 474-2023 is amended by replacing Map 556 within Schedule A with Diagram 1 attached to this By-law.

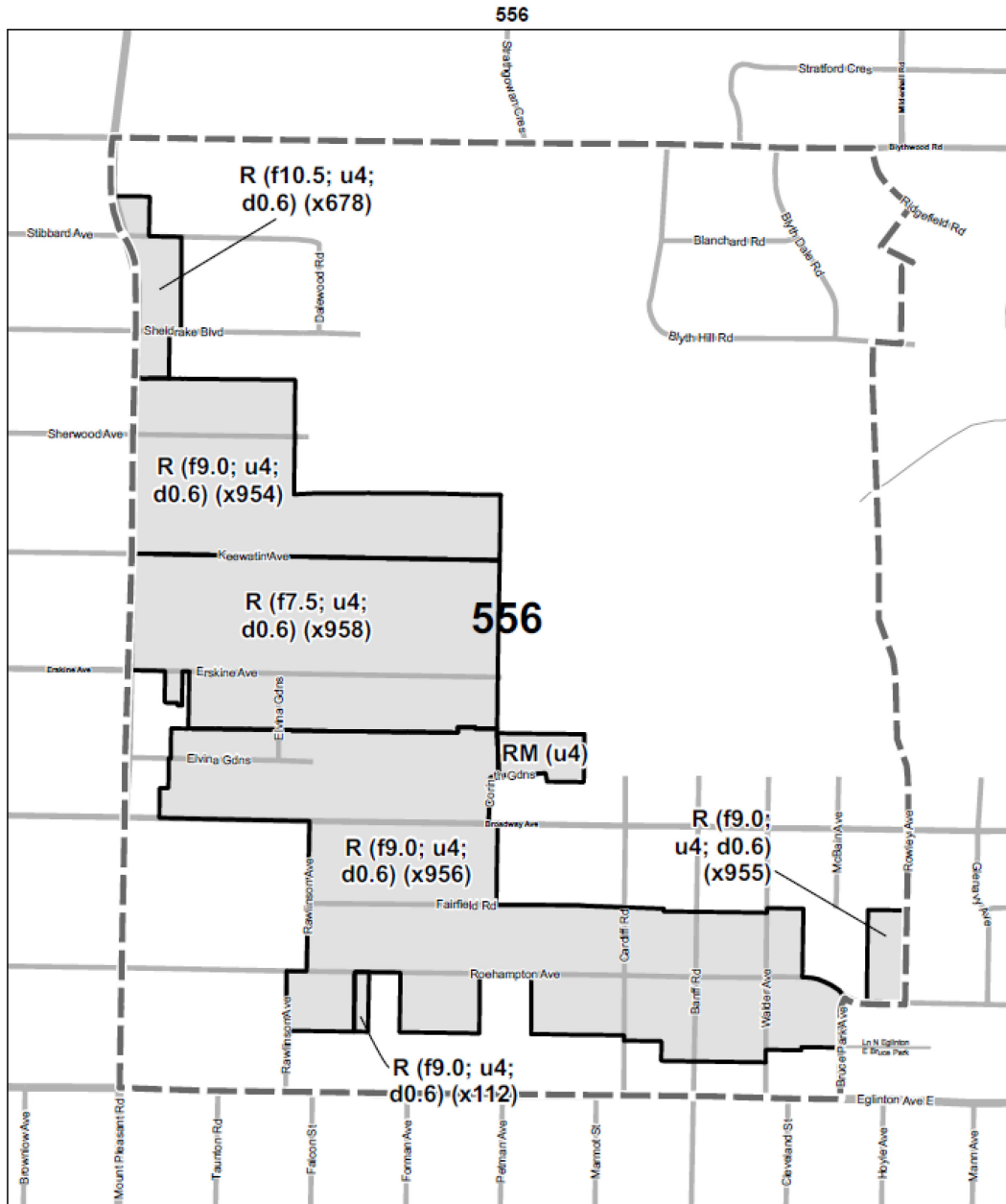
Enacted and passed on February 7, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**TORONTO City Planning**

**RM/R/RT Zone Amendments**

January 28, 2024

- Lands zoned RM/R/RT subject to zone label amendments
- Map tile boundary

0 50 100 Meters

Legend: Current Page Pages with RM/R/RT Overlay Areas