

Authority: Planning and Housing Committee Item PH18.4,
adopted as amended, by City of Toronto Council on
February 5, 2025
City Council voted in favour of this by-law on February 5,
2025
Written approval of this by-law was given by Mayoral
Decision 2-2025 dated February 5, 2025

CITY OF TORONTO

BY-LAW 47-2025

To amend Zoning By-law 569-2013, as amended, to update permissions and performance standards for Fiveplexes and Sixplexes for the lands generally bounded by Steeles Avenue to the north, Neilson Road and Rouge River to the east, Highway 401 to the south, and Midland Avenue to the west.

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 lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. 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.
3. Zoning By-law 569-2013, as amended, is further amended by inserting Section 600.60, so that it reads:

600.60 Fiveplex and Sixplex Overlay Map

600.60.10 Fiveplex and Sixplex Overlay District "Ward 23"

- (1) The areas within the heavy lines on the Ward 23 Multiplex Study area in Diagram 1 of By-law 47-2025 identified as Ward 23 Scarborough North are subject to the following regulations:

600.60.20 Definitions

- (1) Defined Terms Applying to Section 600.60

(A) For the purposes of Section 600.60:

- (i) **Apartment Building** means a **building** that has seven or more **dwelling units**, with at least one **dwelling unit** entirely or partially

above another, and each **dwelling unit** has a separate entrance directly from outside or through a common inside area. A **building** that was originally constructed as a **detached house**, **semi-detached house** or **townhouse** and has one or more **secondary suites** is not an **apartment building**.

- (ii) **Fiveplex** means a **building** that has five **dwelling units**, with at least one **dwelling unit** entirely or partially above another. A **detached house**, **semi-detached house** or **townhouse** that has one or more **secondary suites** is not a **fiveplex**. A **fiveplex** is not an **apartment building**.
- (iii) **Lawful** and **lawfully**, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:
 - (a) **buildings, structures** or uses authorized or permitted on or before February 5, 2025; and
 - (b) for which a building permit was lawfully issued before February 5, 2025.
- (iv) **Residential Building** includes the following types of **buildings**:
 - (a) **apartment building**;
 - (b) **detached house**;
 - (c) **duplex**;
 - (d) **fiveplex**;
 - (e) **fourplex**;
 - (f) **semi-detached house**;
 - (g) **sixplex**;
 - (h) **townhouse**; or
 - (i) **triplex**.
- (v) **Sixplex** means a **building** that has six **dwelling units**, with at least one **dwelling unit** entirely or partially above another. A **detached house**, **semi-detached house** or **townhouse** that has one or more **secondary suites** is not a **sixplex**. A **sixplex** is not an **apartment building**.

(1) Apartment Buildings

For the purposes of Section 600.60, an **apartment building** with seven or more **dwelling units** in the RM Zone, in accordance with the definition in regulation 600.60.20(1)(A(i), must comply with regulations 10.80.20.40(1)(F), 10.80.30.10(1)(B) and (2), 10.80.30.20(1)(B) and (C), 10.80.40.70(3)(C), 10.80.40.80(1) and all other regulations in this By-law.

(2) Lawfully Existing Apartment Buildings

A **lawfully existing apartment building** in accordance with the definition provided in Regulation 800.50(55), existing or authorized prior to February 5, 2025, is not subject to the regulations of Section 600.60, and must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance.

(3) Fiveplexes and Sixplexes

In addition to the regulations in Article 600.60.40, and in cases other than those set out in Regulation 600.60.40(2)(D), a **fiveplex** or **sixplex** must comply with all other regulations in this By-law, including those applicable to a **fourplex**, or be authorized by a Section 45 Planning Act minor variance.

600.60.40 Fiveplex and Sixplex Requirements

(1) Permitted Building Types

- (A) Regulations 10.5.1.10(3)(D), 10.60.40.1(2) and 10.80.40.1(2) regarding the letter "u" in the zone label and a numerical value indicating the permitted maximum number of **dwelling units** on a **lot** does not apply to a **fiveplex** or **sixplex**.
- (B) Despite regulations 10.20.20.40(1), 10.40.20.40(1), 10.60.20.40(1), and 10.80.20.40(1), a **dwelling unit** is permitted in a **fiveplex** and **sixplex**.
- (C) Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **fiveplex** or **sixplex** is a permitted **residential building** type if it complies with the regulations of the respective RD, RS, RT or RM Zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance.

(2) Conversion of Lawfully Existing Buildings

- (A) Despite regulation 10.5.20.40(1), in the Residential Zone category, a **detached house** may be converted to a **fiveplex** or **sixplex** through the construction of additional **dwelling units**, and:
 - (i) if the original **building** was constructed prior to February 5, 2025, it may continue to be considered as a **lawfully existing building**,

provided the additional **dwelling units** are contained entirely within the **lawfully existing building**, subject to regulations 600.60.40(2)(B) and (C).

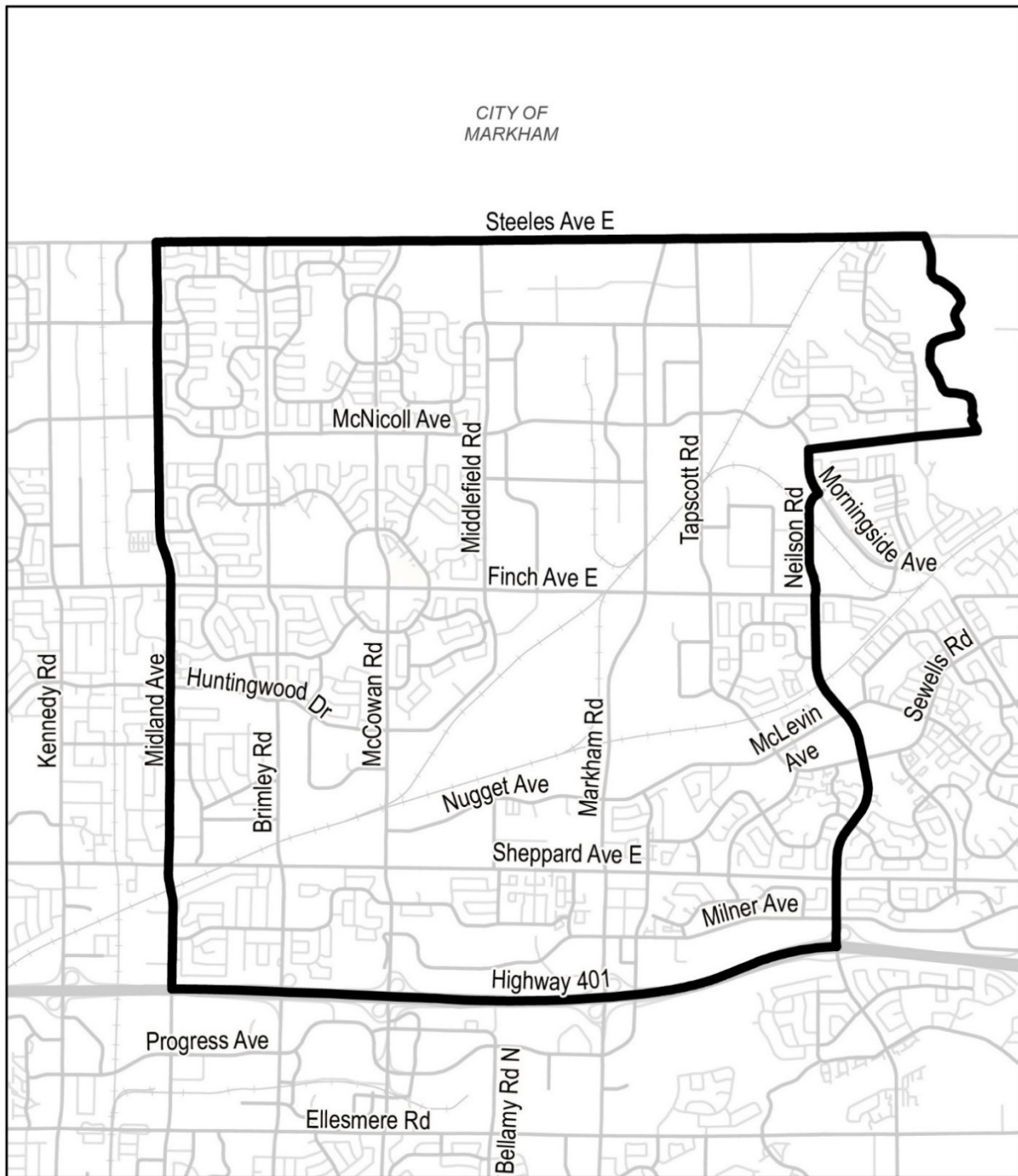
- (B) Despite regulation 10.5.20.40(4), any addition or extension to a **lawfully existing building** or structure on a **lot** referred to in regulation 600.60.40(2)(A) must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance.
- (C) Despite regulation 10.5.20.40(5), the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, include:
 - (i) **buildings, structures** or uses authorized or permitted on or before February 5, 2025; and
 - (ii) for which a building permit was **lawfully** issued before February 5, 2025.
- (D) Despite regulations 10.5.20.40(2) and 10.5.20.40(3), in the Residential Zone category, a **semi-detached house** or a **townhouse** may not be converted to a **fiveplex** or **sixplex** through the construction of additional **dwelling units**.

Enacted and passed on February 5, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk


(Seal of the City)

Diagram 1

Toronto
Diagram 1

Ward 23 Multiplex Study

 Ward 23 Scarborough North


City of Toronto By-law 569-2013
Not to Scale
11/13/2024