

Authority: Planning and Housing Committee Item PH22.4, adopted as amended by City of Toronto Council on June 25 and 26, 2025

City Council voted in favour of this by-law on June 26, 2025

Written approval of this by-law was given by Mayoral Decision 10-2025 dated June 26, 2025

CITY OF TORONTO

BY-LAW 654-2025

To amend Zoning By-law 569-2013, as amended, to update and expand permissions for fiveplexes and sixplexes to the lands in the Toronto and East York Community Council boundaries as they existed on June 26, 2025, and to 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, and to repeal By-law 47-2025.

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 Diagrams 1 and 2 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 replacing Section 600.60 with the following:

600.60 Sixplex Overlay Map

600.60.10 Sixplex Overlay

- (1) The areas within the heavy lines on the Sixplex Overlay Map identified as Toronto and East York Community Council and Scarborough North (23) in Diagrams 1 and 2 of By-law 654-2025 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) In the Residential Zone Category, **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** or has been constructed as a **semi-detached houseplex** is not an **apartment building**.
- (ii) **Detached houseplex** means a **building** that has multiple **dwelling units**, and where:
 - (a) the **building** has no more than six **dwelling units**;
 - (b) the **building** is situated entirely on one **lot**;
 - (c) the **building** is not attached to a **building** on an abutting **lot**; and
 - (d) at least one **dwelling unit** is entirely or partially above another.
 - (e) **Detached houseplex** includes the following types of **building**: a **duplex**, **triplex**, **fourplex**, **fiveplex** or **sixplex** that complies with (a) to (d) above.
 - (f) A **detached house**, **semi-detached house** or **townhouse** that has one or more **secondary suites** is not a **detached houseplex**.
- (iii) **Fiveplex** means a **building** located on a single **lot**, that has five **dwelling units**, with at least one **dwelling unit** entirely or partially above another. A **detached house** or **semi-detached house** that has one or more **secondary suites** is not a **fiveplex**. A **fiveplex** is not an **apartment building**. A **fiveplex** is a type of **detached houseplex**.
- (iv) **Sixplex** means a **building** located on a single **lot**, that has six **dwelling units**, with at least one **dwelling unit** entirely or partially above another. A **detached house** or **semi-detached house** that has one or more **secondary suites** is not a **sixplex**. A **sixplex** is not an **apartment building**. A **sixplex** is a type of **detached houseplex**.

600.60.30 Interpretation

(1) Apartment Buildings

(A) For purposes of Section 600.60, an **apartment building** in accordance with the definition in regulation 600.60.20(1)(A)(i) must:

- (i) in the R Zone, comply with regulations 10.10.20.40(1)(G), 10.10.30.10(1), 10.10.30.20(1), 10.10.40.70(1) to (4), 10.10.40.80(1), and all other regulations in this By-law; and
- (ii) in the RM Zone, comply with regulations 10.80.20.40(1)(F), 10.80.30.10(1) and (2), 10.80.30.20(1), 10.80.40.70(1) to (3), 10.80.40.80(1), and all other regulations in this By-law.

(2) Lawfully Existing Apartment Buildings

A **lawfully existing apartment building** with five or six **dwelling units**, in accordance with the definition provided in Regulation 800.50(55), is not a **fiveplex** or **sixplex**, 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) Detached Houseplex with Five or Six Dwelling Units

In addition to the regulations in Article 600.60.40, and in cases other than those set out in regulation 600.60.40(3)(D), a **detached houseplex** with five or six **dwelling units** must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance.

600.60.40 Detached Houseplex with Five or Six Dwelling Units

(1) Permitted Building Types

- (A) Despite regulations 10.10.40.1(3)(A), 10.60.40.1(2)(A) and 10.80.40.1(2)(A), if a zone label contains the letter "u" with a numerical value less than 6, the maximum number of **dwelling units** on the **lot** is 6; and
- (B) Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **detached houseplex** with five or six **dwelling units** is a permitted **residential building** type if it complies with the regulations of the Residential Zone category and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance.

(2) Height

- (A) Despite regulations 10.10.40.10(1)(C)(ii), 10.20.40.10(1)(C)(ii), 10.40.40.10(1)(C)(ii), 10.60.40.10(1)(C)(ii), and 10.80.40.10(1)(C)(ii), the permitted maximum height for a **detached houseplex** with five or six

dwelling units may be increased to 10.5 metres if:

- (i) the bottom of the ceiling joists of the lowest level of the **detached houseplex** are between 1.0 to 1.5 metres above **established grade**, for at least 80 percent of the **interior floor area** of the lowest level;
- (ii) the lowest level of the **detached houseplex** has a minimum floor-to-ceiling height of 2.4 metres, measured from the floor of the lowest level to the bottom of the lowest level ceiling joists, for at least 80 percent of the **interior floor area** of the lowest level; and
- (iii) the lowest level of the **detached houseplex** wholly or partially contains a **dwelling unit**.

(3) 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 **detached houseplex** with five or six **dwelling units**, and the **building** may continue to be considered as a **lawfully existing building**, provided the additional **dwelling units** are contained entirely within the **building** as it **lawfully** existed on the day prior to the issuance of a building permit for the additional **dwelling units**, subject to regulations 600.60.40(3)(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(3)(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**, **lawfully** and **lawfully existing**, 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 June 26, 2025; and
 - (ii) for which a building permit was **lawfully** issued before June 26, 2025.
- (D) Despite regulations 10.5.20.40(2) and 10.5.20.40(3), in the Residential Zone category, no portion of a **semi-detached houseplex**, a **semi-detached house** or a **townhouse** may be converted to a **fiveplex** or **sixplex** through the construction of additional **dwelling units**.

4. This By-law comes into force and effect on the date that By-law 648-2025 comes into force and effect.

- 5.** By-law 47-2025 is repealed on the date on which all of Sections 1 to 4 of this By-law come into force and effect.

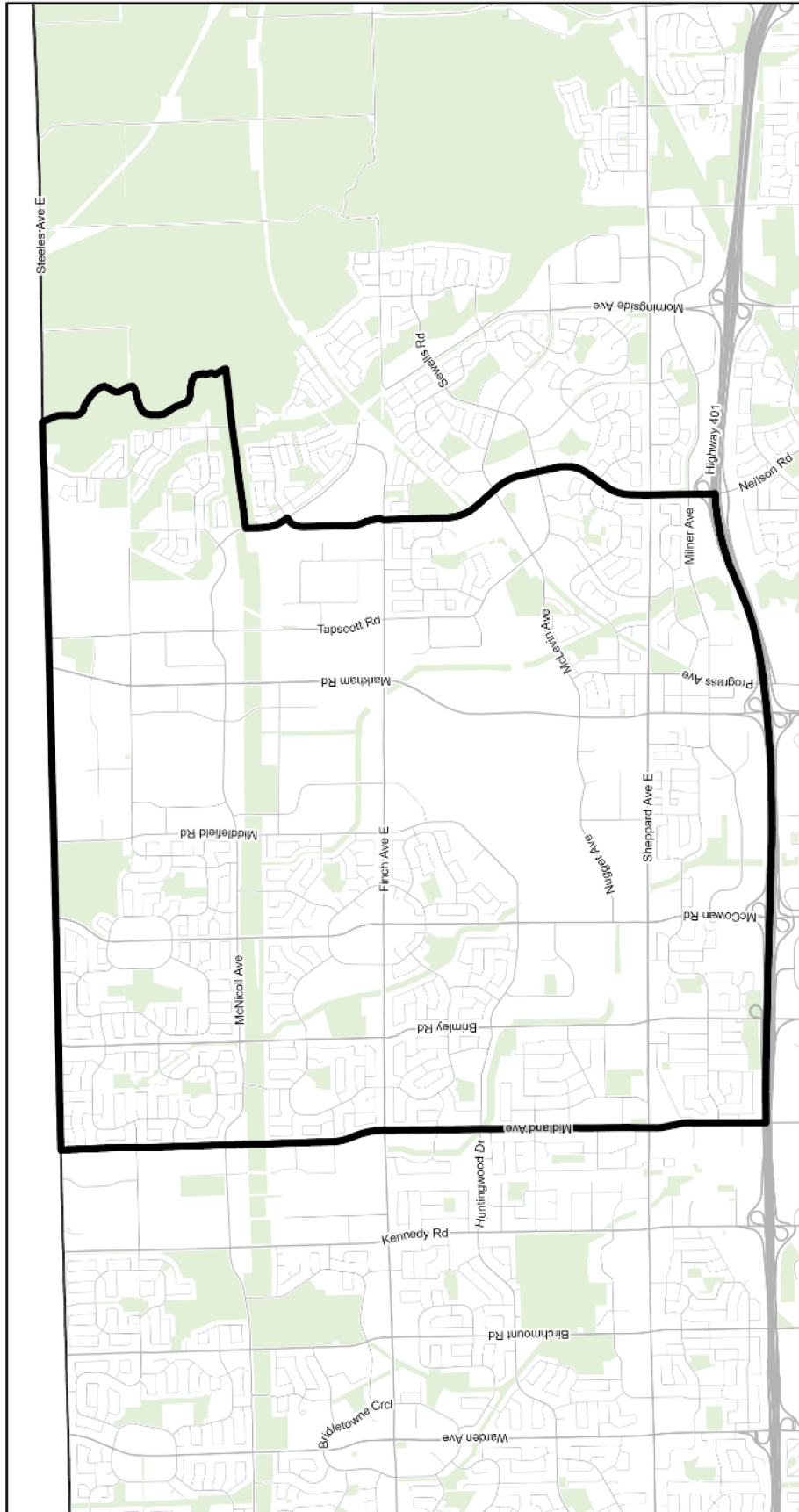
Enacted and passed on June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Toronto
Diagram 1

Scarborough North (23) Ward Area

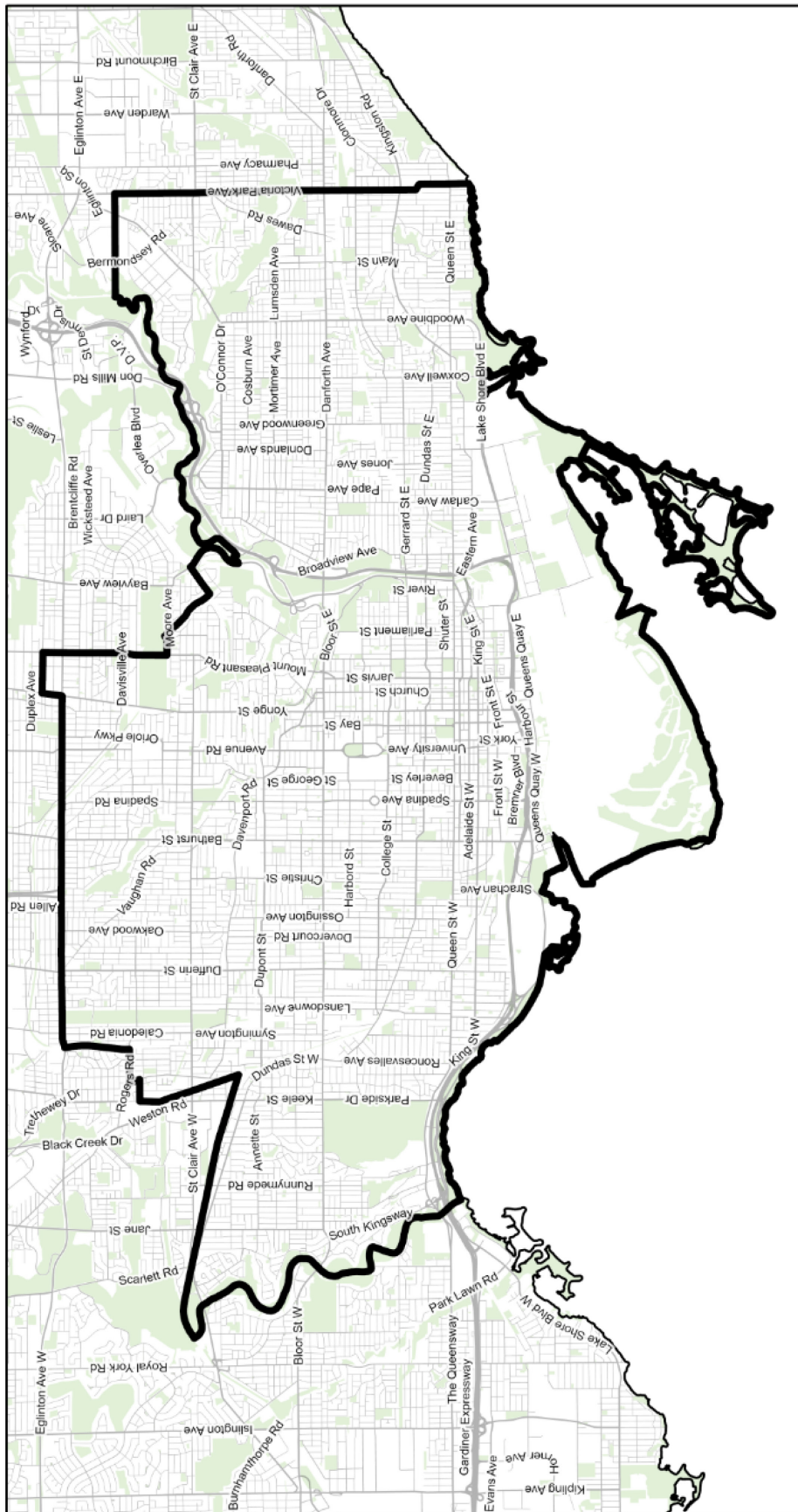
Scarborough North (23) Ward Area

City Green Spaces



City of Toronto By-law 569-2013
Not to Scale
06/26/2025

Diagram 2



Toronto
Diagram 2

Toronto and East York Community Council Area



Toronto and East York Community Council Area

City Green Spaces



City of Toronto By-law 569-2013
Not to Scale
06/26/2025