

Authority: Planning and Housing Committee Item PH23.1,
adopted as amended by City of Toronto Council on July 23
and 24, 2025
City Council voted in favour of this by-law on July 24,
2025
Written approval of this by-law was given by Mayoral
Decision 11-2025 dated July 24, 2025

CITY OF TORONTO

BY-LAW 847-2025

To amend Zoning By-law 569-2013, as amended, to alter permissions and performance standards for laneway 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 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 replacing Regulation 150.8.60.30(1) with the following:

(1) Minimum Separation between a Residential Building and the Ancillary Building

Despite regulation 10.5.60.30(1), the **main wall** an **ancillary building** containing a **laneway suite** must be:

- (A) no less than 4.0 metres from the **main wall** of the **residential building** on the same **lot** if the height of the **ancillary building** is no greater than 4.0 metres; and
- (B) no less than 7.5 metres from the **main wall** of the **residential building** on the same **lot** if the height of the **ancillary building** is greater than 4.0 metres; and

3. Zoning By-law 569-2013, as amended, is further amended by deleting Regulations 150.8.60.30(2), (3) and (4).
4. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 150.8.60.40(1) with the following:

(1) Maximum Height of a Laneway Suite

Despite regulation 10.5.60.40(2)(B), the permitted maximum height of an **ancillary building** containing a **laneway suite** is:

- (A) if the **ancillary building** containing a **laneway suite** is located less than 7.5 metres from the **residential building** on the **lot**, 4.0 metres; and
- (B) if the **ancillary building** containing a **laneway suite** is located 7.5 metres or more from the **residential building** on the **lot**, 6.3 metres; and

5. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 150.8.60.50(2) with the following:

(2) Laneway Suite – Gross Floor Area

The **gross floor area** of an **ancillary building** containing a **laneway suite** must be less than the **gross floor area** of the **residential building** on a **lot**.

6. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 150.8.60.50 new Regulation (4) so that it reads:

(4) Laneway Suite – Gross Floor Area Calculations

The **gross floor area** of an **ancillary building** containing a **laneway suite**, may be reduced by the areas within a **building** listed in regulations 10.5.40.40 (1), (2), and (3) (A) and (B).

7. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 150.8.60.60(2)(B) with the following:

- (B) the platform complies with the required minimum **building setbacks** and separation distances for the **ancillary building** containing a **laneway suite**; and

8. Zoning By-law 569-2013, as amended, is further amended by adding a new clause 150.8.60.51 and regulations 150.8.60.51(1) and (2), so that it reads:

150.8.60.51 Floor Area Exemptions

(1) Transition – Gross Floor Area for a Laneway Suite

A **laneway suite** may have the **gross floor area** exceed the requirements in regulations 150.8.60.50(2) and (4), if:

- (A) The **building** is a **lawfully existing laneway suite**, and no additions are added that would increase the noncompliance after July 24, 2025; or
- (B) The **building** was constructed pursuant to a building permit issued after July 24, 2025 that contains no excess **gross floor area** other than identified in:

- (i) The plans approved with a zoning certificate issued for the project, for which the request for a zoning certificate was filed on or prior to July 24, 2025;
 - (ii) An approved zoning by-law amendment, for which the complete application for a zoning by-law amendment was filed on or prior to July 24, 2025;
 - (iii) A minor variance authorized under Section 45 of the Planning Act, for which the complete application for a minor variance was filed on or prior to July 24, 2025; or
 - (iv) A site plan approval, for which the complete application for site plan approval was filed on or prior to July 24, 2025; and
 - (C) For a **building** constructed pursuant to (B) above, no additions with excess **gross floor area** that would further increase the noncompliance may be added after the issuance of the building permit upon which the exemption is founded, if they would increase the noncompliance beyond that established by that building permit.
- (2) Transition – Definition of Lawfully, Lawfully Existing and Complete Applications
- For the purposes of regulation 150.8.60.51(1):
- (A) 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, includes:
 - (i) **buildings, structures** or uses authorized or permitted on or before July 24, 2025; and
 - (ii) for which a building permit was lawfully issued before July 24, 2025;
 - (B) a "request for a zoning certificate" means a request for a zoning certificate that satisfies the requirements set out in Article I, Building Permits, of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.
 - (C) a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.
 - (D) a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.

- (E) a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.

Enacted and passed on July 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)