

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 848-2025

#### **To amend Zoning By-law 569-2013, as amended, to alter permissions and performance standards for additional residential units.**

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 adding to Regulation 10.5.60.70(1) a new Regulation (C) so that it reads:

(1) Lot Coverage Requirement for Ancillary Buildings and Structures

An **ancillary building** or **structure** on a **lot** in the Residential Zone category, other than the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, such as fountains or artificial ponds:

- (A) is included in the overall calculation of **lot coverage**;
- (B) the area of the **lot** covered by all **ancillary buildings** and **structures** may not exceed 10 percent of the **lot area**; and
- (C) the permitted maximum **lot coverage** for **ancillary buildings** or **structures** in regulation (B) above does not apply to a **lot** with a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite** if:
  - (i) the overall **lot coverage** of all **buildings** and **structures** on the **lot** does not exceed 45 percent of the **lot area**.

3. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.10.30.1(2) so that it reads:

(2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 10.10.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite** under regulation 10.10.60.70(1)(C) is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.10.30.1(1), then the more permissive regulation prevails.

4. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.40.40(1)(C) with the following:

(C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**; and

5. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.10.60.70(1) a new Regulation (C) so that it reads:

(1) Lot Coverage Requirement for Ancillary Buildings and Structures

Despite regulation 10.5.60.70(1), in the R zone, the area of the **lot** covered by **ancillary buildings** and **structures** may not exceed 5 percent of the **lot area**, except for the following:

(A) the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, if they comply with regulation 10.5.60.70(2);

(B) **ancillary buildings** or **structures** containing **parking spaces**, to a maximum of one **parking space** per **dwelling unit** on the **lot**; and

(C) the permitted maximum **lot coverage** for **ancillary buildings** or **structures** does not apply to a **lot** with a **detached houseplex**, **semi-detached houseplex** a **residential building** with a **secondary suite** if:

(i) the overall **lot coverage** of all **buildings** and **structures** on the **lot** does not exceed 45 percent of the **lot area**.

6. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.20.30.1(2) so that it reads:

(2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex

Despite regulations 10.20.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex** or a

**residential building** with a **secondary suite** under clause 10.20.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.20.30.1(1), then the more permissive regulation prevails.

7. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of Regulation (B), adding "; and" to the end of Regulation (C) and adding to Regulation 10.20.30.40(1) a new Regulation (D) as follows:

(D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains a **detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;

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

(C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex**, or a **residential building** with a **secondary suite**; and

9. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.40.30.1(2) so that it reads:

(2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 10.40.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite** under clause 10.40.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.40.30.1(1), then the more permissive regulation prevails.

10. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of Regulation (B), adding "; and" to the end of Regulation (C) and adding to Regulation 10.40.30.40(1) a new Regulation (D) as follows:

(D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;

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

(C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**; and

12. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.60.30.1(2) so that it reads:
- (2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex
- Despite regulations 10.60.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite** under clause 10.60.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.60.30.1(1), then the more permissive regulation prevails.
13. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of Regulation (B), adding "; and" to the end of Regulation (C) and adding to Regulation 10.60.30.40(1) a new Regulation (D) as follows:
- (D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;
14. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.60.40.40(1)(C) with the following:
- (C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite**; and
15. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.80.30.1(2) so that it reads:
- (2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex
- Despite regulations 10.80.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex**, **semi-detached houseplex** or a **residential building** with a **secondary suite** under clause 10.80.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.80.30.1(1), then the more permissive regulation prevails.
16. Zoning By-law 569-2013, as amended, is further amended by deleting "and" from the end of Regulation (B), adding "; and" to the end of Regulation (C) and adding to Regulation 10.80.30.40(1) a new Regulation (D) as follows:

(D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;

17. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.80.40.40(1)(C) with the following:

(C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite**; and

Enacted and passed on July 24, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)