

## **Bill 109 Implementation, Phase 3 - Recommended Official Plan and Municipal Code Amendments respecting Site Plan Control**

**Date:** September 14, 2023

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning

**Wards:** All

### **SUMMARY**

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The recommended Official Plan Amendment (OPA 688) and amendments to Municipal Code Chapter 415 in this report establish new policy tools that enable the City to better address changes to development application decision-making and approval timelines in the *Planning Act* and *City of Toronto Act, 2006*, under *Bill 109, the More Homes for Everyone Act, 2022*, and ensure conformity with *Bill 23, the More Homes Built Faster Act, 2022*.

OPA 688 adds a new requirement for in-effect zoning compliance as part of a complete Site Plan Control application to Schedule 3 of the Official Plan. This requirement enforces sequential consideration, decision-making and approval of development applications to support scoped review of Zoning By-law Amendment and Site Plan Control application types and better timeline management under Bill 109. This represents a significant change in practice as approximately 84% of Site Plan Control applications submitted to the City between January 1, 2019 and July 31, 2023 were concurrent with a rezoning process.

This report also recommends Municipal Code Amendments related to Site Plan Control, including repeal and replacement of Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control and amendments to Municipal Code Chapter 415, Development of Land, Section 415-19.2, Mandatory Pre-Application Consultation.

### **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council adopt the Official Plan Amendment 688 substantially in accordance with Attachment 1 to this report.

2. City Council amend the City of Toronto Municipal Code, Chapter 415, Development of Land, Article V, Site Plan Control, and Section 415-20, Municipal Infrastructure Agreements, substantially in accordance with Attachment 2 to this report.

3. City Council amend the City of Toronto Municipal Code, Chapter 415, Development of Land, Section 415-19.2, Mandatory Pre-Application Consultation, substantially in accordance with Attachment 4 to this report.

4. City Council direct the Chief Planner and Executive Director, City Planning to undertake stakeholder and public consultation regarding pre-application consultation with local communities and Councillors and report back to Planning and Housing Committee by Q2 2024.

5. City Council authorize the City Solicitor to make such stylistic and technical changes to the Official Plan Amendment and the amendments to the City of Toronto Municipal Code as may be required.

## **FINANCIAL IMPACT**

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As addressed in a previous related report ([EX1.4](#)), Bill 109 presents significant risk to the City's cost recovery model of development review services, including:

- the City's ability to retain revenue generated through the processing of development applications; and
- the cost of right-sizing the development review service's staff complement to better meet new legislated requirements.

The recommended Official Plan and Municipal Code amendments included in this report assist in mitigating the City's risk related to timeline management and cost recovery. Specifically, OPA 688 addresses the potential financial impact of processing Site Plan Control (SPC) applications concurrently with combined Official Plan Amendment/Zoning By-law Amendment (OPA/ZBA) or standalone Zoning By-law Amendment (ZBA) applications in the absence of a prescribed timeline for concurrent applications of that nature under Bill 109 (see Background, below, for more detail).

Between January 1, 2019 and July 31, 2023, approximately 84% of SPC applications submitted in support of OPA/ZBA or ZBA applications were submitted prior to a planning decision on the OPA/ZBA or ZBA application. Those SPC applications represent revenue of approximately \$30.7 million from application fees. The average review timeline for concurrent SPC applications during the same period was approximately three years - well beyond the legislated SPC approval timeline of 60 days and related, in part, to the iterative nature of concurrent OPA/ZBA and ZBA application review. Concurrent review of SPC applications presents a significant financial impact to cost recovery for that application type.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications.

## **EQUITY IMPACT STATEMENT**

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The broader impacts of Bill 109 on Indigenous, Black and Equity-seeking groups is described in the report "Implementing Bill 109 - The *More Homes for Everyone Act, 2022*" ([EX1.4](#)).

The recommended OPA 688 has been analysed at the definition and planning stage for potential impacts on Indigenous, Black and Equity-seeking groups of Toronto. OPA 688 is expected to support more timely review and approval of Site Plan Control applications, including affordable housing units, the lack of which disproportionately impacts Indigenous, Black and Equity-seeking groups.

## **DECISION HISTORY**

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On July 19, 2023, City Council adopted the report "Bill 109 Implementation, Phase 2 - Recommended Official Plan and Municipal Code Amendments respecting Delegated Authority for Minor Zoning By-laws," to establish new policy tools that enable the City to better address recent changes to Zoning By-law Amendment decision-making timelines in the *Planning Act* under Bill 109.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.1>

On March 29, 2023, City Council adopted the report "Bill 109 Implementation, Phase 1 - Recommended Official Plan and Municipal Code Amendments," to implement complete application provisions for Site Plan Control applications.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH2.1>

On December 15, 2022, City Council adopted, as amended, the report "Implementing Bill 109 - The *More Homes for Everyone Act, 2022*," from the Interim Deputy City Manager, Infrastructure and Development Services regarding the City's approach to addressing the impacts of the legislation. City Council directed the Chief Planner and Executive Director, City Planning to report back to Planning and Housing Committee with recommended Official Plan and Municipal Code amendments.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX1.4>

On May 11, 2022, City Council adopted staff recommendations from the report "Review of Bill 109, the *More Homes for Everyone Act, 2022*," from the Chief Planner and Executive Director. This report summarized the implications of Bill 109 for the City's development review process and highlighted concerns with the legislation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH33.11>

On June 29, 2020, City Council adopted Auditor General recommendations from the report "Toronto Building Division: Conditional Permits - Follow-up Review." This report

follows up on recommendations from a prior report, adopted by Council on November 7, 2017, that proper zoning be in place prior to issuance of a Conditional Permit.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.AU5.5>  
<https://secure.toronto.ca/council/agenda-item.do?item=2017.AU10.5>

## COMMENTS

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### Bill 109 Implementation, Phase 3

Bill 109, the *More Homes for Everyone Act, 2022*, received Royal Assent on April 14, 2022. The legislation amends six statutes, including the *Planning Act*, *Development Charges Act*, the *Ontario Heritage Act* and the *City of Toronto Act, 2006*. Among other matters, the legislation introduces punitive measures (i.e., application fee refunds) for exceeding legislated review timelines.

The anticipated impacts of Bill 109 and the City's approach to implementing legislative change were documented in detail in a series of reports to Council in May 2022 ([PH33.11](#)) and December 2022 ([EX1.4](#)). The City is responding to the impacts of the legislation in phases. This report and the recommended OPA 688 represents Phase 3 of the City's response.

### Background

To address the impacts of Bill 109, the City is reviewing the scope of its Site Plan Control approvals process. Areas of focus include: 1) concurrent applications; and 2) Site Plan Control exemptions.

In December 2022, City Council adopted a report ([EX1.4](#)) identifying that the City will no longer encourage concurrent pre-application consultation (PAC) meetings and concurrent application submissions for SPC applications. This applies in cases where the PAC meeting request or SPC application submission is concurrent with a combined OPA/ZBA or standalone ZBA application.

Table 1, below, shows timelines and fee refund thresholds for OPA/ZBA, ZBA and SPC application types under Bill 109.

**Table 1 - Legislated Timelines and Fee Refund Thresholds**

Refund Amount	Type of Planning Application		
	Combined OPA/ZBA	ZBA	Site Plan
No refund	Decision within 120 days	Decision within 90 days	Approval within 60 days

Refund Amount	Type of Planning Application		
50%	Decision within 121-179 days	Decision within 91-149 days	Approval within 61-89 days
75%	Decision within 180-239 days	Decision within 150-209 days	Approval within 90-119 days
100%	Decision 240 days and later	Decision made 210 days and later	Approval 120 days and later

When putting legislated timelines into practice, the City must consider the following:

- The typical order of consideration for decision-making and approval: Official Plan conformity, zoning by-law conformity, Site Plan approval, Building Permit issuance.
- Only complete applications will advance through the review process.
- Decision-making timelines for ZBA (90 days) and combined OPA/ZBA (120 days) applications exceed those for Site Plan Control approval (60 days). The legislation does not stipulate a combined timeline for OPA/ZBA/SPC or ZBA/SPC applications.
- Bill 109 removed Council authority for Site Plan Control approval. Site Plan Control approval was previously delegated to staff through Chapter 415 of the Municipal Code. City Council remains the decision-making authority for OPA/ZBA and ZBA applications.

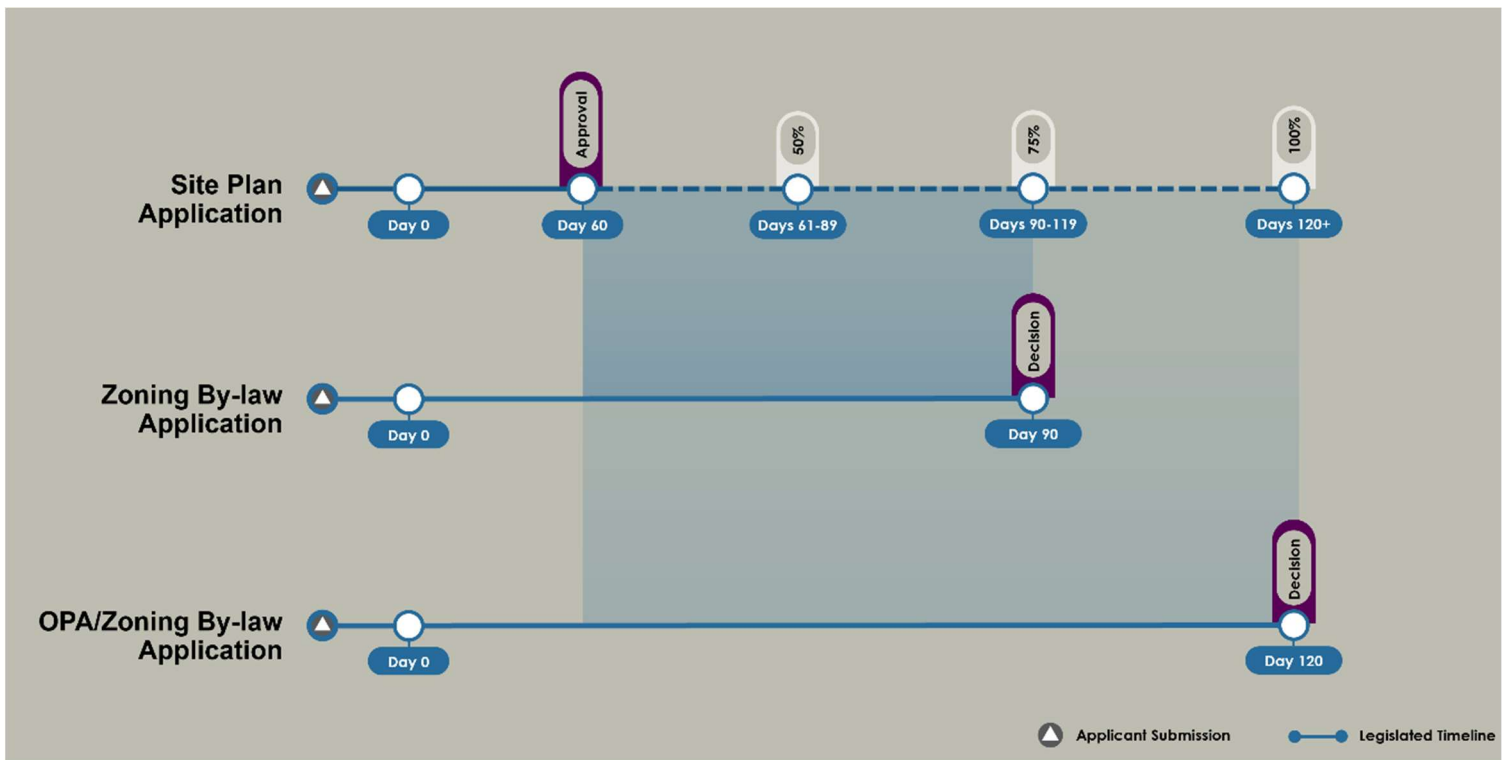
Under the *Planning Act*, OPA and ZBA applications are subject to a public, statutory planning process that includes public consultation, consideration by Community Council and final decision by City Council. It is the purview of Council to establish the policy and regulatory framework for a given site. Site plan approval is delegated to City staff and implements the approved Official Plan and in-effect zoning by-law.

In the case of a concurrent OPA/ZBA/SPC or ZBA/SPC application, to mitigate risks to cost recovery for Site Plan Control application fees, staff would have to issue the Notice of Approval Conditions (NOAC) in support of the SPC application *prior to* a decision of Council on the OPA and/or ZBA application. This approach does not align with the order of consideration for public consultation, decision-making and approval outlined above, nor does it support conformity with the City's Official Plan and zoning by-laws. Additionally, changes to Official Plan policy and/or a site-specific zoning by-law, has implications for site plan, including the submitted plans and drawings prepared by an applicant. Sequential review also supports better scope management for each application type by better aligning the process with the intent and scope of legislation.

Site Plan Control approval is considered a "gateway" to building permit. Ensuring in-effect zoning permits the development proposed in an SPC application supports implementation of a previous Auditor General's report related to the City's Conditional Permit Policy. Specifically, that in-effect zoning must be in place prior to issuance of a Conditional Permit.

Figure 1, below, illustrates legislated decision-making and approval timelines.

**Figure 1 - Legislated Timelines and Fee Refund Thresholds applied to Concurrent Applications**



## **Conformity with Provincial Policy and Legislation**

The recommended OPA 688 is consistent with, conforms to and aids in the implementation of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (August 28, 2020 Consolidation).

The recommended OPA 688 addresses Policy 4.6 of the PPS. Policy 4.6 states that "the official plan is the most important vehicle for implementation of [the] Provincial Policy Statement." OPA 688 implements this direction by establishing policy direction related to complete application requirements for Site Plan Control applications in the City of Toronto Official Plan.

## **Consultation Summary**

### *Staff and Agency Consultation*

Staff and Agency consultation has been ongoing since October 2022 through a series of regular staff forums and individual agency discussions. Consultation focused on how the City's various Council-endorsed affordable housing initiatives (e.g. Housing Now, Priority Development Review Stream) will be affected by legislated timelines and ongoing process improvements. Staff are considering the following through the implementation of the recommended OPA 688:

- The need for the City's review process to support non-profit housing providers and alignment with external funding sources.
- Considerations around existing agreements between the City, applicants and/or external parties for the provision of affordable rental housing.

### *Industry Consultation*

In May, June and August 2023, staff consulted with members of the Building Industry and Land Development Association (BILD) on the City's intent to implement Council direction to no longer encourage review of concurrent OPA/ZBA/SPC and ZBA/SPC applications. Participants raised issues related to the:

- Need to clearly articulate the scope of ZBA and SPC applications to support better timeline management.
- Potential to shorten Community Council and City Council meeting cycles to reduce gaps in decision-making on a ZBA application and submission of a follow-on SPC application.
- Financial considerations tied to submission of an SPC application, including project financing, graduated increases to Development Charges and the Toronto Green Standard Development Charge Refund Program.
- Importance of flexibility and discretion on the part of the Community Planner to advance a file.
- Challenges associated with implementation of the new requirement, including adequate City staff resources, service levels, layering of administrative processes, and interdivisional coordination.

## *Public Open House*

On September 7, 2023, staff hosted a virtual public open house to provide information and receive feedback and input on OPA 688. Notice of the open house was posted to the [City Planning Consultations](#) webpage. Notice was also shared via email with a city-wide list of Residents' Associations and members of the Toronto Chapter of the Building Industry and Land Development Association (BILD). Information about the meeting was also shared to industry partners through the [C2K Connect Newsletter](#).

Approximately 55 participants joined the virtual meeting. City staff provided a presentation including an overview of legislative change under Bill 109 and a description of the recommended OPA 688 and Municipal Code amendments to update the City's Site Plan Control Exemption and Mandatory Pre-Application Consultation by-laws.

Participants were given the opportunity to ask questions and share comments. Some participants raised questions related to:

- Whether the new complete application requirement would speed up or slow down application review timelines.
- The need to clearly articulate the scope of ZBA and SPC applications to support better timeline management.
- Ensuring timely input from external commenting partners to support better overall timeline management.
- What tools could be made available to the City through further legislative change to support better timeline management (e.g., application fee refund waivers, a "stop-the-clock" mechanism).
- The strong desire for meaningful community consultation early in the application review process, including through pre-application consultation.
- An interest on behalf of Residents' Associations and members of the public for the City to prioritize a review of its community consultation meeting practices at both the pre-application consultation stage and once an application has been deemed complete by the City.

## **Approach to Implementation**

Staff recommend a two-step approach to implementation:

- Step 1: Establish Official Plan policy (OPA 688) to add an in-effect zoning compliance requirement for complete Site Plan Control applications to Schedule 3 of the Official Plan; and
- Step 2: Finalize and post a new Terms of Reference to the City's Development Guide to specify when in-effect zoning compliance is required for a complete Site Plan Control application and how the requirement can be met.

## **Recommended Official Plan Amendment 688**

Attachment 1 to this report includes the recommended Official Plan Amendment.



### *In-effect Zoning Compliance for Site Plan Control*

Schedule 3 of the Official Plan identifies the information and materials required as part of a complete application for Official Plan and Zoning By-Law amendments, Plans of Subdivision, Plans of Condominium, Consents to Sever and Site Plan Control approvals. For SPC applications, Schedule 3 identifies minimum complete application requirements including plans and drawings specified under the *City of Toronto Act, 2006*.

On July 1, 2022, complete application provisions for Site Plan Control applications came into effect under Bill 109. On May 4, 2023, [OPA 641](#) came into effect, requiring applicants to provide minimum application requirements as prescribed under the *Planning Act* and *City of Toronto Act, 2006*, and those included in Schedule 3 of the Official Plan, as part of a complete Site Plan Control application.

OPA 688 recommends an in-effect zoning compliance requirement be added to Schedule 3 as part of a complete Site Plan Control application. The purpose of the requirement is to ensure that the development sought in the Site Plan Control application is permitted in the in-effect zoning by-law applicable to the site. This requirement supports the City's ability to meet the legislated requirement to make decisions on Site Plan Control applications within 60 days. It ensures that any necessary relief from and compliance with the in-effect zoning by-law have already been achieved and that site plan drawings are ready for detailed review and approval. It also ensures that the public, statutory process to establish permitted uses, standards, and rezone a site has concluded prior to staff consideration and approval of an implementing Site Plan Control application. Finally, it ensures that any building permits issued following SPC approval are issued with proper zoning in place.

### *Considerations for Implementation*

Should the recommended OPA 688 be adopted, a new Terms of Reference will be finalized and posted to the City's Development Guide to provide guidance to applicants about the in-effect zoning compliance requirement and how it can be met. The Terms of Reference may include information about the City's Zoning Applicable Law Certificate Program (ZAP). The ZAP process offers a detailed review of a proposal intended for a future building permit application to determine zoning compliance and confirm compliance with other applicable law. Applicants may enter a ZAP process to either confirm that the development proposal complies with in-force zoning, or to receive a Notice of Non-Compliance that lists deficiencies to be addressed prior to submission of a Site Plan Control application. The Terms of Reference may also provide information about securing Committee of Adjustment approval for Variance applications.

### **Amendments to Municipal Code, Chapter 415, Development of Land, Article V, Site Plan Control**

Attachment 2 to this report includes a Municipal Code amendment to repeal and replace Chapter 415, Development of Land, Article V, Site Plan Control. The purpose of the amendment is to:

- ensure conformity with Bill 23 and Zoning By-law 569-2013;
- clarify and broaden the list of permitted exclusions from Site Plan Control where there is limited value in site plan review,
- reduce duplicative processes and streamline review; and,
- support consistent interpretation through improved organization and legibility.

The comprehensive by-law update addresses a number of key items, highlighted below. This summary should be read alongside Attachment 3 to this report, which includes a comparative table of current and proposed exemption threshold limits.

- The legislative requirement of Bill 23 to exempt development of 10 or less residential units from Site Plan Control, subject to the exceptions related to railway lines and adjacency to certain natural heritage areas and features which may trigger the requirement for Site Plan Control.
- A scoped Site Plan Control process for development where a full review may not be warranted but certain matters relevant to broader City-building objectives must be addressed. Examples include right-of-way widenings ("widening requirement") and matters related to sustainable design, health, safety, accessibility, or the protection of adjoining lands ("typical site plan requirement").
- Alternative processes to avoid duplicative City staff work should Site Plan Control matters such as the widening requirement or typical site plan requirement already be addressed elsewhere as a condition of a Variance or Consent.
- Updates to several exemptions which relied on zoning by-law parking standards that were eliminated through adoption of the City-wide Parking By-law in 2022.
- Support for missing middle housing types, including provisions to exempt residential buildings less than four (4) storeys unless there is a widening requirement or typical site plan requirement to be addressed that was not otherwise secured/addressed in a Variance or Consent application. Related to this exception, the development:
  - must be a stand-alone residential building with no others proposed, under construction, or existing on the lands (and the relationship between buildings on the property is not an issue);
  - must not be part of a development which may use the lower-rise built form for transition or other purposes for which the building relationships need to be addressed and managed, including interface and impacts; and
  - must not exceed a maximum gross floor area of 2,000 square metres for consistency with Chapter 492, Green Roofs of the Toronto Municipal Code which does not apply to developments less than 2,000 square metres. To ensure that matters of sustainability are appropriately addressed buildings that exceed the 2,000 square metre threshold are subject to Site Plan Control and the Green Roof By-law.

- Support for small-scale mixed-used developments unless there is a widening requirement or typical site plan requirement to be addressed that was not otherwise secured/addressed in a Variance or Consent application. Related to this exception, the development must:
  - include no more than 10 dwelling units;
  - contain non-residential uses at grade and potentially at upper levels; and
  - not exceed six (6) storeys, which generally aligns with Official Plan policies that require an evaluation of wind and shadow impacts for development that exceeds six (6) storeys.
- Rooming houses and multi-tenant housing have been incorporated with express reference to the City's licensing regime which addresses matters related to fire code, health and safety that are otherwise duplicative of the Site Plan Control review process.
  - Until the multi-tenant housing zoning by-law and licensing regime come into effect on March 31, 2024, the proposed amendments to the Municipal Code reflect the current state. The amendments include direction to repeal and replace existing provisions with the new regime on March 31, 2024.
- Expansion of gross floor area permissions for industrial, manufacturing or warehousing buildings, provided the development does not include certain uses, falls within the overall threshold, and does not trigger a widening requirement or typical site plan requirement.
- Transition provisions for issued building permits that permit the construction of buildings (excluding demolition, excavation and shoring) have also been incorporated into the by-law.

The recommended Municipal Code amendments help to focus staff effort through the Site Plan Control review and approval process on matters that have the greatest benefit to the City. The amendments also ensure alignment with policy direction to facilitate missing middle development within complete communities, supported by necessary infrastructure and a sustainable and vibrant public realm.

### **Amendments to Municipal Code, Chapter 415, Development of Land, Section 415-20, Municipal Infrastructure Agreements**

In addition to the amendments outlined above, Attachment 2 to this report includes an amendment to Municipal Code Chapter 415, Development of Land, Section 415-20, Municipal Infrastructure Agreements. The purpose of this amendment is to enable the City to enter into a Municipal Infrastructure Agreement (MIA) with a developer without the requirement of a Site Plan Control application. Currently, the Municipal Code stipulates that the City may enter into an MIA to support development or redevelopment that is the subject of a Site Plan Control application.

Staff are recommending this change to expedite review and enable the City to secure the construction of municipal infrastructure outside of the Site Plan Control process. For example, an MIA may be established through the process to remove a Holding ("H") Symbol, prior to the submission of a Site Plan Control application.

### **Amendments to Municipal Code, Chapter 415, Development of Land, Section 415-19.2, Mandatory Pre-Application Consultation**

The City's Mandatory Pre-Application Consultation by-law came into effect on April 3, 2023. Based on feedback received from applicants and staff in the first few months of by-law implementation, and to continuously improve the pre-application consultation process, this report includes two recommended amendments, outlined below.

Based on feedback received from Residents' Associations and the public at the September 7, 2023 Open House, Staff recommend undertaking additional public consultation related to pre-application consultation with local communities and Councillors.

- *Validity Period:* To ensure the Planning Application Checklist Package issued at the end of the mandatory PAC process reflects current policy, regulation, legislation and application requirements, staff recommend establishing a Checklist Package validity period. To support transition from the previous voluntary PAC process, and in recognition of the mandatory PAC pilot process in place in Etobicoke York District between October 2022 and April 2023, a 12-month validity period is recommended for Checklist Packages issued prior to April 3, 2023. For Checklist Packages issued on or after April 3, 2023, staff recommend a 24-month validity period. This extended period recognizes the importance of voluntary discussion to shape a proposal following a mandatory meeting and the time it can take to prepare a high-quality submission that addresses the application requirements and comments included in the Checklist Package.
- *Concurrent Site Plan Control PACs:* As a prerequisite to the submission of an application under the *Planning Act* or the *City of Toronto Act, 2006*, the Mandatory PAC by-law requires an applicant to consult with staff for each individual application type to which the by-law applies. Where more than one application is intended to be made concurrently, a single meeting may satisfy the requirement, at the discretion of the Chief Planner. The intent of the by-law is to enable combined OPA/ZBA applications as contemplated by the *Planning Act*. The Act explicitly extends the 90-day standalone ZBA review timeline to 120 days to accommodate a combined OPA review. No similar provision exists for Site Plan Control with other application types. For clarity, staff recommend an amendment that explicitly states that pre-application consultation for Site Plan Control applications is not permitted to occur concurrently with any other application type. This amendment aligns with and serves to reinforce the recommended OPA 688, described earlier in this report. To implement this direction, staff are considering updates to PAC requirements for SPC applications.

## Next Steps

The City is taking a phased approach to implementing Bill 109. Further reporting through Planning and Housing Committee in 2023 will recommend additional Official Plan and/or Municipal Code amendments that may include, but are not limited to:

- Updates to Chapter 5 of the Official Plan and/or Municipal Code Chapter 415 related to pre-application consultation and community consultation; and
- Updates to Schedule 3 of the Official Plan related to various application requirements.

## Conclusion

The recommended OPA 688 and municipal by-law included in this report addresses increased pressure on approval timelines for Site Plan Control applications *under Bill 109, the More Homes for Everyone Act, 2022*.

The recommended OPA 688 is consistent with, conforms to and aids in the implementation of the PPS and Growth Plan (2020).

## CONTACT

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## SIGNATURE

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Gregg Lintern, MCIP RPP  
Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

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**Attachment 1:** By-law to Adopt Official Plan Amendment 688

**Attachment 2:** By-law to Amend City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control and Section 415-20, Municipal Infrastructure Agreements.

**Attachment 3:** Comparative Table of Current and Proposed Site Plan Control Exemption Threshold Limits

**Attachment 4:** By-law to Amend City of Toronto Municipal Code Chapter 415, Development of Land, Section 415-19.2, Mandatory Pre-Application Consultation

**ATTACHMENT 3 - Comparative Table of Current and Proposed Site Plan Control Exemption Threshold Limits**

Site Plan Exemption provision	Current Threshold	Proposed Threshold
<b>New Buildings</b>		
Residential Buildings (415-45.1 A (2))	(1) Detached, semi-detached, duplex;  (2) Triplex or fourplex if less than 4 storeys & less than 5 parking spaces;  (3) Townhouse with 4 units or less fronting on a public street	10 dwelling units or less;  2,000 square metres; 4 storeys or less;  Parking restrictions removed.
Laneway Suites, Garden Suites, Rooming Houses/Multi-tenant Houses, Ancillary Residential Buildings	No previous express provision	Laneway Suites, Garden Suites, Rooming Houses/Multi-tenant Houses, Ancillary Residential Buildings
Mixed Use Buildings (415-45.1 B (1))	No previous provision	10 dwelling units or less, non-residential uses at grade, 6 storeys or less, use restrictions
Industrial, Manufacturing, Warehouse Buildings (415-45.1 C (1))	1,000 square metres, use restrictions	2,000 square metres, use restrictions
Ancillary Non-residential Buildings (415-45.1 C (2))	50 square metres	100 square metres
Temporary Sales Office (415-45.1 C (3))	500 square metres	Threshold removed
Non-residential Buildings in Parks (415-45.1 C (4))	No previous provision	100 square metres

<b>Additions to Existing Buildings</b>		
Residential Buildings (415-45.2 A (2))	a detached dwelling, semi-detached dwelling, duplex, triplex, fourplex, or an individual row house or townhouse dwelling unit	Total number of 10 dwelling units or less;  2,000 square metres; 4 storeys or less
Mixed Use Buildings (415-45.2 B (1))	600 square metres, use restrictions, location restrictions, parking restriction up to 8 parking spaces, only once every 24 months	Total number of 10 dwelling units, non-residential uses at grade, 6 storeys or less, use restrictions;  Parking and 24-month restrictions removed.
Other Non-residential Buildings (415-45.2 C (1))	600 square metres, use restrictions, location restrictions, parking restriction up to 8 parking spaces, only once every 24 months	600 square metres, use restrictions, location restrictions;  Parking and 24-month restrictions removed.
Industrial, Manufacturing, Warehouse Buildings (415-45.2 C (2))	600 square metres or 20 percent of GFA, use restrictions, only once every 24 months	1,000 square metres or 25 percent of GFA, use restrictions;  24-month restrictions removed.
Non-residential Buildings in Parks (415-45.2 C (4))	No previous provision	100 square metres
<b>Interior Alterations to or Conversions of Existing Buildings</b>		
Residential Buildings (415-45.3 A (1))	2 dwelling units in a residential or commercial zoned building; 1,000 square metres	Construction of new dwelling units with a total of 10 dwelling units in an existing residential or mixed-use building
Day Nursery, Community Centre, Recreation Use, Temporary Sales Office	1,000 square metres	Threshold removed



<b>Additions to Existing Buildings</b>		
Any other Non-residential Building or Manufacturing, Industrial, Warehouse	1,000 square metres, use restrictions, only once every 24 months	1,000 square metres, use restrictions; 24-month restrictions removed.