

## Attachment 2: Draft Zoning By-law Amendment (Laneway Suites)

**Authority:** Planning and Housing Committee Item PH###.##, as adopted by City of Toronto Council on [insert date of Council adoption of this By-law]

### CITY OF TORONTO BY-LAW ###-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;
    - (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 **[ENACTION DATE]**; or

- (B) The **building** was constructed pursuant to a building permit issued after **[ENACTION DATE]** 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 **[ENACTION DATE]**;
  - (ii) An approved zoning by-law amendment, for which the complete application for a zoning by-law amendment was filed on or prior to **[ENACTION DATE]**;
  - (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 **[ENACTION DATE]**; or
  - (iv) A site plan approval, for which the complete application for site plan approval was filed on or prior to **[ENACTION DATE]**; 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 **[ENACTION DATE]**; and
    - (ii) for which a building permit was lawfully issued before **[ENACTION DATE]**;
  - (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 [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)