

Attachment 2: Draft Zoning By-law Amendment

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

Explanatory Comment:

City-wide Zoning By-law 569-2013 currently applies five distinct residential zones across Toronto's neighborhoods. Under the existing regulations, none of these zones permit five- or six-unit detached houseplexes (fiveplexes or sixplexes).

This zoning by-law amendment introduces changes that will allow the development of five- and six-unit detached houseplexes in all residential zones across the city. This amendment is part of a broader effort to expand housing options and increase density within existing neighborhoods.

This by-law should be reviewed in conjunction with the concurrent multiplex monitoring by-law. The monitoring by-law will introduce new building type definitions, including those for detached houseplexes, and will provide a framework for evaluating the impacts and effectiveness of these new housing forms.

CITY OF TORONTO BY-LAW ###-2025

To amend Zoning By-law 569-2013, as amended, to create permissions and performance standards for five and six unit detached houseplexes, including fiveplexes and sixplexes citywide 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 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.

Explanatory Comment:

Sections 2 to 4 of this amendment update the definitions in Chapter 800 of the City-wide Zoning By-law to support the introduction of fiveplexes and sixplexes. These sections revise the existing definition of a detached houseplex, as proposed through the Multiplex Monitoring amendments, by increasing the maximum number of permitted dwelling units in a detached building from four to six.

Additionally, a new definition for apartment building is introduced for the Residential Zones (R, RD, RS, RT and RM) in Section 10.5. This definition applies to all residential zone categories and clarifies that an apartment building contains seven or more dwelling units. This change is necessary to distinguish apartment buildings from detached houseplexes, which will now be permitted to contain up to six units under this amendment.

2. Zoning By-law 569-2013, as amended, is further amended by adding new definitions in Chapter 800.50 (257) for fiveplexes and (777) for sixplexes so that they read:

(257) 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**.

(777) 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**.

3. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.5.20.1 new regulation (2) after regulation (1), so that it reads:

(2) Definition of an Apartment Building in the Residential Zone Categories

Despite 800.50(55), the definition of an **apartment building** in the R, RD, RS, RT and RM zones 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**.

4. Zoning By-law 569-2013, as amended, is further amended by replacing the definition of **detached houseplex** in Regulation 800.50(181) with the following:

(181) 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 adjacent **lot**; and
- (D) at least one **dwelling unit** is entirely or partially above another.
- (E) **Detached houseplex** includes the following types of **buildings**: 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**.

Explanatory Comment:

Sections 5 to 7 of this amendment revise the Zoning By-law to update the maximum number of permitted dwelling units on a lot. These changes allow for the development of five- or six-unit detached houseplexes.

Specifically, the amendment increases the unit cap for lots currently assigned a "u" value of 4 or fewer, ensuring that detached houseplexes with five or six units can be built city-wide in all residential zones. This adjustment aligns the zoning permissions with the new building definitions and supports greater opportunity for housing flexibility across Toronto's residential neighborhoods.

5. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.10.40.1(3) new subsection (C), so that it reads:

(3) Number of Dwelling Units on a Lot

- (A) if a zone label applying to a **lot** in the R zone on the Zoning By-law Map has the letter "u", the numerical value following the letter "u" is the maximum number of **dwelling units** permitted on the **lot**;

- (B) despite (A) above, the permitted maximum number of **dwelling units** for an **apartment building** located on a **lot** abutting a **major street** is the greater of 60 **dwelling units** or the numerical value following the letter “u” on the Zoning By-law Map; and
 - (C) despite (A) above, if a zone label contains the letter “u” with a numerical value less than 6, the maximum number of **dwelling units** for the **lot** is 6.
- 6. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.60.40.1(2) new subsection (C), so that it reads:
 - (2) Number of Dwelling Units on a Lot
 - (A) if a zone label applying to a **lot** in the RT zone on the Zoning By-law Map has the letter “u”, the numerical value following the letter “u” is the maximum number of **dwelling units** permitted on the **lot**.
 - (B) despite (A) above, the permitted maximum number of **dwelling units** for an **apartment building** located on a **lot** abutting a **major street** is the greater of 60 **dwelling units** or the numerical value following the letter “u” on the Zoning By-law Map; and
 - (C) despite (A) above, if a zone label contains the letter “u” with a numerical value less than 6, the maximum number of **dwelling units** for the **lot** is 6.
- 7. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.80.40.1(2) new subsection (C), so that it reads:
 - (2) Number of Dwelling Units on a Lot
 - (A) if a zone label applying to a **lot** in the RM zone on the Zoning By-law Map has the letter “u”, the numerical value following the letter “u” is the maximum number of **dwelling units** permitted on the **lot**.
 - (B) despite (A) above, the permitted maximum number of **dwelling units** for an **apartment building** located on a **lot** abutting a **major street** is the greater of 60 **dwelling units** or the numerical value following the letter “u” on the Zoning By-law Map; and
 - (C) despite (A) above, if a zone label contains the letter “u” with a numerical value less than 6, the maximum number of **dwelling units** for the **lot** is 6.

Explanatory Comment:

The sections below of this amendment modify the zoning regulations to expand the maximum permitted height for detached houseplexes containing five or six dwelling units. The amendment increases the allowable building height to at least 10.5 metres, enabling the construction of three full storeys and greater basement unit potential.

This height increase supports the creation of more functional and livable units, including improved opportunities for usable basement space. The additional 0.5 metres is specifically intended to raise basement ceiling heights, enhancing overall livability and allowing for greater natural light penetration into the lowest level of the building. These changes aim to ensure that five- and six-unit houseplexes can be designed to for more desirable units below grade.

8. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.10.40.10(1) a new Regulation (E) that reads:
- (E) despite (C)(ii) above, 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**.
9. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.40.10(1) a new Regulation (E) that reads:
- (E) despite (C)(ii) above, 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**.

10. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.40.10(1) a new Regulation (E) that reads:

- (E) despite (C)(ii) above, 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**.

11. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.60.40.10(1) a new Regulation (E) that reads:

- (E) despite (C)(ii) above, 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**.

12. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.80.40.10(1) a new Regulation (E) that reads:

- (E) despite (C)(ii) above, 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**.

Explanatory Comment:

This section repeals the former sixplex zoning by-law amendment specific to Ward 23, as the current amendment extends the same permissions city-wide. Maintaining the Ward-specific by-law would create unnecessary redundancy and potential confusion, given that the new regulations uniformly permit five- and six-unit detached houseplexes across all residential zones in Toronto. As such, the Ward 23 amendment is no longer required and is being formally removed for clarity and consistency.

13. By-law 47-2025 is repealed on the date of which all of Sections 1 to 17 of this by-law come into force and effect.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)