

Attachment 10: Explanation of Proposed Laneway Suite and Multiplex Zoning By-law Amendments

On November 20, 2024, the Province of Ontario issued [Ontario Regulation 462/24](#) (O. Reg. 462/24) on Additional Residential Units, as further described in the Garden Suites Monitoring Program Final Report. Given that O. Reg. 462/24 has the greatest potential impact on garden suites and laneway suites, and that the laneway suites monitoring program has ended, staff are recommending zoning by-law amendments for all additional residential units (garden suites, laneway suites and multiplexes) as part of this report.

The Zoning By-law Amendments included as Attachments 8 and 9 are proposed to respectively align laneway suite and multiplex zoning permissions in By-law 569-2013 with O. Reg. 462/24, and for consistency with what is being recommended for garden suites resulting from the monitoring program. This report provides an opportunity to recommend these amendments to ensure a streamlined and timely implementation. These amendments would eliminate the need to read O. Reg. 462/24 together with the Zoning By-law. Further detail on these proposed Zoning By-law Amendments is provided below.

Recommended Revisions to Performance Standards for Laneway Suites

In July 2019, [City Council adopted Official Plan and Zoning By-law Amendments permitting laneway suites](#) in all residential zones under Zoning By-law 569-2013 across the City, with the exception of Yorkville. Along with approving bylaw and policy changes to allow the construction of laneway suites, City Council directed city staff to monitor the implementation of laneway suites and report back to Planning and Housing Committee with recommendations on any proposed changes to the policies or by-law for laneway suites. The Laneway Suites Monitoring Program concluded in December 2021 with a staff report, and [adoption of a Zoning By-law Amendment](#) to facilitate their construction and respond to public feedback.

While the Laneway Suites Monitoring Program is complete, this report recommends a few amendments (Attachment 8) to the performance standards for laneway suites, which can be summarized as follows:

- Clarifying rules for additions to existing non-conforming buildings for consistency with recommended amendments to garden suites permissions;
- Removing angular plane provisions to align with provincial O. Reg. 462/24;
- Reducing the minimum separation distance to 4.0 metres for one-storey laneway suites (maximum height of 4.0 metres) to align with provincial O. Reg. 462/24;
- Clarifying the maximum height (4.0 metres or 6.3 metres) related to the minimum separation distance, for consistency with recommended amendments to garden suites permissions and to align with provincial O. Reg. 462/24;
- Revision to extend the O. Reg. 462/24 standards to more than three units on a lot; and
- Revision to the comparative measure for laneway suites in relation to the primary dwelling from interior floor area to gross floor area, including exclusion of the

basement, while maintaining the requirement that laneway suites be subordinate to the primary dwelling. This change is consistent with recommended amendments to garden suites permissions, and it provides a more accurate and consistent method of ensuring the laneway suite is the smaller of the two structures.

Similar to garden suites, laneway suites are already exempted from complying with maximum floor space index (FSI), so no additional amendments are required to implement this aspect of O. Reg. 462/24.

Recommended Revisions to Performance Standards for Additional Residential Units (including Multiplexes)

While most of the impacts of O. Reg. 462/24 affect performance standards for laneway suites and garden suites, multiplexes of up to three units are also potentially impacted with respect to maximum lot coverage, and minimum lot area requirements, where applicable. The 'Expanding Housing Options in Neighbourhoods - Multiplex – Monitoring Program – Final Report' considered by the Planning and Housing Committee on June 12, 2025, indicated that staff would bring forward zoning by-law amendments to ensure alignment of the multiplex permissions with O. Reg. 462/24 and to provide clarity for implementation as part of the Garden Suite Monitoring Program report.

The recommended amendment in Attachment 9 addresses zoning consistency with the provincial regulation for multiplexes and extends the provincial standards to more than three units on a lot. The amendments can be summarized as follows:

- Application of maximum lot coverage of 45 percent for all buildings and structures where current lot coverage permissions are lower to align with provincial O. Reg. 462/24;
- Removal of floor space index limitations for residential buildings with secondary suites to align with provincial O. Reg. 462/24; and,
- Technical amendments to give effect to the revisions above.

For more details on each proposed amendment, see Attachments 8 and 9.