

## Attachment 8: 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.

#### **Explanatory Comment – Separation Distance Change & Angular Plane Removal**

Ontario Regulation 462/24 introduced a reduced separation distance between a laneway suite and the principal building on a lot. This by-law amendment incorporates those provincial changes into the Toronto context. Specifically, the separation distance is reduced from 5.0 metres to 4.0 metres for one-storey laneway suites with a maximum height of 4.0 metres. The existing 7.5-metre separation distance will continue to apply to two-storey laneway suites. This change will also clarify how this should be measured, which will be main wall to main wall.

This section of the by-law also removes angular plane requirements in alignment with the changes introduced by O. Reg 462/24. The provincial regulation eliminated angular plane requirements for lots containing two to three units. The amendment to Toronto's zoning by-law will extend this change to all lots with laneway suites regardless of the number of units on the lot.

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).

**Explanatory Comment – Height:**

This section of the by-law amendment updates and clarifies the regulations related to building height for laneway suites. Specifically, it clarifies that any portion of an ancillary structure located less than 7.5 metres from the principal building is subject to a maximum height of 4.0 metres. This clarification addresses previous ambiguity in the by-law, particularly for proposals where the separation distance was less than 5.0 metres. In addition, this amendment implements the requirements of Ontario Regulation 462/24, which permits a minimum separation distance of 4.0 metres, and applies this connection to the maximum height provisions of the by-law. The existing maximum height of 6.3 metres remains applicable for any laneway suite that is located 7.5 metres or more from the principal building.

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

**Explanatory Comment – Floor Area:**

The purpose of regulation 150.8.60.50(2) is to ensure that a laneway suite remains subordinate to the principal building on the lot. Previously, the regulation compared the interior floor area of the laneway suite to the gross floor area of the principal building. The proposed amendment will shift this comparison to a gross floor area-to-gross floor area review, providing a more accurate and consistent method of ensuring the laneway suite is the smaller of the two structures. The laneway suite's gross floor area would be subject to the same deductions as the principal residential building, with the exception of area within the laneway suite building used for parking.

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).

**Explanatory Comment – Angular Plane References to be Removed:**

This section removes reference to the angular plane.

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

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)