

Attachment 9: Draft Zoning By-law Amendment (Multiplex Lot Coverage)

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:

The purpose of this zoning by-law amendment is to align the City of Toronto's Zoning By-law with Ontario Regulation 462/24, which aims to encourage gentle intensification and simplify permissions for low-rise housing, such as duplexes and triplexes, across the province. To apply these changes within Toronto's planning context, the Zoning By-law will be updated to extend these permissions to a broader range of housing types, including all multiplexes. This builds on the provincial changes by expanding the lot coverage allowance to a greater number of units, aligning more closely with existing permissions in Toronto's residential zones.

The amendment provides for a maximum lot coverage of 45% for all multi-unit buildings and structures on lots where current lot coverage permissions are lower.

The amendment also removes Floor Space Index (FSI) limits for residential buildings with secondary suites, consistent with the provincial regulation. While Toronto currently exempts multiplexes from FSI limits, secondary suites are classified as "living accommodations" rather than "dwelling units," and are therefore included in the FSI maximum. This change will allow secondary suites to benefit from the same FSI exemptions, reducing barriers to adding additional units within existing homes all while being consistent with the provincial requirements.

CITY OF TORONTO BY-LAW ###-2025

To amend Zoning By-law 569-2013, as amended, to alter permissions and performance standards for additional residential units.

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 adding to Regulation 10.5.60.70(1) a new Regulation (C) so that it reads:

(1) Lot Coverage Requirement for Ancillary Buildings and Structures

An **ancillary building** or **structure** on a **lot** in the Residential Zone category, other than the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, such as fountains or artificial ponds:

- (A) is included in the overall calculation of **lot coverage**;
- (B) the area of the **lot** covered by all **ancillary buildings** and **structures** may not exceed 10% of the **lot area**; and
- (C) the permitted maximum **lot coverage** for **ancillary buildings** or **structures** in regulation (B) above does not apply to a **lot** with a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite** if:
 - (i) the overall **lot coverage** of all **buildings** and **structures** on the **lot** does not exceed 45 percent of the **lot area**.

3. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.10.30.1(2) so that it reads:

(2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 10.10.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite** under regulation 10.10.60.70(1)(C) is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.10.30.1(1), then the more permissive regulation prevails.

4. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.40.40(1)(C) with the following:

- (C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite**; and

5. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.10.60.70(1) a new Regulation (C) so that it reads:

(1) Lot Coverage Requirement for Ancillary Buildings and Structures

Despite regulation 10.5.60.70(1), in the R zone, the area of the **lot** covered by **ancillary buildings** and **structures** may not exceed 5% of the **lot area**, except for the following:

- (A) the water surface area of an outdoor swimming pool or other **ancillary structure** used to hold water, if they comply with regulation 10.5.60.70(2);

- (B) **ancillary buildings or structures** containing **parking spaces**, to a maximum of one **parking space** per **dwelling unit** on the **lot**; and
 - (C) the permitted maximum **lot coverage** for **ancillary buildings or structures** does not apply to a **lot** with a **detached houseplex, semi-detached houseplex** a **residential building** with a **secondary suite** if:
 - (i) the overall **lot coverage** of all **buildings** and **structures** on the **lot** does not exceed 45 percent of the **lot area**.
6. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.20.30.1(2) so that it reads:
- (2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex
 Despite regulations 10.20.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex** or a **residential building** with a **secondary suite** under clause 10.20.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.20.30.1(1), then the more permissive regulation prevails.
7. Zoning By-law 569-2013, as amended, is further amended by deleting “and” from the end of Regulation (B), adding “; and” to the end of Regulation (C) and adding to Regulation 10.20.30.40(1) a new Regulation (D) as follows:
- (D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains a **detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;
8. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.20.40.40(1)(C) with the following:
- (C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex**, or a **residential building** with a **secondary suite**; and
9. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.40.30.1(2) so that it reads:
- (2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex
 Despite regulations 10.40.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex, semi-detached houseplex** or a **residential building** with a

secondary suite under clause 10.40.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.40.30.1(1), then the more permissive regulation prevails.

10. Zoning By-law 569-2013, as amended, is further amended by deleting “and” from the end of Regulation (B), adding “; and” to the end of Regulation (C) and adding to Regulation 10.40.30.40(1) a new Regulation (D) as follows:
 - (D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;
11. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.40.40.40(1)(C) with the following:
 - (C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite**; and
12. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.60.30.1(2) so that it reads:
 - (2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex

Despite regulations 10.60.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite** under clause 10.60.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.60.30.1(1), then the more permissive regulation prevails.
13. Zoning By-law 569-2013, as amended, is further amended by deleting “and” from the end of Regulation (B), adding “; and” to the end of Regulation (C) and adding to Regulation 10.60.30.40(1) a new Regulation (D) as follows:
 - (D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;
14. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.60.40.40(1)(C) with the following:

- (C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite**; and
15. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 10.80.30.1(2) so that it reads:
- (2) Chapter 900 Exceptions – More Permissive Lot Coverage Requirements for a Detached Houseplex or Semi-Detached Houseplex
- Despite regulations 10.80.30.1(1), 900.1.10(3) and 900.1.10(4)(A), if the maximum **lot coverage** that would apply to a **lot** with a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite** under clause 10.80.30.40 is more permissive than the maximum **lot coverage** that would apply to the **lot** under regulation 10.80.30.1(1), then the more permissive regulation prevails.
16. Zoning By-law 569-2013, as amended, is further amended by deleting “and” from the end of Regulation (B), adding “; and” to the end of Regulation (C) and adding to Regulation 10.80.30.40(1) a new Regulation (D) as follows:
- (D) Despite (A) above, if the numerical value on the Lot Coverage Overlay Map is less than 45 percent and the **lot** contains a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite**, the maximum **lot coverage** for all **buildings** and **structures** on the **lot** is 45 percent;
17. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.80.40.40(1)(C) with the following:
- (C) the permitted maximum floor space index in regulation (A) and (B) above does not apply to a **detached houseplex, semi-detached houseplex** or a **residential building** with a **secondary suite**; and

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

(Seal of the City)

[full name],
City Clerk