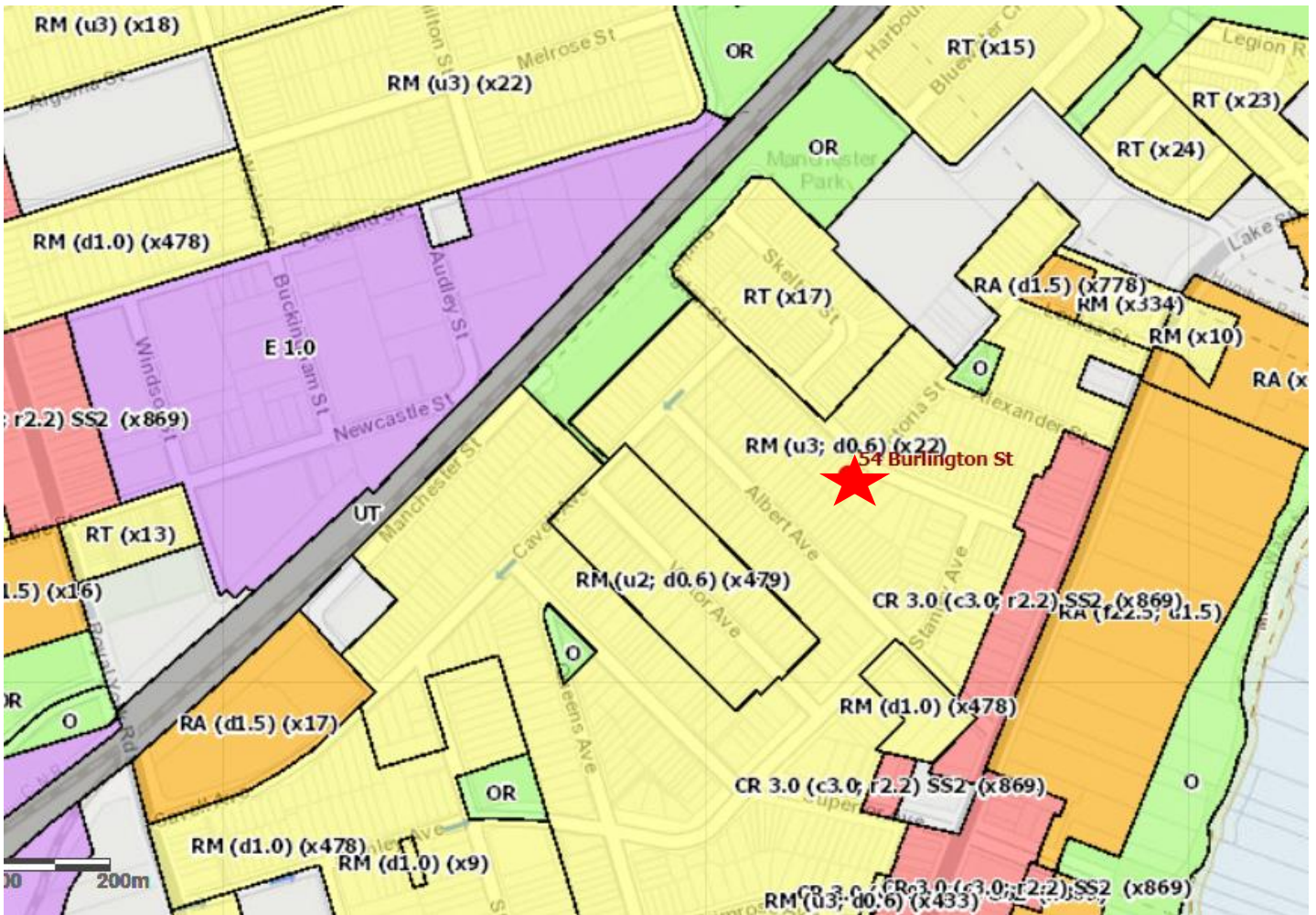


Zoning Information

54 Burlington Drive, Etobicoke



RM – Residential Multiple Zone



The new City-wide Zoning By-law 569-2013 was enacted on May 9, 2013. It has been appealed under section 34(19) of the Planning Act. Even though it is under appeal, the City's Chief Building Official and the Committee of Adjustment will apply the new By-law to applications filed after its enactment. Please consult with your advisors to determine whether the new by-law has any impact.

Amendments to By-law 569-2013 have been incorporated into this [office consolidation](#). The web version of this by-law does not include highlighting to reflect the regulations that remain under appeal as a result of appeals to the By-law as adopted on May 9, 2013. Please review the PDF version of the office consolidation for regulations that remain under appeal.

The original by-law and its amendments are with the City Clerk's office.

Zoning By-law No. 569-2013, as amended (office consolidation), is available in PDF format from the [Zoning By-law 569-2013 homepage](#)

City of Toronto Zoning By-law 569-2013, as amended (Office Consolidation)

Version Date: December 21, 2022

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Rooming House (14)
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[By-law: 545-2019]
[By-law 1210-2019]
[By-law: 101-2022]

10.80.20.40 Permitted Building Types

(1) Permitted Residential Building Types - RM Zone

In the RM zone, a **dwelling unit** is permitted in the following **residential building** types:

- (A) **Detached House**;
- (B) **Semi-Detached House**;
- (C) **Duplex**, if the zone label on the Zoning By-law Map:
 - (i) does not include a "u" value; or
 - (ii) has a numerical value of 2 or greater following the letter "u" in the zone label;
- (D) **Triplex**, if the zone label on the Zoning By-law Map:
 - (i) does not include a "u" value; or
 - (ii) has a numerical value of 3 or greater following the letter "u" in the zone label;
- (E) **Fourplex**, if the zone label on the Zoning By-law Map:
 - (i) does not include a "u" value; or
 - (ii) has a numerical value of 4 or greater following the letter "u" in the zone label; and
- (F) **Apartment Building**, if the zone label on the Zoning By-law Map:
 - (i) does not include a "u" value; or
 - (ii) has a numerical value of 5 or greater following the letter "u" in the zone label.

10.80.20.100 Conditions

(1) Ambulance Depot, Fire Hall or Police Station

In the RM zone, an ambulance depot, a fire hall or a police station must be on a **lot** that:

- (A) fronts on a major **street** on the Policy Areas Overlay Map; or
- (B) fronts on a **street** which intersects a major **street** on the Policy Areas Overlay Map, and is no more than 250 metres from that intersection.

(2) Cogeneration Energy Production or Renewable Energy Production

In the RM zone, **cogeneration energy** production or **renewable energy** production must be in combination with another permitted use on the **lot**, and comply with all Municipal, Provincial and Federal by-laws, statutes and regulations.

(3) Community Centre or Library

In the RM zone, a **community centre** or a library must be on a **lot** that has a **front lot line** or **side lot line** abutting:

- (A) a major **street** on the Policy Areas Overlay Map; or
- (B) a **street** which intersects a major **street** on the Policy Areas Overlay Map, and the **lot** is located, in whole or in part, within 80.0 metres of that intersection.

(4) Crisis Care Shelter

In the RM zone, a **crisis care shelter** must comply with the specific use regulations in Section 150.20. [By-law: 545-2019]

Chapter 150	<u>Specific Use Regulations</u>	(5) <u>Day Nursery</u> A day nursery in the RM zone must comply with the specific use regulations in Section 150.45.
Chapter 200	<u>Parking Space Regulations</u>	(6) <u>Group Home or Residential Care Home</u> In the RM zone, a group home or a residential care home must comply with the specific use regulations in Section 150.15.
Chapter 220	<u>Loading Space Regulations</u>	(7) <u>Home Occupation</u> A home occupation in the RM zone must comply with the specific use regulations in Section 150.5.
Chapter 230	<u>Bicycle Parking Space Regulations</u>	(8) <u>Nursing Home or Retirement Home</u> In the RM zone, a nursing home , retirement home or a combination of these two uses, must be on a lot that has a front lot line or side lot line abutting: (A) a major street on the Policy Areas Overlay Map; or (B) a street which intersects a major street on the Policy Areas Overlay Map, and the lot is located, in whole or in part, within 80.0 metres of that intersection.
Chapter 280	<u>Special Districts - Downtown</u>	(9) <u>Place of Worship</u> In the RM zone, a place of worship must: (A) comply with the specific use regulations in Section 150.50; (B) be on a lot with: (i) a front lot line or side lot line abutting a major street on the Policy Areas Overlay Map; (ii) a lot area of at least 2,000 square metres; and (iii) a lot frontage of at least 30 metres;
Chapter 300	<u>Special Districts - Centres</u>	(C) be in a building with no more than 2,500 square metres of gross floor area ; and (D) a lawfully existing place of worship is exempt from the requirements of regulation 10.80.20.100(9) (B) and (C).
Chapter 400	<u>Special Districts - Avenues</u>	(10) <u>Private Home Daycare</u> A children's play area for a private home daycare in the RM zone: (A) must be fenced; and (B) may not be located in the front yard or a side yard abutting a street .
Chapter 500	<u>Special Districts - Heritage</u>	(11) <u>Public Utility</u> In the RM zone, a public utility may not be: (A) a sewage treatment plant; (B) a water filtration plant; or (C) an above-ground water reservoir.
Chapter 600	<u>Regulations for Overlay Zones</u>	(12) <u>Public Utility</u> In the RM zone, a public utility must be enclosed by walls and comply with the permitted maximum lot coverage , required minimum building setbacks and permitted maximum height for a building in the RM zone if it is: (A) a hydro electrical transformer station; or [By-law: OMB PL130592 February 7, 2017] (B) a natural gas regulator station.
Chapter 800	<u>Definitions</u>	(13) <u>Respite Care Facility</u> In the RM zone, a respite care facility must be combined with a nursing home or retirement home .
Chapter 900	<u>Site Specific Exceptions</u>	(14) <u>Rooming House</u> A rooming house in the RM zone must comply with the specific use regulations in Section 150.25.
Chapter 970	<u>Appendices</u>	(15) <u>Secondary Suite</u> A secondary suite in the RM zone must comply with the specific use regulations in Section 150.10.
Chapter 990	<u>Zoning By-law Map</u>	(16) <u>Seniors Community House</u> A seniors community house in the RM zone must comply with the specific use regulations in Section 150.30.
Chapter 995	<u>Overlay Maps</u>	(17) <u>Transportation Use</u>

A **building** or **structure** on a **lot** in the RM zone and used as a **transportation use** must comply with all requirements for a **building** on that **lot**.

(18) Short-term Rental

A **short-term rental** in the RM zone must comply with the specific use regulations in Section 150.13. [By-law: 1453-2017]

(19) Laneway Suite

A **laneway suite** in the RM zone must comply with the specific use regulations in Section 150.8. [By-law: 1210-2019]

(20) Garden Suite

A **garden suite** in the RM zone must comply with the specific use regulations in Section 150.7. [By-law: 101-2022]

10.80.30 Lot Requirements

10.80.30.10 Lot Area

(1) Minimum Lot Area

In the RM zone:

- (A) if a zone label includes the letter "a", on the Zoning By-law Map, the numerical value following the letter "a" is the required minimum **lot area**, in square metres;
- (B) despite (A) above, if a **semi-detached house**, a **fourplex**, or an **apartment building** is on two **lots** in the RM zone, the required minimum **lot area** for each **lot** is 50% of the numerical value following the letter "a", in square metres; and
- (C) if the zone label does not include an "a" value on the Zoning By-law Map, the required minimum **lot area**, in square metres, is the required minimum **lot frontage** multiplied by 30 metres.

(2) Minimum Lot Area for Each Dwelling Unit in an Apartment Building

If a zone label applying to a **lot** in the RM zone includes the letters "au", on the Zoning By-law Map, the numerical value following the letters "au" is the required minimum **lot area**, in square metres, for each **dwelling unit** in an **apartment building**.

10.80.30.20 Lot Frontage

(1) Minimum Lot Frontage

In the RM zone:

- (A) if a zone label includes the letter "f", on the Zoning By-law Map, the numerical value following the letter "f" is the required minimum **lot frontage**, in metres;
- (B) if the zone label does not include an "f" value on the Zoning By-law Map, the required minimum **lot frontage** is:
 - (i) 12.0 metres for a **lot** with a **detached house**;
 - (ii) 15.0 metres for a **lot** with an entire **semi-detached house**;
 - (iii) 18.0 metres for each **duplex** or **triplex** on a **lot**; and
 - (iv) 24.0 metres,
 - (a) for each **fourplex** or **apartment building** on a **lot**, or
 - (b) for a **lot** with a **non-residential building**; and
- (C) if a **semi-detached house**, a **fourplex**, or an **apartment building** is on two **lots** in the RM zone, the required minimum **lot frontage** for each **lot** is 50% of the requirements cited in (A) and (B) above.

10.80.30.40 Lot Coverage

(1) Maximum Lot Coverage

In the RM zone:

- (A) if a **lot** is in an area with a numerical value on the Lot Coverage Overlay Map, that numerical value is the permitted maximum **lot coverage**, as a percentage of the **lot area**; and

- (B) if a **lot** is not in an area with a numerical value on the Lot Coverage Overlay Map, no **lot coverage** applies.

10.80.40 Principal Building Requirements

10.80.40.1 General

(1) Application of this Article

The regulations in Article 10.80.40 apply to **buildings** or **structures** in the RM zone, other than **ancillary buildings** or **structures** which are subject to Article 10.5.60.

(2) Number of Dwelling Units on a Lot

If a zone label applying to a **lot** in the RM zone includes the letter "u", on the Zoning By-law Map, the numerical value following the letter "u" is the permitted maximum number of **dwelling units** on the **lot**.

10.80.40.10 Height

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RM zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map:
 - (i) 10.0 metres, for a **detached house** or **semi-detached house**; and
 - (ii) 12.0 metres, for any other **building** or **structure**.

(2) Maximum Height of Specified Pairs of Main Walls

In the RM zone, the permitted maximum height of the exterior portion of **main walls** for a **detached house** or a **semi-detached house** is the higher of 7.0 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.80.40.10(1), for either (A) or (B) below:

- (A) all side **main walls**, for at least 70 percent of the total width of each side **main wall**; or
- (B) all front **main walls** and all rear **main walls**, for at least:
 - (i) 60 percent of the total width of all front **main walls** and all rear **main walls** if the **building** is on a **lot** with a **lot frontage** of 12.0 metres or more;
 - (ii) 50 percent of the total width of all front **main walls** and all rear **main walls** if the **building** is on a **lot** with a **lot frontage** greater than 7.5 metres and less than 12.0 metres; and
 - (iii) 40 percent of the total width of all front **main walls** and all rear **main walls** if the **building** is on a **lot** with a **lot frontage** of 7.5 metres or less. [By-law: 1277-2022(OLT)]

(3) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the RM zone is:

- (A) the numerical value following the letters "ST" on the Height Overlay Map; and
- (B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation.

(4) Height of Main Pedestrian Entrance

In the RM zone, for a **detached house** or **semi-detached house**, the elevation of the lowest point of a main pedestrian entrance through the **front wall** or a side **main wall** may be no higher than 1.2 metres above **established grade**. [By-law: PL130592 Mar_2018]

(5) Width of Dormers in a Roof Above a Second Storey or Higher

In the RM zone, on a **detached house** or a **semi-detached house** with two or more **storeys**, the walls of a dormer are not **main walls** if:

- (A) the face of the dormer is in a roof directly above a part of a **main wall** that does not exceed the permitted maximum **main wall** height; and
- (B) the total width of the faces of the dormers in the roof described in (A) above is no greater than 40 percent of the width of the parts of the **main walls** that do not exceed

the permitted maximum **main wall** height, measured at the level of the uppermost **storey** below the roof. [By-law: 1277-2022(OLT)]

10.80.40.20 Building Length

(1) Maximum Building Length

In the RM zone, the permitted maximum **building length** for a **detached house** or a **semi-detached house** is 17.0 metres.

(2) One Storey Extension to Building Length if Required Lot Frontage is More than 12.0 Metres

In the RM zone, despite regulation 10.80.40.20(1), on a **lot** with a required minimum **lot frontage** of more than 12.0 metres for a **detached house** or for an entire **semi-detached house**, a **detached house** or **semi-detached house** may extend beyond the permitted maximum **building length** by a maximum of 2.0 metres, if the extended part:

- (A) has a maximum height of 5.0 metres and one **storey**;
- (B) is no wider than 50% of the width of the **dwelling unit** at its widest point; and
- (C) is at least 3.0 metres from each **side lot line**, not including a **side lot line** extending between the two **dwelling units** of the **semi-detached house**.

10.80.40.30 Building Depth

(1) Maximum Building Depth

In the RM zone, the rear **main wall** of a **detached house** or **semi-detached house**, not including a one **storey** extension that complies with regulation 10.80.40.20(2), may be no more than 19.0 metres from the required minimum **front yard setback**.

10.80.40.40 Floor Area

(1) Floor Space Index

In the RM zone, the permitted maximum floor space index is:

- (A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; and
- (B) if the zone label on the Zoning By-law Map does not include a "d" value on the Zoning By-law Map, the floor space index is not limited by this regulation.

10.80.40.50 Decks, Platforms and Amenities

(1) Platforms at or Above the Second Storey of a Detached House

In the RM zone, platforms such as a deck or balcony, with access from the second **storey** or above of a **detached house** must comply with the following:

- (A) there may be no more than a total of four platforms, and no more than one on each of the front, rear and each side of the **detached house**; and
- (B) the maximum area of each platform is 4.0 square metres.

(2) Platforms at or Above the Second Storey of a Semi-Detached House

In the RM zone, platforms such as a deck or balcony, with access from the second **storey** or above of a **semi-detached house** must comply with the following:

- (A) there may be no more than a total of three platforms for each **dwelling unit**, and no more than one on each of the front, rear and exterior side of the **dwelling unit**;
- (B) the maximum area of each platform is 4.0 square metres; and
- (C) a platform at the rear of the **dwelling unit** is at least 1.8 metres from the common wall dividing the **dwelling units**, or a projection of that common wall to a **lot line**.

10.80.40.70 Setbacks

(1) Minimum Front Yard Setback

If regulation 10.5.40.70(1) does not apply, the required minimum **front yard setback** in the RM zone is 6.0 metres.

(2) Minimum Rear Yard Setback

The required minimum **rear yard setback** in the RM zone is the greater of:

- (A) 7.5 metres; or
- (B) 25% of the **lot depth**.

(3) Minimum Side Yard Setback

The required minimum **side yard setback** in the RM zone is:

- (A) 1.2 metres for a **detached house**;
- (B) 1.5 metres for a **semi-detached house**;
- (C) 1.8 metres for a **duplex** or a **triplex**; and
- (D) 2.4 metres for a **fourplex**, an **apartment building**, or a **non-residential building**.

10.80.40.80 Separation

(1) Distance Between Main Walls of the Same Apartment Building

In the RM zone, if an **apartment building** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum above-ground separation distance between those **main walls** is:

- (A) 5.5 metres if there are no openings to **dwelling units** in one or more of those **main walls**; and
- (B) 11.0 metres if each **main wall** has an opening to a **dwelling unit**.

(2) Distance Between Residential Buildings on the Same Lot

In the RM zone, if two or more **residential buildings** are located on the same **lot**, the required minimum above-ground separation distance between the **main walls** of the respective **buildings** is:

- (A) 5.5 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and
- (B) 11.0 metres if each **main wall** has an opening to a **dwelling unit**.

10.80.40.81 Separation Exemptions

(1) Permitted Separation Between Main Walls for Lawfully Existing Buildings

In the RM zone, if the **lawful** separation distance between the **main walls** of **lawfully existing buildings** on the same **lot**, or between **main walls** of the same **lawfully existing building**, is less than the required minimum separation distance between **main walls** required by this By-law, that **lawful** separation distance is the minimum separation distance for those **lawful main walls** of the **lawfully existing building**.

(2) Additions to Lawfully Existing Buildings

In the RM zone, any addition or extension to a **lawfully existing building** or **structure** referred to in regulation 10.80.40.81(1) must comply with the required minimum separation distance between **main walls** required by this By-law or be authorized by a Section 45 Planning Act minor variance.