

Authority: Planning and Housing Committee Item PH17.6,  
adopted as amended, by City of Toronto Council on  
December 17 and 18, 2024  
City Council voted in favour of this by-law on  
December 18, 2024  
Written approval of this by-law was given by Mayoral  
Decision 26-2024 dated December 18, 2024

## **CITY OF TORONTO**

### **BY-LAW 1421-2024**

#### **To amend City of Toronto Municipal Code Chapter 415, Development of Land, Article III Sections 415-21 and 415-30.**

Whereas Council has determined it is appropriate to amend Sections 415-21 and 415-30 to add definitions and provide a parkland dedication exemption for non-profit hospices and dwelling rooms in multi tenant homes; and

Whereas Council has determined it is appropriate to amend Sections 415-21 and 415-30 to improve readability and to ensure consistent interpretation and application of the exemptions; and

Whereas this amendment does not affect the alternative parkland dedication rate authorized by subsection 42(3) of the Planning Act, R.S.O. 1990, c. P.13., as amended;

The Council of the City of Toronto enacts:

1. Section 415-21 of Municipal Code Chapter 415, Development of Land Definitions, is amended by replacing paragraph E of the definition of Environmental Lands with the following:
  - E. Lands containing Protected Features, including required buffers, within Protected Areas defined and identified in Chapter 658, Ravine and Natural Feature Protection
2. Section 415-21 of Municipal Code Chapter 415, Development of Land Definitions, is amended by adding paragraph A (5) to the definition of Dwelling Room:
  - A. (5) Multi-Tenant House
3. Section 415-21 of Municipal Code Chapter 415, Development of Land is amended to add the following definitions:

MULTI-TENANT HOUSE - A building with four or more dwelling rooms that may have shared common facilities for sanitary and cooking to be licensed under Chapter 575 of Toronto Municipal Code. A group home, residential care home, nursing home, retirement home, seniors community house, religious residence, student residence, tourist home, or hotel is not a multi-tenant house.

NON-PROFIT HOSPICE – A residential building which is owned by a not-for-profit corporation and operated on a not-for-profit basis to provide accommodation and end of life or palliative care for terminally ill persons.

4. Section 415-30 A (4) of Municipal Code Chapter 415, Development of Land is deleted and replaced with:
  - (4) Creation of one additional residential unit in an existing [apartment] building or structure containing five or more dwelling units, which exemption for greater clarity, shall be given once, for the creation of only one additional dwelling unit on the lot.
5. Section 415-30 A (16) of Municipal Code Chapter 415, Development of Land, is deleted and replaced with:
  - (16) Creation of a second, third or fourth residential dwelling unit constructed within the primary residential building and/or the creation of one residential dwelling unit constructed ancillary to the primary residential building, which includes laneway and garden suites, provided that such exemption applies to no more than five total residential units on a single parcel of land.
6. Section 415-30 A - Exemptions of Municipal Code Chapter 415, Development of Land, is amended to add the following:
  - (17) Dwelling Rooms within a Multi-Tenant House
  - (18) Non-Profit Hospice
7. Section 415-30 - Exemptions of Municipal Code Chapter 415, Development of Land, is amended to add the following section:
  - C. The onus is on the owner or applicant to produce evidence to the satisfaction of the City establishing that the owner or applicant is entitled to an exemption under the provisions of this article.
8. This By-law shall come into effect on the date it is enacted and passed.

Enacted and passed on December 18, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)