

City Clerk's Office  
Planning and Housing Committee  
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## **NOTICE OF PUBLIC MEETING**

**To be held by the Planning and Housing Committee  
(Under the Planning Act)**

**Proposed Amendments to Zoning By-laws for the City of Toronto 569-2013; Former City of Toronto By-law 438-86; Harbourfront By-law 289-93; Railway Lands East Area 'A' By-law 168-93; Railway lands West By-law 1994-0805; Railway Lands Central By-law 1994-0806; Former City of York By-law 1-83; Former City of North York By-law 7625; Former Borough of East York Zoning By-law 1916 (Town of Leaside); Former Borough of East York By-law 6752 (Township of East York); Former City of Etobicoke Zoning Code; Former City of Scarborough Employment Districts By-law 24982; Former City of Scarborough, Agincourt Community, By-law 10076; Former City of Scarborough, Agincourt North Community, By-law 12797; Former City of Scarborough, Bendale Community By-law 9530; Former City of Scarborough, Birchcliff Community By-law 8786; Former City of Scarborough, Birchmount Park By-law 9174; Former City of Scarborough, Centennial Community By-law 12077; Former City of Scarborough, Clairlea Community By-law 8978; Former City of Scarborough, Cliffcrest Community By-law 9396; Former City of Scarborough, Cliffside Community By-law 9364; Former City of Scarborough, Dorset Park Community By-law 9508; Former City of Scarborough, Eglinton Community By-law 10048; Former City of Scarborough, Guildwood Community By-law 9676; Former City of Scarborough, Highland Creek Community By-law 10827; Former City of Scarborough, Ionview Community By-law 9089; Former City of Scarborough, Kennedy Park Community By-law 9276; Former City of Scarborough, L'Amoreaux Community By-law 12466; Former City of Scarborough, Malvern Community By-law 14402; Former City of Scarborough, Malvern West Community By-law 12181; Former City of Scarborough, Midland-St. Clair Community By-law 842-2004; Former City of Scarborough, Maryvale Community By-law 9366; Former City of Scarborough, Milliken Community By-law 17677; Former City of Scarborough, Morningside Community By-law 11883; Former City of Scarborough, Morningside Heights Community By-law 10217; Former City of Scarborough, Oakridge Community By-law 9812; Former City of Scarborough, Rouge Community By-law 15907; Former City of Scarborough, Scarborough Village Community By-law 10010; Former City of Scarborough, Steeles Community By-law 16762; Former City of Scarborough, Sullivan Community By-law 10717; Former City of Scarborough, Tam O' Shanter Community By-law 12360; Former City of Scarborough, Upper Rouge Community By-law 25278; Former City of Scarborough, West Hill Community By-law 10327; Former City of Scarborough, Wexford Community By-law 9511; Former City of Scarborough, Woburn Community By-law 9510; and, Former City of Scarborough, Warden Woods Community By-law 950-2005.**

**DATE:** June 28, 2021  
**TIME:** 1:30 p.m. or as soon as possible thereafter  
**PLACE:** By Video Conference, details below

## PROPOSAL

The City of Toronto is proposing to enact a zoning by-law to permit multi-tenant houses (commonly known as rooming houses) throughout the City of Toronto. This will include amendments to Zoning By-law 569-2013 and all applicable general zoning by-laws listed at the beginning of this notice. The proposed zoning by-law amendments will permit multi-tenant houses in all residential and mixed use zones across the city, subject to conditions. The conditions include a maximum number of dwelling rooms permitted in a multi-tenant house, minimum parking rates for multi-tenant houses based on proximity to existing transit, and a minimum number of washrooms based on the number of dwelling rooms. The proposed zoning by-law amendments will also include new definitions for "dwelling room" and "multi-tenant house".

These changes may affect the approval of building permits, zoning certificates or other applications for a minor variance, a consent to sever, an amendment to a zoning by-law, an Official Plan amendment or a Minister's zoning order and any appeals of these matters, as well as outstanding appeals of Zoning By-law 569-2013. All land owners and applicants should review the proposed amendments to Zoning By-law 569-2013 and consult with your professional advisors about the proposed changes and how they may impact your lands or development applications.

**Detailed information regarding the proposed amendments, including background information and material, may be obtained by contacting Carola Perez-Book, City Planning at [Carola.Perez-Book@toronto.ca](mailto:Carola.Perez-Book@toronto.ca) or 416-392-8788 or Kyle Knoeck, City Planning at [Kyle.Knoeck@toronto.ca](mailto:Kyle.Knoeck@toronto.ca) or 416-392-0871. The draft zoning by-law amendments will be available starting June 15, 2021 on the project webpage: <https://www.toronto.ca/MTHreview>**

## PURPOSE OF PUBLIC MEETING

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations. These recommendations will then be forwarded to Toronto City Council for its consideration.

At this time, civic buildings are closed to the public. The meeting will take place by video conference and streamed live online. You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](https://www.youtube.com/TorontoCityCouncilLive).

You are invited to make representations to the Planning and Housing Committee to make your views known regarding the proposal.

Send written comments by email to [phc@toronto.ca](mailto:phc@toronto.ca) or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you want to address the committee meeting directly, please register by email to [phc@toronto.ca](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than 12:00 p.m. on June 25, 2021. If you register we will contact you with instructions on connecting to the meeting.

For more information about this matter, including information about appeal rights, contact the City Clerk's Office, City Clerk, Attention: **Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10<sup>th</sup> Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: [phc@toronto.ca](mailto:phc@toronto.ca).**

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail [phc@toronto.ca](mailto:phc@toronto.ca).

## **FURTHER INFORMATION**

Given that the amendments listed in this Notice apply to all of the lands within the geographic boundaries of the City of Toronto, a key map has not been provided with this notice.

**If you wish to be notified** of the decision of the City of Toronto on the passing or refusal of the proposed Zoning By-law Amendments, you must make a written request to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

**Zoning By-law Amendment Appeal:** If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to the City Clerk's Office at 416-397-4579.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on June 8, 2021.

John D. Elvidge  
City Clerk