

Authority: Item CC2.1, adopted as amended, by City of Toronto Council on December 14 and 15, 2022; Planning and Housing Committee Item PH10.12, as adopted by City of Toronto Council on March 20, 21 and 22, 2024; and Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City

CITY OF TORONTO

Bill 247

BY-LAW -2024

To amend City of Toronto By-law 156-2023, being a by-law to amend Zoning By-law 569-2013, as amended, to permit multi-tenant houses.

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 pursuant to § 169-5.2(B) of the City of Toronto Municipal Code, the City Solicitor has authority to correct technical errors in by-laws; and

Whereas on February 8, 2023 the Council of the City of Toronto enacted By-law 156-2023 to permit multi-tenant houses in the City of Toronto; and

Whereas By-law 156-2023 amended Zoning By-law 569-2013, as amended, by replacing Section 150.25 Rooming House with a new Section 150.25 Multi-tenant Houses; and

Whereas By-law 156-2023 amended Zoning By-law 569-2013, as amended, by controlling the maximum number of dwelling rooms in a building containing a multi-tenant house using shaded areas on Diagrams, and by deleting Section 995.40 Rooming House Overlay Map; and

Whereas By-law 156-2023 amended Zoning By-law 569-2013, as amended, by amending Table 200.5.10.1(1) Parking Space Rates; and

Whereas Section 22 of By-law 156-2023, relating to the relationship of dwelling units, dwelling rooms and building types, contained certain technical errors and therefore did not implement Council's intent; and

Whereas Section 22 and 23b of By-law 156-2023, relating to mapping of dwelling room permissions, does not facilitate the identification of the applicable permissions for individual properties, and therefore did not implement Council's intent; and

Whereas Section 23a of By-law 156-2023, relating to parking spaces for a multi-tenant house, contained certain technical errors and therefore did not implement Council's intent; and

Whereas certain technical amendments must be made to Sections 22 and 23 of By-law 156-2023 to address the matters identified above; and

Whereas the Council of the City of Toronto has determined pursuant to Section 34(17) of the Planning Act R.S.O. 1990, c. P. 13, as amended, that no further public notice is required;

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.
2. City of Toronto Zoning By-law 156-2023 is amended by amending Regulation 150.25.20.1(1) in Section 22 to replace the words "include a **dwelling unit**" with the words "include **dwelling units**", replace the words "and **dwelling units**," with the words ", excluding rooms in a **dwelling unit**," and to insert the words "and (C)" following the words "150.25.20.1(3)(B)", "150.25.20.1(4)(B)" and "150.25.20.1(5)(B)", so that Regulation 150.25.20.1(1) reads:

"(1) A **multi-tenant house** may include **dwelling units**, provided that the total number of **dwelling rooms**, excluding rooms in a **dwelling unit**, does not exceed the applicable number set out in regulations 150.25.20.1(3)(B) and (C), 150.25.20.1(4)(B) and (C), and 150.25.20.1(5)(B) and (C)."
3. City of Toronto Zoning By-law 156-2023 is amended by amending Regulations 150.25.20.1(3)(A)(ii), 150.25.20.1(4)(A)(ii) and 150.25.20.1(5)(A)(ii) in Section 22 to insert the words "in which **dwelling units** are" into each Regulation, so that they read:

"(ii) a **building** type in which **dwelling units** are permitted in the applicable zone."
4. City of Toronto Zoning By-law 156-2023 is amended by amending Regulation 150.25.20.1(3)(C) in Section 22 to replace the words "the shaded areas shown on Diagram 1 of By-law 156-2023" with the words "a "12 Dwelling Room Special Area" area on the Multi-tenant House Overlay Map", so that Regulation 150.25.20.1(3)(C) reads:

"(C) despite (B) above, in an R zone within a "12 Dwelling Room Special Area" area on the Multi-tenant House Overlay Map, the maximum number of **dwelling rooms** permitted in a **building** containing a **multi-tenant house** is 12."
5. City of Toronto Zoning By-law 156-2023 is amended by amending Regulations 150.25.20.1(4)(B) and 150.25.20.1(5)(B) in Section 22 to replace the words "the shaded areas shown on Diagram 3 of By-law 156-2023" with the words "a '6 Dwelling Room Special Area' area on the Multi-tenant House Overlay Map", in each Regulation, so that they read:

"(B) within a '6 Dwelling Room Special Area' area on the Multi-tenant House Overlay Map, the maximum number of **dwelling rooms** permitted in a **building** containing a **multi-tenant house** is 6."
6. City of Toronto Zoning By-law 156-2023 is amended by amending Section 23a to replace the words "use 'Motel'" with the words "Land Use Category '**Secondary Suite**'", to insert the words "Resident Requirement for a **Dwelling Room** in a" in the first column in the table, and to delete the three columns labelled "100 percent" in the table, so that Section 23a reads:

"23a. Zoning By-law 569-2013, as amended, is further amended by adding the following to the Parking Table in Regulation 200.5.10.1(1), after the Land Use Category "Secondary Suite":

Resident Requirement for a Dwelling Room in a Multi-tenant House	<p>Parking spaces must be provided:</p> <p>(A) in Policy Area 1 (PA1), Policy Area 2 (PA2), Policy Area 3 (PA3) and Policy Area 4 (PA4) at a minimum rate of 0 for each dwelling room;</p> <p>(B) in the shaded area on Diagram 2 of By-law 156-2023, but not included in (A) above, at a minimum rate of 0 for each dwelling room; and</p> <p>(C) in all other areas of the City at a minimum rate of 0.34 for each dwelling room.</p>
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7. City of Toronto Zoning By-law 156-2023 is amended by deleting Section 23b and replacing it with the following new Section 23b:

"23b. Zoning By-law 569-2013, as amended, is further amended by deleting Section 995.40 Rooming House Overlay Map and adding a new Section 995.41 Multi-tenant House Overlay Map, showing the following information:

- (A) The areas shown on Diagram 1 of By-law 156-2023 where a maximum of 12 **dwelling rooms** are permitted in an R zone despite the maximum of 6 **dwelling rooms** permitted by Regulation 150.25.20.1(3)(B), to be labelled "12 Dwelling Room Special Area";
- (B) The areas shown on Diagram 3 of By-law 156-2023 where a maximum of 6 **dwelling rooms** are permitted despite the maximum of 12 or 25 **dwelling rooms** permitted by Regulations 150.25.20.1(4)(C) and 150.25.20.1(5)(C), to be labelled "6 Dwelling Room Special Area";
- (C) Except where otherwise indicated in (A) and (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulations 150.25.20.1(3)(B) & (D), to be labelled "6 Dwelling Room Area (R, RD, RS, RT, RM)" and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10;
- (D) Except where otherwise indicated in (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulation 150.25.20.1(4)(C), to be labelled "12 Dwelling Room Area (RA, RAC, RM)" and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10; and

- (E) Except where otherwise indicated in (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulation 150.25.20.1(5)(C), to be labelled "25 Dwelling Room Area (CR, CRE)" and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10;
8. City of Toronto Zoning By-law 156-2023 is amended by adding a new Section 23c that reads:
- "23c. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 1.20.4(2)(D), so that it reads:
- "(D) Multi-tenant House Overlay Map, found in Section 995.41.""

Enacted and passed on March , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)