

Authority: Item CC2.1, adopted as amended, by City of Toronto Council on December 14 and 15, 2022  
City Council voted in favour of this by-law on February 8, 2023  
Written approval of this by-law was given by Mayoral Decision 2-2023 dated February 8, 2023

## **CITY OF TORONTO**

### **BY-LAW 156-2023**

**To amend the following Zoning By-laws, as amended, to permit multi-tenant houses:**

**To amend the following Zoning By-laws, as amended, to permit multi-tenant houses:  
Zoning By-law 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 Agincourt Community By-law 10076, Agincourt North Community By-law 12797, Bendale Community By-law 9530, Birchcliff Community By-law 8786, Birchmount Park By-law 9174, Centennial Community By-law 12077, Clairlea Community By-law 8978, Cliffcrest Community By-law 9396, Cliffside Community By-law 9364, Dorset Park Community By-law 9508, Eglinton Community By-law 10048, Guildwood Community By-law 9676, Highland Creek Community By-law 10827, Ionview Community By-law 9089, Kennedy Park Community By-law 9276, L'Amoreaux Community By-law 12466, Malvern Community By-law 14402, Malvern West Community By-law 12181, Midland-St. Clair Community By-law 842-2004, Maryvale Community By-law 9366, Milliken Community By-law 17677, Morningside Community By-law 11883, Morningside Heights Community By-law 10217, Oakridge Community By-law 9812, Rouge Community By-law 15907, Scarborough Village Community By-law 10010, Steeles Community By-law 16762, Sullivan Community By-law 10717, Tam O' Shanter Community By-law 12360, Upper Rouge Community By-law 25278, West Hill Community By-law 10327, Wexford Community By-law 9511, Woburn Community By-law 9510 and Warden Woods Community By-law 950-2005.**

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, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by adding a new definition for multi-tenant house in Chapter 800.50 (478) so that it reads:

Multi-tenant House - means a **building** with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. 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**.

3. Zoning By-law 569-2013, as amended, is further amended by adding a new definition for dwelling room in Chapter 800.50 (219) so that it reads:

Dwelling Room - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

4. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.10.20.20(1) as follows:

- (i) deleting the use 'Rooming House (13)'; and
- (ii) adding the use '**Multi-tenant House** (13)' after the use 'Library (3)'.

5. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.10.20.100(13) with the following:

- (13) Multi-tenant House  
A **multi-tenant house** in the R zone must comply with the specific use regulations in Section 150.25.

6. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.20.20.20(1), the use '**Multi-tenant House** (18)' after the use 'Library (3)'.

7. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.20.20.100 a new regulation (18), so that it reads:

- (18) Multi-tenant House  
  
A **multi-tenant house** in the RD zone must comply with the specific use regulations in Section 150.25.

8. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.40.20.20(1), the use '**Multi-tenant House** (18)' after the use 'Library (3)'.

9. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.20.100 a new regulation (18), so that it reads:

- (18) Multi-tenant House  
  
A **multi-tenant house** in the RS zone must comply with the specific use regulations in Section 150.25.

10. Zoning By-law 569-2013, as amended, is further amended by adding to regulation 10.60.20.20(1), the use '**Multi-tenant House** (18)' after the use 'Library (3)'.

11. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.60.20.100 a new regulation (18), so that it reads:

(18) Multi-tenant House

A **multi-tenant house** in the RT zone must comply with the specific use regulations in Section 150.25.

12. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.80.20.20(1) as follows:

(i) deleting the use 'Rooming House (14)'; and

(ii) adding the use '**Multi-tenant House** (14)' after the use 'Library (3)'.

13. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 10.80.20.100(14) with the following:

(14) Multi-tenant House

A **multi-tenant house** in the RM zone must comply with the specific use regulations in Section 150.25.

14. Zoning By-law 569-2013, as amended, is further amended by amending regulation 15.10.20.20(1) as follows:

(i) deleting the use 'Rooming House (14)'; and

(ii) adding the use '**Multi-tenant House** (14)' after the use 'Library (3)'.

15. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 15.10.20.100(14) with the following:

(14) Multi-tenant House

A **multi-tenant house** in the RA zone must comply with the specific use regulations in Section 150.25.

16. Zoning By-law 569-2013, as amended, is further amended by amending regulation 15.20.20.20(1) as follows:

(i) deleting the use 'Rooming House (18)'; and

(ii) adding the use '**Multi-tenant House** (18)' after the use 'Library (3)'.

17. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 15.20.20.100(18) with the following:

(18) Multi-tenant House

A **multi-tenant house** in the RAC zone must comply with the specific use regulations in Section 150.25.

18. Zoning By-law 569-2013, as amended, is further amended by amending regulation 40.10.20.20(1)(B) as follows:

- (i) deleting the use 'Rooming House (48)'; and
- (ii) adding the use '**Multi-tenant House (48)**' after the use '**Home Occupation (45)**'.

19. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 40.10.20.100(48) with the following:

(48) Multi-tenant House

A **multi-tenant house** in the CR zone must comply with the specific use regulations in Section 150.25.

20. Zoning By-law 569-2013, as amended, is further amended by amending regulation 50.10.20.20(1)(B) as follows:

- (i) deleting the use 'Rooming House (40)'; and
- (ii) adding the use '**Multi-tenant House (40)**' after the use '**Group Home (29)**'.

21. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 50.10.20.100(40) with the following:

(40) Multi-tenant House

A **multi-tenant house** in the CRE zone must comply with the specific use regulations in Section 150.25.

22. Zoning By-law 569-2013, as amended, is further amended by replacing Section 150.25 Rooming House with the following:

150.25            Multi-tenant Houses

150.25.1        General

(1) Application of this Section

The regulations in Section 150.25 apply to **multi-tenant houses**.

(2) Chapter 900 Exceptions

Despite Regulations 900.1.10(3) and 900.1.10(4)(A), a **multi-tenant house** is permitted if it complies with the regulations for the zone in which it is located, and with the regulations in Section 150.25.

150.25.20 Use Requirements

150.25.20.1 General

(1) Dwelling units

A **multi-tenant house** may include a **dwelling unit**, provided that the total number of **dwelling rooms** and **dwelling units**, does not exceed the applicable number set out in regulations 150.25.20.1(3)(B), 150.25.20.1(4)(B) and 150.25.20.1(5)(B).

(2) Washrooms

A **multi-tenant house** must have sanitary facilities, which include a toilet, wash basin, and a bath or a shower, at a minimum rate of one sanitary facility for every four **dwelling rooms**.

If the calculation of the number of required washrooms results in a number with a fraction, the number is rounded up to the nearest whole number.

(3) Regulations in the R, RD, RS, RT, and most RM zones

In the R, RD, RS, RT, and RM zones:

(A) a **multi-tenant house** is permitted in:

(i) a **building** originally constructed as a **multi-tenant house**;  
and

(ii) a **building** type permitted in the applicable zone.

(B) the maximum number of **dwelling rooms** permitted in a **building** containing a **multi-tenant house** is 6.

(C) despite (B) above, in an R zone within the shaded areas shown on Diagram 1 of By-law 156-2023, the maximum number of **dwelling rooms** permitted in a **building** containing a **multi-tenant house** is 12.

(D) Regulations (A) and (B) above apply to RM zones where the zone label on the Zoning By-law Map:

- (i) has a numerical value of 6 or less following the letter "u" in the zone label; or
- (ii) does not include "u" value.

(4) Regulations in the RA, RAC and some RM zones

In the RA, RAC, and RM zones:

- (A) a **multi-tenant house** is permitted in the following **building** types:
  - (i) a **building** originally constructed as a **multi-tenant house**; and
  - (ii) a **building** type permitted in the applicable zone.
- (B) within the shaded areas shown on Diagram 3 of By-law 156-2023, the maximum number of **dwelling rooms** permitted in a **building** containing a **multi-tenant house** is 6.
- (C) in all other areas, the maximum number of **dwelling rooms** permitted in a **building** containing a **multi-tenant house** is 12.

(5) Regulations in the CR and CRE zones

In the CR and CRE zones:

- (A) a **multi-tenant house** is permitted in the following **building** types:
  - (i) a **building** originally constructed as a **multi-tenant house**; and
  - (ii) a **building** type permitted in the applicable zone.
- (B) within the shaded areas shown on Diagram 3 of By-law 156-2023, the maximum number of **dwelling rooms** permitted in a **building** containing a **multi-tenant house** is 6.
- (C) in all other areas, the maximum number of **dwelling rooms** permitted in a **building** containing a **multi-tenant house** is 25.

23. a. 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 use 'Motel':

<b>Multi-tenant House</b>	<p><b>Parking spaces</b> 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 <b>dwelling room</b>;</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 <b>dwelling room</b>; and</p> <p>(C) in all other areas of the City at a minimum rate of 0.34 for each <b>dwelling room</b>.</p>	100 percent	100 percent	100 percent
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- b. Zoning By-law 569-2013, as amended, is further amended by deleting Section 995.40 Rooming House Overlay Map.

24. Former City of North York Zoning By-law 7625, as amended is further amended by amended by amending Section 2.9, so that it reads:

**Boarding or Lodging House** shall mean a dwelling in which lodging with or without meals is supplied for gain, but shall not include a hotel, hospital, children's home, nursing home, home for the aged, multi-tenant house or other similar establishment.

25. Former City of North York Zoning By-law 7625, as amended is further amended by amended by amending the second paragraph in Section 2.9.A, so that it reads:

**Boarding or Lodging House** shall mean a dwelling in which lodging, with or without meals, is supplied in separate habitable rooms, each of which may contain food preparation facilities or sanitary facilities, but not both. A hotel, hospital, children's home, nursing home, home for the aged, multi-tenant house or other similar establishment, is not a Boarding or Lodging House.

26. Former City of North York Zoning By-law 7625, as amended is further amended by adding Section 2.32.5.1, so that it reads:

Dwelling Room - means a room used as living accommodation that is available for rent and that is not self-contained. A dwelling room may contain private sanitary facilities or cooking facilities, but not both.

27. Former City of North York Zoning By-law 7625, as amended is further amended by adding a new Section 2.53.5.1, so that it reads:

Multi-tenant House - means a building with four or more dwelling rooms that may have shared common facilities for sanitary and cooking. A hotel, hospital, children's home,

nursing home, home for the aged, Boarding or Lodging House or other similar establishment, is not a multi-tenant house.

- 28.** Former City of North York Zoning By-law 7625, as amended is further amended by adding a new Section 6(2)(o), after Section 6(2)(m), so that it reads:

(o) Multi-tenant Houses

In the R-R, R-A, R1, R2, R3, R4, R5, R6, R7, RM1, RM2, RM3, RM4, RM5, RM6, C1, C4, C5, C6, C7, and AV-MU zones a multi-tenant house is a permitted use provided that:

- (i) the maximum number of dwelling rooms does not exceed six; and
- (ii) it complies with By-law 156-2023.

- 29.** Former City of York By-law 1-83, as amended, is further amended by amending Section 2(9), so that it reads:

"BOARDING HOUSE" or "LODGING HOUSE" means any dwelling house in which the owner supplies for compensation, with or without meals, with or without communal cooking facilities, accommodation for more than two lodgers (sixteen years of age or over). This shall include a dormitory, and premises operated as a lodging house by religious orders for their members, but shall not include a hotel, a hospital, a group home, a crisis care facility, a home for the young or aged, a multi-tenant house, or an institution which is licensed, approved or supervised under any general or special Act;

- 30.** Former City of York By-law 1-83, as amended, is further amended by adding Section 2 (38a), so that it reads:

Dwelling Room - means a room used as living accommodation that is available for rent and that is not self-contained. A dwelling room may contain private sanitary facilities or cooking facilities, but not both.

- 31.** Former City of York By-law 1-83, as amended, is further amended by adding Section 2 (69e), so that it reads:

Multi-tenant House - means a building with four or more dwelling rooms that may have shared common facilities for sanitary and cooking. This shall not include a dormitory, and premises operated as a lodging house by religious orders for their members, a hotel, a hospital, a group home, a crisis care facility, a home for the young or aged, or an institution which is licensed, approved or supervised under any general or special Act.

- 32.** Former City of York By-law 1-83, as amended, is further amended by adding Section 3.4.17, so that it reads:



### 3.4.17 MULTI-TENANT HOUSE

If permitted in a zone a **multi-tenant house** must comply with By-law 156-2023;

33. Former City of York By-law 1-83, as amended, is further amended by adding Section 7(2)(q), so that it reads:

(q) a **multi-tenant house** is a permitted use provided the maximum number of **dwelling rooms** does not exceed six and it complies with By-law 156-2023.

34. Former City of York By-law 1-83, as amended, is further amended by adding Section 10(2)(k) so that it reads:

(k) a **multi-tenant house** is a permitted use provided the maximum number of **dwelling rooms** does not exceed six and it complies with By-law 156-2023.

35. Former City of York By-law 1-83, as amended, is further amended by adding Section 10.1 (2.1) (r) so that it reads:

(r) a multi-tenant house is a permitted use provided the maximum number of dwelling rooms does not exceed 12 and it complies with By-law 156-2023.

36. Former City of York By-law 1-83, as amended, is further amended by adding Section 11.2.1 (16.2) so that it reads:

(16.2) a **multi-tenant house** is a permitted use provided the maximum number of **dwelling rooms** does not exceed 25 and it complies with By-law 156-2023.

37. Former Town of Leaside By-law 1916, as amended, is further amended by amending Section 2.7, so that it reads:

#### 2.7 **BOARDING OR LODGING HOUSE**

"Boarding or Lodging House" shall mean a dwelling in which the proprietor supplies for gain lodging with or without meals, but does not include a hotel, hospital, children's home, home for the aged, multi-tenant house or other establishment otherwise classified or defined in this By-law.

38. Former Town of Leaside By-law 1916, as amended, is further amended by adding Section 2.34.a, so that it reads:

Dwelling Room - means a room used as living accommodation that is available for rent and that is not self-contained. A dwelling room may contain private sanitary facilities or cooking facilities, but not both.

39. Former Town of Leaside By-law 1916, as amended, is further amended by renumbering existing Section 2.65.b "New Format Retail Centre" to Section 2.65.d.

40. Former Town of Leaside By-law 1916, as amended, is further amended by adding Section 2.65.b, so that it reads:

Multi-tenant House - means a building with four or more dwelling rooms that may have shared common facilities for sanitary and cooking. This does not include a hotel, hospital, and children's home, home for the aged, boarding or lodging house or other establishment otherwise classified or defined in this By-law.

41. a. Former Town of Leaside By-law 1916, as amended, is further amended by adding Section 5.3.3, so that it reads:

5.3.3 Multi-tenant House

In the R1A, R1B, R2A, R2B, R3A and R3B zones a multi-tenant house is a permitted use provided that:

- (a) in the R1A, R1B, R2A, and R2B zones the maximum number of dwelling rooms does not exceed six;
- (b) in the R3A and R3B zones the maximum number of dwelling rooms does not exceed 12; and
- (c) it complies with By-law 156-2023.

- b. Former Town of Leaside By-law 1916, as amended, is further amended by adding Section 7.1.1(d), so that it reads:

7.1.1(d) Multi-tenant House

A multi-tenant house is a permitted use provided that:

- (i) the maximum number of dwelling rooms does not exceed 25;
- (ii) the dwelling rooms are located over a permitted commercial use, except over a commercial or public garage or over a service station; and
- (iii) it complies with By-law 156-2023.

- c. Former Town of Leaside By-law 1916, as amended, is further amended by adding Section 7.2.1(d), so that it reads:

7.2.1(d) Multi-tenant House

A multi-tenant house is a permitted use provided that:

- (i) the maximum number of dwelling rooms does not exceed 25; and

(ii) it complies with By-law 156-2023.

42. Former Borough of East York By-law 6752, as amended, is further amended by adding Section 4.10.7.A, so that it reads:

Dwelling Room - means a room used as living accommodation that is available for rent and that is not self-contained. A dwelling room may contain private sanitary facilities or cooking facilities, but not both.

43. Former Borough of East York By-law 6752, as amended, is further amended by adding Section 4.22.8.A.2, so that it reads:

Multi-tenant House - means a building with four or more dwelling rooms that may have shared common facilities for sanitary and cooking. A group home, residential care home, nursing home, maternity home, retirement home, senior citizen housing, religious residence, student residence, or hotel is not a multi-tenant house.

44. a. Former Borough of East York By-law 6752, as amended, is further amended by adding Section 5.28, so that it reads:

5.28 Multi-tenant House

In the RM1, R1A, R1B, R1C, R2A, R2B and R3A zones a multi-tenant house is a permitted use provided that:

- (a) in the RM1, R1A, R1B, R1C, R2A, and R2B zones the maximum number of dwelling rooms does not exceed six;
- (b) in the R3A zone the maximum number of dwelling rooms does not exceed 12; and
- (c) it complies with By-law 156-2023.

- b. Former Borough of East York By-law 6752, as amended, is further amended by adding Section 8.2.1, so that it reads:

8.2.1 Multi-tenant House

In the C zone a multi-tenant house is a permitted use provided that:

- (a) the maximum number of dwelling rooms does not exceed 25; and
- (b) it complies with By-law 156-2023.

45. Etobicoke Zoning Code Section 304-3 Definitions, is further amended by amending the definition of "LODGING HOUSE" so that it reads:

LODGING-HOUSE - A dwelling in which lodging, with or without meals, is provided for remuneration to at least three tenants. It shall include a boarding house, rest home or retirement, transitional residence or dormitory and premises operated as a lodging-house by social clubs, and religious orders for their members. It shall exclude a hotel, hospital, multi-tenant house, group home or home for the young or aged under provincial statute or similar establishment.

46. Etobicoke Zoning Code Section 304-3 Definitions, is further amended by adding a new definition for "DWELLING ROOM" after the definition "DWELLING, TRIPLEX" so that it reads:

DWELLING ROOM - means a room used as living accommodation that is available for rent and that is not self-contained. A dwelling room may contain private sanitary facilities or cooking facilities, but not both.

47. Etobicoke Zoning Code Section 304-3 Definitions, is further amended by adding a new definition for "MULTI-TENANT HOUSE" after the definition "MEDICAL OFFICE/CLINIC" so that it reads:

MULTI-TENANT HOUSE - means a building with four or more dwelling rooms that may have shared common facilities for sanitary and cooking. It shall exclude a hotel, hospital, group home or home for the young or aged under provincial statute or similar establishment, a rest home or retirement home, transitional residence or dormitory and premises operated as a lodging-house by social clubs, and religious orders for their members.

48. Etobicoke Zoning Code Section 320-54, Article XII, First Density Residential Zone, is further amended by adding to Subsection 320-54(A), after 'one-family detached dwellings' the following:

a multi-tenant house with a maximum of 6 dwelling rooms, it complies with By-law 156-2023;

49. Etobicoke Zoning Code Section 320-58, Article XIII, Second Density Residential Zone, is further amended by adding to Subsection 320-58(A), after 'one-family detached dwellings' the following:

a multi-tenant house with a maximum of 6 dwelling rooms, it complies with By-law 156-2023;

50. Etobicoke Zoning Code Section 320-62, Article XIV, Third Density Residential Zone, is further amended by adding to Subsection 320-62(A), after 'triplex dwellings' the following:

a multi-tenant house with a maximum of 6 dwelling rooms, it complies with By-law 156-2023;

- 51.** Etobicoke Zoning Code Section 320-66, Article XV, Fourth Density Residential Zone, is further amended by adding to Subsection 320-66(A), after 'apartment houses' the following:
- a multi-tenant house with a maximum of 6 dwelling rooms, it complies with By-law 156-2023;
- 52.** Etobicoke Zoning Code Section 320-70, Article XVI, Group Area R4G Fourth Density Residential Zone, is further amended by adding to Subsection 320-70(A), after 'group dwellings' the following:
- a multi-tenant house with a maximum of 6 dwelling rooms, it complies with By-law 156-2023;
- 53.** Etobicoke Zoning Code Section 320-73, Article XVII, Fifth Density Residential Zone, is further amended by adding to Subsection 320-73(A), after 'lodging houses' the following:
- a multi-tenant house with a maximum of 6 dwelling rooms, it complies with By-law 156-2023;
- 54.** Etobicoke Zoning Code Section 320-76, Article XVIII, R6 Sixth Density Residential Zone, is further amended by adding to Subsection 320-76(A), after 'apartment houses' the following:
- a multi-tenant house with a maximum of 6 dwelling rooms, it complies with By-law 156-2023;
- 55.** Etobicoke Zoning Code Section 320-87, Article XX, CN Neighbourhood Commercial Zone, is further amended by adding to Subsection 320-87(A), after 'lodging houses' the following:
- a multi-tenant house with a maximum of 6 dwelling rooms, it complies with By-law 156-2023;
- 56.** Etobicoke Zoning Code Section 320-91, Article XXI, CL Limited Commercial Zone, is further amended by adding to Subsection 320-91(A), after 'dwelling units above a business use' the following:
- a multi-tenant house with a maximum of 6 dwelling rooms, it complies with By-law 156-2023;
- 57.** Etobicoke Zoning Code Section 320-95, Article XXII, CG General Commercial Zone, is further amended by adding to Subsection 320-95(A), after 'dwelling units above a business use' the following:
- a multi-tenant house with a maximum of 6 dwelling rooms, it complies with By-law 156-2023;

- 58.** Etobicoke Zoning Code Section 330-22, Article IV, RS Districts, is further amended by adding a new Subsection 330-22(N), so that it reads:
- (M) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
- 59.** Etobicoke Zoning Code Section 330-25, Article V, RM-1 Districts, is further amended by adding a new Subsection 330-25(G), so that it reads:
- (G) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
- 60.** Etobicoke Zoning Code Section 330-28, Article VI, RM-2 Districts, is further amended by adding a new Subsection 330-28(F), so that it reads:
- (F) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
- 61.** Etobicoke Zoning Code Section 330-31, Article VII, RMA Districts, is further amended by adding a new Subsection 330-31(K), so that it reads:
- (F) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
- 62.** Etobicoke Zoning Code Section 330-39, Article X, C-1 Districts, is further amended by adding a new Subsection 330-39(T), so that it reads:
- (T) a multi-tenant house with a maximum of 6 dwelling rooms, if it complies with By-law 156-2023;
- 63.** Etobicoke Zoning Code Article V, Residential Zones, Subsection 340-24 Permitted use in R1A Zone, is further amended by adding a new Subsection 340-24(F), so that it reads:
- (F) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
- 64.** Etobicoke Zoning Code Article V, Residential Zones, Subsection 340-25 Permitted uses in R1 Zone, is further amended by adding a new Subsection 340-25(J), so that it reads:
- (J) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
- 65.** Etobicoke Zoning Code Article V, Residential Zones, Subsection 340-26 Permitted uses in R2A Zone, is further amended by adding a new Subsection 340-26(F), so that it reads:
- (F) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;

66. Etobicoke Zoning Code Article V, Residential Zones, Subsection 340-27 Permitted uses in R2 Zone, is further amended by adding a new Subsection 340-27(K), so that it reads:
- (K) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
67. Etobicoke Zoning Code Article V, Residential Zones, Subsection 340-28 Permitted uses in R3 and R4 Zones, is further amended by adding a new Subsection 340-28(K), so that it reads:
- (K) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
68. Etobicoke Zoning Code Article VI, Commercial Zones, Subsection 340-37, Permitted uses, is further amended by adding a new Subsection 340-37(27), so that it reads:
- (27) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
69. Etobicoke Zoning Code Article IV, R1 District, Subsection 350-32, Permitted uses, is further amended by adding a new Subsection 350-32.A(11), so that it reads:
- (11) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
70. Etobicoke Zoning Code Article V, R2 District, Subsection 350-34, Permitted uses, is further amended by adding a new Subsection 350-34(K), so that it reads:
- (K) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
71. Etobicoke Zoning Code Article VI, R3 and R4 Districts, Subsection 350-36, Permitted uses, is further amended by adding a new Subsection 350-36(L), so that it reads:
- (L) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
72. Etobicoke Zoning Code Article VI, R3 and R4 Districts, Subsection 350-36, Permitted uses, is further amended by adding a new Subsection 350-36(L), so that it reads:
- (L) a multi-tenant house with a maximum of 6 dwelling rooms if, it complies with By-law 156-2023;
73. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).

74. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

75. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

76. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (22), so that it reads:

**22. Multi-tenant House**

In the "S", "T", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

77. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

78. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and



(B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

79. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
80. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
81. Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
82. Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

83. Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

84. Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (24), so that it reads:

24. **Multi-tenant House**

In the "S", "T", "ST", "M", "MFAT" and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and

(b) it complies with By-law 156-2023.

- 85.** Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 86.** Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 87.** Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VIII – Zone Provisions (2a) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 88.** Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
- 89.** Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VIII – Zone Provisions (3a) Multiple Family Apartment Terrace Residential (MFAT) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
- 90.** Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 91.** Former City of Scarborough, Bendale Community Zoning By-law 9530, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).

92. Former City of Scarborough, Bendale Community Zoning By-law 9530, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

93. Former City of Scarborough, Bendale Community Zoning By-law 9530, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

94. Former City of Scarborough, Bendale Community Zoning By-law 9530, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (21), so that it reads:

**21. Multi-tenant House**

In the "S", "T", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

95. Former City of Scarborough, Bendale Community Zoning By-law 9530, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

96. Former City of Scarborough, Bendale Community Zoning By-law 9530, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and

- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
97. Former City of Scarborough, Bendale Community Zoning By-law 9530, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
98. Former City of Scarborough, Bendale Community Zoning By-law 9530, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
99. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Drive-through Facility**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
100. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':
- Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.
101. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (20), so that it reads:

20. **Multi-tenant House**

In the "S", "T", "ST", "M", "A" and "CR" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.
102. Former City of Scarborough, Agincourt Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

103. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
104. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (2.1) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
105. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
106. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
107. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Commercial Residential (CR) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to 'Medical Centres'.
108. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
109. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

110. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

111. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (21), so that it reads:

**21. Multi-tenant House**

In the "S", "T", "ST", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

112. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

113. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(ii) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

114. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding to Clause VIII – Zone Provisions (2A) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

115. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

116. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

117. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).

118. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

119. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

120. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (22), so that it reads:

**22. Multi-tenant House**

In the "S", "T", "ST", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

121. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

122. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(ii) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
123. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding to Clause VIII – Zone Provisions (2A) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
124. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
125. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
126. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
127. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and Family':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
128. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':
- Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.



129. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (19), so that it reads:

19. **Multi-tenant House**

In the "S", "T", "ST", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

130. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

131. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(ii) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

132. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

133. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

134. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

135. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).

136. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

137. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

138. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (21), so that it reads:

**21. Multi-tenant House**

In the "S", "T", "ST", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

139. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

140. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(ii) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
141. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding to Clause VIII – Zone Provisions (2.1) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
142. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
143. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
144. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
145. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
146. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

147. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (20), so that it reads:

20. **Multi-tenant House**

In the "S", "T", "ST", "M", "A" and "CR" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

148. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

149. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by:

- (A) deleting and replacing Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations with "**Domestic and household arts** shall not be permitted in conjunction with **Group Homes, Correctional Group Homes, and Residential Care Facilities**"; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

150. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

151. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

152. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).

153. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Duplex**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

154. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

155. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (23), so that it reads:

**23. Multi-tenant House**

In the "S", "T", "ST", "M", "RE", "M" and (A) zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

156. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

157. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(ii) Supplementary Regulations; and

- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
158. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
159. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Residential/Employment (RE) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**street townhouse dwellings**'.
160. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Multiple-Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
161. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VIII – Zone Provisions (6) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Home**'.
162. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
163. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Duplex**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
164. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

165. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (20), so that it reads:

20. **Multi-tenant House**

In the "S", "T", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

166. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

167. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(ii) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

168. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

169. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

170. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).

171. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

172. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

173. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (20), so that it reads:

**20      Multi-tenant House**

In the "S", "T", "ST", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

174. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

175. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and



- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
176. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
177. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding to Clause VIII – Zone Provisions (3a) Multiple Family Apartment Terrace Residential (MFAT) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
178. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
179. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding to Clause VIII – Zone Provisions (15) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
180. Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
181. Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
182. Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':
- Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

- 183.** Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (21), so that it reads:

**21. Multi-tenant House**

In the "S", "T", "ST", "M", "A", and "CR" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

- 184.** Former City of Scarborough, Agincourt Highland Creek Community Zoning By-law 10827, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

- 185.** Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

- 186.** Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

- 187.** Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

- 188.** Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

189. Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VIII – Zone Provisions (17) Commercial Residential (CR) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to 'Medical Centres'.
190. Former City of Scarborough, Ionview Community Zoning By-law 9089, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
191. Former City of Scarborough, Ionview Community Zoning By-law 9089, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

192. Former City of Scarborough, Ionview Community Zoning By-law 9089, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

193. Former City of Scarborough, Ionview Community Zoning By-law 9089, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (21), so that it reads:

**21. Multi-tenant House**

In the "S", "T", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

194. Former City of Scarborough, Ionview Community Zoning By-law 9089, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

195. Former City of Scarborough, Ionview Community Zoning By-law 9089, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
196. Former City of Scarborough, Ionview Community Zoning By-law 9089, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
197. Former City of Scarborough, Ionview Community Zoning By-law 9089, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
198. Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
199. Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
200. Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':
- Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

- 201.** Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (21), so that it reads:

**21. Multi-tenant House**

In the "S", "T", "M", "A" and "ST" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

- 202.** Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

- 203.** Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

- 204.** Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to 'Multiple-Family Dwellings'.

- 205.** Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

- 206.** Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by adding to Clause VIII – Zone Provisions (17) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Street Townhouse Dwellings**'.

207. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).

208. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

209. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

210. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (27), so that it reads:

27. **Multi-tenant House**

In the "S", "T", "ST", "M", "TA" and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

211. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

212. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(ii) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
213. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VIII – Zone Provisions (2a) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
214. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
215. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VIII – Zone Provisions (3.1) Terrace Apartment Residential (TA) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
216. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
217. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
218. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':
- Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

219. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (26), so that it reads:

26. **Multi-tenant House**

In the "S", "SD", "ST", "M", "MFAT" and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

220. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

221. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

222. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

223. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Multiple Family Residential (MF) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

224. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Multiple-Family Apartment Terrace Residential (MFAT) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.



225. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VIII – Zone Provisions (6) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
226. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
227. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

228. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

229. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (24), so that it reads:

**24. Multi-tenant House**

In the "S", "T", "ST", "M", "MFAT" and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
  - (b) it complies with By-law 156-2023.
230. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and

- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
231. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
232. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VIII – Zone Provisions (2A) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
233. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
234. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VIII – Zone Provisions (3A) Multiple-Family Apartment Terrace Residential (MFAT) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
235. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
236. Midland-St. Clair Community Zoning By-law 842-2004, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
237. Midland-St. Clair Community Zoning By-law 842-2004, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

238. Midland-St. Clair Community Zoning By-law 842-2004, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions 'Main Wall' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

239. Midland-St. Clair Community Zoning By-law 842-2004, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (14), so that it reads:

**14. Multi-tenant House**

In the "S", "T", "TH" and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

240. Midland-St. Clair Community Zoning By-law 842-2004, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

241. Midland-St. Clair Community Zoning By-law 842-2004, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

242. Midland-St. Clair Community Zoning By-law 842-2004, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

243. Midland-St. Clair Community Zoning By-law 842-2004, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
244. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
245. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

246. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

247. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (21), so that it reads:

21. **Multi-tenant House**

In the "S", "T", "M", "A" and "ST" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

248. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

249. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(ii) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
250. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
251. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
252. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Single Family Dwellings**'.
253. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
254. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Duplex**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
255. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':
- Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

256. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VI – GENERAL PROVISIONS, A. For all Zones, a new provision (13), so that it reads:

13. **Multi-tenant House**

In the "S", "SD", "ST", "M", "TA", "A", and "RA" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

257. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

258. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

259. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

260. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

261. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Terrace Apartment Residential (TA) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

262. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (6) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
263. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (20) Residential (R) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Day Nurseries**'.
264. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
265. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

266. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

267. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (22), so that it reads:

**22. Multi-tenant House**

In the "S", "T", "M", "A" and "ST" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

268. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
269. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
270. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
271. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
272. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding to Clause VIII – Zone Provisions (14) Street Townhouse Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
273. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
274. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions 'Dry Cleaning Depot' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.



275. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and 'Municipality':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

276. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (30), so that it reads:

**30. Multi-tenant House**

In the "S", "SD", "ST", "ST-L", and "M" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

277. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

278. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

279. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (c)(i) Supplementary Regulations; and

- (B) adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 280.** Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (4) Street Townhouse – Lane Residential (ST-L) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (4) Street Townhouse – Lane Residential (ST-L) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 281.** Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (5) Multiple-Family Residential (M) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (5) Multiple-Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 282.** Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
- 283.** Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Duplex**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
- 284.** Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':
- Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.
- 285.** Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (20), so that it reads:

**20. Multi-tenant House**

In the "S", "T", "M", "A", "CR" and "TH" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

**286.** Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

**287.** Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(ii) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

**288.** Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (2a) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

**289.** Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

**290.** Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (3a) Multiple Family Apartment Terrace Residential (MFAT) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

**291.** Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

292. Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (17) Commercial Residential (CR) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to 'Medical Centres'.
293. Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (18) Townhouse Residential (TH) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' before the reference to '**Townhouse Dwellings**'.
294. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
295. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Duplex**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
296. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':
- Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.
297. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (15), so that it reads:

15. **Multi-tenant House**

In the "S", "SD", "ST", "MF", "MFAT" and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.
298. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 299.** Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 300.** Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 301.** Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Multiple-Family Residential (MF) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
- 302.** Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Multiple Family Apartment Terrace Residential (MFAT) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
- 303.** Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VIII – Zone Provisions (6) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 304.** Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
- 305.** Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

306. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

307. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (20), so that it reads:

20. **Multi-tenant House**

In the "S", "T", "M", "MFAT" and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

308. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

309. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

310. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
311. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding to Clause VIII – Zone Provisions (3a) Multiple Family Apartment Terrace Residential (MFAT) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
312. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
313. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
314. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Duplex**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

315. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

316. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (13), so that it reads:

**13. Multi-tenant House**

In the "S", "SD", "ST", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

317. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
318. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
319. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
320. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
321. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
322. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
323. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Duplex**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.



324. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

325. Amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (22), so that it reads:

22. **Multi-tenant House**

In the "S", "T", "M", "A", and "CR" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

326. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

327. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

328. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

329. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential

(A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

330. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Commercial Residential (CR) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to 'Medical Centres'.

331. Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).

332. Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Duplex**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

333. Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

334. Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (26), so that it reads:

26. **Multi-tenant House**

In the "S", "T", "ST", "M", "A" "RE" and "CR" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

335. Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 336.** Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 337.** Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (2a) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 338.** Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
- 339.** Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 340.** Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (19) Residential/Employment (RE) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Dwelling Units**'.
- 341.** Former City of Scarborough, Tam O' Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (21) Commercial Residential (CR) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to 'Medical Centres'.
- 342.** Former City of Scarborough, Upper Rouge Community Zoning By-law 25278, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and 'Family':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

343. Former City of Scarborough, Upper Rouge Community Zoning By-law 25278, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions 'Main Wall' and 'Parking Space':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

344. Former City of Scarborough, Upper Rouge Community Zoning By-law 25278, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (1.3), so that it reads:

**1.3. Multi-tenant House**

In the "R" zone a **Multi-tenant House** is a permitted use provided that the maximum number of **dwelling rooms** does not exceed six and it complies with By-law 156-2023.

345. Former City of Scarborough, Upper Rouge Community Zoning By-law 25278, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Rural Residential (R) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Single-Family Dwellings**'.
346. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
347. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Drive-through Facility**' and '**Dwelling Unit or Dwelling**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

348. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

349. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (22), so that it reads:

22. **Multi-tenant House**

In the "S", "T", "ST", "M", "MFAT", "A" and "CR" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

350. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

351. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

352. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (2.1) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

353. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

354. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (3A) Multiple Family Apartment Terrace Residential (MFAT) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.

355. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
356. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (14) Commercial Residential (CR) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to 'Medical Centres'.
357. Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
358. Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
359. Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':
- Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.
360. Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (22), so that it reads:

22. **Multi-tenant House**

In the "S", "T", "M", "A" and "CR" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
  - (b) it complies with By-law 156-2023.
361. Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 362.** Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 363.** Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.
- 364.** Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 365.** Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Commercial Residential (CR) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to 'Medical Centres'.
- 366.** Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
- 367.** Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit or Dwelling**':
- Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.
- 368.** Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Multi-Family Dwelling**' and '**Non-Accessory Sign**':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

369. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (21), so that it reads:

21. **Multi-tenant House**

In the "S", "T", "ST", "M", and "A" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
- (b) it complies with By-law 156-2023.

370. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

371. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by:

- (A) deleting Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (c)(i) Supplementary Regulations; and
- (B) adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

372. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

373. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Multiple Family Residential (M) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Multiple-Family Dwellings**'.



374. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
375. Warden Woods Community Zoning By-law 950-2005, as amended is further amended by deleting the definition '**Rooming and/or Boarding House**' from Clause V – INTERPRETATION, (f).
376. Warden Woods Community Zoning By-law 950-2005, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions '**Driveway**' and '**Dwelling Unit**':

**Dwelling room** - means a room used as living accommodation that is available for rent and that is not self-contained. A **dwelling room** may contain private sanitary facilities or cooking facilities, but not both.

377. Warden Woods Community Zoning By-law 950-2005, as amended is further amended by adding the following definition to Clause V – INTERPRETATION, (f), in between the definitions 'Marketplace Sign' and 'Municipality':

**Multi-tenant House** - means a building with four or more **dwelling rooms** that may have shared common facilities for sanitary and cooking. A hotel, nursing home, senior citizen home, group home, residential care facility, or other similar establishment, is not a **Multi-tenant House**.

378. Warden Woods Community Zoning By-law 950-2005, as amended is further amended by adding to Clause VI – PROVISIONS FOR ALL ZONES, a new provision (20), so that it reads:

**20. Multi-tenant House**

In the "S", "SD", "TH", "A", and "CR" zones a **Multi-tenant House** is a permitted use provided that:

- (a) the maximum number of **dwelling rooms** does not exceed six; and
  - (b) it complies with By-law 156-2023.
379. Warden Woods Community Zoning By-law 950-2005, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.

- 380.** Warden Woods Community Zoning By-law 950-2005, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 381.** Warden Woods Community Zoning By-law 950-2005, as amended is further amended by:
- (A) deleting Clause VIII – Zone Provisions (3) Townhouse Residential (TH) Zone (c)(i) Supplementary Regulations; and
  - (B) adding to Clause VIII – Zone Provisions (3) Townhouse Residential (TH) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 382.** Warden Woods Community Zoning By-law 950-2005, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to '**Group Homes**'.
- 383.** Warden Woods Community Zoning By-law 950-2005, as amended is further amended by adding to Clause VIII – Zone Provisions (7) Commercial Residential (A) Zone (a) Permitted Uses, the term '**Multi-tenant Houses**' after the reference to 'Medical Centres'.
- 384.** Former City of Toronto Zoning By-law 438-86, is amended by replacing the definition of 'dwelling room' in Section 2, so that it reads:
- "dwelling room"*  
means a room used as living accommodation that is available for rent and that is not self-contained. A *dwelling room* may contain private sanitary facilities or cooking facilities, but not both. A dwelling room does not include a room in a *hotel*, in a *dwelling unit* or in a *tourist or guest home*.
- 385.** Former City of Toronto Zoning By-law 438-86, is amended by replacing the definition of 'rooming house' in Section 2, so that it reads:
- "rooming house"* (see "*multi-tenant house*")
- 386.** Former City of Toronto Zoning By-law 438-86, is amended by replacing the definition of 'converted dwelling rooming house' in Section 2, so that it reads:
- "converted dwelling and rooming house"* (see "*multi-tenant house*")

- 387.** Former City of Toronto Zoning By-law 438-86, is amended by adding a new definition 'multi-tenant house' to Section 2, in between "motor vehicle repair shop, class B" and "municipal community centre" so that it reads:

*"multi-tenant house"*

means a building with four or more *dwelling rooms* that may have shared common facilities for sanitary and cooking. A *hotel, tourist or guest home, residential care facility, home for the aged, nursing home, convalescent home or rest home, senior citizens' housing* or other similar establishment, is not a *multi-tenant house*.

- 388.** Former City of Toronto Zoning By-law 438-86, is further amended by deleting from the chart in Section 6, Subsection 1, Regulation (f)(a)(ii) the terms "*converted dwelling and rooming house*" and "*rooming house*".

- 389.** Former City of Toronto By-law 438-86, is further amended by adding to the chart in Section 6, Subsection 1, Regulation (f)(a)(ii) a new permitted use "*multi-tenant house*", subject to qualification 5 in between the uses "monastery, nunnery or religious retreat" and "*nursing home, convalescent home or rest home*", so that it reads:

	Acc.	R1	R1S	R2	R3	R4	R4A
<i>multi-tenant house</i>		q5	q5	q5	q5	q5	q5

- 390.** Former City of Toronto By-law 438-86, is further amended by replacing Section 6, Subsection 2, qualification 5, so that it reads:

5.(a) Subsection (1) does not prevent the use of a building or structure as a *multi-tenant house* provided:

- (i) in the R1, R1S and R2 districts, and the R3 district outside the *Central Area*, the maximum number of *dwelling rooms* does not exceed 6;
- (ii) in the R3 district in the Central Area, and the R4 and R4A districts, the maximum number of *dwelling rooms* does not exceed 12;
- (iii) it complies with By-law 156-2023; and
- (iv) despite (iii) above, no *parking spaces* are required.

- 391.** Former City of Toronto Zoning By-law 438-86, is further amended by deleting from the chart in Section 8, Subsection 1, Regulation (f)(a)(ii) the term "*rooming house*".

- 392.** Former City of Toronto Zoning By-law 438-86, is further amended by adding to the chart in Section 8, Subsection 1, Regulation (f)(a)(ii) a new permitted use "*multi-tenant house*", subject to qualification 4 in between the uses "monastery, nunnery or religious retreat" and "*nursing home, convalescent home or rest home*", so that it reads:

	Acc.	CR	MCR	Q
<i>multi-tenant house</i>		q4	q4	q4

**393.** Former City of Toronto By-law 438-86, is further amended by replacing Section 6, Subsection 2, qualification 4, so that it reads:

4. A *multi-tenant house* is permitted provided:
- (i) the number of *dwelling rooms* does not exceed 25;
  - (ii) it complies with By-law 156-2023; and
  - (iii) despite (ii) above, no *parking spaces* are required.

**394.** Former City of Toronto Zoning By-law 289-93, is amended by adding a new definition 'dwelling room' to Section 4, Subsection (1) in between "duplication shop" and "dwelling unit", so that it reads:

*"dwelling room"*

means a room used as living accommodation that is available for rent and that is not self-contained. A *dwelling room* may contain private sanitary facilities or cooking facilities, but not both. A dwelling room does not include a room in a *hotel*, in a *dwelling unit* or in a *tourist or guest home*.

**395.** Former City of Toronto Zoning By-law 289-93, is amended by adding a new definition 'dwelling room' to Section 4, Subsection (1) in between "motor vehicle repair shop, class B" and "municipal community centre" so that it reads:

*"multi-tenant house"*

means a building with four or more *dwelling rooms* that may have shared common facilities for sanitary and cooking. A *hotel*, *tourist or guest home*, *residential care facility*, *home for the aged*, *nursing home*, *convalescent home or rest home*, *senior citizens' housing*, or other similar establishment, is not a *multi-tenant house*.

**396.** Former City of Toronto By-law 289-93, is further amended by adding the following new permitted use to Section 13(1)(b) in between "*convalescent home or rest home*", and "a residence owned and controlled by Y.M.C.A., Y.W.C.A., Y.M.H.A. or Y.W.H.A.":

"a *multi-tenant house* provided the number of *dwelling rooms* does not exceed 25 and it complies with By-law [Clerks to insert By-law Number] except that no *parking spaces* are required,"

**397.** Former City of Toronto By-law 168-93, Section 2, Subsection(1) is amended by amending the definition of "boarding or lodging house" so that is reads:

*"boarding or lodging house"*

means a *dwelling house* in which the proprietor supplies for gain lodging with or without meals, but does not include an *hotel*, hospital, children's home, *home for the aged*, *apartment house*, *multi-tenant house* or other establishment otherwise classified or defined in this by-law;

- 398.** Former City of Toronto By-law 168-93, Section 2, Subsection(1) is amended by replacing the definition of 'dwelling room' in Section 2, so that it reads:

*"dwelling room"*

means a room used as living accommodation that is available for rent and that is not self-contained. A *dwelling room* may contain private sanitary facilities or cooking facilities, but not both. It does not include a room providing sleeping accommodation in a *hotel* or a room within a *dwelling unit*;

- 399.** Former City of Toronto Zoning By-law 168-93, is amended by adding a new definition 'multi-tenant house' to Section 2, Subsection(1) in between "motor vehicle repair shop, class A" and "municipal community centre" so that it reads:

*"multi-tenant house"*

means a building with four or more *dwelling rooms* that may have shared common facilities for sanitary and cooking. A *hotel, tourist or guest home, residential care facility, home for the aged, nursing home, convalescent home or rest home, senior citizens' housing*, or other similar establishment, is not a *multi-tenant house*.

- 400.** Former City of Toronto By-law 168-93, as amended, is further amended by adding 'multi-tenant house' as a new permitted use to Section 6(1)(a)(ii).

- 401.** Former City of Toronto By-law 168-93, as amended, is further amended by adding the following new regulation to Section 6(2)(10), after Section 6(2)(9), so that it reads:

10. A *multi-tenant house* is permitted provided:

- (i) the number of *dwelling rooms* does not exceed 25;
- (ii) it complies with By-law 156-2023; and
- (iii) despite (ii) above, no *parking spaces* are required.

- 402.** Former City of Toronto By-law 1994-0805, Section 2, Subsection(1) is amended by replacing the definition of 'dwelling room' in Section 2, so that it reads:

*"dwelling room"*

means a room used as living accommodation that is available for rent and that is not self-contained. A *dwelling room* may contain private sanitary facilities or cooking facilities, but not both. It does not include a room in a *hotel* or a room within a *dwelling unit*;

- 403.** Former City of Toronto Zoning By-law 1994-0805, is amended by adding a new definition 'multi-tenant house' to Section 2, Subsection(1) in between "motor vehicle repair shop, class A" and "municipal community centre" so that it reads:

*"multi-tenant house"*

means a building with four or more *dwelling rooms* that may have shared common facilities for sanitary and cooking. A *hotel, residential care facility, home for the aged, nursing home, convalescent home or rest home, senior citizens' housing*, or other similar establishment, is not a *multi-tenant house*.

404. Former City of Toronto Zoning By-law 1994-0805, is amended by replacing the definition of 'rooming house' in Section 2, so that it reads:

"*rooming house*" (see "*multi-tenant house*")

405. Former City of Toronto Zoning By-law 1994-0805, is further amended by deleting from the chart in Section 5, Subsection 1, Regulation (f)(a)(ii) the term "*rooming house*" as a permitted use.

406. Former City of Toronto Zoning By-law 1994-0805, as amended, is further amended by adding to Section 5, Subsection 1, Regulation (f)(a)(ii) after "monastery, nunnery or religious retreat", so that it reads:

	Acc.	G	CR	t	h
<i>multi-tenant house</i>			q11	q11	

407. Former City of Toronto By-law 1994-0805, as amended, is further amended by adding the following new regulation to Section 5(2)(11), after Section 5(2)(10), so that it reads:

11. a *multi-tenant house* is a permitted use in CR District if it complies with By-law 156-2023;

408. Former City of Toronto By-law 1994-0806, Section 2, Subsection(1) is amended by replacing the definition of 'dwelling room' in Section 2, so that it reads:

"*dwelling room*"

means a room used as living accommodation that is available for rent and that is not self-contained. A *dwelling room* may contain private sanitary facilities or cooking facilities, but not both. It does not include a room in a *hotel* or a room within a *dwelling unit*;

409. Former City of Toronto Zoning By-law 1994-0806, is amended by adding a new definition 'multi-tenant house' to Section 2, Subsection(1) in between "motor vehicle repair shop, class B" and "municipal community centre" so that it reads:

"*multi-tenant house*"

means a building with four or more *dwelling rooms* that may have shared common facilities for sanitary and cooking. A *hotel, residential care facility, home for the aged, nursing home, convalescent home or rest home, senior citizens' housing*, or other similar establishment, is not a *multi-tenant house*.

410. Former City of Toronto Zoning By-law 1994-0806, is amended by replacing the definition of 'rooming house' in Section 2, so that it reads:

"*rooming house*" (see "*multi-tenant house*")

- 411.** Former City of Toronto Zoning By-law 1994-0806, is amended by adding to Section 5, Subsection 1, Regulation (f)(a)(ii) after "monastery, nunnery or religious retreat", so that it reads:

	Acc.	G	CR	IC	T
<i>multi-tenant house</i>			q10	q10	

- 412.** Former City of Toronto Zoning By-law 1994-0806, is further amended by deleting from the chart in Section 5, Subsection 1, Regulation (f)(a)(ii) the term "*rooming house*" as a permitted use.

- 413.** Former City of Toronto By-law 1994-0806, as amended, is further amended by adding the following new regulation to Section 5(2)(10), after Section 5(2)(9), so that it reads:

10. a *multi-tenant house* is a permitted use in CR District if it complies with By-law 156-2023.

- 414.** This By-law comes into force and effect on March 31, 2024.

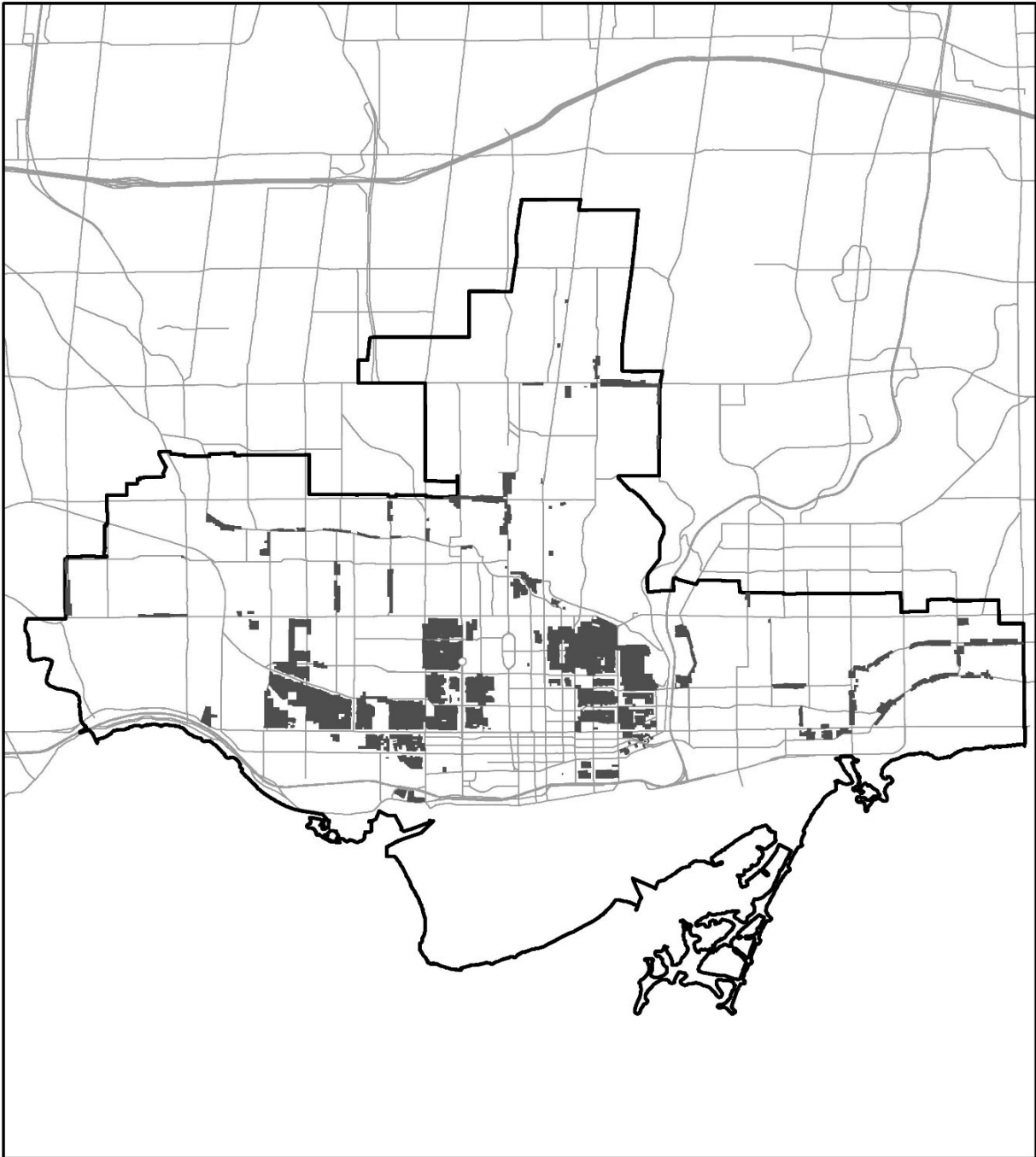
Enacted and passed on February 8, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Diagram 1**



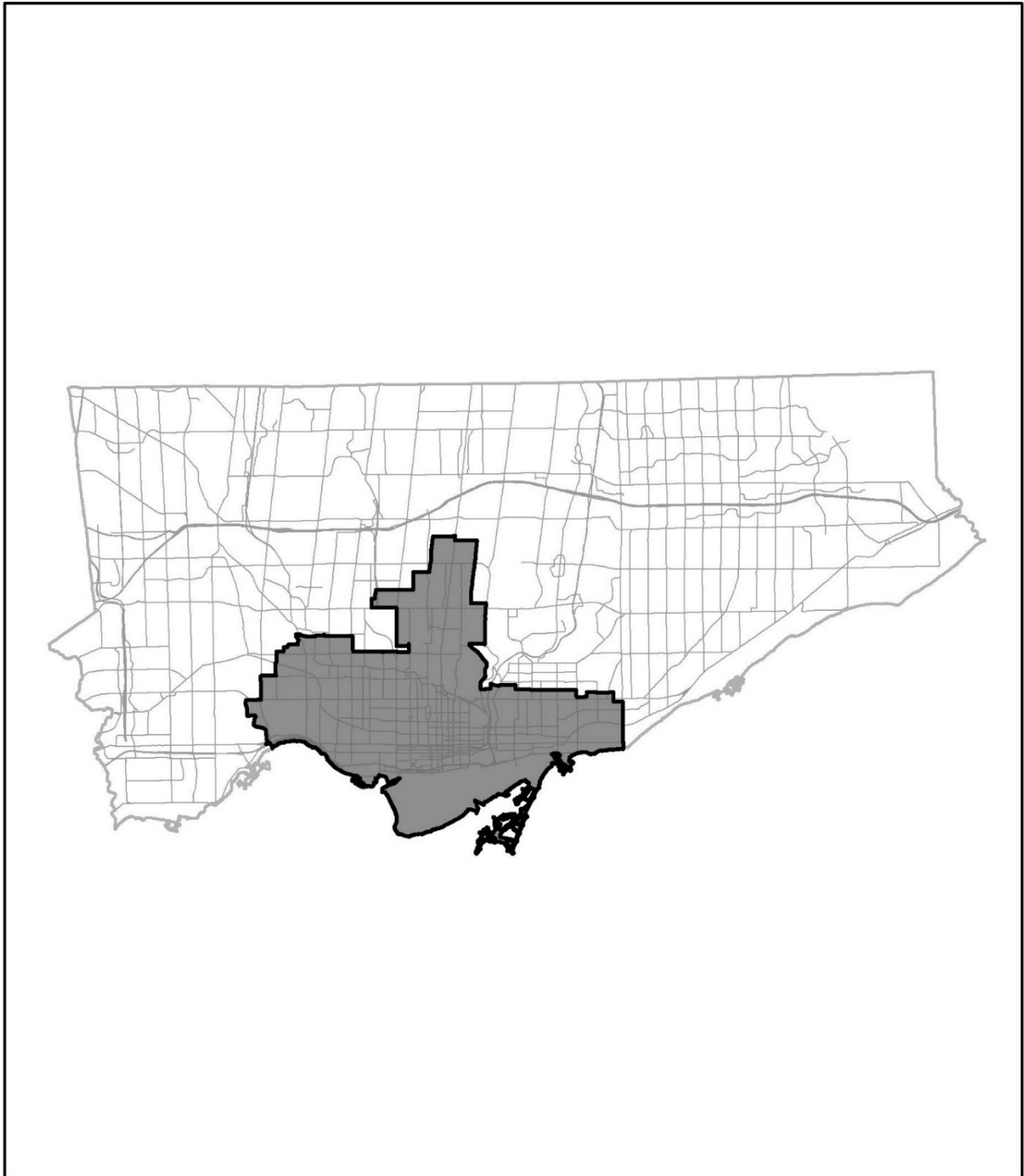
 **TORONTO**  
Diagram 1



Not to Scale  
06/14/2021



**Diagram 2**



**Diagram 3**

