

Authority: Planning and Housing Committee Item PH26.3,  
as adopted by City of Toronto Council on December 16 and  
17, 2025  
City Council voted in favour of this by-law on February 4,  
2026  
Written approval of this by-law was given by Mayoral  
Decision 3-2026 dated February 4, 2026

## CITY OF TORONTO

### BY-LAW 58-2026

**To amend Zoning By-law 569-2013, as amended, to alter permissions and performance standards for multi-tenant houses.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas 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, as amended, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 800.50(478) to replace the words "a **building**" with the word "**premises**" so it reads:

(478) Multi-tenant House

means **premises** 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 replacing Regulation 150.25.20.1(1) with the following:

(1) Dwelling Units

A **building** containing a **multi-tenant house** may include **dwelling units** provided that:

- (A) the total number of **dwelling units** does not exceed the maximum number of **dwelling units** permitted in the applicable zone; and

- (B) the total number of **dwelling rooms**, excluding **bedrooms** in a **dwelling unit**, does not exceed the applicable numbers set out in regulations 150.25.20.1(3)(B) and (C), 150.25.20.1(4)(B) and (C), and 150.25.20.1(5)(B) and (C).
4. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 150.25.20.1(3)(B) and (C) with the following:
- (B) a maximum of 6 **dwelling rooms per lot** are permitted in a **multi-tenant house**; and
- (C) despite (B) above, in an R zone within a "12 Dwelling Room Special Area" area on the Multi-tenant House Overlay Map, a maximum of 12 **dwelling rooms per lot** are permitted in a **multi-tenant house**.
5. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 150.25.20.1(4)(B) and (C) with the following:
- (B) within a '6 Dwelling Room Special Area' area on the Multi-tenant House Overlay Map, a maximum of 6 **dwelling rooms per lot** are permitted in a **multi-tenant house**.
- (C) in all other areas, a maximum of 12 **dwelling rooms per lot** are permitted in a **multi-tenant house**.
6. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 150.25.20.1(5)(B) and (C) with the following:
- (B) within a '6 Dwelling Room Special Area' area on the Multi-tenant House Overlay Map, a maximum of 6 **dwelling rooms per lot** are permitted in a **multi-tenant house**.
- (C) in all other areas, a maximum of 25 **dwelling rooms per lot** are permitted in a **multi-tenant house**.
7. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 200.15.10.5(1) to add the words "and **dwelling rooms**" after the words "**dwelling units**" in its first paragraph so the first paragraph reads:
- (1) Accessible Parking Space Rates
- If the number of **parking spaces** associated with **dwelling units** and **dwelling rooms** is 5 or more, or if the number of **parking spaces** associated with uses other than **dwelling units** and **dwelling rooms** is 1 or more, clearly identified accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, in compliance with the greater of the number of accessible **parking spaces** required by Table 200.15.10.5 – Minimum Parking

Spaces Rates for Accessible Parking Spaces below or with 200.15.10.5(1)(A) to (E).

8. Zoning By-law 569-2013, as amended, is further amended by amending Table 200.15.10.5 "Minimum Parking Space Rates for Accessible Parking Spaces" to add the following new row after the row containing Land Use Category "Secondary Suite":

Resident Requirement for a <b>Dwelling Room</b> in a <b>Multi-tenant House</b> .	Only the accessible parking rates as required by regulations 200.15.10.5(1)(A) to (E) apply
--	---

9. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 150.25.1(3) so that it reads:

(3) Conversion of a Residential Building to a Multi-Tenant House

A **residential building** or the portion of a **residential building** on one **lot** may be converted to a **multi-tenant house** and may continue to be considered a **lawfully existing building**, and:

- (A) If a portion of a **semi-detached house** or **townhouse** located on one **lot** is converted to a **multi-tenant house**, then the remaining portions of the same **building** located on the abutting **lot** or **lots** that are not subject to the conversion are considered to be located within the original **building** type for the purposes of applying the standards contained within this by-law; and
- (B) A **residential building** or portion of a **residential building** converted in accordance with this regulation must comply with the regulations for the zone in which it is located and with the regulations in Section 150.25.

10. Zoning By-law 569-2013, as amended, is further amended by adding Regulation 150.25.20.1(3)(E) so that it reads:

- (E) A **multi-tenant house** that does not contain a **dwelling unit** is subject to the **lot** requirements and **building** requirements of the applicable zone, and of any applicable Chapter 900 Exception, that would apply to:
- (i) a **detached house**, if the **multi-tenant house** is situated entirely on one **lot** and is not attached to a **building** on an abutting **lot**;
- (ii) the portion of a **semi-detached house** that constitutes an individual **dwelling unit**, if the **multi-tenant house** is a portion of a **building** located on two abutting **lots** and is separated by party walls from any attached portions of the **building** on the abutting **lot**; or
- (iii) the portion of a **townhouse** that constitutes an individual **dwelling unit**, if the **multi-tenant house** is a portion of a **building** located on more than

two abutting **lots** and is separated by party walls from any attached portions of the **building** on the abutting **lots**.

**11.** Zoning By-law 569-2013, as amended, is further amended by adding Regulation 150.25.20.1(4)(D) so that it reads:

(D) A **multi-tenant house** that does not contain a **dwelling unit** is subject to the **lot** requirements and **building** requirements of the applicable zone, and of any applicable Chapter 900 Exception, that would apply to a **residential building**.

**12.** Zoning By-law 569-2013, as amended, is further amended by adding Regulation 150.25.20.1(5)(D) so that it reads:

(D) A **multi-tenant house** that does not contain a **dwelling unit** is subject to the **lot** requirements and **building** requirements of the applicable zone, and of any applicable Chapter 900 Exception, that would apply to a **residential building** or **mixed use building**.

**13.** This By-law comes into force and effect on February 15, 2026.

Enacted and passed on February 4, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)