

PH18.2 - Attachment 4

Attachment 4: Overview of Current Zoning Regulations for Multi-Tenant Houses

Former City of Etobicoke (Area A1)

The former Etobicoke zoning regulations, now reflected in Rooming House Overlay Map Area A1 in Zoning By-law 569-2013, permit multi-tenant house accommodation with up to 10 dwelling rooms in some residential and commercial zones, if it:

The former Etobicoke zoning regulations, now reflected in Rooming House Overlay Map Area A1 in Zoning By-law 569-2013, permit multi-tenant house accommodation with up to 10 dwelling rooms in some residential and commercial zones, if it:

- is in a building originally constructed as a detached house;
- is owner-occupied;
- provides a minimum floor area per resident;
- meets minimum lot frontage and lot area requirements;
- has a minimum landscaped area; and
- has a minimum separation distance of 300 metres from another rooming house or a group home.

In Area A1, there must be one parking space for the owner of the building plus another parking space for every two occupants.

Former City of Toronto (Areas B1, B2, and B3)

The former City of Toronto zoning regulations, identified in Rooming House Overlay Map Areas B1 and B2 in Zoning By-law 569-2013, permit multi-tenant houses in most residential zones, if it:

- is in the whole of a building originally constructed as a detached or semi-detached house;
- meets minimum room size requirements;
- provides a minimum number of washrooms; and
- exhibits no substantial change to the exterior appearance of the building.

In Area B1, no more than six rooms are permitted, not counting a dwelling unit that could be in the building. In Area B2 there may be no more than 12 rooms in the building. These two areas generally correspond with residential zones.

In the commercial zones of former Toronto, now depicted in Rooming House Overlay Map Area B3 in Zoning By-law 569-2013, the regulations for multi-tenant houses are not based on the type of building or the size of rooms. The number of rooms and dwelling units, combined, may not exceed 25.

In each of the "B" areas, parking spaces must be provided on site at a minimum rate of one space for every three rooms used for living accommodation in excess of three rooms, plus one space for every two dwelling units in the building.

There are some exceptions to the above in former Toronto Zoning By-law 438-86 which provides different regulations for multi-tenant houses in specific areas. Some of these

regulations have been carried over as exceptions for the same areas in By-law 569-2013. Some are more permissive. Others are more restrictive. For instance, some exceptions allow multi-tenant houses in areas if they legally existed on specific dates, while other restrictive exceptions do not allow multi-tenant houses to locate in particular areas of the former city.

Former City of York (Area C1)

In the former City of York, now reflected in Rooming House Overlay Map Area C1 in By-law 569-2013, dwelling room accommodation with up to 10 rooms is permitted in some multiple-residential zones, if it:

- is in the whole of a building originally constructed as a detached, semi-detached or duplex house abutting a major street;
- has a minimum floor area per resident; and
- has a minimum separation distance of 300 metres from another rooming house, a group home or a crisis care facility.

There must be one parking space for every three rooms used for living accommodation.