Attachment 1: Draft City-wide Stand-alone Zoning By-law to Permit Multi-tenant Houses

Authority:

CITY OF TORONTO
BY-LAW XXXX-2021

To permit multi-tenant houses.

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

Whereas 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. This By-law applies to all the lands in the City of Toronto.

2. The terms shown in bold text indicate they are defined terms in this by-law, except for multi-tenant house and dwelling room, which are defined in the former general zoning by-laws and Zoning By-law 569-2013.

3. Despite defined terms "building", "dwelling unit" and "parking space" in the former general zoning by-laws, for the purposes of this by-law the defined terms below have the following meaning:

   (1) Building means a wholly or partially enclosed structure with a roof supported by walls, columns, piers or other structural systems. A vehicle is not a building.

   (2) Dwelling Unit means living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.

   (3) Parking Space means an area used for the parking or storing of a vehicle.

4. Where permitted, a multi-tenant house:

   (1) may include a dwelling unit.

   (2) is permitted in a building originally constructed as a multi-tenant house, or a building permitted in the applicable zone.

   (3) 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.

   (4) provide parking spaces at a minimum rate of 0.34 for each dwelling room.
5. This By-law comes into force and effect on November 1, 2022

Enacted and passed