

**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