

Attachment 2: Redline of By-law 156-2023 Showing Corrections

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 units~~, provided that the total number of **dwelling rooms** ~~and, excluding rooms in a dwelling units~~, does not exceed the applicable number 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).

(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 in which dwelling units are 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~~ a [“12 Dwelling Room Special Area” area on the Multi-tenant House Overlay Map](#), 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 [in which dwelling units are](#) permitted in the applicable zone.

(B) within ~~the shaded areas shown on Diagram 3 of By-law 156-2023~~ a [“6 Dwelling Room Special Area” area on the Multi-tenant House Overlay Map](#), 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 [in which dwelling units are](#) permitted in the applicable zone.

(B) within ~~the shaded areas shown on Diagram 3 of By-law 156-2023~~ a [“6 Dwelling Room Special Area” area on the Multi-tenant House](#)

Overlay Map”, 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'~~ Land Use Category 'Secondary Suite':

<p><u>Resident Requirement for a Dwelling Room in a Multi-tenant House</u></p>	<p>Parking spaces 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 dwelling room;</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 dwelling room; and</p> <p>(C) in all other areas of the City at a minimum rate of 0.34 for each dwelling room.</p>	<p>100 percent</p>	<p>100 percent</p>	<p>100 percent</p>
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- b. Zoning By-law 569-2013, as amended, is further amended by deleting Section 995.40 Rooming House Overlay Map and replacing it with a new Section 995.41 Multi-tenant House Overlay Map, showing the following information:

(A) The areas shown on Diagram 1 of By-law 156-2023 where a maximum of 12 dwelling rooms are permitted despite the maximum of 6 dwelling rooms permitted by Regulation 150.25.20.1(3)(B), to be labelled “12 Dwelling Room Special Area”;

(B) The areas shown on Diagram 3 of By-law 156-2023 where a maximum of 6 dwelling rooms are permitted despite the maximum of 12 or 25 dwelling rooms permitted by Regulations 150.25.20.1(4)(C) and 150.25.20.1(5)(C), to be labelled “6 Dwelling Room Special Area”;

(C) Except where otherwise indicated in (A) and (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulations 150.25.20.1(3)(B) & (D), to be labelled “6 Dwelling Room Area (R, RD, RS, RT, RM)” and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10;

(D) Except where otherwise indicated in (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulation 150.25.20.1(4)(C), to be labelled “12 Dwelling Room Area (RA, RAC, RM)” and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10; and

(E) Except where otherwise indicated in (B) above, the maximum number of **dwelling rooms** permitted within a zone as described by Regulation 150.25.20.1(5)(C), to be labelled “25 Dwelling Room Area (CR, CRE)” and to be updated to reflect changes to the zone label on the Zoning By-law Map in Section 990.10.

c. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 1.20.4(2)(D), so that it reads:

“(D) Multi-tenant House Overlay Map, found in Section 995.41.”

[No changes are proposed to Provisions 24 to 413 (Former General Zoning By-laws)]

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

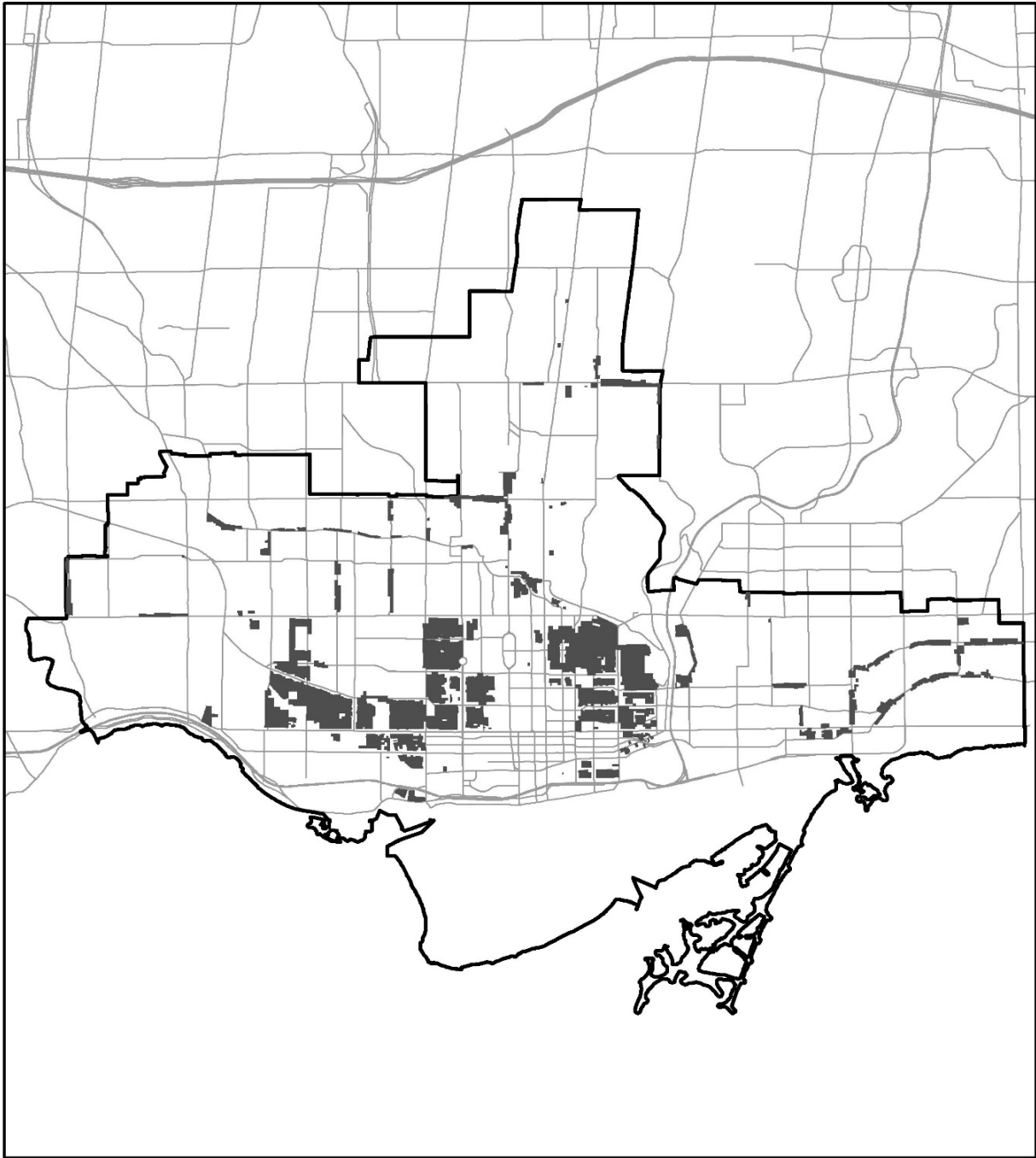
Enacted and passed on February , 2023.

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

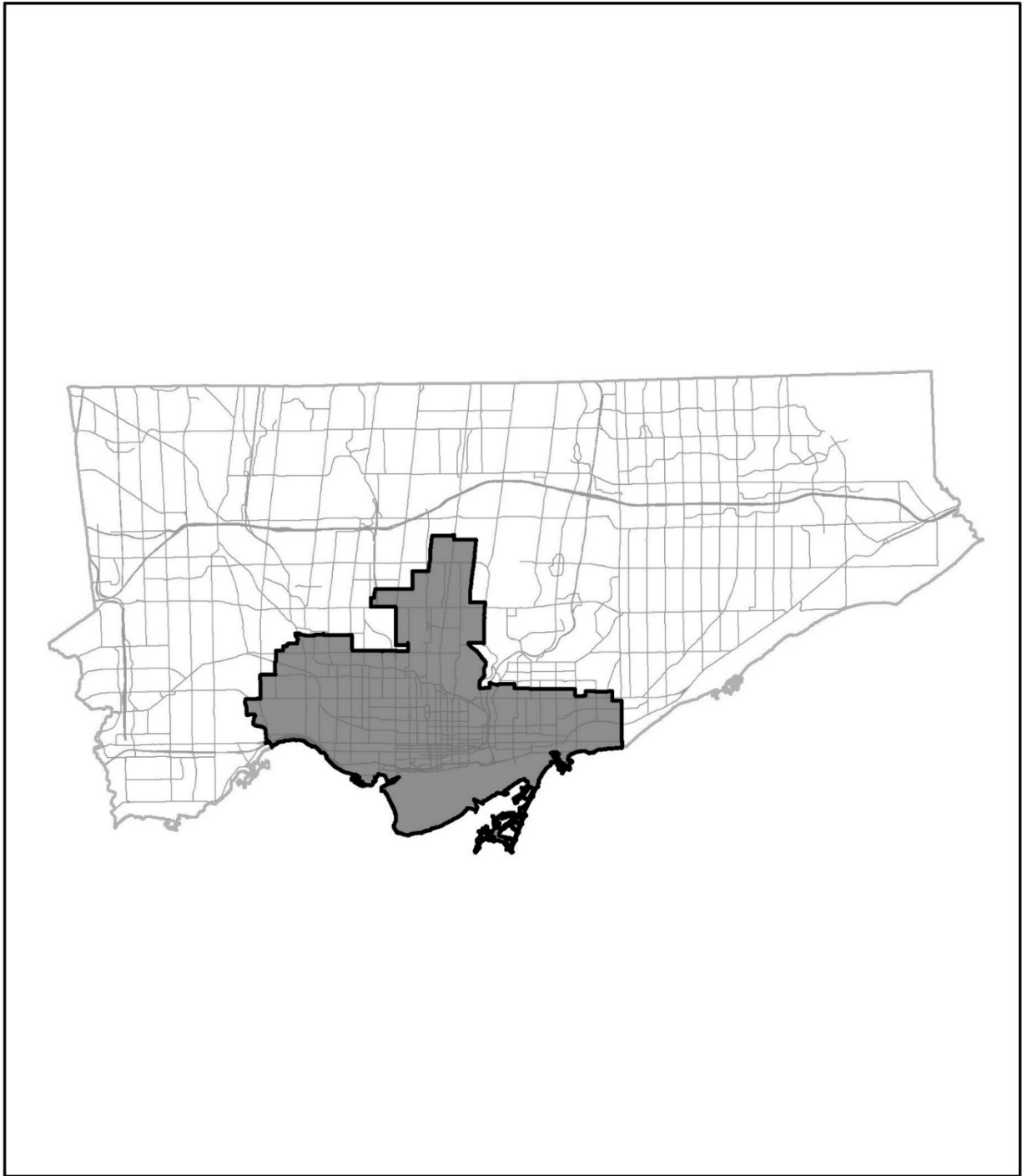


Diagram 3

