

February 27, 2024

Technical Corrections to the Multi-tenant Housing Zoning By-law

Summary:

1. Council approved the new Multi-tenant House (MTH) Zoning By-law and Licensing Frameworks at their December 2022 meeting, and adopted Zoning By-law [156-2023](#) and the new MTH Zoning regulations and licensing requirements come into effect on March 31st, 2024.
2. Since the adoption of the new framework, City staff have worked across Divisions to develop procedures and guidance to ensure its smooth implementation, and to educate operators and tenants.
3. Planning staff have identified some technical and non-substantive items in the By-law that should be improved for implementation.
4. The zoning by-law, in its current form, does not include a comprehensive map of permissions, which makes it difficult to quickly understand how the new zoning regulations apply to specific properties. The wording of certain regulations is also unclear and could be improved to clarify how MTHs are permitted in relation to residential buildings like multiplexes, and to correct formatting issues with the parking standards table.
5. it is important to make technical corrections to prior to the March 31st roll-out to ensure the framework is implemented in accordance with Council's decision, and provide clarity for Toronto's multi-tenant house operators and tenants and their neighbours.

Recommendations:

It is recommended that:

1. The Planning and Housing Committee request the City Solicitor and the Chief Planner and Executive Director, City Planning to report directly to the City Council meeting of March 20-22, 2024 describing matters in Zoning By-law 156-2023 that require correction or clarification, including advancing a corrective by-law under § 169-5.2(B) of the City of Toronto Municipal Code.

Thank you for your consideration.

Sincerely,

Councillor Gord Perks
Ward 4, Parkdale – High Park