

NOTICE OF PUBLIC MEETING

**To be held by the Planning and Housing Committee
(Under the Planning Act)**

City-initiated Zoning By-law Amendments to Update Definitions and Standards for Multi-tenant Houses

Location of Application: City-wide
Applicant: City of Toronto

Date: December 3, 2025
Time: 9:30 a.m., or as soon as possible thereafter
Place: Council Chambers, Toronto City Hall and By Video Conference

PROPOSAL

The City of Toronto is proposing to amend Zoning By-law 569-2013 to implement targeted refinements to the definition of multi-tenant house and associated performance standards. The changes help clarify implementation issues identified through the first year review of the Multi-Tenant House Regulatory Framework. The changes simplify the administration of the zoning permissions and reinforce the intent of the Council-adopted framework.

The proposed zoning by-law amendments will amend the definition of “multi-tenant house” to use the term “premises” instead of “building”, and apply associated regulations to the “lot” instead of the “building”. These amendments clarify and simplify administration of the multi-tenant house regulations in situations where a single building straddles multiple lots, such as a townhouse, or where certain rental arrangements in an apartment building could cause the entire building to be classified as a multi-tenant house despite not operating as such.

The proposed amendments will also introduce regulations providing implementation guidance identifying which zoning performance standards apply when all or part of an existing residential building is converted to a multi-tenant house, and to standalone multi-tenant houses that do not contain any dwelling units.

The amendments will also update the zoning by-law’s accessible parking space provisions to include a rate for dwelling rooms in a multi-tenant house, as this rate was unintentionally omitted during general updates to accessible parking regulations through By-law 223-2025.

Detailed information regarding the proposal, including background information and material may be obtained by contacting John Duncan, Senior Planner Policy and Research, at 416-392-1530, or by e-mail at John.Duncan@toronto.ca.

Further information on the City’s Multi-Tenant Houses Regulatory Framework can be found at <https://www.toronto.ca/MultiTenantHouses>.

PURPOSE OF PUBLIC MEETING

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail to phc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

You are also invited to address Planning and Housing Committee, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address Planning and Housing Committee directly, please register by e-mail to phc@toronto.ca or by phone at 416-397-4579, no later than **12:00 p.m. on December 2, 2025**. If you register, we will contact you with instructions on how to participate in the meeting.

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

For more information about the matter, including information about appeal rights, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, Toronto City Hall, 100 Queen Street West, 2nd floor, Toronto, ON M5H 2N2, Telephone: 416-397-4579, Fax: 416-392-2980, Email: phc@toronto.ca.**

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail phc@toronto.ca.

FURTHER INFORMATION

Given that the amendments listed in this Notice regulate the use of lands at several locations within the geographic boundaries of the City of Toronto, a key map has not been provided with this notice.

If you wish to be notified of the decision of the City of Toronto on the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk, attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out above.

Zoning By-law Amendment Appeal: If a specified person or public body as defined under the Planning Act or the registered owner of any land to which by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Zoning By-law Amendment is passed, the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply is not entitled to appeal the by-law.

People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations, or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information

in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at <https://www.toronto.ca/city-government/public-notices-bylaws/>.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on November 10, 2025.

John D. Elvidge
City Clerk