

Authority: Planning and Housing Committee Item PH6.1,  
as adopted by City of Toronto Council on June 18 and 19,  
2019

**CITY OF TORONTO**

**Bill 975**

**BY-LAW -2019**

**To adopt Amendment 453 to the Official Plan for the City of Toronto respecting policies to address the loss of dwelling rooms.**

Whereas authority is given to Council under 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 attached Amendment 453 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on June , 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT 453 TO THE OFFICIAL PLAN**

The Official Plan of the City of Toronto is amended as follows:

1. Section 3.2.1 Housing, is amended by adding the following policy as a new Policy 11:

"New development in areas where dwelling rooms, such as those in rooming houses, are permitted that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of six or more dwelling rooms will not be approved unless:

- a. all of the dwelling rooms have rents that exceed dwelling room tier 2 mid-range rents at the time of application, or
- b. in cases where planning approvals other than site plan are sought, the following are secured:
  - i. at least the same amount of residential gross floor area is replaced and maintained as dwelling rooms or rental bachelor units;
  - ii. any available replacement housing not occupied by returning tenants will be offered to eligible households, as approved by Council;
  - iii. for a period of at least 15 years, the rents for replacement dwelling rooms and replacement rental bachelor units will be similar to the dwelling room rents in effect at the time the development application is made, or at Dwelling room tier 1 or tier 2 affordable rent or dwelling room tier 1 or tier 2 mid-range rent as applicable based on the dwelling room rents in effect at the time the development application is made if there is no returning tenant, with the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
  - vi. an acceptable tenant relocation and assistance plan addressing the right to return to occupy the replacement housing at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.
- c. Notwithstanding policies b.i and b.iii, the City will seek opportunities to secure the provision of additional replacement rental dwelling rooms or replacement rental units to achieve at least the same number of existing dwelling rooms lost and to secure rents for replacement housing for a period of at least 49 years; or
- d. in Council's opinion, the supply and availability of low-end of market rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents. This decision will be based on a number of factors, including whether:

- i. low-end of market rental housing in the City is showing positive, sustained improvement as demonstrated by significant net gains in the supply of low-end of market rental housing including significant levels of production of low-end of market rental housing, and continued projected net gains in the supply of low-end of market rental housing;
  - ii. the overall rental apartment vacancy rate for the City of Toronto, as reported by the Canada Mortgage and Housing Corporation, has been at or above 3.0 per cent for the preceding four consecutive annual surveys;
  - iii. the proposal may negatively affect the supply or availability of dwelling rooms or rental housing sub-sectors including affordable units, units suitable for families, or housing for vulnerable populations such as seniors, persons with special needs, or students, either in the City, or in a geographic sub-area or a neighbourhood of the City; and
  - iv. all provisions of other applicable legislation and policies have been satisfied."
2. Section 3.2.1 Housing, is amended by adding the following policy as a new Policy 12:

"New development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of one or more rental units or dwelling rooms will not be approved unless an acceptable tenant relocation and assistance plan is provided to lessen hardship for existing tenants."
3. Section 3.2.1 Housing, is amended by adding the following as "Housing Definitions":

**"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.

**Dwelling room tier 1 affordable rents** means rent that is 60 percent or lower of the average City of Toronto rent for a bachelor unit, as reported annually by the Canada Mortgage and Housing Corporation.

**Dwelling room tier 2 affordable rents** means rent that is between 61 percent and 80 percent of the average City of Toronto rent for a bachelor unit, as reported annually by the Canada Mortgage and Housing Corporation.

**Dwelling room tier 1 mid-range rents** means rent that is between 81 percent and 100 percent of the average City of Toronto rent for a bachelor unit, as reported annually by the Canada Mortgage and Housing Corporation.

**Dwelling room tier 2 mid-range rents** means rent that is between 101 percent and 120 percent of the average City of Toronto rent for a bachelor unit, as reported annually by the Canada Mortgage and Housing Corporation."