

Authority: Planning and Housing Committee Item PH19.6,
adopted as amended, by City of Toronto Council on
December 16, 17 and 18, 2020

CITY OF TORONTO

BY-LAW 59-2021

To amend Toronto Municipal Code Chapter 354, Apartment Buildings, Chapter 441, Fees and Charges, and Chapter 442, Fees and Charges, Administration of.

The Council of the City of Toronto enacts:

1. City of Toronto Municipal Code Chapter 354, Apartment Buildings, is amended by:
 - (a) adding the following subsection to §354-1.1:
 - D. In addition to effecting service as required under any statutory authority or this by-law, service may also be effected by emailing an owner or operator at any email address determined by the Executive Director to be related to the owner or operator.
 - (b) deleting paragraphs §354-2.1.C(1) and (2) and replacing them with the following:
 - (1) The property owner's name and contact information, including a mailing address, email address and telephone number;
 - (2) The property operator's name and contact information, including a mailing address, email address and telephone number;
 - (c) deleting subsection §354-2.1.D and replacing it with the following:
 - D. Despite Subsection B, an owner or operator shall ensure that the mailing address, e-mail address, and phone number provided under paragraphs §354-2.1.C(1) and (2) in the registration application or renewal process is up to date at all times. Any written communication to an owner or operator from the City shall be deemed received by the owner or operator when delivered to the mailing address or email address on file.
 - (d) adding the following paragraph to §354-3.2.B:
 - (2.1) the waste management plan as required by this chapter.
 - (e) deleting §354-3.2.C and replacing it with the following:
 - C. The owner or operator shall provide information to prospective tenants and tenants on the RentSafeTO program, including informing them of the rating of the apartment building and evaluation used to determine that

rating, before a lease agreement is signed, on the signing of a lease agreement and annually.

(f) deleting §354-3.7.A and replacing it with the following:

A. An owner or operator shall have, maintain and keep current a state of good repair plan, all in a form and manner satisfactory to the Executive Director, that includes a comprehensive five-year forecast of capital element and common element repairs and improvements as well as other anticipated work that will impact tenants' access to, or enjoyment of, the property.

(g) deleting §354-7.1.F and replacing it with the following:

F. When a corporation fails to comply with an order or other direction made under this Chapter, every director or officer who concurs in such contravention is guilty of an offence and on conviction is liable to a fine of no more than \$100,000.

2. City of Toronto Municipal Code Chapter 441, Fees and Charges, is amended by adding following new fee to Appendix C, Schedule 12, Municipal Licensing and Standards:

| REF. NO. | SERVICE | FEE DESCRIPTION | CATEGORY | FEE BASIS | FEE | ANNUAL ADJ. |
|----------|--------------------|----------------------------------|--------------------|-----------------|----------|-------------|
| NEW | Private Properties | Apartment building re-evaluation | Full cost recovery | Per application | \$316.06 | Yes |

3. The fees established under section 2 of this by-law shall not apply to:

- A. the Toronto Community Housing Corporation;
- B. a not-for-profit provider of assisted or social housing under a program administered by the City of Toronto; or
- C. a dedicated supportive housing provider funded by the Province of Ontario.

4. City of Toronto Municipal Code Chapter 442, Fees and Charges, Administration of, is amended by adding the following subsection to § 442-6:

G. A service set out in Appendix C, Schedule 12 of Chapter 441, Fees and Charges, that has been provided by the City or on the City's behalf shall be paid for by the person or persons receiving the service whether or not they requested the service.

5. Subsection 1(b) and (g) of this by-law are deemed to have come into effect on December 1, 2020.

6. Subsection 1(e) and Sections 2 and 3 of this by-law come into effect on December 1, 2021.
7. Subsections 1(a), (c), (d) and (f) and section 4 of this by-law come into effect on April 1, 2021.

Enacted and passed on February 5, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)