

## **Multi-residential Apartment Buildings Regulatory Strategy**

<b>Date:</b>	March 6, 2007
<b>To:</b>	Licensing and Standards Committee
<b>From:</b>	Lenna Bradburn, Executive Director, Municipal Licensing and Standards
<b>Wards:</b>	All
<b>Reference Number:</b>	4093

### **SUMMARY**

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In 2004, Council directed that a regulatory strategy be developed to ensure multi-residential apartment buildings are maintained in accordance with the provisions of the Toronto Municipal Code. The enabling legislation came into effect on January 1, 2007 with the enactment of the *City of Toronto Act, 2006*.

Internal stakeholders' consultations commenced in October 2006 and external stakeholders' consultations began in December 2006. A public consultation will be scheduled in the spring of 2007.

A report, in the form of a discussion paper, will be presented in the summer of 2007 and will set out a series of options for consideration by the standing committee. The policy options will form the basis of the regulatory regime, which may include: a licence, a permit, a registration, an approval and/or other type of permission. It will also be supported by an enhanced inspection program to augment the current enforcement strategy to minimize the number of complaints, while increasing compliance with maintenance standards.

#### **Financial Impact**

The information report has no financial implications.

### **DECISION HISTORY**

On January 19, 2007, the Licensing and Standards Committee requested that a briefing be provided at the March 30, 2007 meeting. The objective of this information report is to

provide an update on the policy development process for the Multi-residential Apartment Buildings Regulatory Strategy.

## **ISSUE BACKGROUND**

On January 27, 28, and 29, 2004, City Council adopted Report No.1 of the Planning and Transportation Committee: A Framework Strategy to Ensure that Privately-Owned, Multi-Unit Residential Buildings are maintained in Accordance with the Provisions of the Toronto Municipal Code.

<http://www.toronto.ca/legdocs/2004/agendas/council/cc040127/plt1rpt/cl004.pdf>

The City of Toronto adopted a framework strategy, in principle, to allow for a licensing regime. At the time of the report, provincial regulation prohibited the inception of a licensing system. With the passage of the *City of Toronto Act, 2006* by the Province of Ontario, the City of Toronto Council now has the power to enact a “licensing” regime.

## **COMMENTS**

This project addresses three key themes for tenants living in multi-residential apartment buildings: social issues, housing concerns and property standards to maintain the physical condition and structure of the apartment buildings.

Several steps have been outlined in the Multi-residential Apartment Buildings Regulatory Strategy project plan. Outlined below are the key sections of the process.

### **Definition of Regulatory Strategy**

As defined by the new *City of Toronto Act, 2006*, Chapter 11, Schedule A, Part I, Definitions, Section 3. (1): “‘licence’ includes a permit, an approval, a registration and any other type of permission.” Therefore, the term “regulatory strategy” is used to ensure an all inclusive approach to the different possibilities when City staff, elected officials, stakeholders and the public are considering the types of options available to regulate multi-residential apartment buildings. The regulatory strategies may be applied to the building, individual units and/or the individual(s) or agency responsible for the maintenance of the property (e.g., property managers, building owners and landlords).

### **Internal Stakeholders’ Consultations**

The options being considered may have a direct impact on other divisions within the City of Toronto. Therefore, active participation from internal stakeholders is essential to assist in determining feasible multi-residential apartment buildings regulatory strategies. Since October 2006, the following internal stakeholders have been participating along with Municipal Licensing and Standards Division:

- a. Affordable Housing Unit
- b. Toronto Building
- c. City Planning

- d. Fire Services
- e. Public Health (Healthy Environments)
- f. Shelter, Housing and Support
- g. Social Services
- h. Solid Waste Management Services

In addition to the eight internal divisions, the Toronto Police Service has also been taking an active part at the internal stakeholders' consultations.

### **External Stakeholders' Consultations**

Two primary groups of external stakeholders have been identified: 1) landlords, property managers and property owners; and, 2) tenants. Representatives from these two groups have participated in the consultation process.

Tenants' representatives that have participated include:

- a. South Etobicoke Community Legal Services
- b. York Community Services
- c. Tenants' Advocacy Group
- d. Federation of Metro Tenants' Associations
- e. Parkdale Community Legal Services
- f. Association of Community Organizations for Reform Now (ACORN)
- g. COSTI North York Centre
- h. Parkdale Tenants Association
- i. East York East Toronto Family Resources- RENT
- j. Toronto Tenants' Council (TCHC tenant representatives)

Landlords, property managers, and property owners' representatives that have participated include:

- a. Multiple Dwellings Standards Association (MDSA)
- b. Toronto Community Housing Corporation (TCHC)
- c. Co-operative Housing Federation of Toronto
- d. Greater Toronto Apartment Association (GTAA)
- e. Ontario Non-profit Housing Association (ONPHA)
- f. Social Housing Services Corporation

Two consultations have been held with each of the external stakeholders' groups. The objective of the first consultation held on December 11, 2006, was to communicate to the external stakeholders the process Municipal Licensing and Standards would be taking to develop a Multi-residential Apartment Buildings Regulatory Strategy.

The objective of the second consultation held on February 22, 2007, was to seek input from the external stakeholders on possible options identified by staff and how these options may impact the participants' interests.

Broader public consultations will be scheduled in the spring of 2007. The objective of the session(s) will be to provide an opportunity for input from others who are interested in this issue.

Additional consultations will be scheduled after the discussion report is presented to the standing committee in the summer of 2007. The discussion report will set out a series of options for the consideration of the standing committee.

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## **SIGNATURE**

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