
City Council

Notice of Motion

MM49.5	ACTION			Ward: All
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Zoning Regulations for Rooming Houses - Removal of Matter from Committee - by Councillor Perks, seconded by Councillor Vaughan

Notice of this Motion has been given.

The Planning and Growth Management Committee currently has jurisdiction for this subject matter. A two-thirds vote is required to remove this matter from the Committee's jurisdiction.

Recommendations

Councillor Perks, seconded by Councillor Vaughan, recommends that:

1. The Chief Planner and Executive Director, City Planning Division, prepare zoning regulations for Rooming Houses that would be incorporated in the New Zoning By-law that would define and permit Rooming Houses in Residential Multiple (RM) zones, where five or more units are permitted, Residential Apartment (RA) zones, Commercial Residential (CR) zones, Commercial Residential Employment (CRE) zones and those parts of the Residential (R) zone in the Draft Zoning By-law that coincide with the existing provisions for Rooming Houses found the R2, R3, R4 and R4A zones in the former City of Toronto Zoning By-law.
2. The Executive Director of Municipal Licensing and Standards, in consultation with the Fire Chief, the Medical Officer of Health and the Chief Planner and Executive Director, City Planning, prepare a city-wide Rooming House licensing regime and enforcement strategy which takes into account the proposed zoning approach outlined in Recommendation 1.
3. The Chief Planner and Executive Director, City Planning Division, and the Executive Director of Municipal Licensing and Standards consult with the public and stakeholders after preparing the draft zoning and licensing regulations.
4. The Chief Planner and Executive Director, City Planning Division, and the Executive Director of Municipal Licensing and Standards report to the Planning and Growth Management Committee following the preparation of and consultation on the draft zoning by-law and licensing by-law changes.

Summary

Current Zoning By-Laws do not permit rooming houses in many neighbourhoods in Toronto. As a result, thousands of Torontonians live in unregulated and often unsafe conditions.

The Planning and Growth Management Committee at its meeting on January 6, 2010 considered Item PG34.2, headed "Approach for Proposed Zoning Regulations for Rooming Houses".

The Committee deferred this Item until the next term of Council to allow for more consultation and requested the Chair to bring the Item back to Committee, no later than November 2011, following consultation with interested Members of Council.

On March 28, 2010 a man residing in an unlicensed rooming house in Etobicoke died in a fire. A second resident of that rooming house died a few days later. There were **15** residents residing in this two-storey house. The Ontario Fire Marshall said **"the way the house is configured, we were very lucky – the fire could easily have claimed more lives."**

The January 2010 decision of the Ontario Municipal Board (OMB) made it clear that municipalities are bound by the Human Rights Code, and have to consider the needs of everyone, including people with disabilities or people in receipt of social assistance – when enacting by-laws in that case, the OMB stated that when restricting prospects for housing for person with disabilities or receiving social assistance, a sufficient planning analysis was required. This planning analysis should have included consideration of the Code whether or not the City had engaged in **"people zoning" which is prohibited.**

This Motion seeks to remove this matter from the Planning and Growth Management Committee's jurisdiction and bring it forward to City Council for consideration.

(Submitted to City Council on May 11 and 12, 2010, as MM49.5)