

Councillor Anthony Perruzza

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MEMORANDUM

DATE: Monday, January 04, 2010
TO: Planning and Growth Management Committee
FROM: Councillor Anthony Perruzza
RE: Proposed Zoning Regulations for Rooming Houses - PG 34.2

The proposed zoning regulations for rooming houses move a significant way to make for more comprehensive rules throughout the City of Toronto. However, the proposed changes do not capture the particular circumstances in one of the neighbourhoods in Ward 8, which is found near York University.

This newly built development of over 800 detached and semi-detached homes is home to many students, and a large proportion of these homes have been divided into separate units. Although, in North York rooming houses are not allowed, it would be unfortunate if some means of regulation is not found.

Staff is often left struggling to meet the demands of the public to deal with property standards complaints in this area, but also with tenant complaints against irregular landlord practices. The problem exists despite current regulations which do not permit such illegal practices. Enforcement of current regulations is challenging and takes a great deal of time.

The time is right to find a new way of dealing with this issue. The new Secondary Plan for York University was recently approved and York University is currently looking to build student housing off-campus which will hopefully help relieve the pressure on the neighbourhood to provide for student housing. I would request the Committee consider recommend that:

1. During the preparation of the final city wide zoning and licensing changes related to rooming houses, Staff consider zoning changes and licensing requirements that that deals specifically with student housing in off campus situations in the vicinity of York University.

Sincerely,



Anthony Perruzza
City of Toronto Councillor