

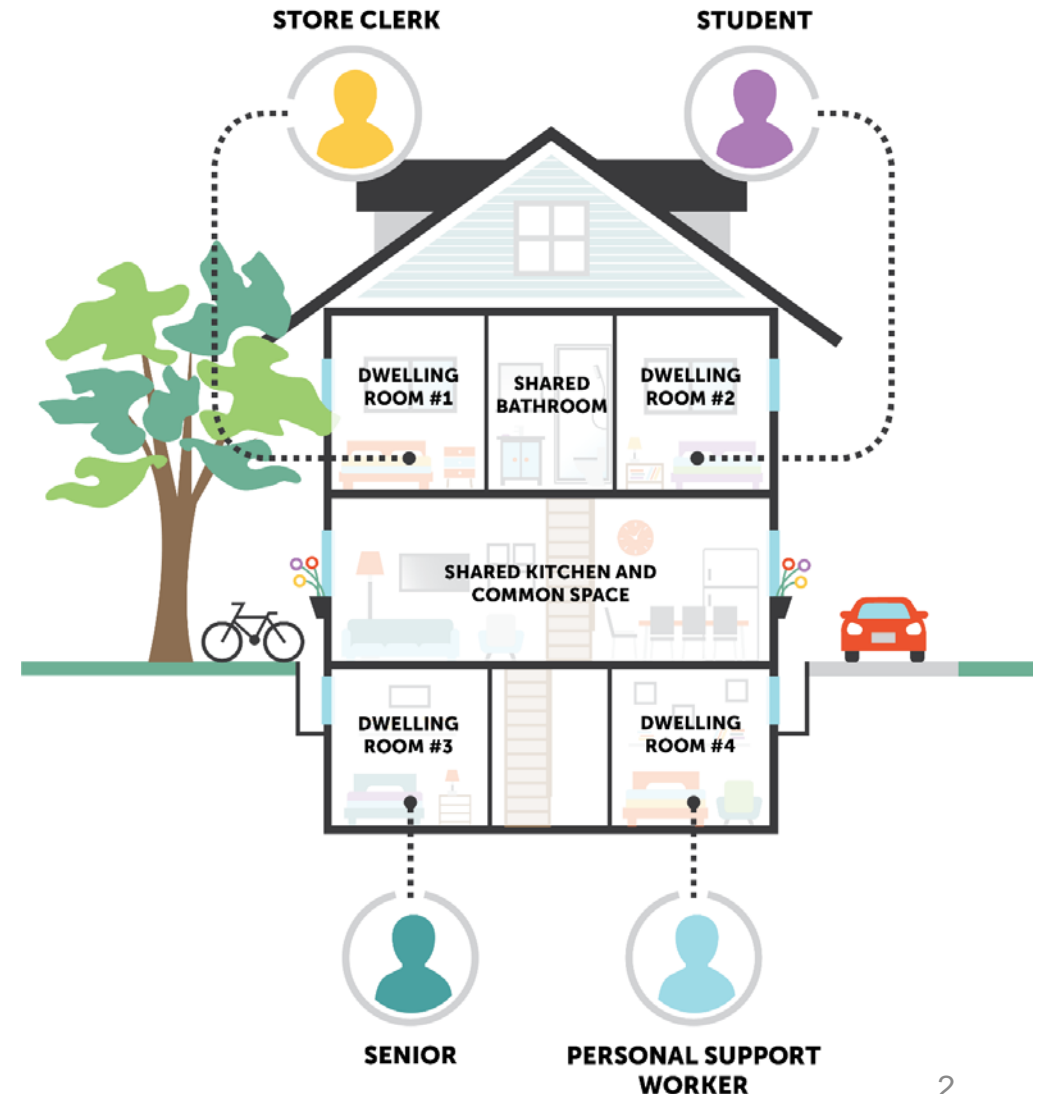
# A New Regulatory Framework for Multi-tenant Houses (MTH)

## Planning and Housing Committee



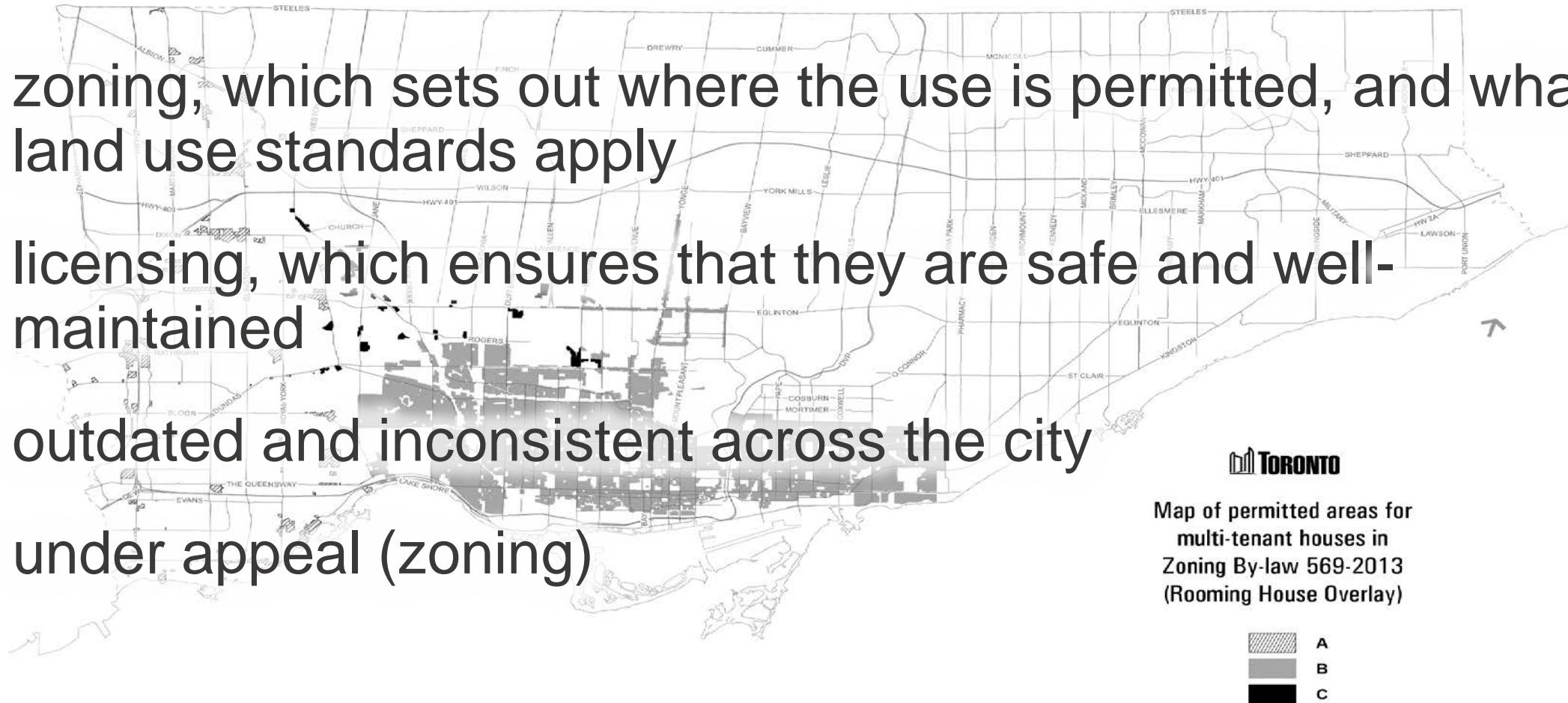
# Multi-tenant houses are...

- single-room accommodation with shared kitchen and/or washroom
- one of the most affordable options in the private rental market
- homes for diverse communities
- an important part of the housing stock and complete communities



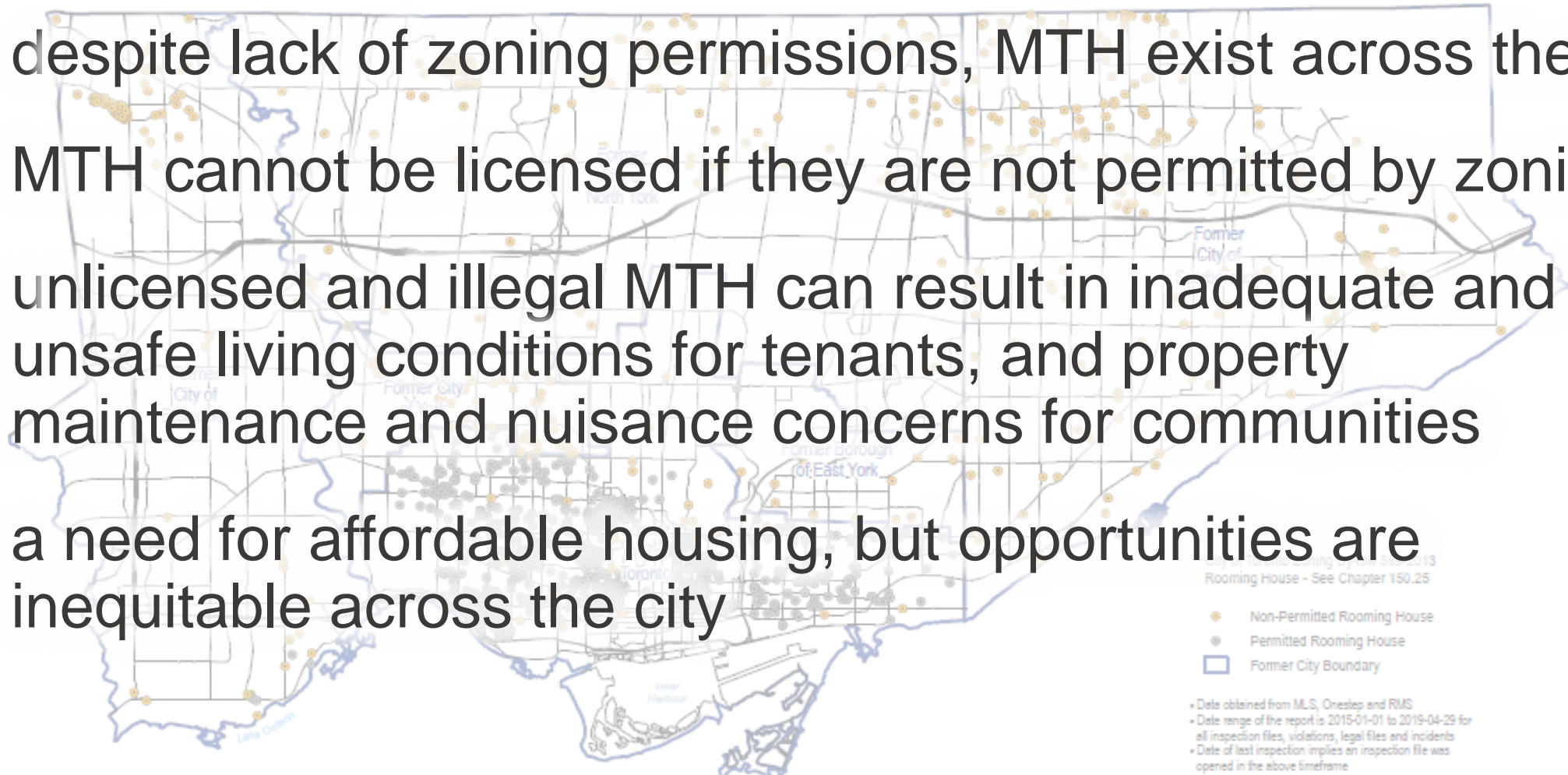
# Existing regulations for MTH

- zoning, which sets out where the use is permitted, and what land use standards apply
- licensing, which ensures that they are safe and well-maintained
- outdated and inconsistent across the city
- under appeal (zoning)



# Issues today

- despite lack of zoning permissions, MTH exist across the city
- MTH cannot be licensed if they are not permitted by zoning
- unlicensed and illegal MTH can result in inadequate and unsafe living conditions for tenants, and property maintenance and nuisance concerns for communities
- a need for affordable housing, but opportunities are inequitable across the city



# Safe and well-maintained houses are only achievable through effective regulation

- affordable and livable housing choices in all neighbourhoods
- safe and well-maintained housing that meets the needs of tenants
- property maintenance and nuisance concerns are addressed to meet the needs of communities
- equitable and fair permissions across the city, consistent with a human rights-based approach to housing

# Five Components of the New Regulatory Framework



# 1. City-wide Zoning Strategy

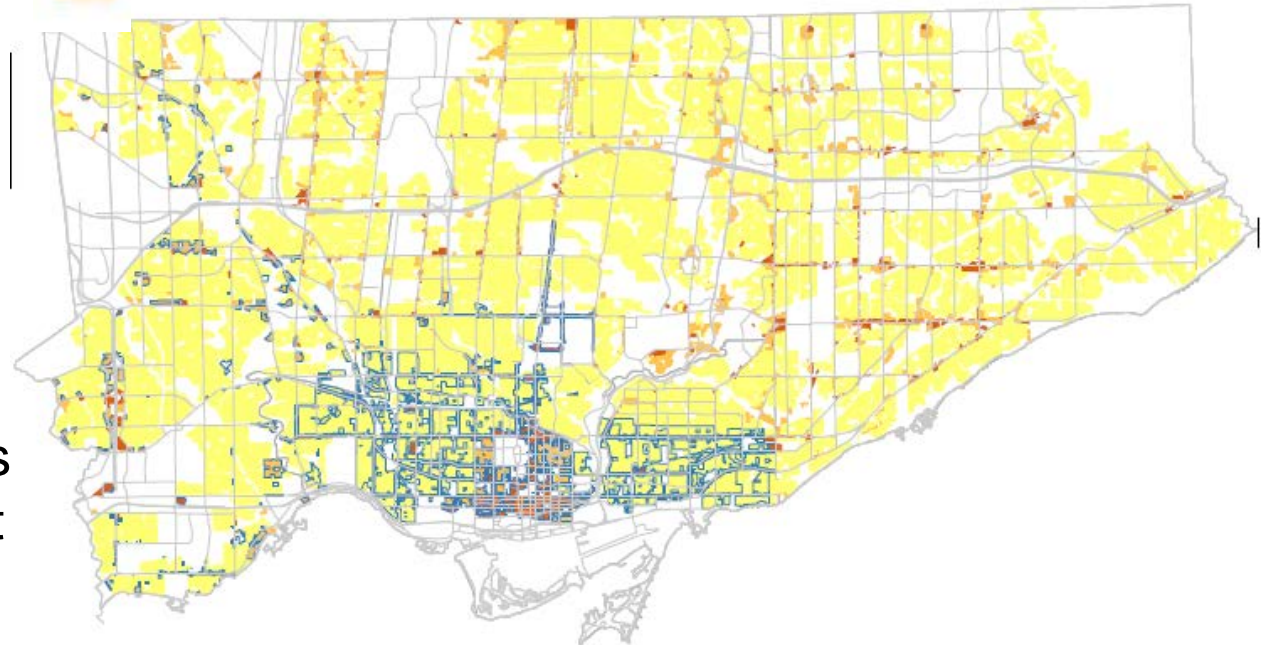
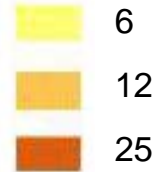
- Permitted in all zones that permit residential uses
- Maximum number of dwelling rooms to control intensity of use
- Consistent and harmonized definitions
- Parking and washroom requirements based on number of rooms



Maximum number of dwelling rooms would be **6 dwelling rooms** in most residential neighbourhoods.

 Existing permissions

Proposed Maximum Number of Rooms



## 2. Enhanced Licensing Framework

**New licensing by-law with increased standards and reviews for compliance across related rules**

Updated definition of multi-tenant house

Property standards plan

Floor plans and maximum occupancy numbers

Electrical evaluations

Zoning review

Building Code compliance confirmation

New Multi-Tenant Housing Tribunal

Regulatory oversight framework for personal care MTH



# 3. Compliance and Enforcement Program

**Coordinated, inter-divisional and dedicated resources will take action to promote safe and liveable houses**

Collaboration	Education and Outreach	Compliance Strategy	Enforcement Strategy
<b>Dedicated Municipal Licensing and Standards (MLS)</b> enforcement team along with Toronto Fire Services, Toronto Building, Toronto Public Health and other divisional staff as needed.	Identify unlicensed operators and notify them of bylaw requirements; provide <b>education and support</b> for tenants, operators, owners and communities on the process to submit a complaint.	<b>Annual inspections</b> of licensed multi-tenant houses and investigations of unlicensed operators.	<b>Increased fines</b> , modernized housing tribunal and remedial action.

# 4. Supporting Tenants and Maintaining Housing Affordability

## Concerns

Potential cost impacts on operators, potential for cost to be trickled down to tenants

Possible displacements due to room caps and closures

New zoning by-law would perpetuate trend of crowded student housing in neighbourhoods

## Recommendations

- Options to comply with OBC and Fire Code
- Financial incentive program for operators to offset costs

- Proactive planning for emergency relocations and potential displacements

- Acceleration of discussions with post-secondary institutions to develop affordable student housing on/near campuses

# 5. Implementation Plan

**City is developing an overall implementation plan and phased approach to ensure a smooth and orderly transition to a new framework**

## Year 1

**Sep 2021 – Nov 2022**

- Dedicated enforcement team
- Project management team
- Tribunal
- System changes
- Building code consultant
- Post-secondary opportunities

## Year 2

**Nov 2022 – Nov 2023**

- Zoning / licensing in effect
- Education and outreach
- Focus on enforcement for high-risk operators
- Transition licensed operators
- Identify and transition unlicensed operators
- Monitoring any displacement

## Year 3

**Nov 2023 +**

- Focus on licensing new operators
- Monitor impacts on housing affordability, communities and tenants

# 5. Implementation Plan: Financial Impact Analysis

**No financial implication this year**

Financial impacts in the future as the program is phased in

**MLS projects that implementation costs will be \$4,359,605**

Includes implementation for licensing and enforcement

**Toronto Fire Services projects implementation costs of \$1,775,790**

Potential annualized impact on the operating budget in 2022 and 2023

**Divisions will request funding for implementation in their respective budgets**

2022 and 2023 operating budget processes

# Thank you

