

From: [Valleyanna Residents](#)
To: [Planning and Housing](#)
Subject: Rooming House Discussion at Council
Date: June 14, 2021 8:44:43 PM

Good afternoon:

We note with interest your intended discussion of the introduction of Rooming Houses in all residential areas, a topic to be discussed at Council's Meeting on June 28, 2021, at 1:30pm.

We understand that there are issues regarding the availability and affordability of residential premises within the City of Toronto.

The residents of the Valleyanna Residents' Association stand in opposition to this proposed solution for change. While we remain sympathetic to this housing issue, a carte blanche amendment permitting such development in any and all residential areas is not the appropriate, fair, or logical solution to this problem.

It is inconceivable to think the City of Toronto would allow such increases in density anywhere in the city, without serious consideration whether or not the infrastructure would allow for it, including such issues as sewage, water run off, and education (the capacity of the nearby schools), etc.

As part of a rezoning application, we always believed the City would consider multiple variables in making a final decision. Let's review some of these variables one by one below:

- Infrastructure: Can an area or a street deal with additional density without causing any basement flooding during extreme weather? Are the pipes big enough to deal with 25%, 50% or 100% higher population? We cannot believe the answer will be identical for all the city streets.

- Traffic: What is the impact on traffic or parking if 3 single detached houses are replaced by 12-15 rooming houses? Again, for some streets, we may be talking about a 50% or 100% increase. Some areas will have a negligible impact while others are probably already stressed.

- Green space: Is it acceptable to the city to cut multiple trees as a result of the new construction? All of these projects will necessitate reducing the green space.

- Schools: Is there space at all the schools in the city? If not, the city cannot put more stress on the schools already stretched, and those others already at capacity.

There are so many variables to consider and only the City of Toronto has the information to make these informed decisions on a case by case basis. Making such a blanket change to the By-Laws would create a wild west scenario and would create many problems in areas unsuited for such drastic changes. This will create very large issues in the future.

As new developments are undertaken in new growth and built areas, such areas could be reviewed and considered to include and involve such drastic changes. However, established areas where residents purchased and invested should be grandfathered as excluded from this proposal. It would be not only patently unfair to homeowners, but would be economically disastrous to foist the solution for housing on those who purchased and invested in good faith.

While we are committed to being good citizens of Toronto, this is not the appropriate solution.

We remain vehemently opposed to this proposal.

Regards,

Valleyanna Residents' Association