

Swansea Area Ratepayers' Association

Reflecting the interests of the Swansea Community



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Swansea Area Ratepayers' Group

Written on behalf of the Swansea Area Ratepayers Association
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Anna Bailão Chair,
Planning and Housing Committee
Toronto City Hall
100 Queen St West Toronto, ON

Delivered via email Planning and Housing Committee phc@toronto.ca

June 25, 2021

RE: PH25.10 Multi-Tenant Housing (Rooming House) Framework Review, Planning & Housing Committee - June 28, 2021

Dear Councillor Bailão and Members of the Planning and Housing Committee,

With the rollout of the Multi-Tenant Housing (Rooming Houses) Review a number of truisms come to mind:

'More Haste, Less Speed' and 'Past Performance is an Indicator of Future Success'

We applaud the City's effort to provide affordable housing but if this housing is not safe and secure and allowing the Tenants to live in harmony with their neighbours, it means nothing! Before we impose the mistakes of the past across all communities in the City of Toronto, we need **more time to:**

- Review existing MTHs which are mostly illegal and bring them up to compliance levels and learn from the mistakes that allowed nearly all of them to be illegal
- Speak with those immediately impacted by the abuses of existing illegal/unlicensed rooming houses, providing them with the support of social services and legal aid and a safe and secure place in which to live. Ask **them** what is needed to ensure a safe and legal Multi-Tenant home in which to live.
- Enable success of this expansion by providing potential tenants with access to social services and legal aid when needed under the Landlord and Tenant Act.
- Consult with Community and Resident Associations on the ground to correct the compromising particulars of the presented Draft Zoning By-Laws against the Official Plan policies and existing zoning regulations.

- Upgrade the laws and enforcement strategies to ensure that Police and City Inspectors can enter the premises without prohibition when called to do so.
- Correct the errors of the Draft Zoning By-Laws so that they don't upend the existing Zoning for each area e.g. **In an RD Area, apartment buildings are not permitted.** In the Draft it provides for Multi-Tenant Housing in Apartment Buildings in RD areas.

This Framework and Regulation Report **deserves more time to review. provide input and make suggestions** to ensure the success of this roll-out of the multi-tenant housing framework plan across the City of Toronto. **Gentrification of the title from Rooming Houses to Multi-Tenant Houses does not make the problems go away or correct the Zoning By-Law errors done in haste.**

The Provision of 13 days from the Notice of Public Meeting or 8 days on the P & H Committee agenda to review over 300 pages of reports, zoning and background information is a totally inadequate amount of time for the Community to understand and respond appropriately to such an important initiative.

Without thought for the placement of these Homes close to Support Services for the Tenants and for Enforcement Strategies to oversee the owners, there will be NO RESOLUTION for the Tenants and ANXIETY & RESISTENCE from the Neighbourhoods. As Mike Holmes says: Do it right!

Yours truly,



Veronica Wynne
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