

City of Toronto Initiatives and Services to Support Multi-Residential Buildings, including Condominiums

<b>Initiative</b>	<b>Summary</b>
<b>Growing Up: Planning for Children in New Vertical Communities</b>	A study being undertaken by City Planning that examines how new multi-unit housing in high-density communities can better accommodate the needs of households with children and youth.
<b>TOcore Planning Downtown</b>	A comprehensive secondary plan for downtown Toronto that is focused on ensuring that growth in downtown Toronto, including condos, is supported by the appropriate infrastructure.
<b>Engagement Initiatives</b>	City Planning runs a number of engagement initiatives that are designed to provide information, engage a diverse set of stakeholders and discuss important issues affecting communities. Key engagement initiatives include: Planners in Public Spaces, and the Chief Planner's Roundtable.
<b>Traffic Congestion Initiatives</b>	A number of initiatives are underway to address traffic congestion. Some of the key initiatives underway include: Feeling Congested; City-wide: The Congestion Management Plan; and The Downtown Transportation Operations Study.
<b>Privately Owned Publicly Accessible Space (POPS)</b>	City Planning negotiates with private developers to include Privately Owned Publicly-Accessible Spaces as part of the development application and review process. POPS are a specific type of open space which are accessible to the public, but remain privately owned.
<b>Property Standards Enforcement</b>	MLS enforces municipal by-laws in multi-residential buildings including specific rental condo units upon complaint.
<b>Development Applications</b>	City Planning reviews planning applications including condominium plans.
<b>Ontario Building Code Enforcement</b>	Toronto Building reviews permit applications (including those for multi-unit residential buildings), issues permits, and conducts inspections in accordance with Ontario's Building Code, the City of Toronto's zoning by-laws and other legislation.
<b>Tenant Defence Fund</b>	As part of the Tenant Defence Fund, Shelter Support and Housing Administration has a contract with the Federation of Metro Tenants' Association (FMTA) to provide a Tenant Hotline. The program provides telephone information services that are accessible to all tenants in the private market rental housing, including condos.
<b>Rent Bank Program</b>	Provides an interest-free loan for tenants in rental arrears and facing eviction and first and/or last month's rent for tenants needing to move for affordability/stability reasons. The program is applicable to condo tenants.

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<b>Tenant Notification for Rent Reduction</b>	Under the <i>Residential Tenancies Act</i> , when a landlord's property taxes are decreased by more than 2.49% from one year to the next, tenants may qualify for a rent reduction. Condo tenants are eligible for this reduction.
<b>Midtown in Focus: Growth, Built Form and Infrastructure Review</b>	City Planning is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton area to inform the development of up-to-date policy direction and identify capital upgrades needed to support the vitality and quality of life in the neighbourhoods.
<b>Urban Design Policy Directions</b>	City Planning conducted a number of consultation events across the City between October and December 2014 to seek feedback on Urban Design Policy Directions as part of the Official Plan five-year process. The consultation program featured four open houses across the City, one urban design forum, 11 pop-up events, 10 stakeholder meetings, and multiple online formats. City staff interacted with over 2,000 Torontonians.
<b>Healthy Toronto by Design</b>	Toronto Public Health has collaborated with City Divisions and external stakeholders to lead a number of research and policy initiatives to support the healthier built environments. Examples of initiatives include health-based decision-support tools for land development and public engagement to developer healthier environments to prevent obesity, cancer or other chronic diseases.
<b>Healthy Environments</b>	Toronto Public Health Services offers a range of service to residents of multi-residential, including condos, such as chronic disease prevention, infectious disease prevention, and tuberculosis prevention.
<b>The Tower Renewal Program</b>	Under the Tower & Neighbourhood Revitalization, SDFA, holds min-conferences to share information and raise awareness on the City tools available for energy retrofits for buildings with a focus on, but not limited to buildings build before 1984 and is at least eight stories or higher. This includes a small number of condominium.
<b>Regulating Temporary Accommodation Rentals</b>	As part of its review of regulations for temporary accommodation rentals, MLS will review the use of temporary accommodation rentals in condos.
<b>Signs By-law Review</b>	MLS is undertaking a review of The Signs By-law (Chapter 693, Toronto Municipal Code), which will consider amendments to existing regulations around elections signs and temporary signs, including those displayed around condo buildings.
<b>Animal Services</b>	Animal Services is developing a pilot program, "Canines in Condos", to provide education and general information to condo dwellers on responsibilities of pet owners and guardians under the <i>Toronto Municipal Code, Chapter 349</i> , and dog safety in shared spaces.