

October 25, 2016

Mayor John Tory and Members of Council
City of Toronto
100 Queen St. W.
Toronto, ON. M5H 2N2

Dear Mayor Tory and Councillors:

RE: EX 18.13 Proposed Regulatory and Licensing Strategy for Multi-Tenant Houses & Consultation Plan

The Parkdale Neighbourhood Land Trust (PNLT) is writing with regards to City Planning and Municipal Licensing and Standards' proposed regulatory and licensing strategy for multi-tenant houses. **The PNLT supports the City's proposed regulatory emphasis on "ensuring life-safety and quality of life standards" for tenants of multi-tenant homes in Parkdale and across the City.** However, we believe that a 'zero-net-loss' principle that protects against any loss of housing should be a fundamental component of any proposed policy. Parkdale is home to the city's highest concentration of multi-tenant houses, whether in the form of rooming houses, boarding homes, or bachelorettes. Multi-tenant homes are a critical component of the city's affordable housing stock and deserve of regulatory regime that protects and enhances them for residents.

With regards to the report's statements on External Partnerships, we would like to alert the Executive Committee to the PNLT's **Rooming House Study**, currently underway. The PNLT initiated the **Rooming House Study** in response to increased real estate and development pressure in Parkdale and the disappearance of rooming houses.

The objective of the Rooming House Study is to develop a plan for the protection, renewal, acquisition and development of multi-tenant homes in Parkdale. The PNLT is open to discussions with City Staff and members of Council about potential partnerships that advance the objectives of the Rooming House Study. The PNLT is partnered with and based out of the Parkdale Activity and Recreation Centre (PARC), an agency with a long and successful history of housing and tenant rights organizing. Together, PARC and the PNLT have the capacity to serve as a partner in implementing any proposed measures that we believe will improve the quality of life of rooming house tenants.

We look forward to learning more about the City's proposed regulatory regime.



Regards,

Victor Willis
Board Chair



Joshua Brandt
Development Coordinator

About the Parkdale Neighbourhood Land Trust

The PNLT is a community land trust in Parkdale led by a group of residents and organizations trying to protect the social, cultural and economic diversity of Parkdale by redefining how land is used and developed. Through the community land trust model, PNLT will acquire land and use it to meet the needs of Parkdale by leasing it to non-profit partners who can provide affordable housing, furnish spaces for social enterprises and non-profit organizations, and offer urban agriculture and open space. Also, PNLT promotes community participation in guiding how land is used to benefit the community and keep Parkdale affordable and diverse.