

## City Council

### Motion without Notice

MM23.37	ACTION			Ward:19
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**950 King Street West - The Palace Arms - Affirmation of City Planning Position on Existing Dwelling Units - by Councillor Mike Layton, seconded by Councillor Ana Bailão**

*\* This Motion has been deemed urgent by the Chair.*

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

### Recommendations

Councillor Mike Layton, seconded by Councillor Ana Bailão, recommends that:

1. City Council affirm the position of the Chief Planner and Executive Director, City Planning, as outlined in her letter dated December 13, 2016, regarding the consideration of planning policies, specifically related to housing, in the review of any development proposed on any part of 938-950 King Street West and 99-95 Strachan Avenue, known locally as the Palace Arms.
2. City Council direct staff in City Planning, Municipal Licensing and Standards, Shelter, Support and Housing Administration, Legal Services and the Affordable Housing Office to report back by the second quarter of 2017 on the policies and programs that we can put in place to further protect the deeply affordable housing provided by single-room occupancy buildings as requested in Part 2. of Item AH3.6.
3. City Council direct the Director, Affordable Housing Office, the General Manager, Shelter Support and Housing Administration and the Chief Planner and Executive Director, City Planning to report in the second quarter of 2017 on ways to better protect tenants impacted by development so that they can remain in their communities, as well as on ways to strengthen our tenant relocation and assistance policies.

### Summary

Our shelters are full and over 90,000 households are on our waiting lists for affordable housing, yet despite our efforts to build new units of affordable housing, our existing supply of deeply affordable units is at risk. Unfortunately, we are losing more than we can build and today, in Ward 19, another 91 units are at risk of being lost all at once.

Attached to this Motion is a letter (December 13, 2006) from the Chief Planner and Executive Director, City Planning outlining that since 2014, within Toronto and East York, we know a total of at least 266 affordable dwelling rooms have been lost through redevelopment and only

16 have been replaced. In less than 2 years we have lost at least 250 dwelling rooms in only one part of our City.

There is a site in Ward 19, located at 950 King Street, known as the Palace Arms that has over 90 rooms. It has multiple addresses and operates under more than one rooming house licence.

This site is for sale and there is development interest that does not seek to maintain the current affordable housing. This is not unique to Ward 19. There have been a number of recent and pending proposals for redevelopment of buildings that primarily consist of rooms for rent, many of which were former hotels and taverns that also provided rooms. Most of these are on commercial stretches of major streets, considered suitable for mid or high-rise residential and mixed-use development.

When one of these buildings is lost or redeveloped, we lose anywhere from 10 to 100 units of affordable housing at once. Often those renting in single-room occupancy buildings depend on deeply affordable housing and can be left vulnerable and on the street. The loss of even one of these commercially-operated buildings places tremendous strain on City services and our affordable housing stock.

In the attached letter (December 13, 2006) from the Chief Planner and Executive director, City Planning takes the position the loss of the dwelling rooms at the Palace Arms through redevelopment of the site would be inconsistent with the provincial and municipal policies surrounding affordable housing unless these units were replaced. Specifically, the Chief Planner and Executive director, City Planning references The Planning Act 1990 RSO, Section 2. j), The Provincial Policy Statement, 2014, Section 1.1.1. b), and the City's Official Plan, Policy 3.2.1.1.

The City Planning Division is recommending that with any application for redevelopment, the City will seek to secure or obtain replacement of affordable housing in terms of the form, use, and number of dwelling rooms that exists today on site. The City would also require an appropriate strategy for tenant relocation and assistance.

In September 2015, our Affordable Housing Committee directed, through item AH3.6, City Planning, Municipal Licensing and Standards, Shelter, Support and Housing Administration, Legal Services and the Affordable Housing Office to report back on powers or tools to uniquely protect this type of affordable housing. At the time, the request for that work was urgent because we realized the tremendous pressure for redevelopment being placed on this type of deeply affordable housing. However, the report is still forthcoming and even more urgently needed today. Given our current affordable housing crisis, the increasing pressure for redevelopment of this housing, and the lessons we can learn from other jurisdictions such as Vancouver, we should re-affirm our request for this report and ask that staff report back by the second quarter of 2017.

## **Background Information (City Council)**

Member Motion MM23.37

(December 13, 2016) Letter from the Chief Planner and Executive Director, City Planning (<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-99264.pdf>)