

PH5.2 - Attachment 1b

Attachment 1b: Proposed Official Plan Amendment

City of Toronto By-law No. --20~

AMENDMENT NO. --- TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

Section 3.2.1 Housing, is amended by:

1. Adding the following policy as a new Policy 11:

"New development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of six or more Dwelling Rooms will not be approved unless:

a. all of the Dwelling Rooms have rents that exceed Dwelling Room Mid-Range rents at the time of application, or

b. in cases where planning approvals other than site plan are sought, the following are secured:

i. at least the same amount of residential gross floor area is replaced and maintained as rental housing;

A. where the number of replacement Dwelling Rooms or units is less than the number of existing Dwelling Rooms lost, in accordance with and subject to Section 5.1.1 of this Plan where an increase in height and/or density is sought, the provision of additional replacement Dwelling Rooms or units to achieve at least the same number of existing Dwelling Rooms lost will be secured;

ii. any available replacement housing not occupied by returning tenants will be offered to eligible households, as approved by Council;

iii. for a period of at least 10 years, the rents for replacement Dwelling Rooms will be similar to those in effect at the time the development application is made, or at **Dwelling Room Affordable Rent or Dwelling Room Mid-Range Rent as applicable** if there is no returning tenant, with the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time;

iv. for a period of at least 10 years, the rents for replacement rental units not occupied by a returning tenant will be the following, with the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time:

A. Where the existing dwelling room(s) had Dwelling Room Affordable Rents, 80% of the average City of Toronto rent, by unit type, as reported annually by the Canada Mortgage and Housing Corporation;

B. Where the existing dwelling room(s) had Dwelling Room Mid-Range Rents, one and one-half times 80% of the average City of Toronto rent, by unit type, as reported annually by the Canada Mortgage and Housing Corporation;

v. Notwithstanding policies 3 and 4, the City will seek opportunities to secure rents for replacement housing for a period of at least 49 years; and

vi. an acceptable tenant relocation and assistance plan addressing the right to return to occupy the replacement housing at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

c. in Council's opinion, the supply and availability of low-end of market rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents. This decision will be based on a number of factors, including whether:

i. low-end of market rental housing in the City is showing positive, sustained improvement as demonstrated by significant net gains in the supply of low-end of market rental housing including significant levels of production of low-end of market rental housing, and continued projected net gains in the supply of low-end of market rental housing;

ii. the overall rental apartment vacancy rate for the City of Toronto, as reported by the Canada Mortgage and Housing Corporation, has been at or above 3.0 per cent for the preceding four consecutive annual surveys;

iii. the proposal may negatively affect the supply or availability of low-end of market rental housing or rental housing sub-sectors including affordable units, units suitable for families, or housing for vulnerable populations such as seniors, persons with special needs, or students, either in the City, or in a geographic sub-area or a neighbourhood of the City; and

iv. all provisions of other applicable legislation and policies have been satisfied."

2. Adding the following policy as a new Policy 12:

"New development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of one or more rental units or Dwelling Rooms will provide assistance to lessen hardship for existing tenants."

3. Adding the following as "Housing Definitions":

"Dwelling Room means a room used as living accommodation that is available for rent and that is not self-contained. A dwelling room may contain private sanitary facilities or cooking facilities, but not both."

Dwelling Room Affordable Rent means rent that is 80% of the average City of Toronto rent for a bachelor unit, as reported annually by the Canada Mortgage and Housing Corporation.

Dwelling Room Mid-Range Rent means rent that is one and one-half times 80% of the average City of Toronto rent for a bachelor unit, as reported annually by the Canada Mortgage and Housing Corporation."