



## Final Recommendation Report: Official Plan Amendment - Policies to Address the Loss of Dwelling Rooms

**Date:** May 21, 2019

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning

**Wards:** All

### SUMMARY

---

This report recommends a citywide Official Plan Amendment to Section 3.2.1 Housing of the Official Plan to address the loss of dwelling rooms through redevelopment proposals. The recommended Official Plan Amendment is the result of extensive consultation with stakeholders including advocates and organizations working in Toronto's affordable housing sector, current and former tenants of dwelling rooms, landlords and operators of rooming houses, the development industry, and the public.

Based on feedback received through consultations, as well as additional analysis and consultation with City Divisions, the draft policies have been revised. The recommended Official Plan Amendment, appended to this report as Attachment 1, reinforces the City's policy objectives for providing a full range of housing across the City including affordable housing, provides for the replacement of dwelling rooms consistent with existing Official Plan policies that require the replacement of rental housing, and is an important step forward for the City in addressing the loss of deeply affordable housing such as dwelling rooms.

Key components of the recommended policy framework include: additional rent definitions and categories; a 15 year affordability period with opportunities to be sought to secure the ongoing affordability for a period of at least 49 years; replacement housing type to be either a rental dwelling room or a rental bachelor unit; and identifying that the City will seek opportunities to achieve full replacement and longer-term affordability.

## **RECOMMENDATIONS**

---

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council amend the Official Plan substantially in accordance with the recommended Official Plan Amendment appended as Attachment 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the recommended Official Plan Amendment as may be required.
3. City Council request the Province of Ontario to amend Subsection 111(3) of the City of Toronto Act, 2006 to permit the regulation of residential rental properties that contain six or more dwelling rooms in a similar manner as the City of Toronto is permitted to regulate properties that contain six or more dwelling units.

## **FINANCIAL IMPACT**

---

This report will have no financial impact beyond what has already been approved in the current year's budget.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

### **Equity Impact Statement**

The City recognizes the barriers presented by discrimination and the disadvantages faced by equity-seeking groups and vulnerable populations, including tenants of low-end of market rental housing such as dwelling rooms. This population is impacted by the redevelopment of low-end of market rental housing as often there are no other private market rental options available.

The recommended Official Plan Amendment would require that assistance be provided to displaced tenants to help ensure that low-income and vulnerable populations have the means to relocate to safe, adequate and affordable housing as well as the right to return to replacement housing in the new development. This framework would help equity-seeking groups and vulnerable populations maintain access to their communities and preserve the diversity of our neighbourhoods.

The City's Official Plan contains policies pertaining to the provision of a full range of housing and the maintenance and replenishment of the affordable and mid-range housing stock within the City. Access to safe, secure, affordable housing in Toronto is also a fundamental goal of the City's 10-year Housing Opportunities Toronto Action Plan 2010-2020. Current initiatives are endeavouring to take a human rights lens to housing in the development of programs and policy.

## DECISION HISTORY

---

At its meeting of September 2, 2015 the Affordable Housing Committee adopted a motion with respect to large single-room occupancy buildings with 15 or more dwelling rooms. The motion requests, among other matters, an examination of policy options for the City to provide protection for or replacement of this kind of affordable rental housing and provisions for tenant assistance. The motion can be accessed at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.AH3.6>

At its meeting of October 12, 2017, Planning and Growth Management Committee adopted a motion that requested the Acting Chief Planner and Executive Director, City Planning to report back in the second quarter of 2018 on a policy framework that protects dwelling rooms similar to policies in the Official Plan that provide for the protection of rental units. The motion can be accessed at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG23.11>

At its meeting of June 7, 2018, Planning and Growth Management Committee endorsed a draft Official Plan amendment containing policies to address the loss of dwelling rooms as the basis for public consultation and directed City Planning to conduct open houses and meet with key stakeholders including the development community to obtain comments and feedback regarding the draft policies and report back by the first quarter of 2019. The item can be accessed at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG30.2>

At its meeting of April 30, 2019, Planning and Housing Committee endorsed the revised policies to address the loss of dwelling rooms as the basis for public consultation and directed City Planning to conduct an open house to obtain comments and feedback on the proposed revisions to the policies and prepare a Final Recommendation Report to be considered at a statutory Public Meeting held by the Planning and Housing Committee on May 28, 2019. Committee also requested City Planning to consider the public presentations and communications from this meeting in addition to the Consultant's summary report on the consultations when preparing the Final Recommendations report. The item can be accessed at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH5.2>

## BACKGROUND

---

Dwelling rooms in rooming houses (also referred to as multi-tenant houses) are an important form of shared accommodation. A rooming house is a house or building that provides separate and private living accommodation in the form of dwelling rooms and has shared areas such as a kitchen and/or bathroom. Dwelling rooms may include food preparation facilities (e.g. a hot plate or kitchenette) or sanitary facilities (e.g. a full or half bathroom), but not both. Rooming houses are currently permitted in the former City of Toronto and parts of the former Cities of Etobicoke and York, however they exist city-wide even in areas where they are not permitted.

In 2017 and 2018, City Planning collaborated with the Shelter, Support and Housing Administration Division (SSHA) on surveys of the rental market to better understand the characteristics and affordability of housing currently available for rent across the City. Almost 30% of the 9,000 listings surveyed in 2018 were for shared accommodation (rooms for rent).

A key finding from the surveys is that average asking rents for shared accommodation is notably lower than the average asking rents for self-contained rental units, as well as notably lower than the prevailing rent for self-contained rental units reflected in the Average Market Rents (AMRs) as determined by the Canadian Housing and Mortgage Corporation (CMHC). For example, the average asking rent for shared accommodation in the 2018 survey was \$799/month compared to CMHC AMR of \$1,089 for a bachelor unit and average asking rents of \$1,507 for a bachelor unit. The findings confirm that shared accommodation such as dwelling rooms are often the most affordable option in the private rental market.

Without a policy framework to require the replacement of dwelling rooms, this important low-end of market rental housing stock will likely be lost as properties undergo redevelopment. The effect of the proposed policy would be most evident in areas where development is occurring and where dwelling rooms are located, in particular within the Downtown, along the City's main streets and also within neighbourhoods where there is a concentration of rooming houses with six or more dwelling rooms.

Individuals who live in rooming houses are often vulnerable and may include households with low incomes, seniors on fixed incomes, newcomers to the city and students. When dwelling rooms are lost to development, tenants very often require housing support services and financial assistance to find and maintain new affordable housing as they are often unable to afford the rent for a self-contained unit. This has typically been provided through programs operated by the City's Shelter, Support and Housing Administration Division, with the associated costs borne by the City.

## **Provincial Policy Framework**

The Provincial planning policy framework, including the Provincial Policy Statement, 2014, Planning Act (Section 2), and the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, establishes the importance of providing a full-range of housing types and affordability to meet the needs of current and future residents, and identifies affordable housing as a matter of Provincial interest.

Bill 139: Building Better Communities and Conserving Watersheds Act, 2017 was proclaimed on April 3, 2018. Bill 139 requires Official Plans to contain policies relating to affordable housing as well as policies and measures as are practicable to ensure the adequate provision of affordable housing. The Residential Tenancies Act, 2006 provides protections for residential tenants and establishes a framework for the regulation of rental units.

Bill 108: More Homes, More Choice Act, 2019 was tabled on May 2, 2019. Bill 108 proposes changes to numerous Acts, including the Planning Act, and is currently the subject of consultation. The recommended Official Plan Amendment does not conflict with the proposed changes to the Planning Act under Bill 108.

## **Municipal Policy and Planning Framework**

### **Official Plan**

The Official Plan, Section 3.2.1 Housing, contains policies pertaining to the provision of a full range of housing and maintaining and replenishing the housing stock within the City. The Official Plan (Policy 3.2.1.6) requires that where at least six rental units are lost to new development requiring a planning approval, the same number, size and type of rental units must be replaced in the new development and maintained at rents similar to those in effect at the time the redevelopment application is made, unless all the rental units have rents that exceed mid-range rents at the time of application.

The policy also requires that rents for the replacement units be restricted for at least 10 years, and that an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship be secured.

Since Policy 3.2.1.6 was brought into effect in 2007 until the end of 2017, City Planning has secured the replacement of 2,256 rental units, 1,496 of which were affordable.

### **Toronto Municipal Code, Chapter 667**

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. Policy 3.2.1.6 works with Chapter 667, which prohibits the demolition or conversion of rental units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

### **Consultations**

A robust consultation program was undertaken to provide information to the public and stakeholders and obtain feedback on the proposed policies to address the loss of dwelling rooms. Initial consultation on the draft policies was held in November and December of 2018. Further consultation on proposed revisions to the policies was undertaken in April and May of 2019.

The City retained the firm Lura Consulting to undertake the initial consultation. The consultation approach provided opportunities for multiple stakeholder groups and the

general public to provide input on the proposed draft policies through a variety of formats. This included 7 key stakeholder roundtable consultations, with advocates and organizations working in Toronto's affordable housing sector, current and former tenants of dwelling rooms, landlords and operators of rooming houses, and the development industry; 4 public community meetings (1 in each of the Community Council districts); an online survey open to the public; and 25 written and email submissions from housing-related organizations and the development industry. An estimated 283 participants were engaged in the consultation process and the feedback received was consolidated by the consultant into a consultation summary report. Notice of the public consultations and the online survey was widely distributed through ads in the Toronto Star, Novae Res Urbis newsletter, and NOW magazine; email invites sent to a list of approximately 100 stakeholder organizations; distribution of the notice to related networks such as BILD, the community-based Dwelling Room Preservation Policy Working Group and the City's Rooming House Working Group; the City's various social media accounts; and the City's website.

Further consultation was undertaken on the proposed revisions to the draft policies following consideration of the draft policies by Planning and Housing Committee on April 30, 2019. Staff met with representatives of BILD and the Dwelling Room Preservation Policy Working Group to discuss the proposed revisions. An open house consultation meeting was also held on May 6, 2019 to obtain feedback from the public on the revised policies. Approximately 20 members of the public attended the open house, at which 15 comment forms were filled in and submitted. An additional 5 email submissions were provided during the consultation period. Notice of the open house consultation meeting was widely distributed through ads in the Toronto Star; email invites to over 250 interested parties and stakeholders; distribution of the notice to related networks; the City's various social media accounts; and the City's website.

## **COMMENTS**

---

### **Feedback from the Consultations**

Throughout the consultation period, stakeholders reiterated that this policy is an important first step in protecting the deeply affordable housing that dwelling rooms provide and the often vulnerable tenants that live in this housing stock.

The feedback on the proposed revisions to the draft policies generally highlighted support for lowering the minimum threshold of dwelling rooms for when the policy would apply to 6 dwelling rooms and using incentives to secure additional replacement dwelling rooms or replacement rental units to reach at least the same number of existing dwelling rooms. The feedback we received also included a number of suggestions on the other proposed revisions. Additional suggestions were received regarding further actions the City could take to address the loss of dwelling rooms, most of which were raised in the earlier consultations.

The following is a summary of the feedback received on the revised policies.

## Rent definitions

There were a number of concerns expressed relating to the introduction of affordable and mid-range rent definitions. The concerns centred around ensuring that the affordability of this low-end of market housing stock is maintained and provides housing options for a similar population in need of deeply affordable housing, such as those on fixed incomes.

Key concerns included that:

- the spread between the affordable and mid-range thresholds was too great;
- the affordable threshold was not reflective of affordable dwelling room rents;
- having rents set at the top of the applicable threshold for replacement housing with no returning tenant would preclude many households in dwelling rooms from accessing the replacement housing;
- replacement housing should either be rented at the last known rent, or, should the rent thresholds be maintained, there should be graduated thresholds below the mid-range threshold to help better maintain the affordability of this low-end of market housing;
- exempting dwelling rooms with rents above the mid-range threshold would result in landlords de-tenanting buildings prior to submitting a planning application to raise rents high enough to be exempt from the policy requirements; and
- the policy should list the specific types of dwelling rooms to be exempted rather than exempting dwelling rooms with rents above mid-range rent threshold.

### *Additional rent thresholds*

The reason for including rent thresholds is that there could be a range of rents being paid in a rental building and if there is no returning tenant, a clear, established and consistent standard threshold is needed as to how the City will establish rent for new tenants. In consideration of the need for the policy framework to better reflect the range of rents associated with this type of housing stock, the recommended Official Plan Amendment now contains 4 dwelling room rent tiers - 2 affordable rent tiers and 2 mid-range rent tiers. The thresholds and the associated 2019 rent levels are detailed in the table below.

<b>Dwelling room rent tier</b>	<b>Rent range as a % of the CMHC AMR for a bachelor unit</b>	<b>2019 rent for top-end of range</b>
Tier 1 Affordable Rent	60% or lower	\$653
Tier 2 Affordable Rent	61% to 80%	\$871
Tier 1 Mid-Range Rent	81% to 100%	\$1,089
Tier 2 Mid-Range Rent	101% to 120%	\$1,306

If an existing dwelling room's rent fell within one of the affordable rent or mid-range rent ranges, and there was no returning tenant to the replacement dwelling room/rental unit,

then the replacement dwelling room/rental unit could be rented to a new tenant at the top of the applicable range. Regardless of whether the replacement is in the form of dwelling rooms or rental units, the proposed rent levels would apply, ensuring affordability of the replacement housing.

The inclusion of additional dwelling room rent level definitions that start at 60% of the annual CMHC City of Toronto AMRs will result in deeper affordability and ensure that replacement housing continues to address the lower-end of private rental market. Of a sample of 3,212 rental listings collected in the City commissioned study noted earlier, 412 were private rooms for rent in primary rental or non-condo secondary rental buildings. Of these 412 rooms, 95% had asking rents at or below \$1,306/month, the 2019 dwelling room mid-range rent level.

Of the 412 private rooms, 29% had rents between \$653/month, the tier 1 affordable rent, and \$871/month, the tier 2 affordable rent. The study findings are also representative of the range of rents for dwelling rooms proposed to be demolished as part of recent development applications. The rents for such dwelling rooms generally range from \$500/month to \$950/month.

These findings indicate that there is merit in including additional rent tiers so that the replacement rents where there is no returning tenant are better reflective of the existing dwelling room rents.

#### *Rent data source*

A few stakeholders asked why the proposed rent definitions are based on CMHC AMRs and not based on the City's published hostel rent. Hostel rents (as published by the City on its website) were developed by the City in consultation with CMHC and are based on a calculation of the variation between CMHC AMRs by unit type. Hostel rents are used for certain housing programs administered by the City.

The original proposed dwelling room affordable rent definition of 80% of the 2018 CMHC City of Toronto AMR for a bachelor unit would be \$871/month for 2019, which is very close to the City's 2019 hostel rent level (\$839/month). As there are multiple rent definitions proposed in the recommended Official Plan Amendment and CMHC AMR data is an industry standard for rental data and a more widely used data source, the Official Plan Amendment recommends rent definitions based on CMHC AMR data.

#### *Exempting dwelling rooms with rents above mid-range*

The concern around the de-tenanting of buildings prior to submitting a planning application to raise rents high enough to be exempt from the policy requirements is a risk with any proposed policy framework. Even if all existing dwelling rooms had to be replaced at the last known rent, there would be the risk of this type of action being taken to ensure the highest last known rents possible.

The City's standard practice with the existing Official Plan policies regarding the demolition of rental units is to undertake a review of the rent history of a building by, for



example, reviewing rent rolls and leases, consulting with previous and current tenants, and reaching out to community legal clinics and tenant support organizations. This research helps the City gain an understanding of the status of the property and its tenancies so that eligible tenants are offered appropriate tenant relocation and assistance.

This issue is also an enforcement concern under the jurisdiction of the Residential Tenancies Act and the Landlord and Tenant Board. Additional approaches such as better community legal supports and more education for tenants on tenant rights is needed to address this issue.

Furthermore, according to the City commissioned study noted above, of the 412 private room rental listings analyzed in the sample, 95% had asking rents at or below the proposed Tier 2 mid-range rent level. This data confirms that the proposed dwelling room mid-range rent level is a reasonable threshold as it would capture the vast majority of existing affordable and mid-range dwelling rooms.

#### *Exempting specialized dwelling rooms*

Buildings where all of the rooms exceed mid-range rent levels are typically higher-end specialized rental buildings, such as private for-profit retirement homes and student residences. The intent of the policy is not to act as disincentive for the development of new, specialized dwelling rooms while still ensuring the maintenance of affordable and mid-range rental housing, including affordable and mid-range retirement homes and student residences. Thus, the approach of exempting by rent level is preferred to exempting the land use.

#### *Rents for replacement housing where there are returning tenants*

Stakeholders requested clarity regarding the rents for returning tenants to both replacement dwelling rooms and rental units. As per the City's standard practice, returning tenants would pay the same rent (with any guideline increases that occurred during the construction period applied) regardless of whether they return to a replacement dwelling room or rental unit.

### **Replacement housing type**

Some of the feedback received through the consultations identified concerns around the policy language that allowed for the total residential Gross Floor Area for dwelling rooms to be replaced as any type of rental unit. The concern was that allowing multiple dwelling rooms to be replaced as a larger unit such as a two-bedroom unit would reduce the number of units that existing tenants could return to. To address this concern, the recommended Official Plan Amendment requires that dwelling rooms be replaced as either a rental dwelling room or rental bachelor unit. The goal of the replacement bachelor units will be small, self-contained units.

## **Length of affordability**

The majority of stakeholders were not supportive of the proposed 10 year minimum length of affordability on the basis that it is too short and does not protect affordable housing long-term. However landowners also noted that the financial impact of reduced rental income for 25 years meant they may not be able to redevelop or improve their properties without financial support or incentives from the City.

The City's existing Official Plan policies for the demolition and replacement of rental units has a 10 year affordability period. However, in recent developments where new affordable rental housing is provided without the provision of City incentives such as government land, capital funding, or development fee waivers, a 15 year affordability period for new rental housing has been secured. While the City aims to secure even longer affordability periods where possible, the 15 year minimum is typically only extended where City funding or incentives are provided.

The recommended Official Plan Amendment contains a 15 year affordability period, with additional language that opportunities will be sought to secure the ongoing affordability for a period of at least 49 years, for example where government funding and/or incentives is/are provided.

## **Rents after the affordability period**

Some stakeholders had questions as to whether tenants' rent would be raised after the affordability period has ended. The City would secure through a legal agreement the requirement that only guideline increases can be applied to the rents for tenants that moved in during the affordability period, even once the affordability period has ended. Market rents can thus only be charged once the replacement dwelling room or rental unit has been vacated after the end of affordability period.

There was concern that this approach would result in landlords finding ways, legal or illegal, to have tenants vacate their units at the end of the affordability period to achieve market rents more quickly. Similar to other issues noted above, this is an enforcement concern under the jurisdiction of the Residential Tenancies Act and the Landlord and Tenant Board.

## **Securing additional replacement dwelling rooms/units as a community benefit**

Stakeholders support flexibility in the replacement housing type and securing as a community benefit additional replacement dwelling rooms or replacement rental units to reach at least the same number of existing dwelling rooms.

Considering that not all development involves Section 37 contributions, and also considering potential changes to the Section 37 of the Planning Act proposed by the Provincial Bill 108: More Homes, More Choice Act, 2019 that would revise the structure of Section 37, the recommended Official Plan Amendment now identifies that the City will seek multiple opportunities to achieve full replacement, along with other policy objectives such as longer-term affordability.

Some stakeholders also suggested that regardless of whether the replacement is in the form of dwelling rooms or rental units, the same number of dwelling rooms should be replaced. Not every development application involves major redevelopment or a significant increase in gross floor area however, and in areas of the City where dwelling rooms are not permitted, any dwelling rooms lost to development must be replaced by rental units which may be larger than existing dwelling rooms since they are self-contained. To ensure the citywide application of the policy, the policy framework has taken the approach of requiring the replacement of the total residential gross floor area to ensure that properties containing dwelling rooms can be developed without significantly increasing the gross floor area of the building.

### **Tenant relocation and assistance**

All stakeholders agreed that tenant relocation and assistance is important to supporting tenants that are displaced from dwelling rooms as a result of redevelopment, however there were some questions regarding what is included in a Tenant Relocation and Assistance Plan.

As per the City's practice, a Tenant Relocation and Assistance Plan secures longer notice periods to vacate, moving in and out allowances, and additional financial compensation, which can include rent gap payments to bridge the gap during the construction period between eligible tenants' current rent and average market rent. For vulnerable tenants, the City has also secured the assistance of housing support workers in recent development applications to ensure tenants are supported through the relocation process.

Tenant relocation and assistance also involves consultation with tenants throughout the application and development process, and in preparation of the Plan. The cost of tenant relocation and assistance is borne by the developer.

### **Transition**

Some stakeholders requested that a transition date be set for the application of the recommended Official Plan Amendment, along with considering that it only applies to dwelling rooms built prior to enactment of the Official Plan Amendment.

For any development application that is currently under review, the City will aim to achieve the intent of the proposed policy framework to address the loss of dwelling rooms. Dwelling rooms would also be subject to the proposed policy framework regardless of when they were constructed.

### **Tenant assistance where there are less than 6 dwelling rooms**

Stakeholders were supportive of having a policy that requires tenant assistance be provided to lessen hardship for existing tenants where at least one or more dwelling rooms are lost to new development. Feedback was also supportive of expanding this proposed policy to include that tenant assistance be provided where at least one or more rental units are lost to new development.

## **Recommended Official Plan Amendment**

Based on robust consultation feedback, the recommended Official Plan Amendment, appended to this report as Attachment 1, proposes further revisions. The key components of the recommended Official Plan Amendment are:

- additional affordable rent definitions and categories;
- 15 year affordability period, with opportunities to be sought to secure the ongoing affordability for a period of at least 49 years;
- replacement housing to be either a rental dwelling room or a rental bachelor unit;
- identifying that the City will seek opportunities to achieve full replacement and longer-term affordability; and
- expanding proposed policy 12 to include that tenant assistance be provided where at least one or more rental units are lost to new development.

## **Rental Housing Demolition and Conversion By-law**

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, was passed under the authority of Section 111. The City's existing Official Plan policies regarding the demolition and replacement of rental units works with Chapter 667, which prohibits the demolition or conversion of rental units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

Chapter 667 defines a rental unit as a dwelling unit used for residential rental purposes, and further defines a dwelling unit as a self-contained set of rooms located in a building or structure that operate as a single housekeeping unit and contains kitchen and bathroom facilities that are intended for the use of the unit only. As this definition refers to a self-contained unit, it precludes Chapter 667 from applying to dwelling rooms.

This report recommends that the City request the Province to amend Section 111 of the City of Toronto Act, specifically Subsection 111(3), to include dwelling rooms in the regulation that states that a municipality cannot prohibit or regulate the demolition or conversion of a residential rental property that contains less than six dwelling units. This is required in order for Chapter 667 to be amended to include dwelling rooms and expand the Rental Housing Demolition and Conversion by-law to dwelling rooms, so that a permit would be required to demolish dwelling rooms regardless of whether a planning application is needed.

## **Related Initiatives**

The City is undertaking a range of initiatives to address affordable housing issues in Toronto. These include the Toronto Housing Plan 2020-2030, the Poverty Reduction Strategy Action Plan, the Seniors Strategy, updated zoning permissions for municipal

shelters and secondary suites, and the expansion of rooming house permissions in the City-wide Zoning By-law and corresponding licensing.

The breadth of these initiatives involves a coordinated multi-pronged approach across numerous City Divisions. An Interdivisional Housing working group, chaired by the Deputy City Manager, Cluster A, is coordinating the advancement and delivery of these initiatives. The recommended Dwelling Room Official Plan Amendment is one of these initiatives.

### **Next Steps**

A number of suggestions to further efforts related to the preservation and maintenance of affordable housing were raised during the consultation. Based on this feedback and further discussion with relevant City Divisions, the City will continue the interdivisional staff working group on rooming houses; explore opportunities to establish programs to help preserve existing rooming houses; continue work on the proposed City-wide Zoning By-law and Licensing framework for multi-tenant houses; look for opportunities to undertake data gathering on the characteristics of dwelling rooms and rooming houses; and explore opportunities to establish or expand programs that provide support and education on tenant rights.

### **CONCLUSION**

---

This report summarizes comments received on the proposed revisions to the draft Official Plan policies to address the loss of dwelling rooms and describes further refinements made to those policies based on the feedback received, further analysis, and consultation with City Divisions. The refinements take into consideration that low-end of market affordable housing is not being produced by the market, and as such the Official Plan policies aim to protect and replace the existing low-end of market housing stock at similar rent levels.

City Planning recommends approval of the recommended Official Plan Amendment to implement policies to address the loss of dwelling rooms and recommends that City Council request the Province of Ontario to amend Subsection 111(3) of the City of Toronto Act, 2006 to permit the regulation of residential rental properties that contain six or more dwelling rooms.

## **CONTACT**

---

Kerri A. Voumvakis, Director, Strategic Initiatives, Policy & Analysis, City Planning Division, 416-392-8148, [kerri.voumvakis@toronto.ca](mailto:kerri.voumvakis@toronto.ca)

Narmadha Rajakumar, Senior Planner, Strategic Initiatives, Policy & Analysis, City Planning Division, 416-392-4529, [narmadha.rajakumar@toronto.ca](mailto:narmadha.rajakumar@toronto.ca)

## **SIGNATURE**

---

Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

---

Attachment 1: Proposed Official Plan Amendment