

## **Re: PH6.1 – Official Plan Amendment - Policies to Address the Loss of Dwelling Rooms: Final Recommendation Report**

The Toronto Alliance to End Homelessness supports the recommended Official Plan Amendment as a first step towards dwelling room preservation. With limited options for affordable housing in Toronto, dwelling rooms are an essential resource to meet the needs of people who are at risk for homelessness.

As TAEH continues to work with the City's Shelter Support and Housing Administrative Department on a Coordinated Access Approach to ending homelessness, low-end market rental housing is one of the remaining viable options for people exiting homelessness.

We are encouraged by much of the policy framework in the OPA including:

- Regulation of residential rental properties that contain six or more dwelling rooms
- The replacement of lost dwelling rooms with the same gross floor area maintained as either dwelling rooms or bachelor units
- The proposed rent levels for returning and new tenants
- Any available replacement housing not occupied by returning tenants to be offered to eligible households, as approved by Council; and
- Fair and balanced tenant relocation and assistance plan with returning tenants occupying the replacement housing at similar rents and the provision of alternative accommodation at similar rents along with other assistance

What we would like to see in addition to the suggestions outlined in the next steps section of the report:

- A longer affordability period for replacement units than the current 15 year mark; increased perhaps to 20 years, with perpetual affordability as the aim
- Continued development of the policy framework to prevent the loss of dwelling rooms through conversions, renovations, up-scaling and other changes that do not require a development application.

We thank you for the opportunity to submit this letter. Our hope is that this framework will protect and increase housing options for the City's most vulnerable citizens and we look forward to our continued work with the City on finding and providing adequate affordable housing to meet the demands of its growing population.

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