



REPORT FOR INFORMATION

28-30 Langley Avenue

Date: September 29, 2020

To: City Council

From: Carleton Grant, Executive Director, Municipal Licensing & Standards and Gregg Lintern, Chief Planner and Executive Director, City Planning Division

Wards: Ward 14 Toronto-Danforth

SUMMARY

This report responds to a motion adopted at Planning and Housing Committee on September 22, 2020 that requested the Chief Planner and Executive Director, City Planning Division and the Executive Director, Municipal Licensing and Standards (MLS) report directly to the City Council to confirm the existing zoning and the status of the Rooming House Licence at 28-30 Langley Avenue.

On January 15, 2020, the Rooming House Licensing Commissioner noted that the licence for the rooming house at 28-30 Langley Avenue could not be renewed upon its annual application, as the house was under construction and City officials could not complete the required inspections.

The hearing on the renewal of the licence was stayed pending the outcome of the inspections. On September 28, 2020, MLS officers inspected the property and found that it was in compliance with Chapter 285, Rooming Houses and Chapter 629, Property Standards. At the time of the inspection, one tenant was residing in the property.

MLS is arranging for inspections by Toronto Fire Services and Toronto Public Health. Pending the outcome of the inspections, MLS will schedule a hearing at the Rooming House Commissioner to report back on the status of the property.

With regard to zoning permissions, a rooming house is a permitted use for the applicable zone category under both the former City of Toronto and new consolidated zoning by-laws applicable for the site, although limited to a maximum of 6 rooms.

The existing rooming house exceeds the number of rooms permitted, but is considered legal non-conforming as it predates both applicable zoning by-laws and was permitted at the time of conversion. Further information and analysis would be required to confirm

whether it complies with the full slate of rooming house qualifications, including those pertaining to room size and parking.

FINANCIAL IMPACT

The City Planning Division and Municipal Licensing and Standards confirm that there are no financial implications resulting from this report in the current budget year or in future years.

DECISION HISTORY

On September 22, 2020, The Planning and Housing Committee adopted PH 16.13, requesting the Chief Planner and Executive Director, City Planning Division and the Executive Director, Municipal Licensing and Standards report directly to the City Council meeting of September 30 and October 1, 2020 to confirm the existing zoning and the status of the Rooming House Licence at 28-30 Langley Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH16.13>

COMMENTS

Status of the Rooming House Licence

Prior to 2019, the property at 28-30 Langley Avenue was operating as a rooming house with approximately 23 units. In May 2019, the applicant applied for and received a permit from the City of Toronto for interior alterations to the existing structure.

The licence was due for its annual renewal in 2019, but due to the construction, City officials could not undertake the required annual compliance inspection of the property. The licence was referred to the Licensing Commissioner for a hearing.

At a January 15, 2020 Licensing Commission hearing, the Rooming House Licensing Commissioner noted that the construction was scheduled for completion in May 2020, and the hearing on the renewal of the licence was stayed pending the completion of the construction and the outcome of the inspections.

On September 28, 2020, MLS officers inspected the property and found that it was in compliance with Chapter 285, Rooming Houses and Chapter 629, Property Standards.

Officers found that the property consisted of 3 stories and 24 dwelling rooms with self-contained bathrooms. The basement also contained a common kitchen, laundry, and bathroom. At the time of the inspection, one tenant was residing in the property.

MLS is arranging for inspections by Toronto Fire Services and Toronto Public Health. Once those inspections are completed, MLS will schedule a hearing at the Rooming House Commissioner to report back on the status of the property.

Zoning Permissions

Because the rooming house regulations in consolidated Zoning By-law 569-2013 remain under appeal, the permissions under both the former City of Toronto Zoning By-law 438-86 and consolidated Zoning By-law 569-2013 apply.

Under Former City of Toronto Zoning By-law 438-86, the property is zoned residential (R2 0.6). This zone category generally permits a range of residential uses. Rooming houses are permitted in this zone category, subject to a number of qualifications, including minimum interior floor area per room and a minimum number of washrooms. The maximum number of rooms for a rooming house in this zone is 6.

Under Consolidated Zoning By-law 569-2103, this site is again zoned Residential (R(0.6)(x736)), and is in Area B1 on the Rooming House Overlay. As with the R2 zone in the former City of Toronto Zoning By-law, this zone category generally permits a range of residential uses. A rooming house is permitted in the R zone and must comply with specific use regulations, including minimum interior floor area per room, parking, and minimum number of washrooms. In Rooming House Area B1, the maximum number of rooms used for living accommodation is 6.

The existing rooming house at 28-30 Langley Avenue exceeds the number of rooms permitted, but is considered legal non-conforming as it predates both applicable zoning by-laws and was permitted at the time of conversion. Further information and analysis would be required to confirm whether it complies with the full slate of rooming house qualifications, including those pertaining to room size and parking.

A hotel and student hostel are not permitted in the R zone in either zoning by-law.

CONTACT

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SIGNATURE

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