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Report:
**Creating the Regulatory and Compliance
Framework for Multi-tenant Houses across
Toronto**

Planning and Housing Committee
November 17, 2020

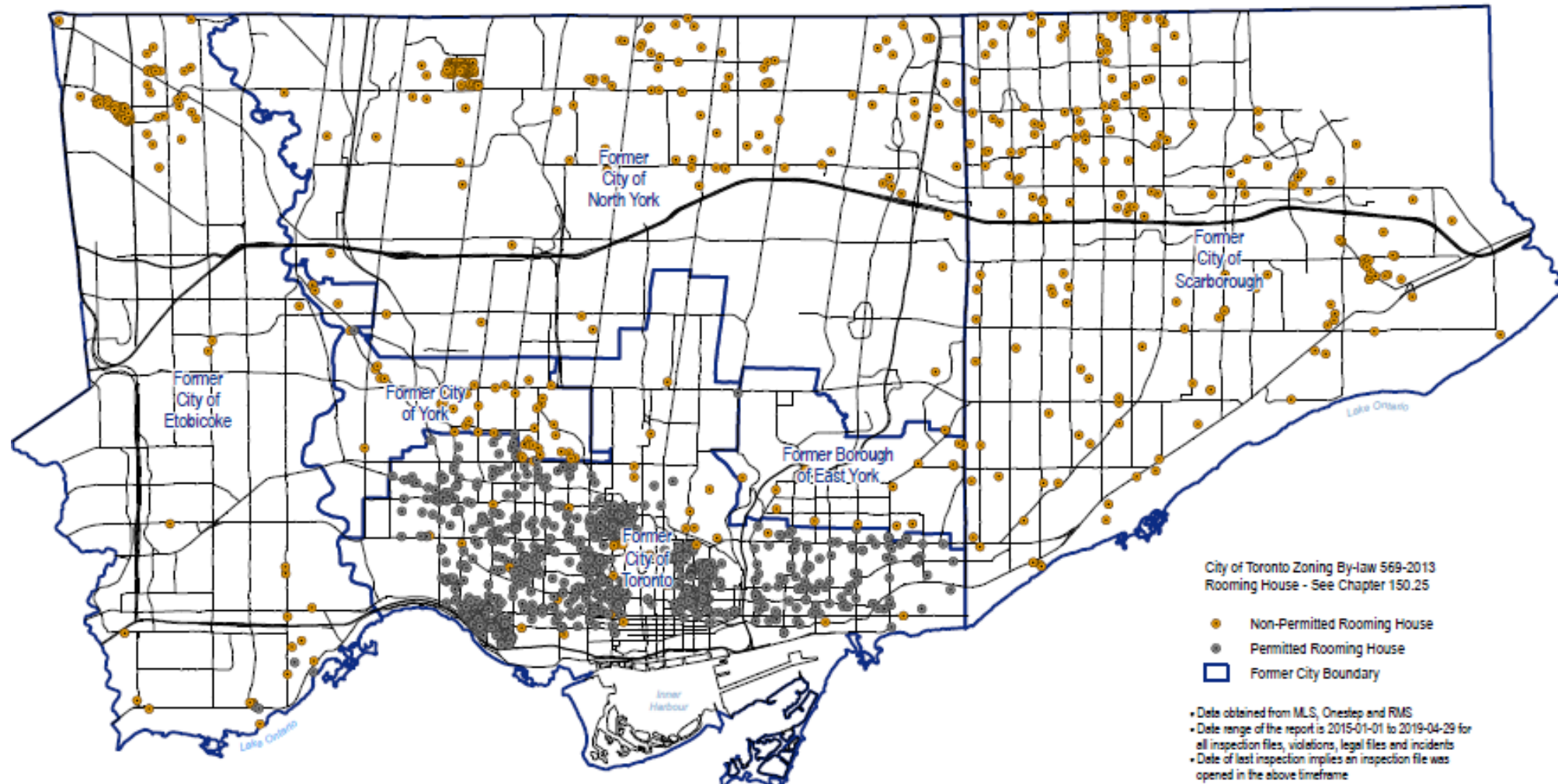


In most of Toronto, there is no path to safe and well-managed rooming houses.

- Zoning permits rooming houses only in former Toronto, and parts of former Etobicoke and York.
- Licenses are issued only in former Toronto and Etobicoke.



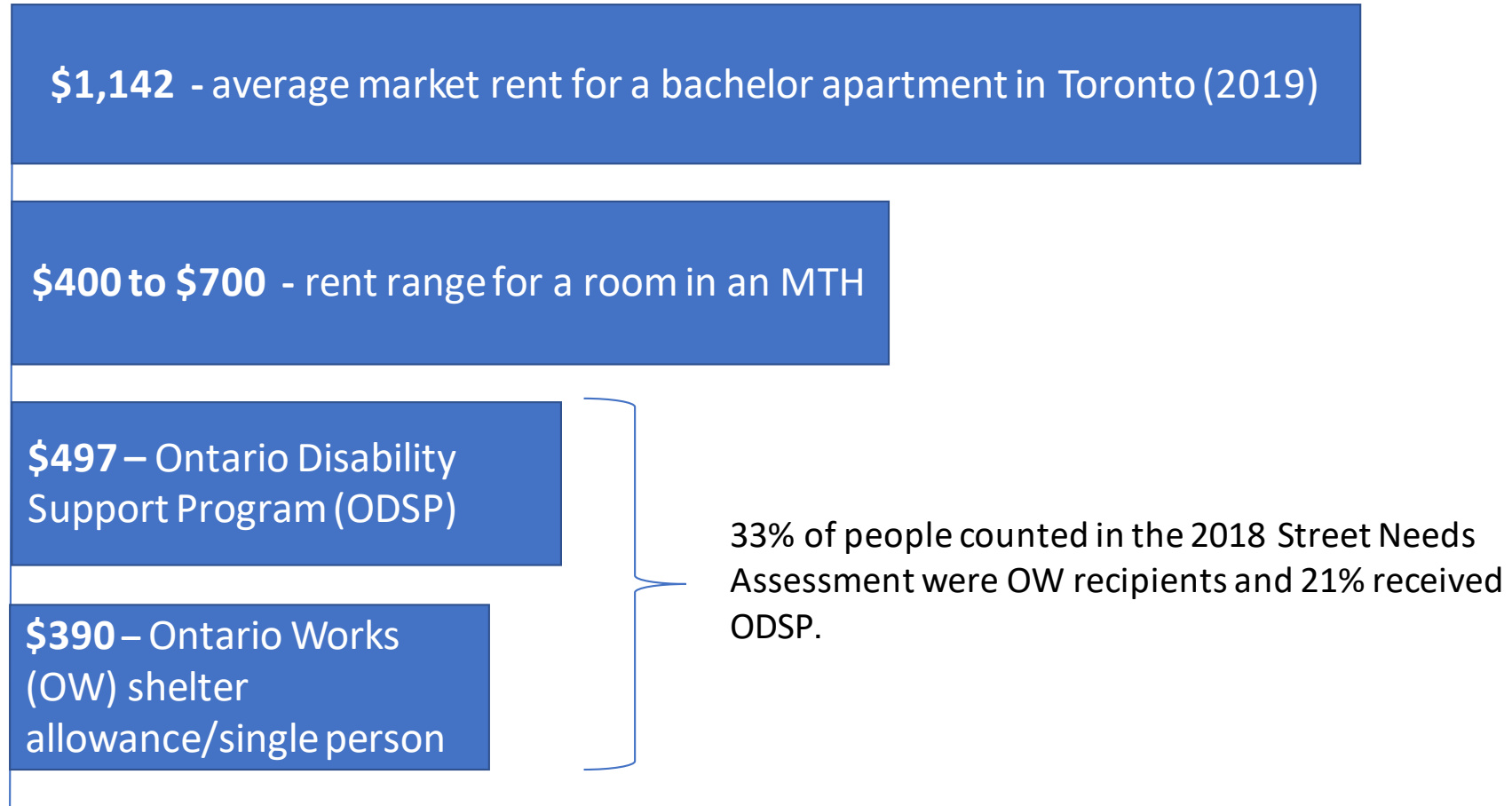
Despite current zoning, unlicensed multi-tenant houses operate across the city.





Toronto has an Affordable Housing Crisis.

Need to ensure affordable options are permitted throughout the city.



The pathway to safe, liveable, and affordable multi-tenant houses starts with legalization.

- In the last 10 years, 14 multi-tenant houses were involved in 15 fire fatalities and four serious injuries.
- Of those, 14 took place in un-licensed multi-tenant houses. Seven were located in neighbourhoods where the use is not permitted.
- Multi-tenant houses cannot be licensed if the use is not permitted through zoning.
- Safe, liveable, affordable multi-tenant houses can be achieved through a new city-wide regulatory framework.

Context

Fire and life/safety
issues

HousingTO 2020-
2030 Action Plan

High demand for
affordable housing

Human rights based
approach to housing
and Maytree
Foundation Review

City policies: Official
Plan, Strategic Plan,
Poverty Reduction
Strategy

On-going appeal to
LPAT of existing
zoning regulations

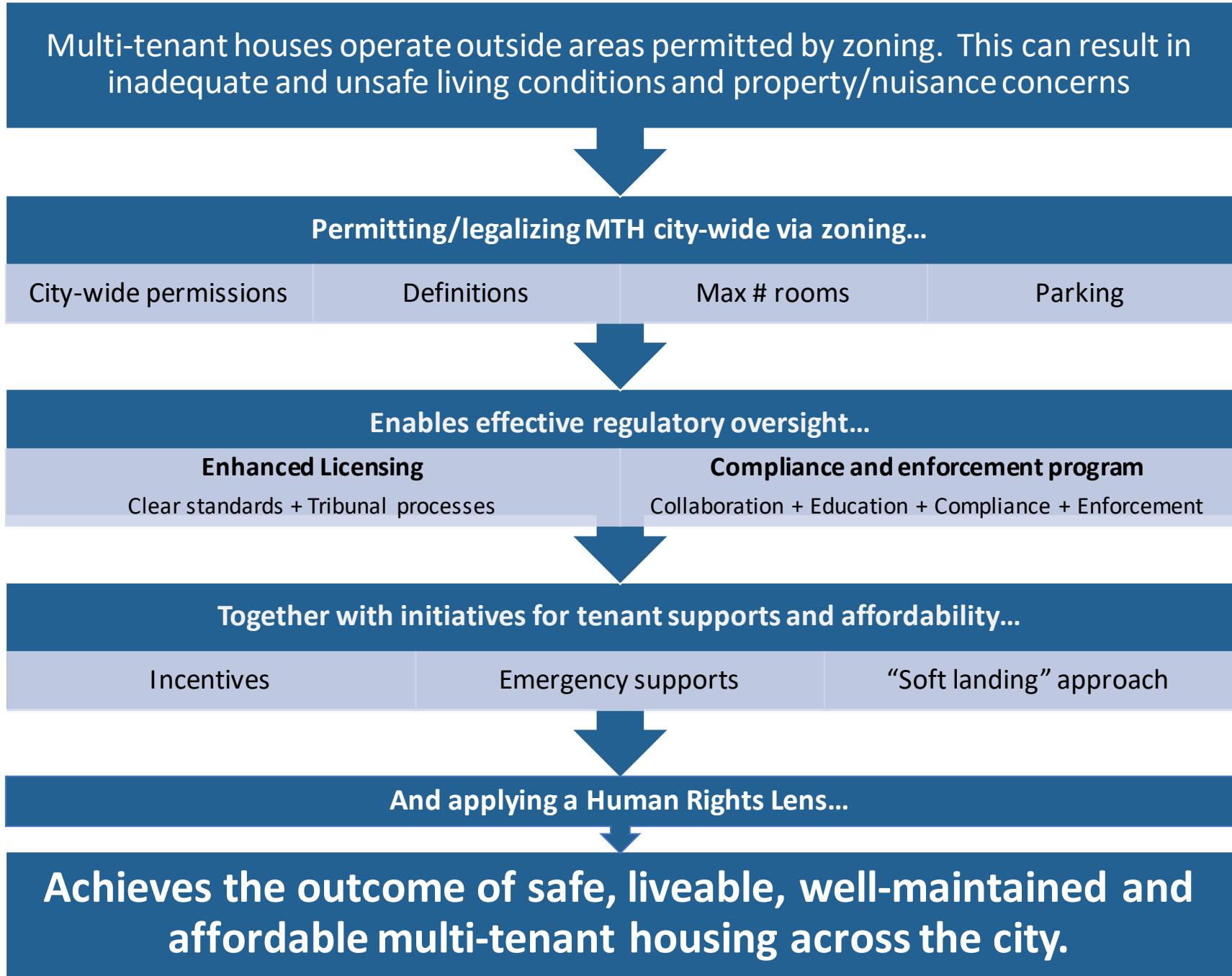
Neighbour
complaints

Tenant complaints

Lack of oversight in
many
neighbourhoods



Comprehensive city-wide regulatory framework for multi-tenant houses





Zoning Approach

City-wide zoning permissions including:

- Harmonized definitions
- Maximum 6 rooms in most residential zones*
- Minimum parking requirements
- Minimum number of washrooms

*Maximum 12 and 25 rooms in higher density residential zones and mixed use zones.

Enhanced Licensing

Licensing requirements including:

- Prop. management and floor plans
- Zoning review
- Process to respond to tenant issues
- Electrical inspections
- Alignment with RentSafeTO
- Modernized tribunal
- Options for Code compliance
- Updated requirements for personal care multi-tenant houses (incl. staffing, meals, prescription drugs)

Compliance and Enforcement Program

A four-pillar strategy to ensure tenant safety and address community concerns:

Collaboration & Inter-divisional Resources	Education and Outreach	Compliance	Enforcement
<p>Coordinated approach among City divisions to gain compliance</p>	<p>Identify active unlicensed properties using data analytics and enhanced complaints processes</p>	<p>Conduct annual inspections of licensed properties</p>	<p>Increased fines of up to \$100,000 and more</p>
<p>MLS MTH Team dedicated to multi-tenant houses e.g. similar to 18-person RentSafe team</p>	<p>Notify operators of by-law requirements and available supports</p>	<p>Additional targeted enforcement against unlicensed and problematic houses</p>	<p>Conduct remedial action and charge costs to operators</p>
<p>Deploy Fire Services Officers; Toronto Building and Toronto Public Health, as required</p>	<p>Support tenants to access complaints processes</p>	<p>Conduct investigations of nuisance offences</p>	<p>Modernize multi-tenant housing tribunal</p>

Tenant Supports and Affordability

To support successful implementation, Housing Secretariat will develop:

- an incentive program to assist eligible owners comply with fire and building code requirements;
- a communications strategy to inform tenants and property owners of their rights and responsibilities;
- soft landing considerations for tenants potentially displaced by City enforcement measures;
- an approach for ongoing interdivisional collaboration to ensure the successful implementation of this important affordable housing option.

Next Steps

