



November 17, 2020

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

RE: PH18.2 Creating the Regulatory and Compliance Framework for Multi-tenant Houses across Toronto

Dear Chair Ana Bailão and Members, Planning and Housing Committee,

This is to indicate our strong support for this staff report that recommends a comprehensive strategy for planning and managing Multi-Tenant Houses (MTH) (or more colloquially, Rooming Houses) across the City.

There are numerous issues associated with zoning, and subsequent licensing, to be sorted out. As noted in the staff report:

"The top causes of complaints (service requests) about multi-tenant houses are related to maintenance, and zoning. From 2012 to 2019, MLS laid 118 charges related to multi-tenant houses, 104 of which were for multi-tenant houses operating in places where they are not permitted through the Zoning By-law" (page 19 of 34)

As an organization representing residents of communities in which MTH are potentially to be either regularized, or added, we are cognizant of current concerns among resident associations with MTH, especially those proximate to Universities and Colleges, regarding illegal development and operation of MTHs.

It is critical that resident associations across the city are fully involved in the consultation. We therefore recommend:

- That the Chief Planner and Executive Director, City Planning Division in the proposed city-wide public and stakeholder engagement on the proposed zoning standards to introduce city-wide permissions for multi-tenant housing, ensure that resident associations (including both tenants, homeowners) are given the opportunity to be engaged in the process.

Yours truly,

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Cc: Gregg Lintern, Chief Planner and Executive Director, City Planning Division
Michael Mizzi, Director, Zoning and Committee of Adjustment, City Planning Division
Kyle Knoeck, Manager, Zoning Section, City Planning Division

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.