



July 9, 2021

12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Marilyn Toft

RE: PH25.10 A New Regulatory Framework for Multi-tenant Houses (Ward All - Statutory: Planning Act, RSO 1990)

Dear Mayor Tory and Members of City Council,

This is to reiterate our support for the proposed regulatory framework for Multi-Tenant Houses, as previously communicated in our letter to the June 28 PHC (see attached).

Our reason for communicating again on this matter is to express our opposition to the motion moved by Councillor Ana Bailao, and adopted by PHC, regarding fraternity and sorority houses. They meet the definition of rooming houses and should be included in the regulatory framework.

Our members who have lived experience with such student housing properties in their neighbourhoods report that these properties, which have similar features of rooming houses, can, unfortunately, have similar negative impacts on neighbours. Not all fraternity and sorority houses manage themselves well, and ensure safe conditions, and the community suffers.

They, and we, believe that such properties should absolutely be included in the regulatory framework, and all concerned will benefit from the consistent licensing and enforcement regime.

We request that City Council not lose focus on establishment of a City-wide uniform regulatory framework for all multi-tenant houses, and urge the City to ensure that fraternity and sorority houses are brought into compliance immediately.

Finally, we would reiterate our earlier comment to PHC that given the steep increase in resources that are required (without accompanying revenue offsets) it would appear that strong political leadership will be required to ensure adequate resources are made available, and ultimately ensure the success of the program. We respectfully request that City Council provide that leadership.

to be engaged in the process of public and stakeholder engagement on the proposed zoning standards for city-wide permissions for multi-tenant housing.

We recognize that expanding permission for rooming houses across the city is important to ensure affordable housing options. Experience in the City of Toronto, that has allowed rooming houses for years, shows the need for such housing, but also for licensing and enforcement to both ensure a safe home for residents, as well as to prevent problems in the neighbourhood. We therefore also support the use of special programs to assist residents as needed.

We also agree with the phasing in of permissions. The report proposes that the first step (Year 2) is to bring existing non-compliant, unlicensed and illegal buildings up to standard, with the delay to November 2022 in the bylaw coming into effect allowing time for the involved Departments to prepare for implementation in Nov. 2022 (Year 2). Then Year 3 will open the opportunity for new applications.

We support the recommendation for enhanced enforcement as this is essential to ensure that multi-tenant housing is safe and healthy for residents, and the surrounding community. This means enforcement of property standards, fire safety as well as community safety. Having a program to help support the needs of residents is an important preventative measure.

The definition of evaluation criteria and key performance indicators is critical to ensure success of this initiative. As such we recommend:

- That PHC request that City Council require that a formal evaluation of Year 2 be undertaken before the introduction of Year 3.

To execute this complex program successfully requires a guaranteed commitment to a major cross-divisional budget increase from 2021 through to Oct 31, 2024. As such we recommend:

- That PHC request that the City Council ensure that the cross-divisional budget adequately covers the costs for the initiative, including zoning by-law enforcement, property standards, and supportive services.

In that regard we will be submitting a detailed list of budget related questions to staff.

Finally, we would comment that given the steep increase in resources that are required (without accompanying revenue offsets) but which are not specifically requested in the current report, it would appear that strong political leadership will be required to ensure adequate resources are made available, and ultimately ensure the success of the program.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

Cc: Mayor John Tory and Councillors
Chris Murray, City Manager
Giuliana Carbone, Deputy City Manager Community & Social Services
Tracey Cook, Deputy City Manager, Infrastructure & Development Services
Carleton Grant, Municipal Licensing & Standards
Gregg Lintern, Chief Planner and Executive Director, 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.