



16 September, 2021

Dear Mayor Tory, Scarborough Councillors

**Re: Upcoming October 1, 2021 Council Review of CITY WIDE FRAMEWORK FOR MULTI TENANT HOUSES**

The Cliffcrest Scarborough Village SW Residents Association (CSVSWRA) is an incorporated not-for-profit association working to preserve the unique nature of our neighbourhoods in Cliffcrest and Scarborough Village.

On October 1st, City Council will be meeting to take a second look at CITY WIDE FRAMEWORK FOR MULTI TENANT HOUSES (MTH). CSVSWRA is aware that affordable rental housing is a serious issue in Toronto. With amalgamation, the expanded Toronto brings together many very different kinds of communities, and therefore unique issues and problems to be considered. A one size fits all, city wide solution will certainly have many unintended consequences in many communities.

In Scarborough, as perhaps elsewhere, where **Pop up TEMPORARY Illegal MTHs are a serious problem**, permitting MTHs without having adequate systems in place to protect both tenants and neighbours who live in the immediate vicinity of new rooming houses is likely to create more problems. The following are existing challenges related to illegal multi-tenant housing in Cliffcrest and Scarborough Village that we are aware of through our membership and residents of our neighbourhoods:

- Lack of compliance with Ontario Fire Code and Ontario Building Code;
- Rental properties are allowed to deteriorate:
  - Basic repairs and maintenance are ignored;
  - Garbage accumulates and attracts nuisance wildlife;
  - Driveways are illegally widened and lawns are used as parking spaces;
- Rental properties become Airbnb rentals;
- Suspicious activities which require police intervention;
- At present, enforcement is ineffective in protecting either tenants or neighbours.

**Pop up TEMPORARY Illegal MTHs** are not one-off problems; based on what our members have witnessed they appear to be part of an organized effort by some developers who purchase homes, rent them out to large numbers of individuals in neighbourhoods zoned single family residential while waiting for COA approvals to build over-scale homes.

Mayor Tory was made aware of these concerns in the following September letter written by the Association in support of local residents.

[https://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport\\_1\\_Letter-to-Mayor-John-Tory-051120-Final-with-Appendix.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/CommunitySupport_1_Letter-to-Mayor-John-Tory-051120-Final-with-Appendix.pdf)

The Association submitted a Letter of Opinion and Concern to provide feedback on the "City-Wide Framework for Multi-Tenant (Rooming) Houses Presentation."

<https://cliffcrestscarboroughvillagesw.ca/data/documents/CSVSWRA-Letter-to-PHC-re-MTHs-19-June-2021.pdf>

We feel it is important to share these concerns to build support from City Council to **give consideration to correcting existing challenges before adding the potential extension of zoning for MTH in Scarborough** (currently not permitted). Without a tested framework that has proper controls and remedies in place, these significant and abrupt policy changes have the potential for **unforeseen and unintended impacts** on residents and entire neighbourhoods.

Sincerely,

Board of Directors - Cliffcrest Scarborough Village SW Residents Association

Alan Burt, Director

Janet May, Director

Marina Tadenc, Director

Tony Lombardi, Director

Tom Kasanda, Director

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**Attachments:** Appendix A - **A snapshot** of illegal MTH related issues seen in our neighbourhoods today.

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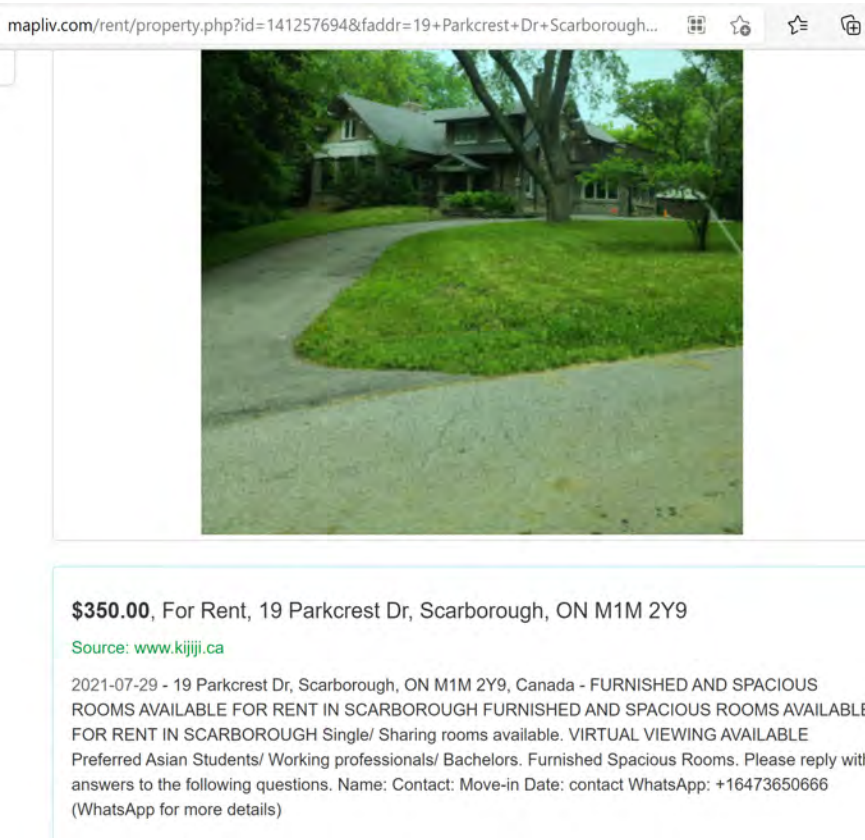

Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/>

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**Appendix A**

**A snapshot of illegal MTH related issues seen in our neighbourhoods today**

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|--|---|
| <p><a href="#">\$350, 19 Parkcrest Dr, Scarborough, ON M1M 2Y9 - For Rent (mapliv.com)</a></p> <p><b>*This is a sample of Pop up TEMPORARY Illegal MTH currently advertised</b> and does not include all adverts or the already established MTH homes currently in operation in our neighbourhoods. More similar listings can be found if researched. Also found on, <a href="https://www.kijiji.ca/v-room-rental-roommate/city-of-toronto/furnished-and-spacious-rooms-available-for-rent-in-scarborough/1581793702">https://www.kijiji.ca/v-room-rental-roommate/city-of-toronto/furnished-and-spacious-rooms-available-for-rent-in-scarborough/1581793702</a></p> <p>“Adults living in a home as a family” once rented, <b>Temporary MTH</b> is a challenge to investigate.</p> | <p><b>ADVERTS RENTING HOMES BY ROOM:</b></p>  <p>mapliv.com/rent/property.php?id=141257694&amp;faddr=19+Parkcrest+Dr+Scarborough...</p> <p><b>\$350.00, For Rent, 19 Parkcrest Dr, Scarborough, ON M1M 2Y9</b></p> <p>Source: <a href="http://www.kijiji.ca">www.kijiji.ca</a></p> <p>2021-07-29 - 19 Parkcrest Dr, Scarborough, ON M1M 2Y9, Canada - FURNISHED AND SPACIOUS ROOMS AVAILABLE FOR RENT IN SCARBOROUGH FURNISHED AND SPACIOUS ROOMS AVAILABLE FOR RENT IN SCARBOROUGH Single/ Sharing rooms available. VIRTUAL VIEWING AVAILABLE Preferred Asian Students/ Working professionals/ Bachelors. Furnished Spacious Rooms. Please reply with answers to the following questions. Name: Contact: Move-in Date: contact WhatsApp: +16473650666 (WhatsApp for more details)</p> |
| <p>Residents shared photos of cars parked on the lawn.</p> <p>Blacked out living room window potentially converted to a bedroom.</p> <p>This is not uncommon, more examples can be shared.</p>   | <p><b>WHEN A SINGLE FAMILY HOME CAN NOT FIT CARS FOR MTH</b></p>    |

**WIDENING OF DRIVEWAYS WITHOUT PERMITS:**

Homes cut the green area to expand the driveway or hard space.  
 This is a byproduct of a home intended for a single family and 15 people move in needing cars.  
 This often occurs on the weekend.



**UNFINISHED BUILDS THROUGHOUT THE NEIGHBOURHOODS:**

It is not uncommon to find homes allowed to fall into disrepair, or abandoned.  
**Residents shared that many calls for enforcement have been made over 7 years, water is coming in from the roof that has now started to come apart.**



**A REAL TIME JOURNEY to some of the the challenges residents are living:**



Our Association newsletter monthly series, BE AWARE AND GET INVOLVED, takes readers through the challenges experienced by one of the builds in our neighbourhood in real time with the intention to bring awareness and advise on the correct steps for support. December newsletter clip, **“Many calls were made to 311, Ministry of Labour and Toronto Fire regarding the subject property. 311 calls were made at least once a week for an entire two years to enact enforcement for potential bylaw violations.....”** It also highlights a support system that works in silos and is struggling to meet the demands for concerns it is meant to support. Please take some time to catch up on and read series that we started in November; for 2 years this home was a suspected Pop up TEMPORARY illegal MTH.  
<https://www.cliffrestscarboroughvillagesw.ca/news/>