



# Agincourt Village Community Association

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Toronto City Council:

Please consider this letter from Agincourt Village Community Association a formal objection to the 2021 Housing and Planning Committee proposal to legalize multi-tenant housing in Scarborough.

Many AVCA members and the executive have attended former public meetings and objected strongly to legalized multi-tenant housing. Many AVCA members and the executive have responded to your survey. Many AVCA members and executive attended your virtual public meetings in 2021. At every point AVCA members and many other participants have objected to legalized multi-tenant housing in Scarborough.

It is evident that you are not listening to established community concerns. It appears that you are not respecting established communities.

The reasons for our objections are as follows:

- ¶ The City of Toronto has presented no plan or justification that legalizing rooming houses will entice current illegal rooming houses to convert. That is a fantasy that AVCA and the Scarborough community has no confidence in.
- ¶ In fact, legalizing rooming houses will increase the number of illegal rooming houses. An illegal rooming house will be able to hide amongst the legal ones.
- ¶ The City of Toronto has not shut down the many illegal unsafe rooming houses that presently exist in Scarborough
- ¶ AVCA has no confidence that the City of Toronto will be able to entice illegal rooming house owners to legalize their present multi-tenant houses
- ¶ Six rented dwelling rooms in a multi-tenant house are too many as that could mean twelve residents easily or perhaps more
- ¶ AVCA respects the zoning done for townhomes, apartments and condominium as the City conducts studies to ensure sewer and water infrastructure are in place. Allowing multi-tenant housing without improving the old infrastructure is negligent
- ¶ Scarborough is comprised of established planned communities. Since there is no plan to limit the number of multi-tenant houses on a street the established communities will be negatively impacted
- ¶ Multi-Tenant Housing becomes a business on established residential streets. Many home owners worked a lifetime to own and live in these established neighbourhoods
- ¶ AVCA members in Scarborough presently experience off shore owners of illegal rooming houses. It is not apparent how the City will monitor the off-site and often offshore owners
- ¶ AVCA has no confidence that the City will be able to enter multi-tenant houses for inspection
- ¶ AVCA members presently experience lack of efficient public transportation, long bus rides and intermittent cycle lanes. Adding more residents to Scarborough's already depleted lack of public transit is despicable

- ¶ Without efficient public transit the car becomes essential. Multi-tenant housing creates parking problems
- ¶ Northern Scarborough presently lacks social services, recreational facilities, pools, ice rinks, splash pads and meeting rooms. Adding tenants without proper supports is creating a ghetto

AVCA understands that housing is desperately needed in Toronto. However legalizing multi-tenant housing is placing the burden on individual home owners. The responsibility lies with our federal, provincial and municipal governments not the individual home owner.

Many AVCA residents began their independent living in a legal rented establishment. Many residents worked very hard and for a long time to be able to own a condominium, townhouse, or single-family home in an established neighbourhood. The zoning was in place for such when they purchased.

AVCA implores you to listen and act on the well-informed decision of this established Scarborough community to reject the legalization of multi-tenant housing

AVCA implores you to do this properly by first cleaning up the present unsafe illegal rooming houses in Scarborough. Then, after the City has at least controlled illegal rooming houses, and demonstrated to the community some capabilities and planning, we can look at legalization.

Respectfully Submitted By  
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