



Sept 30, 2021

City Council councilmeeting@toronto.ca

Concerns re A New Regulatory Framework for Multi-Tenant Housing – City Council
Agenda Item PH25.10 on October 1, 2021

The South Armour Heights Residents' Association ("SAHRA") represents approximately 850 households in the area between Yonge Blvd over to Avenue Road, from the 401 down to Brooke Avenue within Ward 8 (Eglinton-Lawrence). Our Councillor is Mike Colle.

Our area is currently not zoned to permit Rooming Houses but we have illegal houses! Neighbours try to deal with problems associated with these illegal operations through MLS but they have no powers for enforcement and very limited resource capabilities (6 officers for the entire City). Often these are not good living arrangements for the unfortunate renters!

We have therefore participated in all the workshops and meetings discussing the Multi-Tenant Housing proposal, the proposed plans, the proposed Municipal Act as well as the proposed zoning by-law amendments.

At the July City Council meeting, many Councillors spoke in opposition to the Multi-Tenant House proposal, as put forward. SAHRA's opinion, which we believe is shared by FoNTRA, CORRA and the Councillors who were opposed to this proposal on July 14th, is that the proposal needs to be revised, the implementation plan changed, and the proposed zoning modified.

We want to be clear that we support the improvements in the management of multi-tenant houses...the inspection requirements, improved compliance requirements, increased fire prevention measures, better defined personal care requirements, the establishment of a new tribunal.

But the proposal as is, including the implementation plan and the proposed zoning roll-out, needs to be revised to be acceptable and successful.

The Consultant's Report reviewed by the Executive Committee in 2016 is very interesting. The very same problems existed then! We believe the recommendation to set up 5 pilot projects to deal with illegal operations using temporary by-laws was a viable plan.

The public does NOT have any confidence that MLS is capable of 'getting in control' of the current situation of non-compliant and illegal operations in the currently-zoned areas.



For the areas that are not currently zoned, which includes Eglinton-Lawrence, that have illegal operations, again the residents have NO confidence in MLS's ability to deal with these situations and do not want MTHs expanded in their areas based on the lack of enforcement.

Why expand zoning across more residential zoning categories (adding duplexes, triplexes, fourplexes, apartments including condominiums) in currently-zoned areas as well as in ALL neighbourhoods across the City when the current problems are not dealt with?

We would suggest that the proposal should be changed to first attend to clean-up of non-compliant and illegal operations in currently-zoned areas. The City should revisit the 2016 Consultation Report and introduce pilot areas with illegal operations in not-zoned areas, using temporary by-laws to clean-up those houses. Progress should then be evaluated and if appropriate, zoning changes could be considered for the not-zoned areas. After this, proposed zoning changes across all zones/across all neighbourhoods should be carefully reviewed to determine what is a reasonable expansion of the MTH program across dwelling types at that time. Each phase should be evaluated before approval is granted by City Council to move to the next phase.

SAHRA is therefore asking for a **Deferral** of this proposal, referring it back to Staff for revisions to the plan and the proposed zoning, for resubmission to the Planning and Housing Committee in 2022.

Yours truly

Sheila Dunlop, Secretary

Email: Mayor John Tory
Councillor M. Colle, Linda McCarthy, Paul Tye-Ko
City Clerk
MTH Review Team
Planning and Housing Committee
Councillor M. Ford
Councillor S. Holyday
Councillor M. Grimes
Councillor G. Perks
Councillor F. Nunziata
Councillor J. Pasternak
Councillor A. Perruzza
Councillor A. Bailao
Councillor J. Cressy



Councillor M. Layton
Councillor J. Matlow
Councillor K. Wong-Tam
Councillor P. Fletcher
Councillor J. Robinson
Councillor D. Minnan-Wong
Councillor S. Carroll
Councillor J. Filion
Councillor B. Bradford
Councillor G. Crawford
Councillor M. Thompson
Councillor N. Mantas
Councillor C. Lai
Councillor P. Ainslie
Councillor J. McKelvie
Federation of North Toronto Residents' Associations
Federation of South Toronto Residents' Associations
Confederation of Ratepayers and Residents Associations
Upper Avenue Community Association
Lytton Park Residents' Organization
Bedford Park Residents Organization
Eglinton Park Residents' Association
York Mills Heights Residents' Association
Stanley Knowles Housing Cooperative
Avenue Road Eglinton Community Association
Cliffcrest Scarborough Village SW Residents
Longbranch Neighbourhood Association
Jim Sadler, Bob Williams, Gary Langdon, Ron Johnson (SAHRA)