



Agincourt Village Community Association

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. June 16, 2021

Planning and Housing Committee,

Agincourt Village Community Association represents Scarborough residents living within the boundaries of Midland Avenue to Kennedy Road and Finch Avenue to the CPR Tracks to the south.

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 prior to addressing the following concerns.

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 or respecting our community concerns. It appears that you are not considering the Scarborough multiethnic, multigenerational communities that presently lack public transit, social services, up to date health services, recreational facilities, bike lanes, etc - yet you are increasing housing within our established community. Scarborough definitely does not receive the recognition for what it has to offer, and now you are asking Scarborough to give more.

The reasons for our objections are as follows:

- ¶ The City of Toronto has presented no real plan or justification that legalizing rooming houses will encourage current illegal rooming houses to convert over to legal housing. That, we believe, is a fantasy that the AVCA community has no confidence in.
- ¶ In fact, legalizing rooming houses will increase the number of illegal rooming houses as illegal rooming house will be able to hide amongst the legal ones.
- ¶ The City of Toronto has failed to shut down the many illegal unsafe rooming houses that presently exist in Scarborough due to challenges that by-law officers continually face regarding entering and inspecting properties to make sure they are safe and up to code.

- ¶ AVCA has no confidence that the City will be able to enter legalized multi-tenant houses for inspection.
- ¶ 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 is a rental business on established residential streets. Many home owners worked a lifetime to own and live in these established neighbourhoods. How will off shore and absentee landlords be held accountable for upholding the by-laws that the residents of these established communities already abide by?
- ¶ AVCA members in Scarborough are noticing more and more overseas investors of illegal rooming houses as well as landlords leaving properties vacant and turning derelict. How is the City combating the growing problem of absentee overseas property owners and their disregard for city by-laws and property upkeep and illegal tenancy?
- ¶ AVCA members presently experience a lack of efficient public transportation, with long bus rides, crowded buses and disconnected cycle lanes. Increasing exponentially the population density in Scarborough while our public transit is majorly lacking is irresponsible and shows a total disregard for the considerations of the impact on the well-being of this community.
- ¶ AVCA is very concerned that to our point of the lack of adequate public transit that personal automobiles will become the best viewed essential way to commute and these vehicles will need parking. With multi-tenant housing, where will all the cars access parking?
- ¶ Northern Scarborough presently lacks adequate social services, recreational facilities, pools, ice rinks, splash pads and meeting rooms. Increasing tenancy without the proper supports will impact communities.
- ¶ AVCA understands that housing is desperately needed in Toronto. However legalizing multi-tenant housing is placing this responsibility on individual home owners and established communities. The responsibility lies with our federal, provincial and municipal governments not the individual home owner.

There are many AVCA residents who started out by living in a legally rented establishment with the goal of moving up and achieving ownership of a home one day. Our community members have worked very hard and for a long time to be able to own a condominium, townhouse, or single-family home in an established neighbourhood. People have come to lay roots in the

Agincourt community because of the appeal of the neighbourhood, and bringing multi-tenant housing will tear those achievements apart as it will in all of Scarborough.

AVCA strongly suggests that the city first target the illegal rooming houses and either give the owners a chance to bring them up to code so they are safe and offer respectable decent living conditions or shut them down. After the city has demonstrated they have countered the problem of illegal rooming houses, only then should they begin to remodel the current proposal for legalizing multi-tenant housing. Included should be much stronger regulations and restrictions with a system in place to allow the bylaw officers greater powers for inspection with higher penalties should there be infractions.

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

Respectfully Submitted By
Rhoda Potter President AVCA
Randy MacDougall Vice President AVCA
Jim Williams Second Vice President AVCA
Sarah Martin Secretary AVCA
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