



JENNIFER MCKELVIE

City Councillor
Scarborough-Rouge
Park
Ward 25

June 28, 2021

Re: PH25.10 A New Regulatory Framework for Multi-tenant Houses

Dear Chair Bailao and Members of the Planning and Housing Committee,

Many residents of Scarborough-Rouge Park, myself included, are frustrated by the proliferation of illegal multi-tenant homes and the lack of enforcement resources for property standards and parking. Illegal multi-tenant homes also pose a fire and safety hazard. Most tragically, in 2018, our community mourned the death of 18 year old Helen Guo, who died in an illegal multi-tenant home fire.

I have always maintained that the status quo is not working and the best way to end the proliferation of illegal multi-tenant homes is to create a regulatory framework that establishes safety, parking, and property standards, coupled with increased enforcement. Resourcing of the plan is of vital importance. I was happy to see in the report that proposed property standards and enforcement measures include:

- Submission of a property maintenance plan that includes waste management, and a new enforcement and compliance regime that includes authority to undertake remedial action for safety and property standards;
- Increasing the maximum fine to \$100,000;
- Adding a special fine in an amount equal to any economic gain obtained from non-compliance;
- Establishing a Multi-Tenant House Licensing Tribunal;
- Increasing the number of dedicated Municipal Licensing and Standards By-Law officers from 6 to 28; and
- Increasing the number of Toronto Fire Services staff by an additional 16 inspection staff.

However, after reviewing the extensive report prepared by City staff, there are a few areas that I would like additional information about to reflect the concerns I have heard from residents of Scarborough-Rouge Park.

Parking. Due to a lack of higher order transit in eastern Scarborough, many tenants of illegal multi-tenant homes have cars. This has resulted in cars parked on lawns, and illegally on the road. I am concerned that only two parking spaces are required per home. The owners plans for parking, and limiting the number of tenants with vehicles to match what is available in the garage and driveway, should be described in the license application. In addition, parking should be covered in the

100 QUEEN STREET WEST, SUITE B25 TORONTO, ON M5H 2N2

416-338-3771



COUNCILLOR_MCKELVIE@TORONTO.CA



tenant-owner agreement. Increased parking enforcement resources is also necessary, but not covered in the report.

Reporting and Enforcement. There needs to be an easy way for residents to communicate concerns about multi-tenant homes and report illegal ones. Concerns include property, parking and safety concerns. The report does not address whether additional staff are necessary for 311 to accommodate reporting.

Number of Multi-tenant Houses and Impact on Housing Prices. Residents have indicated that they feel multi-tenant homes should be owner-occupied, or otherwise, prevent investment groups from setting up multiple homes and converting entire streets over time. It is not clear how corporations and overseas investors will be regulated and limited through the licensing process. There is a concern that legalizing multi-tenant homes could drive up housing prices even further, making Toronto even more unaffordable for families.

On the basis of my concerns, I am hopeful that you would please move the following recommendation at the June 28, Planning and Housing meeting:

Recommendation:

1. That the Chief Planner and Executive Director, City Planning, provide a supplemental report in advance of the July 14, 2021 Toronto Council meeting that outlines:
 - a. Opportunities to advance hiring of Municipal Licensing and Standards Officers in Year 1;
 - b. Additional resources that are needed for 311 and parking enforcement to complement the proposed increase in Municipal Licensing and Standards and Toronto Fire staff; and
 - c. How the licensing approach can limit oversea investors/operators and corporations and ensure that housing prices do not become even more unaffordable for families.

Sincerely,



Jennifer McKelvie, Ph.D., P.Geo.
Toronto City Councillor, Ward 25 Scarborough – Rouge Park
councillor_mckelvie@toronto.ca
416-338-3771