

City Council

Notice of Motion

MM43.23	ACTION			Ward: All
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Incentivizing Multi-Unit Homes: Improving Access to Neighbourhoods and Supporting Aging in Place - by Councillor Josh Matlow, seconded by Councillor Mike Layton

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Josh Matlow, seconded by Councillor Mike Layton, recommends that:

1. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor and the Chief Building Official and Executive Director, Toronto Building to report to the Planning and Housing Committee in the second quarter of 2023 with a strategy to support single-family homeowners to convert their residences into multiple units, including, but not limited to, the feasibility of:
 - a. eliminating the Plan of Condominium Approval fee of \$10,183.10;
 - b. a loan program for work required to convert a residence into multiple units, repayable upon sale; and
 - c. a standardized Legal, Planning, and Building permit framework to ease regulatory burden and reduce the need to hire legal and planning consultants.
2. City Council request the Chief Planner and Executive Director, City Planning to ensure that any measures recommended to support Part 1 above does not encourage owners of properties with existing rental units to convert to condominiums.
3. City Council request the Chief Planner and Executive Director, City Planning to hold community consultations on Parts 1 and 2 above.

Summary

Many older homeowners in our City no longer have children living at home and are now over housed. Indeed, the Canadian Centre for Economic Analysis as estimated that there are over 5 million empty bedrooms in Ontario, with likely a significant percentage of those in Toronto. This Motion seeks to improve access to neighbourhoods and support aging in place by incentivizing single-family homeowners to retrofit their homes to build multiple units.

The recommendations in this Motion seek to complement the work being undertaken by City Planning through Expanding Housing Options in Neighbourhoods. Specifically Part 3a in Item 2020.PH15.6 which requests staff to look at “increasing permissions for additional residential dwelling units generally within currently permitted building envelopes in residential zones”. It is not enough to allow for retrofitting single-family homes into duplexes, triplexes, or semi-detached dwellings, the City needs to help ensure that residents move forward with this goal.

Currently, City Planning’s fee structure makes no distinction between a large developer and a single-family homeowner in regards to its condo application fee. The initial fee for both parties is \$10,183.10. This Motion requests staff to report on the feasibility of eliminating this fee for single-family homeowners who retrofit their home into a multi-unit dwelling.

Another barrier for homeowners are the onerous legal and planning costs and bureaucracy associated with dividing their home. That is why this Motion requests staff to study the feasibility of creating a “one stop shop” with legal, planning and permit support.

It is important to note that this Motion requests City Planning to ensure that any recommendations put forward does not incentivize current owners of rental properties to turn their units into condos.

Background Information (City Council)

Member Motion 43.23