

## City Council

### Motion without Notice

MM20.30	ACTION			Ward: All
---------	--------	--	--	-----------

### **Multi-Tenant Housing Framework: Parks Levy Exemption and Framework Application - by Councillor Alejandra Bravo, seconded by Councillor Chris Moise**

*\* This Motion has been deemed urgent by the Chair.*

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

#### **Recommendations**

Councillor Alejandra Bravo, seconded by Councillor Chris Moise, recommends that:

1. City Council direct the General Manager, Parks, Forestry and Recreation, in consultation with the Executive Director, Municipal Licensing and Standards, the City Solicitor and the Chief Financial Officer and Treasurer, to bring forward an amendment to the Municipal Code to provide an exemption from the parkland dedication requirement for Dwelling Rooms and to give authority to the City Solicitor and the General Manager, Parks, Forestry and Recreation to make additional changes to improve readability and clarity of the current exemptions under Toronto Municipal Code Chapter 415-30 (A).
2. City Council direct the Executive Director, Municipal Licensing and Standards, to work with the Executive Director, Housing Secretariat, and the General Manager, Toronto Shelter and Support Services, to:
  - a. provide clarity on the application of the City of Toronto's Multi-Tenant Housing Framework and associated requirements to refugee houses, wherein temporary housing and services are provided by a registered charity, non-profit housing provider or co-operative housing provider; and
  - b. develop a public document or bulletin outlining this application as soon as possible.

#### **Summary**

The Council-adopted 2023 Housing Action Plan legalized A New Regulatory Framework for Multi-Tenant Houses. Through this Report, Council directed Staff to provide exemptions from certain City fees and charges for Multi-Tenant Houses. An exemption was not advanced for the parkland dedication requirement, under Toronto Municipal Code Chapter 415-30 (A).

'Dwelling Rooms within a rooming house' are currently exempted for Development Charges under Chapter 415-6 (B) of the Municipal Code. An amendment to the Municipal Code to provide an exemption from the parkland dedication requirement will provide consistency across the different growth funding tools for this form of housing. This motion seeks authority

for Parks, Forestry and Recreation, Municipal Licensing and Standards, City Solicitor and the Chief Financial Officer to amend the Municipal Code to provide an exemption from the parkland dedication requirement for Dwelling Rooms and to make additional changes to improve readability and clarity of the current exemptions.

Additionally, the Multi-Tenant Housing Framework includes several types of accommodation that are fully exempt from the Framework requirements, including student housing, hotels, and City-funded or operated shelters. For refugee house providers, that operate housing programs with a time-limited or transitional purpose, there is a need for greater clarity about whether these homes are subject to the Framework.

As Toronto continues to experience high levels of arrivals of refugee-claimants, facilitating access to services provided by refugee houses and other refugee-serving organizations is critical. It is important that refugee houses, wherein temporary housing and services are provided by a registered charity, non-profit housing provider or co-operative housing provider, have clear and accessible information about how their accommodations align with the Multi-Tenant Housing Framework.

The reason for urgency is currently a number of multi-tenant housing providers are limited from moving forward in the City's new Framework without these technical amendments, and refugee houses looking to expand immediately need clarity about their classification under the Framework.

### **Background Information (City Council)**

Member Motion MM20.30

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-247872.pdf>)