

york condominium corporation no 40
190 ST GEORGE ST TORONTO ON M5R 2N4

Clerk and Members of Planning and Housing Committee Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Email: phc@toronto.ca

January 23, 2024

RE: Councillor Saxe's Request to End the Exemption for Fraternity Houses

I am writing on behalf of the Board of Directors of York Condominium Corp. 40 (YCC 40) located at 190 St. George St. in Toronto.

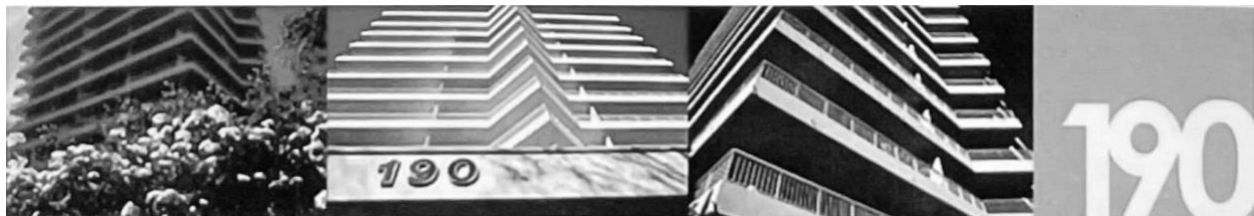
The purpose of this letter is to express our support for the recommendation by Councillor Saxe that the exemption in favour of fraternity houses be removed from the Multi-Tenant Housing Licensing By-law.

Our building, completed in 1972, was one of the first condominiums in Toronto. It has 66 residential suites and four commercial suites and is home to about 100 people. We are located near eleven fraternity houses on St George St., Prince Arthur Ave., Lowther Ave., and Madison Ave.

For many years our residents have been adversely affected by the failure of some of these fraternity houses to comply with City standards regarding noise, property upkeep, and waste management. Garbage and debris are left strewn over front lawns, laneways, and sidewalks. Rowdy and loud parties are organized and promoted and continue into the early morning. Lawns are left uncut, and the buildings allowed to fall into disrepair. No one is held accountable. Nothing changes.

We also understand that the current exemption in favour of fraternity houses allows these buildings to escape the safety inspections that are regularly undertaken at other multi-residential dwellings, such as our own building. At YCC 40, we are governed by strict rules about fire equipment, signage, lighting, stairways, and exits. If anything is found to be amiss by the inspectors, we are told to correct it and we do so quickly. That is the way it should be. It helps protect everyone - both our residents and our neighbours.

The absence of similar oversight for fraternity houses is disturbing. It endangers not only the residents of those buildings but also those who live nearby. This needs to be corrected. Just think of the horrible fire that ripped through an old building in Montreal in March 2023, killing seven people.



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The removal of the exemption would be in the best interests of our residents and the broader Annex community, including those who live in the fraternity houses. The broader community perspective is set out well in the submissions from the Annex Residents' Association.

We are also sensitive to the concerns about the shortage of affordable housing for students in downtown Toronto. We encourage the City to work with the universities and colleges to address this shortage and to ensure that students have access to housing that is not only affordable - but safe as well.

Bringing regulatory oversight to the fraternity houses would be a good first step. Accordingly, we ask you to support our Councillor's request and remove their exemption from the Multi-Tenant Housing By-law.

Yours sincerely,



Aleck Dadson

President, YCC40
190 St. George Street
Toronto, M5R 2N4

cc: Mayor Chow
Councillor Saxe
Councillor Perks
Members, YCC 40 Board

