



**Federation of
South Toronto
RESIDENTS'
ASSOCIATIONS**

4 April, 2024

Mr. Gord Perks
Chair
Planning and Housing Committee
City Hall,
100 Queen St. W.
Toronto, ON M5H 2N2
phc@toronto.ca

Subject: Motion MM11.16 Rental Demolition Permits and Market Rentals

Dear Mr.Perks and PHC Members:

The Federation of South Toronto Residents' Associations (FoSTRA) is a federation representing twenty-seven residents' associations (RAs) in the five downtown Toronto wards, Wards 4, 9, 10, 11 and 13, that are home to hundreds of thousands of Toronto's residents.

With dramatic increases in rental demolitions (demovictions) and few protections, Toronto renters face an unprecedented threat to their housing security.

On December 12, 2023, FoSTRA submitted a letter (attached) to City Council calling for more robust guidelines for renters facing demoviction and motion MM11.16 aligns with that request:

1. City Council recognize the urgency of having large new residential developments include purpose-built rental housing.
2. City Council reiterate the importance of the right to return for all renters impacted by demolition and redevelopment of rental buildings.
3. City Council direct the Chief Planner and Executive Director, City Planning and the City Solicitor to report to the Planning and Housing Committee by the end of the first quarter of 2024 with recommendations on whether and how, when considering rental demolition applications for large rental buildings, to double rental space in replacement buildings by requiring new purpose-built market-rental units within the development, in addition to rental



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replacement units, as a condition of any permit, including appropriate thresholds for the imposition of such a condition.

4. City Council requests the Province of Ontario to amend the Planning Act and/or the City of Toronto Act to authorize the City of Toronto to require that any development benefiting from government incentives for the development of purpose-built rental units maintain their rental tenure for the life of the building and remind the Province of the City's request for inclusionary zoning in order to increase the supply of affordable rental housing.

With respect to item 3 above, FoSTRA is unsure of the feasibility of requiring a doubling of rental units, but certainly, a percentage of additional units that would contribute to a significant net increase in rental stock should be the outcome.

*We strongly urge the Planning And Housing Committee to endorse Councillor Saxe's Motion MM11.16 and vigorously explore strong protections for the individuals and families that make up almost **half** of the residents in Toronto.*

Sincerely,

A handwritten signature in blue ink that reads 'Rick Green'.

Rick Green
Chair

Cc Dianne Saxe Councillor_Saxe@toronto.ca



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Dec 12, 2023

Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Subject: Urgent Reconsideration of Item PH8.16 - Amendments to Chapter 667: Rental Demolition and Conversion By-law

Dear Toronto City Council Members,

The Federation of South Toronto Residents' Associations (FoSTRA) is a federation that currently represents 26 residents' associations (RAs) in the five downtown Toronto wards, Wards 4, 9, 10, 11 and 13, encompassing hundreds of thousands of Toronto's residents.

We are reaching out to voice our deep concerns over the proposed amendments to the Toronto Municipal Code Chapter 667 (Rental Demolition and Conversion By-law). Representing a collective of neighbourhood associations whose members are tenants directly affected by demoviction in purpose-built rental buildings, a primary focus is advocating for the preservation of affordable rental housing and sustainable development.

Key Concerns with the Proposed Amendments:

- 1. Mischaracterization as "Housekeeping":** The proposed amendments, particularly the change in Code 667-14(B) that would eliminate the requirement for the City to consult with affected tenants and communities, have been inappropriately labelled as a "housekeeping exercise." This significant alteration in policy was neither recommended in the Auditor-General's report nor aligns with our understanding of 'housekeeping.' Removing this consultative requirement undermines the voices of those directly impacted by demoviction.
- 2. Inadequate Tenant Consultation:** The process utilized for consulting tenants on these amendments was insufficient. Utilizing the Tenant Advisory Committee as the sole platform for tenant input on such critical issues is inadequate. Renters, constituting a significant portion of Toronto's population, deserve a more robust engagement process. The City's reliance on limited consultation platforms does not suffice to capture the diverse tenant experiences and challenges in Toronto.



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Issues with Information and Compensation Regarding Demovictions:

Our member associations have encountered inconsistencies and a lack of transparency from City representatives regarding compensation and appeals related to demovictions. Each tenant and association has been provided with varying information, influencing their negotiation strategies and decision-making. Furthermore, there is confusion surrounding the role of the Ontario Land Tribunal (OLT) in relation to Section 111 agreements. The misinformation provided has significantly impacted tenants' rights and their ability to appeal.

Recommendations and Requests:

- 1. Deferment of Vote on Amendments:** We urge the Council to defer the vote on these amendments until a comprehensive and meaningful consultation with No Demovictions and other tenant advocacy organizations is conducted.
- 2. Withdrawal of Specific Amendment Proposal:** Specifically, we request the withdrawal of the amendment to Code 667-14(B). This change, which would remove the requirement for tenant and community consultation, is detrimental to those affected by demoviction.
- 3. Enhanced Tenant Engagement and Transparency:** We recommend the City of Toronto commit to a more inclusive and transparent consultation process, ensuring a range of tenant voices are heard and considered in policy development.
- 4. Independent Advocacy and Legal Support for Tenants:** The City should make it mandatory that tenants facing demoviction receive information from the City regarding independent nonprofit advocacy agencies and groups offering free legal advice to navigate the complexities of these processes.

In summary, FOSTRA emphasizes the importance of meaningful collaboration and dialogue between tenant organizations and the City to enhance affordable rental housing policies. We look forward to establishing a strong partnership with the City of Toronto for practical and progressive solutions in this regard.



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Sincerely

Rick Green
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