

Planning and Housing Committee

Clerk's Office
Toronto City Hall
100 Queen St W
Toronto, ON, M5H 2N2

October 30, 2024

Re: Implementing a Rental Renovation Licence Bylaw to Address Renovictions – PH16.4

Dear Members of the Planning and Housing Committee,

The Atmospheric Fund (TAF) is a regional climate agency that invests in low-carbon solutions for the Greater Toronto and Hamilton Area. We recognize that housing affordability and stability are fundamental to building sustainable and resilient communities. TAF supports the proposed rental renovation licence bylaw, which will provide tenant protections against renovictions, particularly for vulnerable populations, while still enabling critical building upgrades.

Toronto's aging building stock is in urgent need of energy efficiency retrofits to reduce carbon emissions and enhance resiliency. With buildings responsible for [60% of Toronto's emissions](#), these retrofits are essential to achieving the City's TransformTO climate targets and preparing for a low-carbon future. This bylaw strikes an important balance by protecting tenants from unfair displacement and excessive rent increases resulting from retrofits or other renovations, while still enabling landlords to carry out much-needed improvements. Combined with retrofits, the responsible approach taken by this bylaw will help to preserve housing affordability and stability in the near term while providing long-term benefits for tenants through reduced utility costs and enhanced building performance.

We support the bylaw's requirement for landlords to provide a report from a qualified person to confirm that renovations necessitate tenant vacancy. As an added safeguard, **we recommend that the qualified person's report also provide an assessment of the reasonable length of time required for the vacancy.** This will help streamline the renovation process for landlords and tenants alike, providing transparency and accountability to ensure necessary work can be completed without undue disruption to tenants.

Overall, TAF applauds the City's efforts to protect tenants and preserve affordable rental housing while balancing the need for necessary building repairs and renovations. **We encourage City Council to adopt the bylaw and continue its leadership on this important issue.**

Sincerely,



Bryan Purcell

VP Policy & Programs, The Atmospheric Fund

About The Atmospheric Fund

The Atmospheric Fund (TAF) is a regional climate agency that invests in low-carbon solutions for the Greater Toronto and Hamilton Area (GTHA) and helps scale them up for broad implementation. We are experienced leaders and collaborate with stakeholders in the private, public, and non-profit sectors who have ideas and opportunities for reducing carbon emissions. Supported by endowment funds, we advance the most promising concepts by investing, providing grants, influencing policies, and running programs. We're particularly interested in ideas that offer benefits in addition to carbon reduction such as improving people's health, creating local jobs, boosting urban resiliency, and contributing to a fair society.