

City Council

Notice of Motion

MM29.7	ACTION			Ward: All
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Committee of Adjustment and Tenancy Information - by Councillor Paula Fletcher, seconded by Councillor Alejandra Bravo

** 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 Paula Fletcher, seconded by Councillor Alejandra Bravo, recommends that:

1. City Council direct the Chief Planner and Executive Director, City Planning, to include in future changes to the Committee of Adjustment the creation of a standard entry on Committee of Adjustment Applications that would disclose whether one or more tenants are expected to be displaced by the application and to provide that information as part of the materials posted on the Application Information Centre.
2. City Council direct the Chief Planner and Executive Director, City Planning to include in future changes to the Committee of Adjustment notices to tenants at the impacted property, rather than solely to property owners.

Summary

Toronto rightly prides itself on being a leader in the protection of tenants. From the groundbreaking Section 111 Rental Replacement by-law to the recent Renovictions By-law, one of the strongest in Canada, this City and Council has consistently worked to close the gaps in legislation to protect tenants.

One area that needs a careful look at creating additional protections is the Committee of Adjustment. Many applications go to the Committee that, if approved, would likely lead to current residential tenants having to move. While the Committee is constrained to consider only the factors as laid out in the four tests under the Planning Act, there is an opportunity to expand the City's information about residential tenancies and potential future impacts.

The addition of a simple question on the application asking whether current residential tenants would be required to move would be invaluable to the City. With a similar question now added to the Building Permit process it should be well within the scope of the City's authority to collect this data.

Another area where the Committee could make a simple change to help tenants is to make it standard to notify tenants of an application at the property they live in. Currently only property

owners are notified via mail up to 20 days before, while tenants have to wait until a sign goes up 10 days before.

Background Information (City Council)

Member Motion MM29.7

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-254670.pdf>)