



March 17, 2025

Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

RE: PH1910: Replacement Units for Demovicted Dwelling Room Tenants

Dear Councillor Gord Perks, Chair, and Members of Planning and Housing Committee,

The Federation of North Toronto Residents Associations (FoNTRA) wishes to express its strong support for Councillor Saxe's motions to have City Planning report back on whether

- (a) Official Plan Amendment 453 should be amended to require those demolishing six or more dwelling rooms to provide replacement units for all their demovicted tenants of Tier 1 or Tier 2 dwelling rooms, and
- (b) demolition of 10 or more rental bedrooms should trigger the same protections for tenants as those now afforded when six or more dwelling units are demolished.

The City is facing a wave of demolition, replacement and redevelopment that has unfair consequences for existing residents. It is especially hard on those with little money and scanty social resources.

The motions address the need to protect dwelling-room tenants from the effects of demovictions/renovictions by ensuring they are re-housed in like accommodations. Currently there exists a gap in protections for thousands of residents that face a real threat of displacement. This amounts to a serious human rights matter that needs to be addressed urgently.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

Cc: Councillor Dianne Saxe

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 250,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.