



FEDERATION OF
METRO TENANTS'
ASSOCIATIONS

RE: MM43.75 - Ensuring Due Diligence on Data Centres in Scarborough Southwest

The Federation of Metro Tenants' Associations (FMTA), which serves and represents tenants across our City, is deeply concerned about the development of proposed data centres near residential areas. We are particularly concerned about this project's proximity to apartment complexes and other tenant dwellings in the area given the potential for severe noise pollution and other environmental impacts.

In the United States, we are seeing the impacts on residents first-hand, where the state entities, such as Joint Legislative Audit and Review Commission (JLARC) report industrial-scale noise in Northern Virginia at [40 and 59 decibels](#) on residential property. Physical symptoms, including migraines, disrupted sleep, and an inability to concentrate on tasks are reported from the constant noise, with [29% of data centres within 200 feet](#) of residentially zoned properties, decreasing the quality of life for all residents.

Additionally, tenants who do not pay a flat rate for utilities are at risk of landlords passing costs associated with increased energy consumption to residents. Data centers generally receive their energy from whatever local grid is available to them. The [JLARC report found](#) that the state's typical residential electricity bill could rise by \$14 to \$37 USD per month by 2040 because of grid strain tied to data center growth – a 9% to 25% increase over current average bills, and a figure that does not factor in potential inflation. This not only represents an enormous strain on Toronto's electric grid, but would also be devastating to low-income tenants, who are already struggling with the ongoing affordability crisis and never-ending Above Guideline Increases (AGIs).

In the last year alone, the FMTA has received 8544 calls from tenants residing in Scarborough Southwest. With nearly half the ward comprising [tenants](#), including [a large racialized population](#), and [higher unemployment and poverty rates](#) for youth and seniors over the City average, residents already face systemic barriers to housing and economic justice. The addition of a data centre to the ward would be detrimental to its residents, further marginalizing vulnerable communities and exacerbating inequality.

We deeply appreciate the motion put forward by Councillor Parthi Kandavel to request for a City of Toronto staff report on environmental impacts as well as electricity and water requirements. That said, the FMTA joins calls from concerned residents, environmental and social justice organizations for a City of Toronto-wide moratorium for new AI data centres and expansions of existing AI data centre infrastructure. The environmental, economic and health impacts on Toronto residents by developing data centres cannot and should not be underestimated, and the FMTA will fight alongside tenants to ensure our collective voices are heard.

Together we are stronger. Together we will win.

Federation of Metro Tenants' Associations

PO Box 73102 Wood St.

Toronto, ON, M4Y 2W5

fmta@torontotenants.org

torontotenants.org