

A New Framework for Multi-Tenant Houses

Planning and Housing Committee Item 25.10 June 28, 2021

Passed with the following Motions:

Motions

1 - Motion to Amend Item (Additional) moved by Councillor Kristyn Wong-Tam (Carried)

That:

1. City Council direct the Executive Director, Housing Secretariat, in conjunction with Chief Planner and Executive Director, City Planning, the Executive Director, Toronto Building, Acting Fire Chief and General Manager, Toronto Fire Services and the Medical Office of Health to re-evaluate and submit an enhanced funding request needed in the 2022 budget process to ensure effective and timely enforcement of the existing and new regulatory framework for multi-tenant houses to ensure safe and well-maintained housing for the tenants and the neighbourhoods that they are located in without exception.

2. City Council direct the Executive Director, Housing Secretariat, in conjunction with Chief Planner and Executive Director, City Planning, the Executive Director, Toronto Building, and Acting Fire Chief and General Manager, Toronto Fire Services to report annually throughout the implementation period to Planning and Housing Committee on multi-tenant houses, including but not limited to:

a. Applications for new multi-tenant houses;

b. Unlicensed multi-tenant houses that were successfully brought into licensing compliance with City by-laws;

c. Licensed multi-tenant houses that are not meeting the property standards and what is the interdisciplinary enforcement approach needed to bring them into compliance;

d. Data and statistics by ward regarding complaints for both licensed and unlicensed multi-tenant houses plus complaint outcomes and resolution rates;

e. Adequate funding resources needed to meet the intended and timely implementation of the new regulatory licensing and enforcement framework, as expected by City Council and the residents of Toronto.

3. City Council direct the Executive Director, Municipal Licensing and Standards to provide information about active and inactive multi-tenant houses through the Open Data Portal.

2 - Motion to Amend Item (Additional) moved by Councillor Ana Bailão (Carried)

That:

1. The Planning and Housing Committee request the Executive Director, Municipal Licensing and Standards consult further with the Sorority and Fraternity Association of Toronto to canvass their views and further review issues of concern with respect to the operation of their sororities and fraternities in the context of the new framework for Multi-tenant housing prior to the City Council meeting of July 14 and July 15, 2021.

3 - Motion to Amend Item (Additional) moved by Councillor Ana Bailão (Carried)

That

1. The Planning and Housing Committee request the Chief Planner and Executive Director, City Planning, to provide a supplemental report in advance of the July 14, 2021 City Council meeting that outlines:

- a. Opportunities to advance hiring of Municipal Licensing and Standards Officers in Year 1;
- b. Additional resources that are needed for 311 and parking enforcement to complement the proposed increase in Municipal Licensing and Standards and Toronto Fire staff; and
- c. How the licensing approach can limit oversea investors/operators and corporations and ensure that housing prices do not become even more unaffordable for families.

4 - Motion to Adopt Item as Amended moved by Councillor Ana Bailão (Carried)