

REGIONAL MUNICIPALITY OF OTTAWA CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

REPORT
RAPPORT

Our File/N/Réf. 03-07-96-0069
Your File/V/Réf.

DATE 29 August 1996

TO/DEST. Chair and Members, Community Services Committee

FROM/EXP. Committee Co-ordinator

SUBJECT/OBJET **“NEW DIRECTIONS” DISCUSSION PAPER ON TENANT
PROTECTION LEGISLATION**

REPORT RECOMMENDATION

That the Community Services Committee receive this report for discussion.

BACKGROUND

Attached is correspondence received from Councillors D. Holmes and A. Cullen relative to the above-captioned matter and is self-explanatory.

*Approved by
M. J. Beauregard*

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REPORT
 RAPPORT

Our File/N/Réf.
 Your File/V/Réf.

DATE 26 August 1996

TO/DEST. Co-ordinator, Community Services Committee

FROM/EXP. Regional Councillor Diane Holmes
 Regional Councillor Alex Cullen

SUBJECT/OBJET **"NEW DIRECTIONS" DISCUSSION PAPER ON TENANT PROTECTION LEGISLATION**

On June 25, 1996 the Minister of Municipal Affairs & Housing released the Provincial Government's "New Directions" discussion paper on tenant protection legislation (on file with Committee Co-ordinator). The proposals contained in this discussion paper, as you know, have significant implications for tenants in our community, as well as for municipalities such as ours (particularly proposals dealing with rental conversions). Unfortunately there was not sufficient time to bring this before Committee and Council before the summer recess. However, although the Minister stated in June that responses to the Government's discussion paper were to be in by August 30, 1996, the Legislature's Standing Committee on General Government is conducting public hearings on the discussion paper up to September 5, 1996. Therefore, we would request that this item be placed on the September 5, 1996 agenda of Committee Services Committee, so that we may discuss it and consider recommendations for Council's approval at its September 11th meeting.

We have enclosed with this memo a copy of a memo prepared by staff from the Region's Planning and Legal Departments regarding the impact of the discussion paper on the Region's control of rental housing conversions. Also attached is a copy of a report by City of Toronto staff for Toronto City Council on this matter, which was used as the basis for their brief to the Standing Committee.

Approved by
Diane Holmes
Regional Councillor, Somerset Ward

Approved by
Alex Cullen
Regional Councillor, Bay Ward

REGIONAL MUNICIPALITY OF OTTAWA CARLETON
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MEMORANDUM
NOTE DE SERVICE

Our File/N/Réf.
 Your File/V/Réf.

DATE 26 August 1996

TO/DEST. Councillor Alex Cullen

FROM/EXP. Manager, Policy Division, Planning and Development Approvals Department
 Manager, Planning and Environmental Law

SUBJECT/OBJET **PROVINCIAL DISCUSSION PAPER TENANT PROTECTION
 LEGISLATION**

This memo is to respond to your inquiry with respect to how regional policies could be affected by the proposals of the province with respect to tenant protection legislation.

In the absence of a report to committee and Council, staff cannot comment on the desirability of any recommendations contained in the proposals contained in the province's proposals. However, staff can comment on whether the proposals are consistent with present Council approved Regional policy in this area.

The Regional Official Plan, section 6.2.2.2, policy 8 reads:

RENTAL CONVERSIONS

“8. The conversion of rental housing to condominium, equity co-ops and other forms of tenure shall be approved only when the vacancy rate for the municipality in which the units et be converted are located exceeds 3 percent (as reported by the Canada Mortgage and Housing Corporation (CMHC) by-annual apartment vacancy survey) for two successive surveys. However, a heritage building designated under parts IV or V of the Ontario Heritage Act may be exempted from this policy at the discretion of the are municipality.”

The government has proposed that conversions should no longer require municipal approval. To protect tenants they would be given an extended tenure of some kind and they would have the right of first refusal to purchase their units in the case of a conversion.

The premise that underlies the government proposals is to protect tenants rather than units. The premise that underlies policy 8 is “to protect the existing stock of affordable rental housing”. While it may be that other aspects of the government’s proposals will cause the rental housing stock to be enlarged through increased construction of new units, the enhances ability of landlords to convert (as opposed to renovate) existing rental units to another form of tenure can only serve to decrease the number of rental units. As a result, if the vacancy rate falls below 3%, the enhances ability to convert rental units would not be consistent with existing regional policy.

The Province believes their proposed changes will lead to new rental construction to offset losses occurring through conversions. Staff note that from discussions that they have had with the industry, there is not unanimous support that such increased rental construction will in fact occur.

Approved by
Marni Cappe
Manager, Policy Division
Planning and Development Approvals

Approved by
Tim Marc
Manager, Planning and Environmental Law

cc: Commissioner of Planning and Development Approvals
 Regional Solicitor
 Chief Administrative Officer
 Regional Chair