
**TENANT DEFENCE SUB-COMMITTEE
AGENDA
MEETING 1**

Date of Meeting:	Monday, July 9, 2007	Enquiry: Maria Kolominsky
Time:	10:00 a.m.	Committee Secretary
Location:	Committee Room No. 4 2nd Floor, City Hall 100 Queen Street West	416-392-1147 mkolomin@toronto.ca

Under the *Municipal Act, 2001*, the Tenant Defence Sub-Committee must adopt a motion to meet In-camera (privately) and the reason must be given.

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – May 29, 2006
September 7, 2006

Presentations:

1. Review of Tenant Defence Fund Program

(Copy of presentation to be circulated at the meeting.)

1(a). Consultation Paper (November 15, 2006) Toronto Shelter, Support & Housing Administration

2. Review of Tenant Defence Sub-Committee

(Copy of presentation to be circulated at the meeting.)

Communications/Reports:

3. 2007 Status Report: Applications under the Tenant Support Grants Program

Memorandum (June 29, 2007) from Phil Brown, General Manager, Shelter, Support & Housing Administration, forwarding a summary of all outstanding applications received under the Tenant Support Grant Program as of June 25, 2007.

4. Request for a Tenant Support Grant under the Tenant Defence Fund from 25 St. Mary Street Tenants' Association

Report (June 29, 2007) from Phil Brown, General Manager, Shelter, Support & Housing Administration, regarding a request for a Tenant Support Grant under the Tenant Defence Fund from 25 St. Mary Street Tenants' Association.

Recommendations:

It is recommended that Council:

- (1) approve a grant of up to \$1,000 to the tenants' association of 25 St. Mary Street from the 2007 Tenant Support Grants Program to assist the tenants towards the payment of their legal costs for disputing their landlord's application for above-guideline rent increases; and
- (2) authorize the General Manager, Shelter, Support and Housing, to take necessary actions to implement Council's approval.

5. Implementing By-law for s.111 of City of Toronto Act – Rental Housing Protection

Report (June 6, 2007) from the Chief Planner and Executive Director, City Planning Division, addressed to the Planning and Growth Management Committee regarding the implementation of By-law for s.111 of the City of Toronto Act – Rental Housing Protection.

- 5(a).** Recommendations adopted by the Planning and Growth Management Committee at its meeting held on Thursday, June 28, 2007, for consideration by City Council at its next meeting on July 16, 2007, as follows:

“The Planning and Growth Management Committee recommends that Council:

1. Approve proposed Municipal Code Chapter 667, Residential Rental Property Demolition and Conversion Control, as set out in the draft by-law in Appendix 1, to implement the City's authority under s. 111 of the City of Toronto Act, 2006 to prohibit and regulate the demolition of rental housing properties and the conversion of rental housing to a purpose other than residential rental purposes.
2. Approve the proposed fees for applications under Municipal Code Chapter 667, to be added to Schedule 16 of Appendix C of Municipal Code Chapter 441, Fees, as set out in Appendix 3.
3. Amend § 415-17 of Municipal Code Chapter 415, Development of Land, (the codified version of section 4 of By-law No. 229-2000) by replacing the words

“rental housing” with “six or more rental housing units” so that the revised section is as follows:

“The authority for the giving of draft condominium approvals, under section 50 of the Condominium Act except for applications involving the conversion of six or more rental housing units and exemptions from draft approval as appropriate, is delegated to the Chief Planner and his or her representatives.”

4. Approve the related amendments to Municipal Code Chapter 363 Demolition Control as contained in section 2 of the draft by-law in Appendix 1.
5. Authorize the City Solicitor to introduce a bill in Council substantially in the form of the draft by-law in Appendix 1.
6. Revoke the "Application, Notice and Meeting Requirements for Condominium Conversion and Demolition Applications" contained in Appendix A of Clause 3 of Report No. 3 of the Urban Environment and Development Committee, as adopted by City Council on March 2, 3 and 4, 1999, as they are now superseded by the provisions for notice and meetings in Chapter 667 in the draft by-law.
7. Authorize the City Solicitor, in consultation with the Chief Planner and Chief Building Official, to introduce bills directly into Council to amend proposed Municipal Code Chapter 667, as necessary, to reflect the wording of any future amendment of the definition of “all applicable law” in the Ontario Building Code with respect to by-laws under section 111 of the City of Toronto Act, 2006.
8. Direct the City Clerk to provide notice of the enactment of a by-law under section 111 of the City of Toronto Act, 2006 to the Ontario Municipal Board, the Director of the (Ontario) Real Property Registration Branch and the Land Registrars for the Toronto Land Registry Offices.
9. Authorize and direct the appropriate City Officials to take the necessary action to give effect thereto.”

“The Planning and Growth Management Committee requested the Chief Planner and Executive Director, City Planning, to report to Council on July 16, 2007, on protection of large-family size units in high-rent buildings under the proposed by-law.”

6. Appointments – Tenant Defence Sub-Committee

Communication (April 30, 2007) from the City Clerk advising that City Council, at its meeting beginning on April 23, 2007, considered Striking Committee Item 4.1, titled “Appointments of Members of Council to Advisory Committees”, which was adopted, as amended.

7. 2007 Schedule of Meetings

**8. Refusal Report – 1465 Lawrence Avenue West – Official Plan Amendment;
Applicant: Adam Brown, Sherman Brown (Ward 12 – York South-Weston)
Etobicoke York Community Council – Report 7, Clause 24**

Communication (December 16, 2006) from the City Clerk advising that City Council, on September 25, 26, 27 and 28, 2006, took the following action on Clause 24 of Report 7 of the Etobicoke York Community Council:

1. referred this Clause back to the Etobicoke York Community Council for further consideration at its meeting in January 2007, and requested the City Solicitor to report to the Etobicoke York Community Council at that time, outlining the historical legal issues and agreements between the City and the owner of the property; and
2. referred the Clause to the Tenant Defence Sub-Committee, or its successor Committee, with a request that the Sub-Committee report to the Etobicoke York Community Council.

8(a). Decision of City Council on February 5, 6, 7 and 8, 2007, as contained in Etobicoke York Community Council Report 2, Clause 11, as follows:

- “1. City Council refuse the Official Plan Amendment and Condominium Applications to convert 161 affordable rental units to condominium at 1465 Lawrence Avenue West.”

8(b). Report (January 11, 2007) from the City Solicitor addressed to the Etobicoke York Community Council regarding 1465 Lawrence Avenue West, Historical Legal Issues and Agreements between the City and the Owner, which was considered by the Etobicoke York Community Council at its meeting held on January 16, 2007.