

September 25, 2007

To: Community Development and Recreation Committee

From: Tenant Defence Sub-Committee

Subject: 927 St. Clair Avenue West (Ward 17)

**Recommendation:**

**The Tenant Defence Sub-Committee on Tuesday, September 25, 2007, recommended that City Council authorize the General Manager of Shelter, Support and Housing Administration to reimburse York Community Services from the 2007 Tenant Defence Fund for any advertisements and related costs necessary to contact the former tenants of 927 St. Clair Avenue West not to exceed \$5 thousand.**

**Decision Advice and Other Information:**

The Tenant Defence Sub-Committee also requested:

- i. the City Solicitor, in consultation with the appropriate City Officials, to review the case of 927 St. Clair Avenue West and report on any legal strategies available at its next meeting on Monday, November 12, 2007, or inform the Chair prior to City Council if urgent action is required;
- ii. the General Manager of Shelter, Support and Housing Administration to report on a proposed protocol or policy that would prevent the reoccurrence of situations such as at 927 St. Clair Avenue West; and
- iii. the Chair to write to the Chief Building Official with a request to review and consider revocation of the building permit for 927 St. Clair Avenue West, in light of the unusual circumstances related to the eviction of all tenants and the extensive demolition undertaken on site.

Background:

The Tenant Defence Sub-Committee on Tuesday, September 25, 2007, considered the following:

- (a) report (September 18, 2007) from Phil Brown, General Manager, Shelter, Support and Housing Administration, as requested, regarding a process for informing tenants following fires and other emergencies, and on the possibility of supporting the former tenants of 927 St. Clair Avenue West through the Tenant Defence Fund;
- (b) communication (September 12, 2007) from Deborah Wandal, Community Legal Worker, York Community Services, regarding a synopsis of events following the fire at 927 St. Clair Avenue West;
- (c) report (September 19, 2007) from Ted Tyndorf, Chief Planner and Executive Director, City Planning Division, as requested, concerning the potential applicability of the new Municipal Code Chapter 667, Residential Rental Property Demolition and Conversion Control (By-law 885-2007) to the activities recently undertaken by the landlord of 927 St. Clair Avenue West; and
- (d) communication (July 9, 2007) from the City Clerk forwarding the recommendations adopted by the Tenant Defence Sub-Committee at its meeting held on July 9, 2007, as follows:

“The Tenant Defence Sub-Committee:

- 1. requested the City Solicitor, in view of the City Council meeting on July 16, 2007, which will consider Planning and Growth Report 7.1, to report thereon in regard to the wording of an amendment to the proposed draft by-law delegating draft condominium approvals involving less than 6 rental units solely to the Chief Planner, so that it is in consultation with the local Councillor, who will have the option to refer the matter to the Community Council, as appropriate;
- 2. requested the Chief Planner and Executive Director, City Planning, to report at its next meeting on Tuesday, September 25, 2007, on the activities of the landlord of 927 St. Clair Avenue West relative to the proposed amendments to Municipal Code Chapter 667, Residential Rental Property Demolition and Conversion Control;
- 3. requested the General Manager, Shelter, Support and Housing Administration, to inform the appropriate City Divisions of the circumstances of 927 St. Clair Avenue West, most particularly that the building has been emptied and substantially demolished;

4. requested the General Manager, Shelter, Support and Housing Administration, in consultation with the Fire Chief, Chief Planner and Executive Director, City Planning, Executive Director, Municipal Licensing and Standards, and Executive Director and Chief Building Official, to review the process for informing tenants about building situations following fires and other related emergencies; and
5. requested the General Manager, Shelter, Support and Housing Administration to assess whether support from the Tenant Defence Fund is applicable to tenants of 927 St. Clair Avenue West, in conjunction with York Community Legal Services, and report back at its next meeting.”

Deborah Wandal, Community Legal Worker, York Community Services, addressed the Sub-Committee on behalf of Paul Webber, a former tenant of the building.

City Clerk

Maria Kolominsky  
Item 3

Attachments