

July 9, 2007

To: City Solicitor
General Manager, Shelter, Support and Housing Administration
Chief Planner and Executive Director, City Planning
Fire Chief
Executive Director, Municipal Licensing and Standards
Executive Director and Chief Building Official

From: Tenant Defence Sub-Committee

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

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.

Background

The Tenant Defence Sub-Committee on July 9, 2007, considered the following:

- (i) 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.
- (ii) 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."

The following persons addressed the Committee:

Deborah Wandal, York Community Legal Services
Paul Webber, former resident of 927 St. Clair Avenue West

City Clerk

Maria Kolominsky
Item 5

Attachment