



STAFF REPORT INFORMATION ONLY

Ward 17 Pilot Project - Symington Place (1884 Davenport Road) and Pelham Park Gardens (61 Pelham Park Gardens)

Date:	November 15, 2007
To:	Licensing and Standards Committee
From:	Executive Director
Wards:	17
Reference Number:	6037

SUMMARY

All the Notices and Orders issued as a result of the original inspections have been complied with by Toronto Community Housing Corporation (TCHC).

In October of 2007, a joint inspection of the properties with representatives of TCHC was conducted on the exterior and common areas to ascertain the current conditions of maintenance, repair and cleanliness.

It was noted that TCHC had initiated additional remedial work, which is in progress on matters such as brick repairs and carpets replacement.

However, deficiencies were identified for which orders have been issued.

The Municipal Licensing and Standards Division has no outstanding compliant files from tenants in the subject buildings however we continue to work with TCHC to resolve the matters that require attention.

Financial Impact

This report will have **no** financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

Council, at its meeting of May 18, 19 and 20, 2004, considered a report from the Commissioner of Urban Development Services, dated April 5, 2004, entitled Protocol for Enforcement of Property Standards in Toronto Community Housing Corporation-Owned Buildings.

Council directed the Commissioner of Urban Development Services that two City-owned complexes located in Ward 17 be part of a Pilot Project for enforcement in TCHC owned buildings.

Licensing and Standards Committee, at its meeting of September 11, 2007, had before it a motion M83 Proactive Inspections of TCHC Units Citywide – Expansion of Pilot Project referred from Council on July 16, 17, 18 and 19, 2007.

In considering the motion, Committee requested that the Executive Director, Municipal Licensing and Standards, report back to the Licensing and Standards Committee on the deficiencies remaining in the Pilot Project in Ward 17 that was approved by Council.

COMMENTS

Two TCHC properties in Ward 17 were identified by the local Councillor as sites for the Pilot Project:

1. Symington Place (1884 Davenport Road)
This is a residential complex including 186 apartments in a high-rise apartment building and 60 townhouses.
2. Pelham Park Gardens (61 Pelham Park Gardens):
This is a residential complex including 350 apartments in a high-rise apartment building and 103 townhouses.

A full building audit including in-suite inspections of the two properties was conducted between October to December 2004, which resulted in the issuance of altogether 250 Notices of Violation/Order, including 243 Notices for apartments and town houses interior, 4 Notices for the Exterior, 2 Notices for the Underground Parking Garage and 1 Order for the spalling concrete at 61 Pelham Park Gardens. The deficiencies included defective plaster, broken door hardware, broken window screens, plumbing and roof leaks, substandard guardrails and missing handrails in some of the town houses as well as garbage storage problems at both properties. Altogether 713 property standards deficiencies were recorded in the audit.

All the Notices and Orders issued as a result of the original inspections have been complied with by TCHC.

In October of 2007, a joint inspection with representatives of TCHC of the properties within the Pilot Project was conducted on the exterior and common areas to ascertain their condition (maintenance, repair and cleanliness).

Apart from the remedial works initiated by TCHC, which were in progress (e.g., brick repairs, carpet replacement), the following common deficiencies were noted:

- Window sashes were left open more than 100 mm
- Exterior wall stained with pigeon droppings
- Mice and cockroaches
- Broken window screens
- Broken fences
- Election signs to be removed
- Lids to garbage bins being left open

In addition, the following deficiencies found at 61 Pelham Park Gardens will require prompt attention:

- Insecure grille over the vault opening
- Broken main entrance locking device
- Abandoned garbage storage area at Pelham Avenue requires clean-up and wash down

Orders were issued for the deficiencies identified. The Municipal Licensing and Standards Division continues to monitor these deficiencies and to work with TCHC to resolve the matters.

CONTACT

Lance Cumberbatch
Director, Enforcement Services
Municipal Licensing and Standards
City Hall, East Tower, 12th Floor
100 Queen Street West
Toronto, Ontario M5H 2N2
Tel.: (416) 392-7633; Fax: (416) 392-8805
E-mail: lcumber@toronto.ca

SIGNATURE

Lenna Bradburn
Executive Director
Municipal Licensing and Standards
Ward 17 Pilot Project