



STAFF REPORT ACTION REQUIRED

Parkdale Pilot Project – Suspension of Applications

Date:	January 20, 2009
To:	Toronto and East York Community Council
From:	Municipal Licensing and Standards Division, Toronto and East York District
Wards:	14
Reference Number:	p:\2009\cluster b\mls\tey community council\february 2009\parkdale pilot project -20090209a.doc

SUMMARY

This staff report is about a matter for which the community council had delegated authority from City Council to make a final decision.

In October, 1999, Toronto Community Council considered a report entitled, "Parkdale Conflict Resolution Process".

A mandate for a pilot project was developed based upon on the outcomes of the Conflict Resolution Process. The Parkdale Pilot Project (Project) was implemented in 2000.

The mandate of the Project and criteria adopted require an evaluation to determine their effectiveness and applicability on a go-forward basis. The University of Toronto is currently undertaking an evaluation of the Parkdale Pilot Project, which review is scheduled to be completed by mid-2009.

It is recommended that the City suspend the receipt of new applications pending the completion of the evaluation and a decision on the future of the Project.

In the interim, if an owner wishes to submit an application, it would be submitted as a rezoning application under Section 34 of the Planning Act, which would be reviewed on its own merits.

This report was prepared in consultation with City Planning and the Ward Councillor.

RECOMMENDATIONS

Municipal Licensing and Standards recommends that:

1. No additional applications be accepted for processing through the Parkdale Pilot Project; and
2. Staff report to the Toronto and East York Community Council on the outcome of the evaluation of the Parkdale Pilot Project, together with recommendations for next steps in the fourth quarter 2009.

Financial Impact

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

ISSUE BACKGROUND

In October 1998, Toronto Community Council held a public meeting to consider a report that included the following recommendations:

1. The creation of a conflict resolution process to achieve consensus on the appropriate approach the City should take to the existing bachelorettes and illegal rooming houses in South Parkdale;
2. The Zoning by-law 438-86 be further amended so as to limit the creation of units or rooms, through conversion or new construction, to three per lot.

In October 1999, Toronto Community Council considered a report entitled, "Parkdale Conflict Resolution Process."

The report outlined an approach for regularizing small units which have existed for a number of years and improving and enforcing standards for safe, good quality housing in Parkdale.

Staff recommended a 19-point strategy for dealing with bachelorette units, consisting of, but not limited to:

1. The establishment of a Parkdale Housing Committee
2. The creation of a Pilot Project Group
3. Development standards for pre-1978 buildings
4. Development standards for post-1978 buildings
5. Site specific by-law
6. Licensing

7. Taxation
8. Enforcement
9. Minimizing the impact of tenant disruption and resettlement
10. Zoning standards
11. Affordability

The Parkdale Pilot Project was to have lasted for a period of two (2) years to permit the regularization of bachelorettes and rooming houses in the area. The project has been continued beyond the recommended time period with the express intent of completing the remaining applications which had been submitted.

Since the implementation of the Project, 67 bachelorette and rooming houses have been recognized and reviewed as part of the Project.

There are still 14 applications being processed.

COMMENTS

While the Project considers specific criteria to review properties, these criteria were developed through the community-based Parkdale Conflict Resolution Process. This was a key component of the community consensus reached that allows for the use of the specific criteria to regularize illegal properties. The Project has continued beyond the original project timeline of two (2) years with the express intent of completing the remaining applications previously submitted.

The mandate and criteria of the Project are based directly on the outcomes of the Conflict Resolution Process. The Project was implemented in 2000. The mandate of the Project and criteria adopted require an evaluation to determine of the Project's effectiveness and applicability on a going forward basis.

The University of Toronto is currently undertaking an evaluation of the Parkdale Pilot Project, which the review is scheduled to be completed by mid-2009. It is recommended that the City suspend the receipt of new applications and staff report on the evaluation of the Project together with recommendation on next steps.

In the interim, if an owner wishes to submit an application, it would be submitted as a rezoning application under Section 34 of the Planning Act, which would be reviewed on its own merits.

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