



Councillor Joe Mihevc

Toronto City Hall
St. Paul's West
Ward 21

MEMO

May 4, 2010

To: Chair and Members, Tenant Defence Sub-Committee

From: Councillor Joe Mihevc

RE: Tenant Defence Fund Grant Request
Tenants of 310 - 320 Tweedsmuir Avenue (Ward 21)

RECOMMENDATION:

Direct the General Manager, Shelter, Support and Housing Administration Division to report to the next meeting of the Community Development and Recreation Committee on an additional grant for the tenant association of 310 - 320 Tweedsmuir Avenue to cover legal costs in excess of the original \$15,000 grant they received in 1999 to assist them in defending themselves before the Ontario Municipal Board.

SUMMARY:

In 1999, the first case of a landlord requesting planning approvals that would result in demolition of affordable housing after repeal of the Rental Housing Protection Act and after approval of OPA 2 by Council (which seeks to preserve rental housing where conversion or demolition is proposed) was before the Ontario Municipal Board on appeal by the then landlord. The interim order made by the Board in February 2000 set the foundation for all future policy decisions by the City on rental housing replacement and protection for tenants where redevelopment necessitating rezoning is proposed. This foundation decision was positive for the tenants at Tweedsmuir, and also future tenants of Toronto, in large part because the City of Toronto provided financial assistance to the tenant association.

Since 2000, a great many changes have happened at 310-320 Tweedsmuir, including that the property changed hands and there were significant changes to the development proposal. In addition, a great deal of work was needed to work out implementation details for the OMB decision on tenant compensation. As a result, legal costs to the tenants have now exceeded the original \$15,000 grant.

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And so, I respectfully ask for your Committee's help in supporting these tenants who have been at the vanguard of Toronto's efforts to mitigate the negative impacts of redevelopment and intensification on tenants. Given the unusual length of time this matter has been before the OMB, and the very detailed and complex negotiations required to develop innovative approaches to protect the tenants, an additional modest grant of up to \$5,000 to help the tenants pay the final legal costs is not unreasonable.

Sincerely,

Councillor Joe Mihevc
Ward 21, St. Paul's West