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**To:** [Clerk; Toronto East York Community Council](#)  
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**Subject:** [External Sender] For circulation: SUPPLEMENT 25 St.Mary St. submission  
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**Importance:** High

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Please find attached pdf supplement document for inclusion of people with disabilities/special needs for consideration in TEYCC vote to demolish 25 St.Mary St.

Thank you kindly,  
Jennifer Sladek, M.S.W..  
25 St.Mary St.Tenant Association Executive

Sent from [Mail](#) for Windows

## SUPPLEMENT DOCUMENT

To the counterproposal to City of Toronto on the matter of the proposed demolition of 25 St. Mary St. Submitted by the 25 St. Mary St. Tenants Association, April, 2023

### FOR INCLUSION

Special needs issues and recommendations for people and senior people with disabilities and special needs presently residing at 25 St. Mary St. Toronto, ON.

**Submitted by:**

25 St. Mary St. Tenants Association Executive.

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**Submitted for circulation to:**

Toronto East York Community Council. [teycc.@toronto.ca](mailto:teycc.@toronto.ca)

City of Toronto Clerk's Office [clerk@toronto.ca](mailto:clerk@toronto.ca)

**April 12, 2023**

**Attention**

Graham Haines

Jeremy Humphrey

Housing Planner

Community Planner

Councillor Chris Moise

Councillor Brad Bradford

Councillor Alejandra Bravo

Councillor Paula Fletcher

Councillor Ausma Malik

Councillor Josh Matlow

Councillor Gord Perks

Councillor Dianne Saxe

Toronto Center

Beaches - East York

Davenport

Toronto - Danforth

Fort York

Toronto - St. Paul's

Parkdale - High Park

University – Rosedale



## Special Needs Issues and Recommendations

**1) Special Needs tenants must be allowed to remain safe in their current homes until another available rental unit is secured and adapted to accommodate their disability.**

- All barriers, i.e., trip hazards, etc., in interim dwellings must be removed;
- No physical barriers should be present at time of occupancy;
- Modifications, i.e., grab bars, etc.) must be installed prior to occupancy;
- Accessibility to interim rental buildings and units must be readily available.

**Recommendation:**

**Interim rental units *must be fully adapted prior to occupancy* to prevent personal injury and landlord liability. Landlord to compensate Special Needs tenants with added allowance for any and all associated costs of basic retrofit as necessary to comply with extant Human Rights legislation.**

**2) A reasonable time period required must be ensured for transition prior to occupancy for the adaptation of alternate lodgings for tenants with a disability/disabilities.**

- Development team's Proposal requires tenants, including those with Special Needs to stay in their current unit and move to another rental apartment only upon reaching the end of their current tenancy;
- Private owners, such as condominium owners, typically dislike renting to Special Needs persons/on fixed incomes, especially without promise of compensation for adaptation of rental unit;
- Landlord has not made provision for compensation to Special Needs/Senior tenants for additional cost of retrofit and return to original after unit is vacated. Tenancy will be difficult to attain in a privately rented condominium unit requiring modifications without considerable expense.

**Recommendation:**

**That the landlord allow a flexible move-out date and assist in securing appropriate alternate rental units on a 'priority' basis for those most in need, *prior to occupancy*. That the landlord commit to covering the costs of a basic retrofit and return of the unit to its original condition, as required.**

**3) Additional challenges of Special Needs/Senior Tenants facing eviction,**

- Special Needs/Senior tenants cannot independently source or apartment units;
- Special Needs/Senior tenants require assistance with packing belongings and additional time beyond a usual timeframe
- Special Needs Tenants require access to local hospitals, and other established medical

and familiar occupational supports within a reasonable distance from 25 St Mary Street;

- The Proposal makes *no provision* for Special Needs tenants who *require safe, indoor parking* and who will have no place to park;
- Tenants who require extended PSW care will not be able to provide necessary parking for their caregivers, nor any location to park Mobility Vehicles, or ambulance transfers;
- This design decision effectively renders the new building *inaccessible to disabled persons*;
- There is no municipal requirement that vehicular parking be removed;
- There is no provision for healthy and environmentally responsible electric vehicles;

**Recommendation:**

**Provision must be made to accommodate unique challenges facing Special Needs tenants. Special Needs tenants who require ease of access to new building, including but not limited to safe vehicular access to indoor parking, must not be placed at risk of incurring hardship or injury.**

**Electric vehicles should be encouraged, and provided for via charging stations.**

**4) Return to New Building Post-construction**

- All tenants have the *right to return to a unit of similar square footage* as their current units;
- The Proposal's floorplan designs in relation to a dimensions and locations are obscure and do not meet size requirements;
- No floorplans meet the spatial requirements of almost all mobility aids;
- Physical barriers will be created by the much reduced square footage of the new units that will impede tenants who are dependent upon the use of indoor scooters, walkers, wheelchairs, etc.

**Recommendation:**

**The municipal by-law provision re comparable square footage must be upheld. Tenants with Special Needs that include mobility devices, etc., as aforementioned, must be accommodated. They must not be impeded or obstructed in any way, by not being provided with the requisite square footage necessary for their mobility and safe transfer within their units.**

**The Landlord must ensure that appropriate modifications to any given unit(s) be carried out prior to re-occupancy to prevent risk of injury and liability. We ask that an allowance equivalent to a minimum of an additional month's rent be provided at the end of the tenants' alternate lodgings, in lieu of their occupancy while said modifications are being made, to allow for the necessary transition and return to a unit so adapted.**