

Community Meeting Minutes

Parkdale Pilot Project

Wednesday April 8, 2009

6:00pm Open House, 6:45pm Presentations

In Attendance: Councillor Gord Perks
Lance Cumberbatch
Murray Smith, Municipal Licensing and Standards
Christopher Dunn, Community Planning
Approximately 10 members of the public

Location: Masaryk Cowan Community Centre, 220 Cowan Avenue

Councillor Perks commenced the meeting at approximately 6:45pm.

1470 King Street West:

Lance Cumberbatch reviewed the history of the property and previous Parkdale Pilot Project reports.

Property Standards inspectors have not had full access to the property, the owner has been out of the country and tenants were not willing to provide access.

Current drawings on file only show 6 units. Inspectors observed that the building may have been altered since the drawings were created. The application requires new drawings and further review prior to proceeding with the application.

Fire Department has inspected and cleared the property.

Question: Why was access not provided to MLS inspectors?

MS, LC: The owner is out of the country and the tenants refused entry to some of the units. There is no on-site superintendent at the property.

Question: Do the changes disqualify the property?

LC: The changes may be substantive enough to disqualify the property.

Comment: The owner may have made structural changes that require building permits.

192 Dowling Avenue:

Lance Cumberbatch reviewed the history of the property and previous Parkdale Pilot Project reports.

Property Standards inspectors have observed significant changes to the property that are not documented on the submitted plans. The changes may be beyond the scope of the Parkdale Pilot Project.

Question: Are there any building permits on record?

LC: There are no building permits in the last year.

Comment: Concern about renovations and structural changes that are not permitted.

Comment: Cannot support the regularization of the property, the changes negatively affect the residents and create poor living conditions. The building is a rooming house with no cooking facilities for some residents in the building.

Comment: No permits or review by City staff is undesirable. Owner should be working with City Staff and the Parkdale Pilot Project.

Question: Are the units occupied?

MS: Unable to say since access was not granted to the whole building.

Comment: If the owner is unable or unwilling to comply and cooperate, why waste time working on his properties?

Comment: Both buildings have problems with communication and cooperation.

Comment: There is a threat of dehousing and legal expense if tenants have to be relocated due to enforcement action against this property.

Councillor Perks asked for the advice of the room on how to proceed with the application.

Comment: Should we give the owner one last chance to cooperate, or do we refer the property back to the Parkdale Housing Committee?

Comment: This has been existing housing for some time and the application has been stalled in the City process.

Comment: Cannot support the application, this is not safe and secure housing.

Comment: The owner should have the opportunity to finish the Parkdale Pilot Project process.

Comment: There are too many rooming houses in the neighbourhood.

At this point the meeting was adjourned with a general consensus that the applications should not be supported. There was one person who supported granting the owner an opportunity to address the concerns and finish the process.

Notes by: Christopher Dunn, Community Planner