

**Ward 10**

City Hall, 100 Queen Street West  
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Toronto, Ontario M5H 2N2

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**MEMO**

**Date:** August 12, 2014

**To:** Members of the North York Community Council

**Subject:** Rental Demolition Application- 847-873 Sheppard Avenue West

**SUMMARY:**

The applicant has obtained approval for a mixed-use development from the OMB in a decision dated October 12, 2012. The applicant has applied for approval of an application for rental housing demolition and has agreed to provide seven (7) rental replacement units as recommended by City staff.

The applicant is prepared to enter into a Section 37 agreement with the City of Toronto for the OMB approved development and guarantee that such development would include the provision of seven (7) rental replacement units. The properties are currently experiencing a rodent infestation problem and area residents are fearful that they are a fire hazard.

**RECOMMENDATIONS:**

1. That Community Council approve the rental demolition application for 847-873 Sheppard Avenue West as long as the following conditions are met:
  - a. That the applicant enter into a Section 37 agreement with the municipality based on the OMB decision dated October 25, 2012;
  - b. That such agreement include a mandatory requirement that the applicant provide and maintain on site not less than seven (7) new replacement rental units, comprising three (3) one-bedroom units and four (4) two-bedroom units, of which at least 5 shall have affordable rents and 2 shall have rents no higher than mid-range rents;
  - c. All other obligations of the applicant including a \$400,000 contribution towards capital improvements to Irv Chapley Park and Community Centre, the Wilson Heights Parkette and City-owned open space adjacent to the Heschel School due prior to the issuance of an above-grade building permit shall continue to apply and will be embedded within the Section 37 agreement;
  - d. That the applicant files a site plan application;

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- e. that a construction fence be erected;
- f. that all debris and rubble be removed immediately after demolition;
- g. that the site be sodded and maintained;

Sincerely,

James Pasternak  
Ward 10, York Centre