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## City Council

### Motion without Notice

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| MM5.31 | ACTION |  |  | Ward:22 |
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**Proposed Adjustment to Residential Rental Demolition Conditions - 31 Roehampton Avenue - Residential Rental Demolition Application Under Municipal Code Chapter 667 - by Councillor Josh Matlow, seconded by Councillor Jaye Robinson**

*\* This Motion has been deemed urgent by the Chair.*

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

### Recommendations

Councillor Josh Matlow, seconded by Councillor Jaye Robinson, recommends that:

1. City Council amend Part 2 of Item TE34.21, adopted as amended by Council at its meeting dated August 25, 26, 27 and 28, 2014, by deleting Part 2c. and replacing it with the following condition:

"2c. Not earlier than the issuance of a permit providing for the excavation and shoring of the lot."

2. City Council determine that no further notice is required to be given in respect of these changes under Municipal Code Chapter 667 under the City of Toronto Act, 2006.

### Summary

On August 25, 26, 27 and 28, 2014, City Council adopted Item TE34.21. That resolution approved an application to demolish a 3-storey apartment building containing 35 residential rental units at 31 Roehampton Avenue, under Chapter 667 of the Toronto Municipal Code, pursuant to Section 111 of the City of Toronto Act. The 35 rental units are to be replaced within a proposed new building on the lands at 25 and 25R Roehampton Avenue and at 31 Roehampton Avenue. The property at 25 and 25R Roehampton Avenue is part of a previous (2013) Council approval of an application for the rezoning and demolition and replacement of 30 rental housing units for the "e-condos" site located at 2263–2287 Yonge Street, 10 Eglinton

Avenue East and 25 and 25R Roehampton Avenue. The consolidated properties will provide for the demolition and replacement of 35 mid-range residential rental units in the approved development.

In addition to the rental housing demolition application, the proposed new building at 25 to 31 Roehampton Avenue has been redesigned and received approval by the Committee of Adjustment for minor variances to the site specific by-law (1109-2013) on November 19, 2014.

As a precondition of the issuance of the Preliminary Approval for the Section 111 demolition permit for 31 Roehampton Avenue, the owner is required to meet a number of conditions, including the reissuance of Notice of Approval Conditions for site plan approval from the Chief Planner and Executive Director, City Planning or her designate, pursuant to Section 114 of the City of Toronto Act, 2006. The purpose of this Motion is to remove the requirement of the reissued Notice of Approval Conditions and to replace it with the requirement of the excavation and shoring permits, as the first permits on the lot, to have been issued. The change of the timing of this permit is required to allow for the timely excavation of the lot so as to not interfere with a major public work, the Yonge and Eglinton Crosstown, which will have time and construction sensitive constraints. Policy Planning staff have been consulted on this change and feel that an earlier demolition is appropriate on this site.

This Motion is proposed on an urgent basis to permit the demolition of the 3-storey walk-up apartment building 31 Roehampton Avenue, as the building is vacant and the remainder of the buildings on the "e-condos" site located at 2263–2287 Yonge Street, 10 Eglinton Avenue East and 25-25R Roehampton Avenue have been demolished and construction has commenced. The vacant building on the 31 Roehampton Avenue needs to be demolished now to allow the excavation and subsequent construction of the "e-condos" development to proceed as quickly as possible.

### **Background Information (City Council)**

Member Motion MM5.31