
City Council

Notice of Motion

MM8.24	ACTION			Ward:15
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Proposed Adjustment to Residential Rental Demolition Conditions for Various Toronto Community Housing (TCHC) Properties - by Councillor Josh Colle, seconded by Councillor Ana Bailão

** Notice of this Motion has been given.*

** This Motion is subject to referral to the North York Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Josh Colle, seconded by Councillor Ana Bailão, recommends that:

1. City Council amend Item NY20. 34, adopted by City Council at its meeting on November 27, 28 and 29, 2012, by:

a. amending Part 6 by deleting the following Part 6.c.:

" the issuance of Notice of Approval Conditions for the development of any phase which requires Site Plan Control approval".

b. amending Part 8 by deleting the words "issuance of the first building permit for the development, and after", so that it now reads:

"City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act no earlier than the Chief Planner and Executive Director, City Planning has issued the preliminary approval referred to in Part 6 above...".

2. City Council determine that no further notice is required to be given in respect of these changes under Municipal Code Chapter 667 under City of Toronto Act, 2006, notwithstanding the provisions of Municipal Code Chapter 667-17.

3. City Council authorize the appropriate City Officials to take such actions as are necessary to implement Council's decision, including amending the Section 37 and/or Section 111 Agreements as may be required.

Summary

On November 27, 28 and 29, 2012 City Council adopted Item NY20.34 headed "Final Report - Official Plan and Zoning By-law Amendment, Rental Housing Demolition and Subdivision Applications - 1-29 and 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 and 15-45 Zachary Court and 215-251 Rancee Avenue". Among other things, that resolution approved an application to demolish 233 existing Toronto Community Housing rental units to enable the replacement of those units and the development of 824 additional market rental units.

As a precondition of the issuance of the Preliminary Approval for the Section 111 demolition permit for 1-45 Zachary Court, the owner is required to meet a number of conditions, including the issuance 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 issuance of the Notice of Approval Conditions. The change of the timing of this permit is required to allow for the timely provision of site and municipal servicing to advance the overall construction schedule by at least three months, which would allow the urgently needed new rental housing to be built faster and for residents to move into their new homes sooner. In addition, the existing rental units at 1-45 Zachary Court are currently vacant and have been subjected to vandalism and trespass despite the best efforts of Toronto Community Housing.

This Motion is proposed on an urgent basis to permit the demolition of the 22 townhouse units along Zachary Court (municipal address 1-45 Zachary Court), as the buildings are vacant and creating an unsafe condition. The immediate demolition of the vacant buildings at 1-45 Zachary Court would allow both municipal and site servicing to commence and enable the revitalization of Lawrence Heights to proceed in an expedited manner.

Background Information (City Council)

Member Motion MM8.24

(<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-81965.pdf>)