

City Council**Motion without Notice**

MM10.23	ACTION			Ward:27
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836-850 Yonge Street and 1-9A Yorkville Avenue - Revisions to Item TE5.4 - Proposed Amendments to Residential Rental Demolition Application Under Municipal Code Chapter 667 and Associated Section 37 and Section 111 Agreements- by Councillor Kristyn Wong-Tam, seconded by Councillor Justin J. Di Ciano

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

** This Motion is subject to a re-opening of Item TE5.4. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

This Motion has been added to the agenda and is before Council for debate.

Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Justin J. Di Ciano, recommends that:

1. City Council amend Part 6 of Item TE5.4, headed "Final Report - 836-850 Yonge Street and 1-9A Yorkville Avenue – Zoning Amendment and Rental Demolition Application Under Municipal Code 667", adopted at its meeting held on May 5, 6 and 7, 2015, by deleting the following Part 6.b.:

"b. the Notice of Approval Conditions for site plan approval has been issued for the development by the Chief Planner and Executive Director, City Planning Division, pursuant to Section 114 of the City of Toronto Act, 2006."

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.

3. City Council authorize the appropriate city staff to take such actions as are necessary to implement City Council's direction, including any necessary amendments to the Section 37 and/or Section 111 Agreements for this development, registered against title as Instruments AT3940791 and AT3940798 respectively, as may be required.

Summary

At its meeting of May 5, 6 and 7, 2015, City Council adopted Item TE5.4 which, among other things, approved the Rental Housing Demolition application (13 246110 STE 27 RH) to demolish 7 existing residential rental units and replace those units in a new 58-storey mixed-use building. Part 6.b. of Item TE5.4 required the owner, as a precondition for the issuance of

the Preliminary Approval for the Section 111 demolition permit for the property, to obtain issuance of Notice of Approval Conditions for site plan approval from the Chief Planner and Executive Director, City Planning, 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 for site plan approval as a precondition for the Rental Housing demolition permit. This change is required to allow the rehabilitation work initiated on the heritage buildings pursuant to Item TE5.4, adopted by City Council at its meeting of May 5, 6 and 7, 2015, to continue in a safe and efficient manner.

City Planning staff have been consulted and have no objections to this revision. The owner has applied for site plan approval, but the Notice of Approval Conditions are not yet ready for issuance. The existing rental units that are the subject of the application have been vacated in accordance with the tenant relocation requirements under Item TE5.4.

This Motion is brought forward on an urgent basis because approval of the Rental Housing Demolition application is required to continue the heritage rehabilitation work on the existing heritage buildings in a safe and efficient manner.

REQUIRES RE-OPENING:

Toronto and East York Community Council Item TE5.4 adopted by City Council on May 5, 6 and 7, 2015, only as it relates to Part 6.b., preconditions for the issuance of Preliminary Approval by the Chief Planner and Executive Director, City Planning for the Rental Housing Demolition application (13 246110 STE 27 RH), as well as the associated provisions of the Section 37 Agreement under Part 4.b. and of the Section 111 Agreement under Part 4.b.iv.

Background Information (City Council)

Member Motion MM10.23