

2301 and 2315 Danforth Avenue – Zoning Amendment and Rental Housing Demolition and Conversion Applications – Supplementary Report

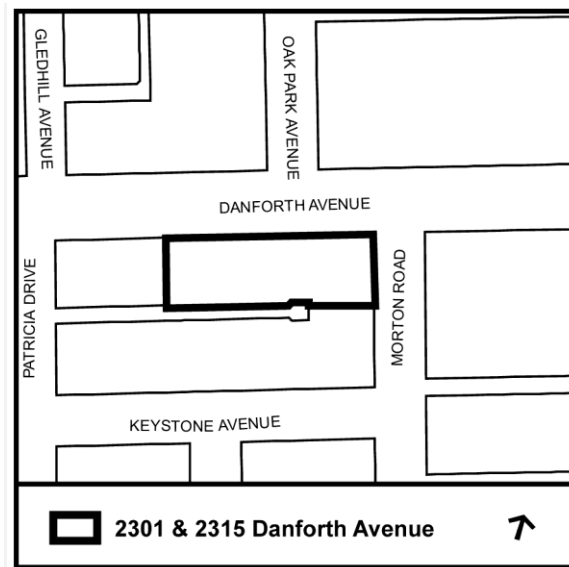
Date:	September 2, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	15 242710 STE 32 OZ (Zoning By-law Amendment) 15 242712 STE 32 RH (Rental Housing Demolition and Conversion)

SUMMARY

This is a Supplementary Report to the Final Report that has been prepared by the Director, Community Planning, Toronto and East York District dated August 15, 2016 for Zoning By-law amendment application for 2301 and 2315 Danforth Avenue. This report corrects minor errors and provides additional information on the Housing policies in the Official Plan.

RECOMMENDATION

1. The City Planning Division recommends that City Council replace recommendations 8 and 9 in the report by the Director, Community Planning, Toronto and East York District dated August 15, 2016 with the following:
8. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval referred to in



Recommendation 7 for the existing residential rental dwelling units.

9. City Council authorize the Chief Building Official to issue a demolition permit under Section 33 of the *Planning Act* for the existing residential units at 2301-2315 Danforth Avenue no earlier than the issuance of the first Building Permit for the foundation of the development and after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval referred to in Recommendation 7, which permit may be included in the demolition permit for Chapter 667, of the Municipal Code, on condition that:
 - i. The owner erect a residential building on site no later than 3 years from the day demolition of the buildings is commenced; and
 - ii. Should the owner fail to complete the new building within the time specified in Condition 9(i), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

Comments

The recommendations in the report by the Director, Community Planning, Toronto and East York District dated August 15, 2016 contained some minor errors. Recommendations 8 and 9 incorrectly refer to recommendation 8 whereas the correct reference is recommendation 7. The recommendations in this report correct the errors.

The application proposes an 8-storey mixed-use building with 381m² of non-residential gross floor area and 170 residential units, including 14 replacement rental units, at 2301 and 2315 Danforth Avenue.

Policy 3.2.1.6 of the Official Plan states that new development that would result in the loss of six or more rental housing units will not be approved unless all of the rental housing units have rents that exceed mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, the following secured:

- at least the same number, size and type of rental housing units are replaced and maintained with similar rents to those in effect at the time the redevelopment application was made;
- for a period of at least 10 years, rents for replacement units will be the rent at first occupancy, increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- An acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement rental units at similar rent, and other assistance to lessen the hardship of relocation.

City Planning hosted a community consultation meeting on March 7, 2016. The applicants' rental replacement proposal was also presented.

The owner's rental housing replacement proposal conforms with the Official Plan and will support the maintenance of a full range of housing available to households with a mix of incomes in new developments.

CONTACT

Derrick Wong, Community Planner
Tel. No. (416) 392-0776
Fax No. 416-392-1330
E-mail: dwong3@toronto.ca

Deanna Chorney
Senior Policy Planner
Tel. No. 416-392-5092
Fax No. 416-392-3281
E-mail: dchorney@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2016\Cluster B\pln\TEYCC\23974868097.doc) - smc