

**83-97 River Street and 2-4 Labatt Avenue –  
Official Plan Amendment and Zoning Amendment  
Applications and Rental Housing Demolition Application  
– Supplementary Report**

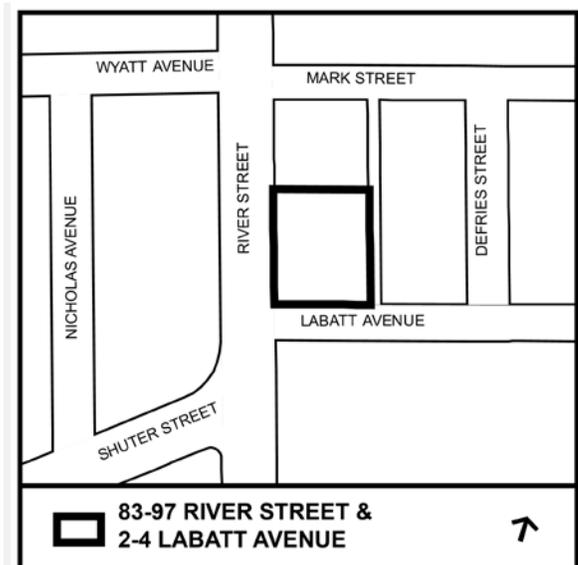
|                          |  |
|--------------------------|--|
| <b>Date:</b>             | September 28, 2017   |
| <b>To:</b>               | City Council   |
| <b>From:</b>             | Chief Planner and Executive Director, City Planning Division |
| <b>Wards:</b>            | Ward 28 – Toronto Centre-Rosedale                            |
| <b>Reference Number:</b> | 17 162754 STE 28 OZ and 17 162769 STE 28 RH                  |

**SUMMARY**

At its meeting on September 6, 2017, the Toronto and East York Community Council adopted the staff recommendations in a Refusal Report for a proposed Official Plan Amendment, rezoning and rental housing demolition for 83-97 River Street and 2-4 Labatt Avenue. This Supplementary Report provides a summary of the feedback received from the community at a Community Consultation Meeting held on September 6, 2017, and a summary of the information provided and comments raised by existing tenants at a Tenant Meeting held on September 20, 2017.

**DECISION HISTORY**

On September 6, 2017, Toronto and East York Community Council (TEYCC) adopted staff's recommendations contained in the Refusal Report dated August 18, 2017. A complete record of TEYCC's recommendations is



provided at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.31>

## **COMMENTS**

### **Community Consultation**

A Community Consultation Meeting was held on September 6, 2017, at the Regent Park Community Centre. Four residents attended the meeting. A few comments were received from local residents through telephone discussions prior to the meeting. No written comments have been received.

In summary, concerns were raised regarding the shadow impact and construction impact that the proposed development would have on the existing houses to the north along River Street and Mark Street. Ground floor retail space and residential rental units were suggested to be included in the proposed development. A few home owners of properties north of the subject site wanted to know if the proposed development would affect the redevelopment potential of their properties.

### **Tenant Consultation**

A Tenant Meeting was held on September 20, 2017, at the Regent Park Community Centre. Six existing tenants attended the meeting, who together occupy four of the existing rental units on the subject site. City Planning staff explained the process to secure rental replacement units in the proposed development, the tenants' rights, and the process and compensation for relocation. The tenants provided comments on the proposed development, the evolution of the neighbourhood in general, and their preferred type of housing.

## **CONTACT**

Thomas Rees, Planner  
Tel. No. 416-392-1791  
E-mail: [thomas.rees@toronto.ca](mailto:thomas.rees@toronto.ca)

## **SIGNATURE**

---

Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division