

City Council

Motion without Notice

MM41.37	ACTION			Ward:22
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33 Holly Street, 44 Dunfield Avenue, 86 and 88 Soudan Avenue - Revisions to Item TE14.3 - Proposed Amendments to Residential Rental Demolition Application Under Municipal Code Chapter 667 - by Councillor Josh Matlow, seconded by Joe Cressy

** 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 Joe Cressy, recommends that:

1. City Council amend its decision on Item TE14.3, headed "Final Report - 33 Holly Street, 44 Dunfield Avenue, 86 and 88 Soudan Avenue - Residential Rental Demolition Application Under Municipal Code Chapter 667", adopted at its meeting held on March 10, 2016, by:

a. deleting the following Part 2.d:

"d. the issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning or designate, pursuant to Section 114 of the City of Toronto Act, 2006."; and

b. deleting Part 3 and replacing it with the following new Part 3:

3. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning has given the preliminary approval referred to in Part 2, as amended, and authorize the Chief Building Official to issue a demolition permit under Section 33 of the Planning Act for 86 and 88 Soudan Avenue after the Chief Planner and Executive Director, City Planning has given preliminary approval referred to in Part 2, which permit may be included in the demolition permit for Chapter 667 under 363-11.1, of the Municipal Code.

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

At its meeting of March 10, 2016, City Council adopted Item TE14.3 which, among other matters, approved the Rental Housing Demolition application (14 153097 STE 22 RH) to demolish two (2) existing residential rental units at 86 and 88 Soudan Avenue.

Part 2.d of Item TE14.3 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.

Part 3 of Item TE14.3 required the owner, as a precondition for the issuance of the Preliminary Approval for the Section 111 demolition permit for the property, to obtain the issuance of the first building permit.

The purpose of this Motion is to remove the requirements of the issuance of the Notice of Approval Conditions for site plan approval and the issuance of the first building permit as preconditions respectively for the issuance of the preliminary approval by the Chief Planner and Executive Director, City Planning and for the issuance of a Rental Housing demolition permit by the Chief Building Official and Executive Director, Toronto Building.

These changes are required to enable the earlier conveyance of the lands comprising 86 and 88 Soudan Avenue to the City, free and clear, for the purposes of a future public park along Soudan Avenue.

City Planning staff have been consulted and have no objections to these revisions. 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 for a Section 111 demolition permit have been vacated in accordance with the tenant relocation requirements under Item TE14.3. Replacement of these two (2) existing rental dwelling units is not required under the Official Plan or Chapter 667 of the Municipal Code. This Motion is brought forward on an urgent basis because approval of the Rental Housing Demolition application is required to enable conveyance of the lands to the City, free and clear, for the purposes of a future public park along Soudan Avenue.

Background Information (City Council)

Member Motion MM41.37