

871-899 College Street Zoning Amendment Application and Rental Housing Demolition Applications – Supplementary Report

Date: March 13, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 9 - Davenport

Planning Application Number: 17 196947 19 OZ and 17 196947 STE 19 RH

SUMMARY

This Supplementary Report provides a revision to the recommendations in the Final Report from the Director of Community Planning dated February 28, 2019. Staff recommend approval of the Zoning Amendment and the Rental Housing Demolition applications.

This report recommends deleting recommendation 3(d):

d. The owner shall provide and maintain an additional seventy-five (75) market rental dwelling units on the subject site for a period of at least ten (10) years beginning from the date that each such dwelling unit is first occupied, as generally shown on the plans submitted to the City Planning Division dated January 16, 2019 for the second floor plan, and November 1, 2018 for the rest of the building; any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

The recommendation was included in the Final Report as a means of maintaining a grouping of at least six (6) rental replacement units. One of the thirteen (13) rental replacement units would be separated from the other twelve (12) rental replacement units. Maintaining groupings of at least six (6) rental replacement units is needed to ensure protection under the Rental Housing Demolition By-law. However, this matter is also achieved by recommendation 3(c) of the Final Report:

c. The owner shall provide and maintain one (1) market rental dwelling unit, numbered as Unit 210, on the subject site for a period of at least twenty (20) years beginning from the date that each such dwelling unit is first occupied, and as generally shown on the plans submitted to the City Planning Division dated January 16, 2019; any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

Recommendation 3(c) above would be retained, therefore ensuring all thirteen (13) rental replacement would be kept in one grouping of fourteen (14) rental dwelling units, secured for a period of at least 20 years.

The revision continues to align with the draft Zoning By-laws attached in the Final Report from the Director of Community Planning dated February 28, 2019. Staff recommend approval of the Zoning Amendment application and the corresponding Rental Housing Demolition application, as revised in the following recommendations listed below.

RECOMMENDATIONS

This report recommends deleting the following recommendation 3(d) from the Final Report, dated February 28, 2019:

d. The owner shall provide and maintain an additional seventy-five (75) market rental dwelling units on the subject site for a period of at least ten (10) years beginning from the date that each such dwelling unit is first occupied, as generally shown on the plans submitted to the City Planning Division dated January 16, 2019 for the second floor plan, and November 1, 2018 for the rest of the building; any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

CONTACT

Mladen Kukic, Planner, Tel. No. 416-392-9434, Email: Mladen.Kukic@toronto.ca

Jym Clark, Planner, Tel. No. 416-382-8124, Jym.Clark@toronto.ca

SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District