

## City Council

### Motion without Notice

MM24.37	ACTION			Ward: 10
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**Alexandra Park and Atkinson Housing Co-operative Revitalization - 571 Dundas Street West, 91 Augusta Avenue, and 73-75 Augusta Square - Phase 2 - Official Plan and Zoning By-law Amendments - by Councillor Joe Cressy, seconded by Councillor Mike Layton**

*\* 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 Joe Cressy, seconded by Councillor Mike Layton, recommends that:

1. City Council adopt the following recommendations in the report (September 30, 2020) from the Chief Planner and Executive Director, City Planning:

1. City Council amend its decision on Item 2018.TE34.10 by:

a. amending Part 2 by adding the words “amended by permitting an additional 1,300 square metres of residential gross floor area on Site 1” so that Part 2 now reads:

“City Council amend Zoning By-law 1710-2013, as amended, for lands located at the southwest corner of Denison Avenue and Dundas Street West, being Phase 2A within the Alexandra Park and Atkinson Coop Revitalization substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4 to the report (June 15, 2018) from the Acting Director, Community Planning, Toronto and East York District, amended by permitting an additional 1,300 square metres of residential gross floor area on Site 1.”;

b. deleting Part 5.iii in its entirety and replacing it with the following:

“amending Section 10.3 of the existing Section 37 Agreement to require that, prior to the issuance of any demolition permit for any existing social housing unit in Phase 2, excluding Phase 2A, the Owner shall provide detailed floor plans for any replacement social housing units and associated common amenity areas to be located on the lands subject to the Demolition Permit where an existing social housing unit is to be demolished, to the satisfaction of the Chief Planner and Executive Director, City Planning.”;

c. amending Part 5.iv. by deleting the words “registration of a subdivision agreement for any block other than Blocks 10, 11, 12, 13, 14, or 15 to include the lands in Phase 2A” and replacing it with “issuance of the first building permit for the first condominium market building within a phase other than Phase 1 or Phase 2A” so that Part 5.iv. now reads as follows:

“amending Section 13.6 of the existing Section 37 Agreement that requires the submission of a public art plan prior to the issuance of the first building permit for the first condominium market building within a phase other than Phase 1 or Phase 2A; and”

2. City Council amend its decision on Item 2019.TE7.7 by:

a. amending Part 2 by adding the words “permitting an additional 150 square metres of residential gross floor area on the property at 91 Augusta Avenue for outdoor amenity space” so that Part 2 now reads:

“City Council amend Zoning By-law 438-86, as amended, for the lands located south of Dundas Street West, east of Augusta Avenue, north of Paul Lane Gardens, and west of Cameron Street, being Phase 2 within the Alexandra Park and Atkinson Co-op Revitalization, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to the report (June 7, 2019) from the Acting Director, Community Planning, Toronto and East York District, amended by permitting an additional 150 square metres of residential gross floor area on the property at 91 August Avenue for outdoor amenity space and adding the following:

Holding Provision

a. lands zoned with the "h" Holding Symbol shall not be used for any purpose other than those lawfully existing on the date of passing of this

By-Law until the "h" Holding Symbol has been removed; an amending By-law to remove the "h" Holding Symbol in whole, or in part, shall be enacted by City Council when the following plans and studies have been submitted for the lands from which the "h" Holding symbol is proposed to be removed to the satisfaction of the Chief Planner and Executive Director, City Planning secured through an agreement or agreements binding on the Owner and successors entered into pursuant to Sections 37, 41 or 51 of the Planning Act, or any combination thereof, as appropriate:

- i. submission of updated Detailed Context Plans, to the satisfaction of the Chief Planner and Executive Director, City Planning;
  - ii. submission of updates to the Construction Mitigation and Safety Plan, and Tenant Communication Strategy, to the satisfaction of the Chief Planner and Executive Director, City Planning;
  - iii. provision of a Tenant Relocation and Assistance Plan, and periodic updates to the Plan, being satisfactory to the General Manager, Shelter, Support and Housing Administration and the Chief Planner and Executive Director, City Planning;
  - iv. execution of a subdivision agreement satisfactory to the Chief Planner and Executive Director, City Planning pursuant to Section 51 of the Planning Act;
  - v. periodic Housing Issues report updates relating to each phase of revitalization demonstrating adequate progress in the replacement and/or refurbishment of social housing units to the satisfaction of the Chief Planner and Executive Director, City Planning;
  - vi. submission of a satisfactory Community Service and Facility Implementation Plan, which will include a financial strategy to finance any determined required community service or facility to the satisfaction of the Chief Planner and Executive Director, City Planning; and
  - vii. confirmation of funding or financing of transportation infrastructure, servicing infrastructure, parks, and/or community facilities required to support development to the satisfaction of the Executive Director, Corporate Finance; and
- b. prior to the removal of the "h" Holding Symbol, shoring and

demolition is permitted within the Alexandra Park and Atkinson Co-op Area.”;

b. deleting Part 4.b.x in its entirety and replacing it with the following:

“amending Section 10.3 of the existing Section 37 Agreement to require that, prior to the issuance of any demolition permit for any existing social housing unit in Phase 2, excluding Phase 2A, the Owner shall provide detailed floor plans for any replacement social housing units and associated common amenity areas to be located on the lands subject to the Demolition Permit where an existing social housing unit is to be demolished, to the satisfaction of the Chief Planner and Executive Director, City Planning.”;

c. deleting Part 8.c in its entirety and replacing it with the following:

"prior to the issuance of any demolition permit for any existing social housing unit in Phase 2, excluding Phase 2A, the Owner shall provide detailed floor plans for any replacement social housing units and associated common amenity areas to be located on the lands subject to the Demolition Permit where an existing social housing unit is to be demolished, to the satisfaction of the Chief Planner and Executive Director, City Planning.”; and

3. City Council determine that no further notice is required under Section 34 (17) of the Planning Act.

## **Summary**

The Alexandra Park and Atkinson Housing Co-operative Revitalization is a community-led project that will result in refurbishing and rebuilding all of the existing affordable homes, and to provide community benefits including a new community centre, new parkland, investments in social enterprise, and funds for expanded affordable housing on site.

Phase One of the Revitalization was approved by City Council in 2012-2013. For Phase Two of the Revitalization, some changes were adopted in 2018-2019, and as a consequence of ongoing work a number of technical amendments to the zoning by-law and the Section 37 legal agreement are required to bring the Phase Two zoning into force.

There is no change to the built form or the community benefits approved in 2018-2019.

This Motion is urgent to ensure the next phase of the Alexandra Park and Atkinson Housing Co-operative Revitalization can proceed with in-force zoning and can maintain construction timelines, and minimize risk associated with delays to the joint-venture project.

### **Background Information (City Council)**

Member Motion MM24.37

(September 30, 2020) Report from the Chief Planner and Executive Director, City Planning on Alexandra Park and Atkinson Housing Co-operative Revitalization - 571 Dundas Street West, 91 Augusta Avenue, and 73-75 Augusta Square - Phase 2 - Official Plan and Zoning By-law Amendments

(<http://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-157178.pdf>)