

City Council**Notice of Motion**

MM30.8	ACTION			Ward: 12
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2100-2110 Yonge Street and 8-12 Manor Road West- Official Plan Amendment, Zoning Amendment and Rental Housing Demolition Applications - Supplementary Report - by Councillor Josh Matlow, seconded by Councillor Mike Colle

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Item TE19.4. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Josh Matlow, seconded by Councillor Mike Colle, recommends that City Council adopt the following recommendations in the report (March 1, 2021) from the Chief Planner and Executive Director, City Planning:

1. City Council delete recommendations 7.b and 7.c of Item TE19.4 and replace them with the new recommendations 7.b and 7.c below, and authorize the City Solicitor to implement the changes necessary to enact the applicable By-laws;

7. b. The owner shall, as part of the seven (7) replacement rental dwelling units required in Recommendation 7.a. above, provide at least four (4) one-bedroom replacement rental dwelling units at affordable rents, two (2) one-bedroom replacement dwelling units at mid-range rents, as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit. The rents of the remaining one (1) two-bedroom replacement rental dwelling unit shall be unrestricted; and

7. c. The owner shall provide an acceptable tenant relocation and assistance plan for all Eligible Tenants and Post Application Tenants of the seven (7) existing rental dwelling units proposed to be demolished at 2100-2110 Yonge Street and 8-12 Manor Road West, addressing the right to return to occupy

one of the replacement rental dwelling units at similar rents and other assistance to mitigate hardship. The tenant relocation and assistance plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division.

2. City Council authorize the replacement of Map 2 of Attachment 6, appended to the report dated September 18, 2020 from the Director, Community Planning, Toronto and East York District with Map 2 attached as Attachment 2 to the report dated March 1, 2021 from the Chief Planner and Executive Director, City Planning.

3. City Council authorize the replacement of Diagram 3 of Attachment 7, appended to the report dated September 18, 2020 from the Director, Community Planning, Toronto and East York District with Diagram 3, attached as Attachment 3 to the report dated March 1, 2021 from the Chief Planner and Executive Director, City Planning.

4. City Council authorize the City Solicitor to undertake minor amendments to the Bills for such Zoning By-law and Official Plan Amendment, as necessary, to implement the changes outline in Recommendations 1, 2 and 3 of the report dated March 1, 2021, by the Chief Planner and Executive Director, City Planning.

5. City Council determine that the changes with respect to the replacement rental dwelling units, and changes contained within the revised Height Maps are minor, technical in nature, and reflective of the original proposal and plans considered by City Council, and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed amendment to the Zoning By-laws.

Summary

At its meeting held on October 27, 28 and 30, 2020, City Council adopted Toronto and East York Community Council Item TE19.4, which recommended amending the City of Toronto Official Plan, the City of Toronto Zoning By-law 438-86 and the City wide Zoning By-law 569-2013 (the "Zoning By-law Amendments") to permit the redevelopment of 2100 to 2110 Yonge Street as a mixed-use 12 storey building. The approval secured replacement of 7 rental dwelling units that currently exist in the two existing 2-storey mixed-use buildings on site.

Following City Council consideration it was discovered that the staff report considered by Council incorrectly identified the rent classifications for the existing rental units. The Supplementary report that is the subject of this Motion seeks to correct the rent classifications and direct staff to secure the replacement

rental units on that basis.

Additionally, after City Council approved the application for the Zoning By-law Amendments on October 27, 28 and 30, 2020, the applicant proposed minor built form modifications to the application as previously reported. This supplementary report explains those changes and recommends they be reflected in the Zoning By-laws to be adopted by City Council.

REQUIRES RE-OPENING

Item 2020.TE19.4 (October 27, 28 and 30, 2020 City Council meeting).

Background Information (City Council)

Member Motion MM30.8

(March 1, 2021) Report from the Chief Planner and Executive Director, City Planning on 2100-2110 Yonge Street and 8-12 Manor Road West- Official Plan Amendment, Zoning Amendment and Rental Housing Demolition Applications (<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-164688.pdf>)