

2100-2110 Yonge Street and 8-12 Manor Road West— Official Plan Amendment, Zoning Amendment and Rental Housing Demolition Applications – Supplementary Report

Date: March 1, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 18 171536 STE 22 OZ

Related Application: 18 178163 STE 22 RH

SUMMARY

At its meeting on October 27, 2020, City Council approved with conditions an application to amend the Official Plan and Zoning By-law to permit a 12-storey mixed use building at 2100-2110 Yonge Street and 8-12 Manor Road West. City Council also approved, subject to conditions, the Rental Housing Demolition application to demolish two existing 2-storey mixed-use buildings containing a total of eight (8) existing residential dwelling units, of which seven (7) are currently rental dwelling units and one (1) dwelling unit is owner-occupied. The seven (7) rental dwelling units will be replaced in the new development.

This Supplementary Report amends the recommendations in the Final Report from the Director, Community Planning dated September 18, 2020 (the "Final Report") to correct the rent classifications for the existing rental units and expand eligibility of the Tenant Relocation and Assistance Plan. Staff are also recommending minor adjustments to the draft Zoning By-law height map to allow for building envelope adjustments to the upper floors.

The proposal continues to be consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

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.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A Final Report on the Official Plan and Zoning By-law Amendment Application and Rental Housing Demolition Application was adopted by City Council on October 27, 2020 authorizing staff to implement the recommendations in the report. This decision can be accessed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE19.4>

COMMENTS

Rents for Rental Replacement Units

The Final Report dated, September 18, 2020, incorrectly identified the rent classifications for the existing rental units. Following approval of the Final Report, the applicant confirmed that the existing units have the following rent classifications:

Four (4) one-bedroom rental dwelling units with affordable rents;
Two (2) one-bedroom rental dwelling units with mid-range rents; and,
One (1) two-bedroom rental dwelling unit with above mid-range rents.

The replacement rental units will be secured with the same rent classification. Affordable rents are secured at or below 1 times the average market rent for the City of Toronto. Mid-range rents are secured at or below 1.5 times the average market rent. Above mid-range rents are unrestricted and do not include a maximum rent.

Tenant Relocation and Assistance Plan

The Final Report inadvertently recommended a Tenant Relocation and Assistance Plan for Post Application Tenants, and not Eligible Tenants. The existing rental building includes both tenants who resided in the building at the time of application (Eligible Tenants) and tenants who moved in after the application and were notified of the proposed redevelopment (Post Application Tenants). Both Eligible Tenants and Post Applications Tenants will be provided with tenant relocation and assistance.

The Tenant Relocation and Assistance Plan will assist tenants in finding and securing alternative accommodations while the replacement rental dwelling units are being constructed. The Tenant Relocation and Assistance Plan is described in full in the Final Report.

Revised Height Maps

The applicant has requested minor modifications to the height map to increase the building envelope on the upper terraced floors between 0.5 and 1.5 metres. These modifications are illustrated on Attachment 1 to this report.

This modifications are minor and do not result in any negative impacts.

Staff recommend that the height maps attached to this report as Attachments 2 and 3 replace the height maps in the Final Report dated September 18, 2020 as well as any other minor modifications to the Draft Zoning By-laws required to implement this change.

CONTACT

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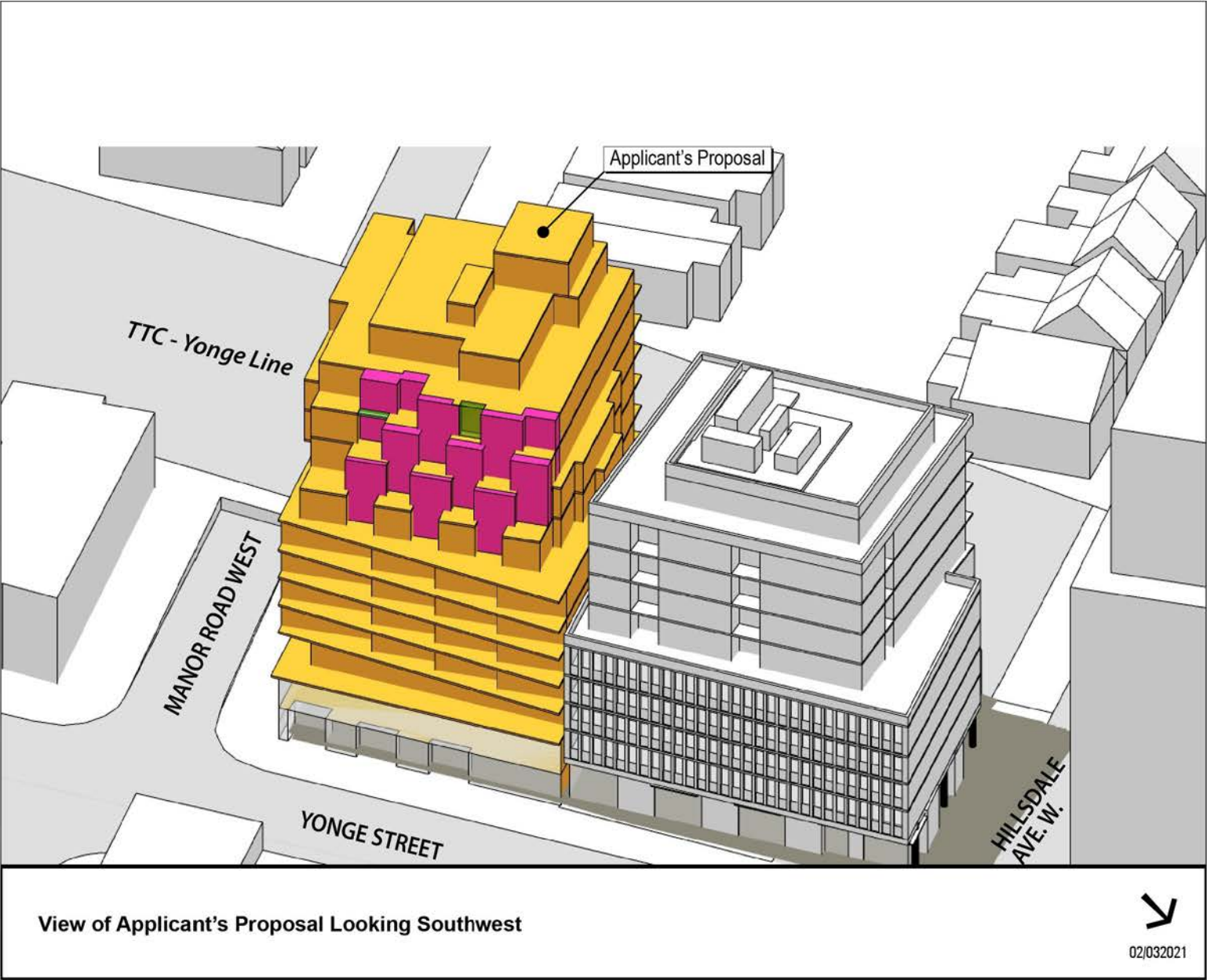
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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

City of Toronto Data/Drawings
Attachment 1: Massing Changes
Attachment 2: Revised Map 2 - By-law 438-86
Attachment 3: Revised Diagram 3 - By-law 569-2013

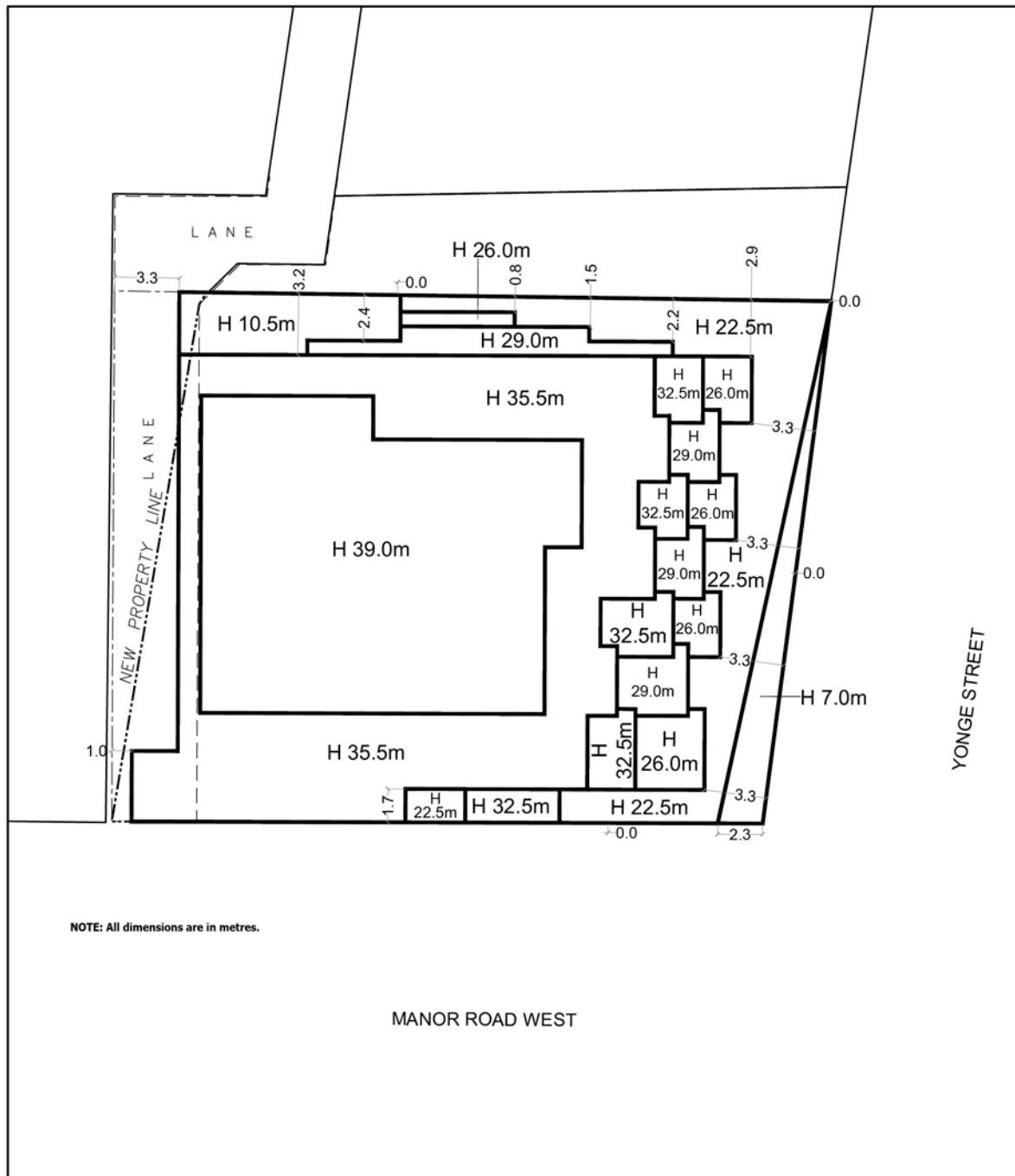


View of Applicant's Proposal Looking Southwest



02/03/2021

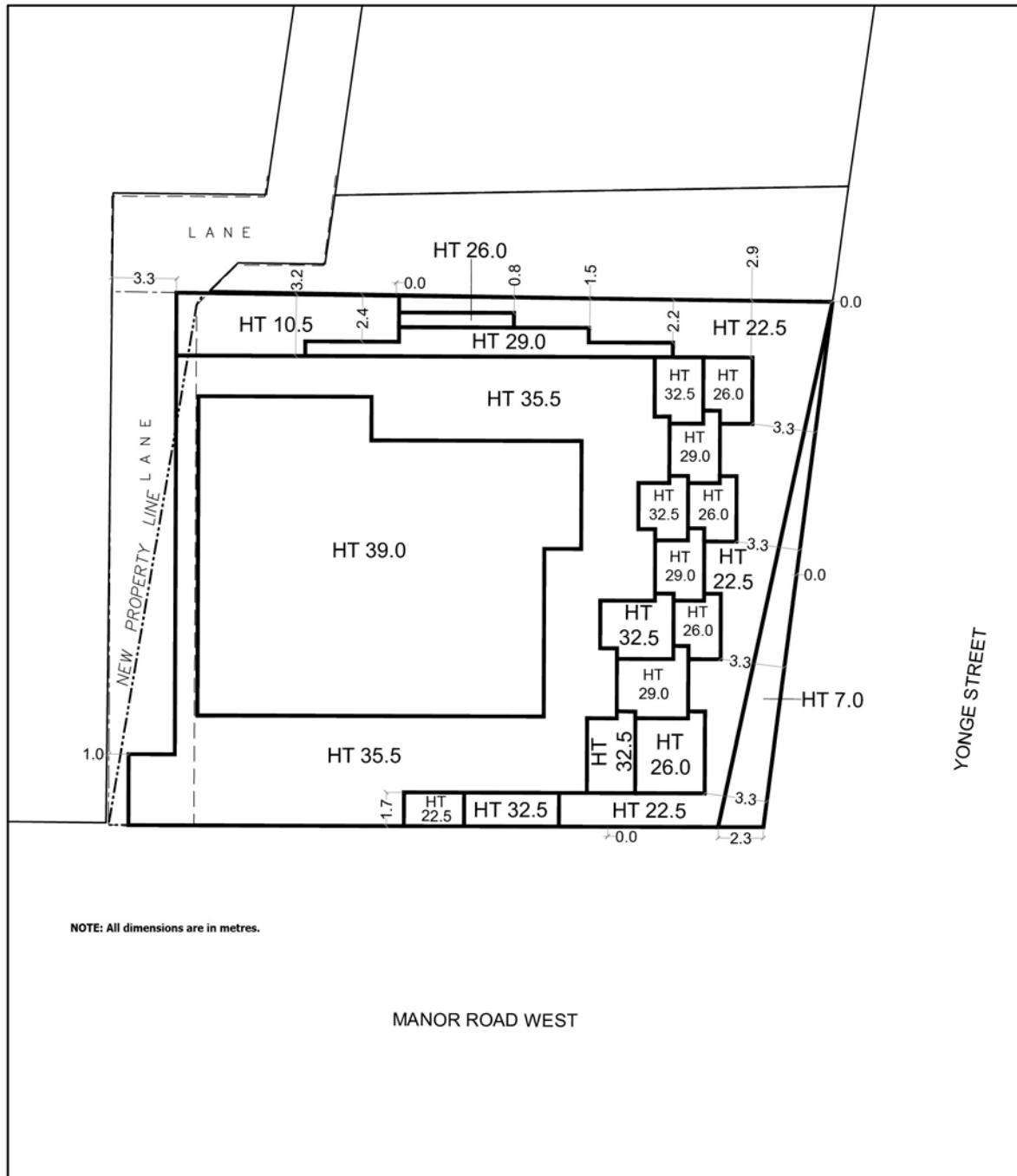
Attachment 2: Revised Map 2 - By-law 438-86



Toronto
Map 2

**2100-2110 Yonge Street
and 8-12 Manor Road West**
File # 18 171536 STE 22 0Z

↑
Former City of Toronto By-law 438-86
Not to Scale
02/01/2021



TORONTO
Diagram 3

**2100-2110 Yonge Street
and 8-12 Manor Road West**
File # 18 171536 STE 22 OZ

City of Toronto By-law 569:2013
Not to Scale
02/01/2021