

City Council

Notice of Motion

MM38.24	ACTION			Ward: 12
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Feasibility of Rezoning 467 Spadina Road for a Multi-unit Apartment - by Councillor Josh Matlow, seconded by Councillor Mike Layton

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Josh Matlow, seconded by Councillor Mike Layton, recommends that:

1. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor as necessary, to report on any zoning amendments that would be required to permit a multi-unit apartment building within the existing building envelope at 467 Spadina Road and to bring forward any required zoning by-law amendments to a statutory public meeting under the Planning Act after holding a community meeting.

Summary

The beautiful apartment at 467 Spadina Road, just north of Forest Hill Village, has been vacant since 2006 following a mass renoviction. Confirmed as heritage by Council in 2020, the property now sits as a derelict eyesore providing a home for rats instead of people.

A developer satisfied the rental replacement requirements under Section 111 of the Planning Act and was able to pursue a two-unit development that kept the original structure intact. That developer, however, did not follow through on their plans and sold the property.

Earlier this year, Councillor Matlow's office and City Planning were approached by the new owner of the property stating their intention to revitalize the building and convert it back to a 17-unit apartment. It was determined by City Building that the applicant would have to go through Committee of Adjustment to change the project back to an apartment building after the previous two-unit project. Despite having support from City Planning and Councillor Matlow's office, the applicant deferred their August 2021 Committee of Adjustment date stating in the Toronto Star that they now believed it would be more financially advantageous to pursue the two-unit plan.

Recently, the owner has put the property back on the market. This Motion requests City Staff to report on any zoning amendments required to "legalize" the existing apartment to send as strong a signal as possible to both the current owner, and any prospective one, that the City of Toronto strongly supports a multi-unit apartment at 467 Spadina Road.

Background Information (City Council)

Member Motion MM38.24