

35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue – Rental Housing Demolition Application Final Report - Amendment to Recommendations - Supplementary Report

Date: June 15, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning

Ward: 4 - Parkdale-High Park

Planning Application Number: 16 271601 WET 13 RH

SUMMARY

At its meeting of May 26, 2022, Toronto and East York Community Council adopted Item TE33.2, 35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue – Rental Housing Demolition Application Final Report, without amendments, to permit the demolition of twenty (20) rental housing units. Replacement of the demolished units was not required because all twenty (20) rental units had rents that exceeded mid-range rents at the time of application.

Planning staff are recommending a change to Recommendation 4c as adopted by community council. The recommended change extends the timeline to a complete the new building from three years to five years.

Staff recommend the change in order to give the applicant sufficient time to complete the new building given the complexity of the site, utility relocation work, and size of the proposed tower.

RECOMMENDATIONS

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

1. City Council amend Toronto and East York Community Council Recommendation 4.c. so that it now reads as follows:

4. c. The owner erects a residential building on the site no later than five (5) years from the day demolition of the existing buildings is commenced; and

FINANCIAL IMPACT

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

COMMENTS

The revision to recommendations adopted by Toronto and East York Community Council is minor.

The revision is recommended by staff to give the applicant sufficient time to complete the new building given the complexity of the site, utility relocation work, and size of the proposed tower.

Because there are no replacement units required extending the timeline secured by recommending 4c. also does not have adverse impacts. The proposed recommendation is consistent with the PPS (2020) and conform with the Growth Plan (2020) and the Official Plan.

CONTACT

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SIGNATURE

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