

City Council

Motion without Notice

MM43.29	ACTION			Ward: 9
---------	--------	--	--	---------

Amending TE26.9 regarding 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street, and 8-12 Brigden Place - by Councillor Ana Bailão, seconded by Councillor Paula Fletcher

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*

** This Motion is subject to a re-opening of Item TE26.9. 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 Ana Bailão, seconded by Councillor Paula Fletcher, recommends that:

1. City Council amend its decision on Item 2021.TE26.9 regarding 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street, and 8-12 Brigden Place, adopted by City Council on July 14, 2021, by deleting Part 2.c. as follows:

2.c. the issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning or their designate for Towers B and C pursuant to Section 114 of the City of Toronto Act, 2006.

Summary

At its meeting on July 14, 15 and 16 2021, City Council approved Item TE26.9, the Rental Housing Demolition application for the properties known municipally as 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street, and 8-12 Brigden Place (the “Properties”) (Application 17 160339 STE 28 RH). Part 2 of the City Council decision authorized the Chief Planner and Executive Director, City Planning to issue Preliminary Approval of the Rental Housing Demolition Permit for the demolition of the fifty-seven (57) existing rental dwelling units in the existing building on the Properties (the “Existing Units”), subject to certain pre-conditions including but not limited to the issuance of Notice of Approval Conditions for Site Plan Approval by the Chief Planner and Executive Director, City Planning, or their designate, pursuant to Section 114 of the City of Toronto Act, 2006.

The existing building is vacant and removing the requirement of Notice of Approval Conditions, would enable demolition of the existing building to commence as soon as the Zoning By-law is in effect and legal agreements registered, allowing for demolition/construction to commence for the new market and replacement rental units.

Ongoing review of the Site Plan Application may prevent the Chief Planner and Executive Director, City Planning from issuing the required preliminary approval for demolition of the

existing building in a timely manner after the applicant has satisfied all the necessary conditions on the Ontario Land Tribunal's Order on the Official Plan and Zoning By-law Amendment appeal for the subject lands. In turn, this may impact the overall demolition/construction timeline and increase the length of time before the existing tenants can return to the replacement rental units in the new building.

An amendment to delete the Notice of Approval Conditions pre-condition for preliminary approval will provide flexibility to help tenants return to replacement rental units in the timeliest manner. All other pre-conditions, including but not limited to in-force zoning, registration of a Section 111 Agreement, and execution of a Section 37 Agreement, would still need to be satisfied before demolition of the existing building could occur, at the discretion of the Chief Planner and Executive Director, City Planner.

This Motion is urgent as an ongoing review of the Site Plan Application may prevent the Chief Planner and Executive Director, City Planning from issuing the required preliminary approval for demolition of the existing building in a timely manner. This may impact the overall demolition/construction timeline and increase the length of time before the existing tenants can return to the replacement rental units in the new building.

REQUIRES RE-OPENING

Item TE26.9 (July 14, 15 and 16 Council meeting), only as it pertains to Part 2.c. of City Council's decision.

Background Information (City Council)

Member Motion MM43.29