
City Council

Notice of Motion

MM10.3	ACTION			Ward: 13
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Amending TE31.11 - 83-97 River Street and 2-4 Labatt Avenue - Rental Housing Demolition Application - Final Report - by Councillor Chris Moise, seconded by Councillor Dianne Saxe

** 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 Chris Moise, seconded by Councillor Dianne Saxe, recommends that:

1. City Council amend its previous decision on Item 2022.TE31.11 by:
 - a. amending Part 2 to replace the words “for the demolition of the seven (7) existing rental dwelling units located at 83-97 River Street and 2-4 Labatt Avenue” with “for the demolition of the four (4) existing rental dwelling units located at 91, 93, 95, and 97 River Street” so that Part 2 reads as follows:
2. City Council authorize the Chief Planner and Executive Director, City Planning, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 for the demolition of the four (4) existing rental dwelling units located at 91, 93, 95, and 97 River Street after all the following have occurred:
 - a. all conditions in Part 1 above have been fully satisfied and secured;
 - b. the Zoning By-law Amendment(s) have come into full force and effect;
 - 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, pursuant to Section 114 of the City of Toronto Act, 2006, or as otherwise authorized by the Chief Planner and Executive Director, City Planning;
 - d. the issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site;
 - e. the owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant; and

f. the execution and registration of an agreement pursuant to Section 37 of the Planning Act securing Parts 1.a. through 1.l. above.

b. amending Part 3 and Part 4 to add “or Part 6 below, as applicable” after the words “referred to in Part 2 above”, so that they read as follows:

3. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning has given Preliminary Approval referred to in Part 2 above or Part 6 below, as applicable.

4. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 83-97 River Street and 2-4 Labatt Avenue after the Chief Planner and Executive Director, City Planning has given Preliminary Approval referred to in Part 2 above or Part 6 below, as applicable, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

a. the owner removes all debris and rubble from the site immediately after demolition;

b. the owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

c. the owner erects the proposed mixed-use building on the site no later than four (4) years from the date that the demolition of such building commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning; and

d. should the owner fail to complete the proposed mixed-use building within the time specified in Part 4.c. above, the City Clerk shall be entitled to enter on the collector’s roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

c. adding a new Part 6 as follows:

1. City Council authorize the Chief Planner and Executive Director, City Planning, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006, for the demolition of three (3) existing rental dwelling units located at 83 and 89 River Street after all the following have occurred:

a. all conditions in Part 1 above have been fully satisfied and secured;

b. the Zoning By-law Amendment(s) have come into full force and effect;

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, pursuant to Section 114 of the City of Toronto Act, 2006, or as otherwise authorized by the Chief Planner and Executive Director, City Planning;

d. the owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant; and

e. the execution and registration of an agreement pursuant to Section 37 of the Planning Act securing Parts 1.a. through 1.l. above.

Summary

At its meeting on March 9, 2022, Toronto City Council adopted Item TE31.11 approving a Rental Housing Demolition Application to demolish 7 rental dwelling units located at 83-97 River and 2-4 Labatt Avenue, which included conditions that must be met prior to issuance of the rental housing demolition permit and residential demolition permit.

All tenants on the site have since relocated and the dwelling units at 83, 85, 87 and 89 River Street are currently vacant.

Due to health and safety concerns, the applicant would like to demolish the dwelling units located at 83, 85, 87 and 89 River Street and the a non-residential building at 2-4 Labatt Avenue, before a building permit for a replacement building permit is issued.

This motion is urgent as it will enable the earlier demolition of these buildings, which pose health and safety concerns, subject to conditions.

Background Information (City Council)

Member Motion MM10.