

City Council

Motion without Notice

MM12.23	ACTION			Ward: 12
---------	--------	--	--	----------

Re-Opening and Amending Item 2023.TE6.17 - 775-783 Vaughan Road and 680-690 Northcliffe Boulevard - Official Plan and Zoning By-law Amendment, and Rental Housing Demolition Applications - Decision Report - Approval - by Councillor Josh Matlow, seconded by Councillor Alejandra Bravo

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Josh Matlow, seconded by Councillor Alejandra Bravo, recommends that:

1. City Council amend its previous decision on Item 2023.TE6.17 by deleting Recommendation 5:

Recommendation to be deleted:

5. 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 14 rental dwelling units at 775-783 Vaughan Road and 680-690 Northcliffe Boulevard after all the following has occurred:

- a. all conditions in Part 4 above have been fully satisfied and secured;
- b. the Official Plan and Zoning By-law Amendment 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;
- d. the issuance of excavation and shoring permits (conditional or full permits) for the approved development on the site; and
- e. the owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

and replacing it with the following new recommendation:

5. City Council authorize the Chief Planner and Executive Director, City Planning Division 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 as follows

a. for the demolition of 10 of the 16 rental dwelling units on the site, those at 672 Northcliffe Boulevard (1 unit), 676 Northcliffe Boulevard (2 units), 678 Northcliffe Boulevard (2 units), 777 Vaughan Road (1 unit), 779 Vaughan Road (2 units), 781 Vaughan Road (2 units) after all the following has occurred:

- i. all conditions in Part 4 have been fully satisfied and secured;
- ii. the Official Plan and Zoning By-law Amendment have come into full force and effect;
- iii. 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;
- iv. the issuance of excavation and shoring permits (conditional or full permits) for the approved development on the site;
- v. the Owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant; and

b. for the demolition of 6 of 16 rental dwelling units on the site, those at 680 Northcliffe Boulevard (1 unit), 674 Northcliffe Boulevard (1 unit), 775 Vaughan Road (1 unit + 1 commercial unit), 781 Vaughan Road (2 units), 783 Vaughan Road (1 unit) after all the following has occurred:

- i. all conditions in Part 4 have been fully satisfied and secured;
- ii. the Official Plan and Zoning By-law Amendment have come into full force and effect;
- iii. 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; and
- iv. the owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

Summary

At its meeting of July 19 and 20, 2023, City Council adopted Item TE6.17 to amend the Official Plan and Zoning By-law and allow a residential demolition application to permit a 132.8-metre (38-storeys, including the mechanical penthouse) mixed-use building at the northwest corner of Vaughan Road and Northcliffe Boulevard. The Official Plan and Zoning By-law as approved by City Council have been appealed to the Ontario Land Tribunal but an abutting landowner.

As part of its initial process for the development, the applicant is required to do geotechnical and environmental investigations to the land. Early tests have revealed a need for further and

deeper borehole testing which will be facilitated if certain existing structures on the land are demolished. Accordingly, the applicant has requested to be allowed to demolish certain vacant buildings along Northcliffe sooner, so as to permit such further testing. The Preliminary Approval of the Rental Housing Demolition Permit for the units that are currently vacant will be allowed prior to issuance of excavation and shoring permits for the approved development on the site.

This Motion is urgent as it will enable the earlier demolition of certain empty units upon the resolution of the Official Plan and Zoning By-law for the site so the owner can proceed with required geotechnical testing prior. City Planning staff support the proposed amendments to the condition

REQUIRES RE-OPENING

Item TE6.17 (July 19 and 20, 2023 City Council meeting).

Background Information (City Council)

Member Motion MM12.23