

**City Council****Motion without Notice**

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| MM12.22 | ACTION |  |  | Ward: 12 |
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**Amendment of Approval Conditions for Rental Housing Demolition Application 20 189626 STE 12 RH to demolish four (4) rental dwelling units at 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Raglan Avenue - 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 the January 27, 2023 Notice of Decision for Rental Housing Demolition Application 20 189626 STE 12 RH to the City to demolish four (4) rental dwelling units at 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Raglan Avenue under Chapter 667 of the Toronto Municipal Code by deleting condition 4:

Condition to be deleted

4. The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and

2. City Council direct that the associated Section 111 agreement be amended to allow the immediate demolition of the vacant residential units at 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Raglan Avenue.

**Summary**

Pursuant to Item CC39.7 - 10-32 Raglan Avenue - Zoning By-law Amendment Application - Ontario Land Tribunal Hearing - Request for Further Directions, City Council has approved a redevelopment on the subject lands with a 28-storey building with 399 residential units.

The Rental Housing Demolition Application proposes to demolish thirteen (13) residential units, of which four (4) were rental dwelling units and ten (10) were owner-occupied when the application was submitted. None of the units to be demolished are occupied and most have been vacant since 2021. The vacant residential units are currently being vandalized, being utilized for illicit purposes and are subject break-ins and fires. Despite the owner taking all appropriate steps to protect the properties, the vacant residential units represent a risk to life and property, for the surrounding community and day care facility, in their current state and should be demolished without delay.

On January 27, 2023 the Chief Planner and Executive Director, City Planning Division issued Notice of Decision for Rental Housing Demolition Application 20 189626 STE 12 RH to the City to demolish four (4) rental dwelling units at 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Raglan Avenue under Chapter 667 of the Toronto Municipal Code and imposed five (5) approval conditions that must be met before the associated demolition permit may issue. Condition 4 requires the “issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site”. While Toronto Building has advised that full permits have been submitted and are nearly ready to be issued, condition 4 is preventing the demolition of the vacant residential units which are currently posing a hazard to life and property.

The intent of this Motion is to allow the immediate demolition of the vacant residential units described above. The effect of this Motion will be that the Chief Building Official will be able to issue, without delay, a demolition permit for the vacant residential units.

This Motion is urgent as the vacant residential units are a risk to life and property.

### **Background Information (City Council)**

Member Motion MM12.22

Attachment 1 - Request to Issue Notice of Decision

(<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-240614.pdf>)