

**Gregg Lintern, MCIP, RPP**  
Chief Planner & Executive Director  
City Planning Division

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**Date:** January 27, 2023

**To:** Gregg Lintern, Chief Planner & Executive Director, City Planning Division

**From:** Kerri Voumvakis, Director, Strategic Initiatives, Policy & Analysis Section, City Planning Division

**Re:** **Request to Issue Notice of Decision – Rental Housing Demolition Application – Toronto Municipal Code Chapter 667**

**Appl.:** 20 189626 STE 12 RH  
12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Raglan Avenue  
Ward 12 – Toronto-St. Paul’s

**Rel. Appl.:** 20 155716 STE 12 OZ

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On September 3, 2020, MADISON RAGLAN LIMITED submitted application 20 189626 STE 12 RH to the City to demolish four (4) rental dwelling units at 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Raglan Avenue under Chapter 667 of the Toronto Municipal Code.

Chapter 667 of Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, prohibits the demolition and conversion of rental housing in any building or related group of buildings collectively containing six or more dwelling units, of which at least one is a rental unit, without obtaining a permit from the City. Such an application requires a decision by either City Council or, where delegated, the Chief Planner and Executive Director, City Planning.

Pursuant to Chapter 667, City Council and the Chief Planner may approve or refuse an application and may impose conditions on an approval, including conditions that must be satisfied before a demolition or conversion permit is issued. These conditions implement the City’s Official Plan housing policies that aim to protect against the loss of existing rental housing stock and to mitigate hardship on impacted tenants.

## **BACKGROUND INFORMATION**

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. One (1) of the four (4) existing rental dwelling units are occupied. The four (4) existing rental units are comprised of one (1) one-bedroom, one (1) two-bedroom and two (2) three-bedroom high-end rental units.

No replacement rental units are proposed. Replacement of the existing rental dwelling units in accordance with Official Plan Policy 3.2.1.6 will not be required, as the site contained fewer than 6 rental dwelling units at the time of application.

The related rezoning application proposes to redevelop the subject lands with a 28-storey building containing a total of 399 units. The Zoning By-law Amendment application was approved with conditions by the OLT on August 11, 2022.

## **TENANT CONSULTATION**

On September 15, 2022, City staff hosted a tenant consultation meeting to review the City's rental housing policies and outline the proposed Tenant Relocation and Assistance Plan. This meeting was attended by one (1) tenant household, City Planning staff, and a representative of the applicant and owner.

## **APPROVAL CONDITIONS**

1. The owner shall provide an acceptable Tenant Relocation and Assistance Plan to mitigate hardship for existing tenants of the four (4) rental dwelling units proposed to be demolished at 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Raglan Avenue. The tenant relocation and assistance plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning;
2. The Zoning By-law Amendment(s) have come into full force and effect;
3. The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning, or designate, pursuant to Section 114 of the City of Toronto Act, 2006, or as otherwise authorized by the Chief Planner;
4. The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and
5. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant and tenants have received compensation and notice in accordance with the Tenant Relocation and Assistance Plan.

## **ACTION REQUESTED**

City Planning staff request the Chief Planner:

1. Approve the Rental Housing Demolition Application 20 189626 STE 12 RH, subject to the conditions identified above, to demolish four (4) rental dwelling units at 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32 Raglan Avenue under Chapter 667 of the Toronto Municipal Code; and
2. Authorize the Director, Strategic Initiatives, Policy & Analysis Section, to issue the Notice of Decision of the Rental Housing Demolition Application under Chapter 667 of the Toronto Municipal Code, and to send the Notice of Decision to the Owner.

## **CONTACTS**

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Strategic Initiatives, Policy & Analysis  
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(Date)

## **CHIEF PLANNER APPROVAL**



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