

City Council

Motion without Notice

MM12.21	ACTION			Ward: 10
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Re-Opening and Amending Item 2023.TE4.6 - 152-164 Bathurst Street and 621-627 Richmond Street West - Official Plan Amendment, Zoning By-law Amendment and, Rental Housing Demolition Application - by Deputy Mayor Ausma Malik, 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

Deputy Mayor Ausma Malik, seconded by Councillor Alejandra Bravo, recommends that:

1. City Council amend its previous decision on Item 2023.TE4.6 by deleting Parts 5 and 7:

Parts to be deleted:

5. City Council authorize the Chief Planner and Executive Director, City Planning to issue Preliminary Approval for the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of all or any of the twelve (12) existing rental dwelling units at 152-164 Bathurst Street and 621-627 Richmond Street West, after all of the following have occurred:

- a. the satisfaction or securing of the conditions in Part 4 above;
- b. the site-specific Official Plan and Zoning By-law Amendments 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 permit) 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.

7. 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 for 152-164 Bathurst Street and 621-627 Richmond Street West, after the Chief Planner and

Executive Director, City Planning has issued the Preliminary Approval referred to in Part 5 above, which may be included in the demolition permit for Chapter 667 under 363-6.2, of the Toronto Municipal Code, on condition that:

- a. the owner shall remove all debris and rubble from the site immediately after demolition;
- b. the owner shall erect solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. the owner erects a mixed-use building on the site no later than three (3) years from the day demolition of the existing buildings is commenced; and
- d. should the owner fail to complete the new building within the time specified in Part 7.c. above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each rental dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

and replacing them with the following new recommendations:

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 after all the following has occurred:

- a. for the demolition of 9 of the 12 rental dwelling units at 152 Bathurst Street, 156 Bathurst Street, 623 Richmond Street West, and 627 Richmond Street West:
 - 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; and
 - v. the owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant;
- b. for the demolition of 3 of 12 rental dwelling units at 164 Bathurst Street:
 - 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.

7. 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 for 152-164 Bathurst Street and 621-627 Richmond Street West, after the Chief Planner and Executive Director, City Planning has issued the Preliminary Approval referred to in Part 5 above, which may be included in the demolition permit for Chapter 667 under Section 363-6.2, of the Toronto Municipal Code, on condition that:

- a. the Owner shall remove all debris and rubble from the site immediately after demolition;
- b. the Owner shall erect solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. the Owner erects a mixed-use building on the site no later than three (3) years from the day demolition of the existing buildings is commenced; subject to the timeframe being extended at the discretion of the Chief Planner and Executive Director, City Planning; and
- d. should the Owner fail to complete the new building within the time specified in condition 7.c. above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each rental dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

Summary

At its meeting of May 10, 11 and 12, 2023, Toronto City Council adopted Item TE4.6 approving a Rental Housing Demolition Application to demolish 12 rental dwelling units located at 152-164 Bathurst Street and 621-627 Richmond Street West, which included conditions that must be met prior to issuance of the rental housing demolition permit and residential demolition permit. These pre-conditions included a requirement that permits for excavation and shoring (conditional or full permit) for the approved development on the site had issued.

Due to work associated with the required retention of the heritage façade of 164 Bathurst Street, the applicant would like to demolish the 3 rental dwelling units located at 164 Bathurst Street before the issuance of excavation and shoring permits for the approved development. The tenants of 164 Bathurst Street have moved out and received tenant assistance and compensation, and the rental units are currently vacant.

This Motion is urgent as it will enable the earlier demolition of 164 Bathurst Street so the owner can proceed with required heritage façade retention, subject to conditions. City Planning staff support the proposed amendments to the conditions.

REQUIRES RE-OPENING

Item TE4.6 (May 10, 11 and 12, 2023 City Council meeting)

Background Information (City Council)

Member Motion MM12.21