

## City Council

## Motion without Notice

MM20.39	ACTION			Ward: 19
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**Re-opening and Amending Item 2024.CC19.16 - 2575 and 2625 Danforth Avenue, 2681 Danforth Avenue, and 2721 Danforth Avenue - Ontario Land Tribunal Hearing - Request for Directions - by Councillor Brad Bradford, seconded by Councillor James Pasternak**

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

*\* This Motion is not subject to a vote to waive referral.*

*\* This Motion is subject to a re-opening of Item 2024.CC19.16. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

**Recommendations**

Councillor Brad Bradford, seconded by Councillor James Pasternak, recommends that:

City Council amend its previous decision on Item 2024.CC19.16 by:

1. deleting Part 7 a. ii. of the instructions to staff

7. City Council allow Canadian Tire respecting 2681 Danforth Avenue to provide twenty one (21) affordable rental units and Tri-Metro respecting 2721 Danforth Avenue to provide twenty-six (26) affordable rental units as part of each respective development, to the satisfaction of the Chief Planner and Executive Director, City Planning, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act, in accordance with the following terms:

- a. Canadian Tire and Tri-Metro shall design, construct, finish, provide and maintain on each of their respective sites the affordable rental units:

Part to be deleted:

- ii. with the average unit size of the affordable rental units being no less than the average unit size of all the market units, by unit type, in each phase of the proposed development;

and adopting instead the following new Part:

- ii. with the average unit size of the affordable rental units being to the satisfaction of the Chief Planner and Executive Director, City Planning;

and

## 2. deleting Part 7 c. of the instructions to staff

### Part to be deleted

c. the initial rent (inclusive of utilities) charged to first tenants and upon turnover shall not exceed eighty percent of the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report for a minimum of 40 years, beginning with the date each such unit is first occupied; during the first 40 years of occupancy, increases to initial rents charged to tenants occupying any of the affordable rental units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline;

and adopting instead the following new part:

c. the initial rent (inclusive of utilities) charged to first tenants and upon turnover shall not exceed the rents calculate in accordance with the policies of Official Plan Amendment 558;

### **Summary**

At its meeting held on June 26 and 27, 2024 City Council adopted settlement offers for development applications at 2575 and 2625 Danforth Avenue, 2681 Danforth Avenue, and 2721 Danforth Avenue. The settlements included improvements to the built form, the overall public realm, and the provision of community benefits.

The purpose of this motion is to delete and adopt revised recommendations 7.a.ii. and 7.c. correcting instructions for the City Solicitor to attend the Ontario Land Tribunal in support of settlements on the development applications for 2681 Danforth Avenue, and 2721 Danforth Avenue. This motion will reconcile a minor discrepancy between the settlement offers and the Council recommendations respecting the in-kind housing contributions to correct the rent ranges (to accord with approved Official Plan policy) and the unit size requirements.

There are no changes to the proposed built form contemplated through the revised recommendations set out in this motion.

This motion is urgent and time sensitive as the City Solicitor requires direction to proceed at the Ontario Land Tribunal.

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

Member Motion MM20.39