

City Council

Motion without Notice

MM22.35	ACTION			Ward: 10
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Reopening and Amending Item MM12.21 to Amend Item 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 Chris Moise

** 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 2023.MM12.21, only as it pertains to Part 5 of Item 2023.TE4.6. 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

Deputy Mayor Ausma Malik, seconded by Councillor Chris Moise, recommends that:

1. City Council amend its previous decision on Item MM12.21 and further amend Item 2023.TE4.6 by:

- a. amending Part 5.a. by deleting “9” and replacing it with “2”, and by deleting the words “623 Richmond Street West, and 627 Richmond Street West”; and
- b. amending Part 5.b. by deleting “3” and replacing it with “10”, and adding the words “, 623 Richmond Street West, and 627 Richmond Street West”

so that Part 5 now reads as follows:

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 2 of the 12 rental dwelling units at 152 Bathurst Street and 156 Bathurst Street:
 - i) All conditions in Recommendation 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 10 of 12 rental dwelling units at 164 Bathurst Street, 623 Richmond Street West, and 627 Richmond Street West:
- i) All conditions in Recommendation 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.

2. City Council direct the applicant to provide, install, and maintain public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

Summary

This motion is aimed at allowing for the partial demolition of a site as certain properties within the site are seeing increased vandalism and safety concerns. It also makes provisions for public art onsite. No tenants are currently onsite on these particular properties.

At its meeting of May 10, 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 been issued.

At the meeting of November 8, 2023, City Council re-opened and amended Item TE4.6 (MM12.21). The condition for excavation and shoring permits was removed for 3 vacant rental units at 156 Bathurst Street so the owner can complete required heritage façade retention work.

Due to ongoing vandalism concerns within the properties, the applicant would like to demolish 7 additional rental dwelling units located at 623 and 627 Richmond Street West before the issuance of excavation and shoring permits for the approved development. The tenants that lived at these addresses have moved out and received tenant assistance and compensation, and the rental units are currently vacant. City Planning staff support the proposed amendments to the conditions.

Reason for Urgency: This motion is urgent due to increased vandalism and safety concerns on the site.

REQUIRES RE-OPENING

Item MM12.21 (November 8 and 9, 2023 City Council meeting) as it pertains to Part 5 of Item 2023.TE4.6

Background Information (City Council)

Member Motion MM22.35

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-249463.pdf>)