

City Council

Motion without Notice

MM23.32	ACTION			Ward: 5
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80 Guestville Avenue - Revoking a Building Permit - by Councillor Frances Nunziata, seconded by Councillor Paula Fletcher

** 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 Frances Nunziata, seconded by Councillor Paula Fletcher, recommends that:

1. City Council request that the Chief Building Official and Executive Director, Toronto Building, investigate the status of construction in respect of the building permits issued at 80 Guestville Avenue and consider the feasibility of permit revocation, if in the opinion of the Chief Building Official construction has not been seriously commenced within the six-month period after issuance, pursuant to the Building Code Act, 1992.

Summary

The landlord of 80 Guestville Avenue has issued 26 N13 notices to tenants, claiming the need to renovate their units. Although building permits have been issued, no work has started on any unit, indicating a likely renoviction—an increasingly common tactic landlords use to evict tenants and raise rents. The Building Department has the authority to revoke a building permit if work has not begun within six months of issuance. Revoking these permits would halt the evictions and protect tenants from displacement.

This motion is deemed urgent as N13 notices have been issued, and time is critical to prevent tenants from facing eviction.

Background Information (City Council)

Member Motion MM23.32