

City Council

Notice of Motion

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| MM24.19 | ACTION | | | Ward: 13 |
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Re-Opening and Amending Item 2023.TE6.22 - 88 Isabella Street - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report - Approval - by Councillor Chris Moise, seconded by Councillor Josh Matlow

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Item 2023.TE6.22 only as it pertains to the conditions for the Preliminary Approval of the Rental Housing Demolition Permit set out in Part 4. 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 Chris Moise, seconded by Councillor Josh Matlow, recommends that:

1. City Council amend its previous decision on Item 2023.TE6.22 by deleting Part 4.d.:

Part to be deleted:

4.d. the issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site.

so that Part 4 now reads as follows:

4. City Council authorize the Chief Planner and Executive Director, City Planning to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the 82 existing rental dwelling units located at 88 Isabella Street after all the following have occurred:

- a. all conditions in Part 3 above have been fully satisfied and secured;
- b. the Zoning By-law Amendment has 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, or as otherwise authorized by the Chief Planner and Executive Director, City Planning; and
- d. the owner has confirmed, in writing, that all existing dwelling units proposed to be demolished are vacant.

Summary

At its meeting of June 19 and 20, 2023, Toronto City Council adopted Item 2023.TE6.22 approving a Rental Housing Demolition Application to demolish 82 rental dwelling units located at 88 Isabella Street, 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 for the issuance of permits for excavation and shoring for the approved development on the site.

The applicant would like to demolish the 82 rental dwelling units located at 88 Isabella Street before the issuance of excavation and shoring permits for the approved development. The tenants of 88 Isabella Street have moved out and received tenant assistance and compensation, and the rental units are currently vacant. This motion will enable the earlier demolition of 88 Isabella Street to allow more expedited construction timeline for the project and reduce the anticipated displacement period for tenants. City Planning staff support the proposed amendments to the conditions.

REQUIRES RE-OPENING:

Requires a re-opening of Item 2023.TE6.22, only as it pertains to the conditions for the Preliminary Approval of the Rental Housing Demolition Permit set out in Part 4.

Background Information (City Council)

Member Motion MM24.19