

## City Council

### Motion without Notice

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| MM24.30 | ACTION |  |  | Ward: 14 |
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**Re-Opening and Amending Item 2024.TE13.7 - 1117 Danforth Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Amendment - by Councillor Paula Fletcher, seconded by Councillor**

*\* 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.TE13.7 only as it pertains to Parts 3.h and 4.c. 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 Paula Fletcher, seconded by Councillor, recommends that:

1. City Council amend its previous decision on item 2024.TE13.7 headed “1117 Danforth Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report – Approval” by:

a. deleting Part 3.h.:

3. City Council approve the Rental Housing Demolition Application (File 24 120946 STE 14 RH) in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006, which allows for the demolition of 27 existing social housing units located at 1117 Danforth Avenue, subject to the following conditions:

Part to be deleted:

h. the owner shall enter into, and register on title to the lands at 1117 Danforth Avenue, an Agreement pursuant to Section 111 of the City of Toronto Act, 2006, to secure the conditions outlined in Parts 3.a. through 3.g. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

and replacing it with the following:

h. the owner shall execute an Agreement pursuant to Section 111 of the City of Toronto Act, 2006, to secure the conditions outlined in Parts 3.a. through 3.g. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

b. deleting Part 4.c.:

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 27 existing social housing units located at 1117 Danforth Avenue after all the following have occurred:

Part to be deleted

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

### **Summary**

This Motion is required to ensure the applicant can receive the Preliminary Approval of Rental Housing Demolition Permit in a timely manner in order to start construction and demolition activities. The applicant is a non-profit housing provider and this application involves constructing new social housing units in addition to rental replacement units. All existing rental units are vacant and tenants have moved to alternative accommodations. City Planning staff support the proposed amendments.

This matter is considered urgent as a delay in the start of construction and demolition will result in increased costs for the construction of this social housing development.

REQUIRES RE-OPENING:

Requires a re-opening of Item 2024.TE13.7 (May 22 and 23, 2024, Council Meeting) only as it pertains to Parts 3.h. and 4.c.

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

Member Motion MM24.30