

City Council

Notice of Motion

MM31.13	ACTION			Ward: 6
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Amending Item 2022.NY29.1 - 824 Sheppard Avenue West, 177, 179 and 181 Cocksfield Avenue- Official Plan Amendment, Zoning Amendment and Rental Housing Demolition and Conversion Application - Final Report - by Councillor James Pasternak, seconded by Councillor Anthony Perruzza

** Notice of this Motion has been given.*

** This Motion is subject to referral to the North York Community Council. A two thirds vote is required to waive referral.*

Recommendations

Councillor James Pasternak, seconded by Councillor Anthony Perruzza, recommends that:

1. City Council amend its previous decision on Item 2022.NY29.1 by:

a. deleting Part 8.c.

8. City Council authorize the Chief Planner and Executive Director, City Planning to issue the Preliminary Approval for the application under Chapter 667 of the Toronto Municipal Code for the demolition of the fifteen (15) existing rental dwelling units at 824 Sheppard Avenue West and 177, 179 and 181 Cocksfield Avenue after all of the following have occurred:

Part to be deleted:

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.

and replacing it with the following new Part 8.c.:

c. the issuance of the Notice of Approval Conditions for site plan approval by the Executive Director, Development Review, or his or her designate, pursuant to Section 114 of the City of Toronto Act, 2006, or as otherwise authorized by the Executive Director, Development Review.

b. deleting Part 8.d.

Part to be deleted:

d. the issuance of excavation and shoring permits for the approved structure on the site.

Summary

At its meeting of April 6 and 7, 2022, City Council adopted Item 2022.NY29.1, approving an Official Plan Amendment, Zoning By-law Amendment and a Rental Housing Demolition Application to demolish 15 rental dwelling units located at 824 Sheppard Avenue 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 for the issuance of permits for excavation and shoring for the approved development on the site.

The applicant would like to demolish the 15 rental dwelling units before the issuance of Notice of Approval Conditions and excavation and shoring permits for the approved development. The tenants have moved out and have received tenant assistance and compensation, and the rental units are currently vacant. This motion will enable the earlier demolition of 824 Sheppard Avenue West to allow more expedited construction timelines for the project and reduce the anticipated displacement period for tenants. Development Review staff support the proposed amendments to the conditions.

Background Information (City Council)

Member Motion MM31.13

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-256539.pdf>)