

MOTION WITHOUT NOTICE

Amending Item 2017.TE27.10 – 263-267 Adelaide Street West - Rental Housing Demolition Application- Final Report

Moved by: Deputy Mayor Ausma Malik

Seconded by: Mayor Olivia Chow

SUMMARY:

At its meeting of November 7, 8 and 9, 2017, City Council adopted Item TE27.10, approving a Rental Housing Demolition Application to demolish 12 rental dwelling units located at 263-267 Adelaide 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 for the issuance of permits for excavation and shoring for the approved development on the site.

Due to timing of the construction phases for the proposed development, the applicant wishes to demolish the 12 rental dwelling units located at 263-267 Adelaide Street West before the issuance of excavation and shoring permits. The tenants of 263-267 Adelaide Street West have moved out and have received tenant assistance and compensation, and the rental units are currently vacant. This situation is unique, as this project has specific requirements for heritage conservation and rental housing replacement that have been fulfilled, yet the required sequencing is not allowing them to proceed. The applicant has also indicated that they intend to move forward with this project immediately upon receiving the requested demolition permit, which is otherwise ready to be issued.

This motion is urgent as it will enable the earlier demolition of 263-267 Adelaide Street West to allow for a more expedited timeline for the project, which will assist the applicant in proceeding in a timely manner and enable tenants to move back in sooner.

RECOMMENDATIONS:

1. City Council amend its previous decision of item TE27.10,
 - a. by deleting Section 2.d.

Dated October 8, 2025