

## MOTION WITHOUT NOTICE

### Re-Opening and Amending Item 2025.NY25.9 - 133 and 141 Erskine Avenue - Rental Housing Demolition Application - Decision Report - Approval

Moved by: **Councillor Chernos Lin** \_\_\_\_\_

Seconded by: **Councillor Matlow** \_\_\_\_\_

#### SUMMARY:

At its meeting of July 23 and 24, 2025, City Council adopted Item NY 25.9, approving a Rental Housing Demolition Application proposing to demolish and replace 26 replacement rental dwelling units at 133 Erskine Avenue, including the provision of at least 1 one-bedroom unit and 6 two-bedroom units at affordable rents, and 8 two-bedroom units at mid-range (moderate) rents, as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit. The Approval Report can be found [here](#).

After Council's approval, the applicant identified a clerical error in their Rental Housing Demolition application with regards to the rents and rent classifications for two of the existing rental dwelling units. This motion would address the clerical error to revise the replacement rental units to be provided at mid-range (moderate) rents, from 8 two-bedroom units to 1 one-bedroom unit and from 7 two-bedroom units

This motion is urgent as it rectifies a clerical error in the recommendations of an item previously approved by City Council, and is required to finalize and execute the Section 111 agreement for this project.

#### REQUIRES RE-OPENING:

City Council item 2025.NY25.9 (July 23 and 24, 2025), as it relates to Part 1, unit mix.

#### RECOMMENDATIONS:

1. City Council amend its previous decision on Item 2025.NY25.9 by:
  - a. Deleting Part 1.c.

1. City Council approve the Rental Housing Demolition application 21 251215 NNY 15 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 26 existing rental dwelling units located at 133 Erskine Avenue, subject to the following conditions:

Part to be deleted:

- c. the owner shall, as part of the 26 replacement rental dwelling units required in Part 1.a above, provide at least 1 one-bedroom unit and 6 two-bedroom units at affordable rents, and 8 two-bedroom units at mid-range (moderate) rents, as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit; the rents of the remaining 11 replacement rental dwelling units shall be unrestricted;

and replacing it with the following new Part 1.c.:

- c. the owner shall, as part of the 26 replacement rental dwelling units required in Part 1.a above, provide at least 1 one-bedroom unit and 6 two-bedroom units at affordable rents, and 1 one-bedroom unit and 7 two-bedroom units at mid-range (moderate) rents, as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit; the rents of the remaining 11 replacement rental dwelling units shall be unrestricted;

Date: December 16, 2025