

Amending Item NY33.7 - 241 Redpath Avenue - Rental Housing Demolition Application - Final Report

Date: February 3, 2026
To: City Council
From: Mayor Olivia Chow

RECOMMENDATIONS

The Mayor recommends that:

If the Committee of Adjustment authorizes the minor variances sought through Application A0028/26NY, including a reduction in the required cash contribution, City Council require the Owner to enter into an amending agreement, pursuant to Section 111 of the City of Toronto Act, 2006, to make amendments to the existing Section 111 Agreement registered on title to the lands as Instrument AT6153623, to secure the provision of enhanced tenant assistance, in a manner, content and form satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

SUMMARY AND COMMENTS

At its meeting of on July 19, 20, 21 and 22, 2022, City Council adopted Item NY 33.7, approving a Rental Housing Demolition Application to demolish and replace 46 rental dwelling units at 241 Redpath, including the provision a Tenant Relocation and Assistance Plan secured in a Section 111 Agreement. The Approval Report can be found [here](#).

Tenants were provided with assistance based on an estimated 36-month displacement period. After tenants vacated the existing building, the project was delayed. In this case, the Section 111 agreement requires additional tenant support in the event of delayed occupancy, in the form of a top-up rent gap payment, to be paid when tenants sign a lease agreement for a replacement rental unit, rather than the current practice of payments in six-month increments following the expected occupancy date. Due to the elongated construction timeline, tenants have communicated that they need financial assistance during this delay to maintain their interim housing during the relocation period.

The owner has submitted a minor variance application to the Committee of Adjustment, to reduce a cash contribution secured as a condition of a previous minor variance

application intended to increase the height and density of the proposed development. The owner's rationale for the reduced cash contribution is that it will help the owner offset the cost of providing enhanced tenant assistance.

The Minor Variance Application #A0028/26NY is scheduled to be heard by the Committee of Adjustment on February 19, 2026.

SIGNATURE

Olivia Chow
Mayor