



NOTICE OF MOTION

Re-Opening and Amending Item 2023.TE6.18 - 1404-1428 Yonge Street - Rental Housing Demolition Application - Decision Report - Approval

Moved by: Councillor Josh Matlow _____

Seconded by: Councillor Dianne Saxe _____

SUMMARY:

At its meeting of on July 19 and 20, 2023, City Council adopted Item TE6.18, approving a Rental Housing Demolition Application to demolish and replace 8 rental dwelling units at 1404 and 1408 Yonge Street, 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 Notice of Approval Conditions for site plan and permits for excavation and shoring for the approved development on the site.

Due to the timing of the proposed development, the applicant would like to demolish the existing 8 rental units located at 1404 and 1408 Yonge Street before issuance of Notice of Approval Conditions for site plan and excavation and shoring permits for the approved development. Tenants have moved out and received tenant assistance and the rental units are currently vacant.

This motion will enable earlier demolition and accelerate the construction timeline, which will support tenants returning to replacement units as soon as possible. The applicant is also seeking to accelerate the demolition of the existing rental units due to challenges related to security and safety, including break-ins of the vacant property. City Planning staff support the proposed amendments to the conditions. This motion is urgent as the project is proceeding to construction.

RECOMMENDATIONS:

1. City Council amend its previous decision on item 2023.TE6.18 headed "1404-1428

Yonge Street - Rental Housing Demolition Application - Decision Report - Approval” by deleting Part 2.d and 2.e:

2. 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 pursuant to Section 111 of the City of Toronto Act, 2006, for the demolition of the eight (8) existing rental dwelling units at 1404 and 1408 Yonge Street after all the following have occurred:

Parts to be deleted:

d. 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

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

2. City Council direct the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning, to take any necessary steps to implement this decision of Council.
3. City Council request the applicant to implement an interim community use for the properties at 1418-1428 Yonge Street in consultation with the Deer Park Residents Group, the Summerhill Residents Association, the Yonge-St. Clair BIA, and representatives of the Condo at 1430 Yonge St.