

## MOTION WITHOUT NOTICE

### Amending Item TE19.8 - 1-19 Thelma Avenue - Rental Housing Demolition Application - Decision Report - Approval

Moved by: Councillor Josh Matlow \_\_\_\_\_

Seconded by: Councillor Mike Colle \_\_\_\_\_

#### SUMMARY:

At its meeting of February 5, 2025, Toronto City Council adopted Item TE19.8 approving the Rental Housing Demolition Application to demolish 11 rental dwelling units located at 1-19 Thelma Street and replace them at an off-site location, which included conditions that must be met prior to issuance of the rental housing demolition permit.

The existing dwelling units at 1-19 Thelma Street are vacant, in a state of disrepair and pose safety concerns to the public. In order to advance construction of an approved 7-storey apartment building on the existing site, this motion recommends amending requirements to register certain agreements at the off-site rental replacement location and the draw upon conditions for financial securities.

This motion is urgent as the condition of the vacant properties poses health and safety concerns for the community and demolition is urgently required.

#### RECOMMENDATIONS:

1. City Council amend its previous decision on item TE19.8 by:
  - a. deleting sections 1.i. and j. in their entirety and replace as follows:
    - i. the owner shall enter into, and register on title to the lands at 1-19 Thelma Avenue, an Agreement pursuant to Section 111 of the City of Toronto Act, 2006, to secure the conditions outlined in Parts 1.a. to 1.h. above, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning; and
    - j. the owner has registered, to the satisfaction of the City Solicitor, a Section 118 restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands at 1-19 Thelma Avenue, without prior written consent of the Chief Planner and Executive Director, City Planning, or their designate.

- b. deleting sections 2.c.i. in its entirety and replace it as follows:
  - i) the issuance of an above-grade building permit for 1-19 Thelma Avenue where an above-grade building permit has not been issued on an alternative off-site replacement site.

April 21 2026