

City Council

Notice of Motion

MM	ACTION		Ward: 12
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Amending Item 2022.CC39.7 - 10-32 Raglan Avenue - Amendment of Section 37 Agreement to Facilitate a Seniors’ Housing Facility - by Councillor Josh Matlow, seconded by Councillor Mike Colle

** This Motion is subject to a re-opening of Item CC39.7. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Josh Matlow, seconded by Councillor Mike Colle, recommends that:

1. City Council amend its previous decision on Item 2022.CC39.7 “10-32 Raglan Avenue - Zoning By-law Amendment Application - Ontario Land Tribunal Hearing - Request for Further Directions” by deleting Part 3.a. of the instructions to staff:

Part to be deleted

3. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an Agreement, pursuant to Section 37 of the Planning Act, in order to secure the following, to the satisfaction of the City Solicitor:

- a. the community benefits to be secured in the Section 37 Agreement are as follows:

And replacing it with the following:

1. If the Committee of Adjustment approval of minor variance Application A0321/26TEY for 10-32 Raglan Avenue, is not appealed or, if is appealed, and is upheld by the Toronto Local Appeal Body or Ontario Land Tribunal, City Council requires the owner, as a condition of approval of Application A0321/26TEY, to amend the existing Section 37 Agreement registered on title to the lands as Instrument Number AT6352680, pursuant to Section 37 of the Planning Act (as it read the day before the date Section 1 of Schedule 17 of the COVID-19 Economic Recovery Act, 2020 came into force), so as to implement the Committee of Adjustment decision in a manner, content, and form satisfactory to the City Solicitor and the Executive Director, Development Review.

Summary

On February 2/3, 2022, City Council adopted the settlement offer for the appealed Zoning By-law Amendment application (20 155716 STE 12 OZ) at 10-32 Raglan Avenue allowing a 97.5-metre (28 storeys, excluding mechanical penthouse) mixed-use building. The resulting Site Specific By-laws 1173-2022 (OLT) and 1174-2022 (OLT) were enacted on September 16, 2022.

The Council approval (Item 2022.CC39.7 - 10-32 Raglan Avenue - Zoning By-law Amendment Application - Ontario Land Tribunal Hearing - Request for Further Directions) secured a set of Section 37 Planning Act Community Benefits. The existing Section 37 Agreement, registered on title to the lands as Instrument Number AT6352680, currently requires that the owner provide the following:

- an approximately 245.8-square metre Community Agency Space, including a cash contribution for future capital improvements;
- the conveyance of approximately 252.4-square metre new on-site public park;
- a cash payment for local area roadway improvements and a bike share station in the vicinity of the site;
- pedestrian laneway lighting;
- a micro retail space in the building;
- the submission of the required Rental Housing Demolition application under Chapter 667 of the Toronto Municipal code to demolish the existing residential dwelling units at the Site;
- four live/work units in the building; and
- a minimum of ten percent of the dwelling units as 3-bedroom units.

Subsequently, minor variance application approvals (A1038/23TEY and A0284/23TEY) were granted for the site amending the Site-specific By-laws 1173-2022(OLT) and 1174-2022(OLT) regarding parking and loading standards, and building height and form, thereby permitting a 114.0-metre (34 storeys, excluding mechanical penthouse) mixed-use building.

Subsequently to the Council and minor variance application approvals, the owner has prepared a revised proposal for the site to be used for a housing facility for seniors. The facility is to contain supportive and independent living components, including assisted living, memory care, independent supported living, and seniors' apartments. The owner determined that the drastically shifting market conditions rendered the previously approved 34-storey mixed-use building not feasible and that the current proposal would enable the redevelopment of the site, which is currently vacant.

Various changes to the built form and other zoning requirements are necessary to allow the revised proposal. Therefore, a minor variance application (A0321/26TEY) was submitted to the Committee of Adjustment, and approved on June 17, 2026, and will come into force on July 8, 2026 if no appeal is received

The previously secured Section 37 Community Benefits including the Community Agency Space, live/work units, and 3-bedroom units are not included in the proposal. The intent of this Motion is to allow amendments to the existing Section 37 Agreement to align with the proposed seniors' housing facility. The required changes to the existing Section 37 Agreement would be the following:

- to amend the requirement to provide Community Agency Space by instead providing a

- cash payment of \$1,203,000;
- to delete the requirement to provide a pedestrian surface easement for the previously secured Community Agency Space;
 - to delete the requirement to provide four live/work units; and
 - to delete the requirement to provide a minimum of ten percent of the dwelling units as 3-bedroom units.

This motion is urgent as the project is imminently moving forward.

Background Information (City Council)

CC39.7 - 10-32 Raglan Avenue - Zoning By-law Amendment Application - Ontario Land Tribunal Hearing - Request for Further Directions (<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC39.7>)

Attachment 1 – Public Notice of the Committee of Adjustment Application A0321/26TEY for 10-32 Raglan Avenue, dated May 26, 2026

Attachment 2 - Notice of Decision of the Committee of Adjustment Application A0321/26TEY for 10-32 Raglan Avenue, dated June 23, 2026