




PLANNING A GREAT CITY
TOGETHER

Tenant Meeting

220, 230, and 240 Lake Promenade and 21-31 Park Boulevard

September 27, 2023



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Land Acknowledgment

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.




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Meeting Agenda

- 6:00:** Welcome Remarks and Introductions
- 6:10:** Policy Framework and Application Timeline
- 6:20:** Applicant Presentation
- 6:40:** Overview of the Demolition Process and the Tenant Relocation and Assistance Plan
- 7:00:** Questions and Comments

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Introductions

City Councillor's Office

- City Councillor Amber Morley, Ward 3 – Etobicoke-Lakeshore

City of Toronto Staff

- Andrew Cohrs, Planner, SIPA (Housing)
- Eno Udoh-Orok, Senior Planner, Community Planning

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Introductions

Applicant Team

- The Lake Promenade Co-Tenancy (Applicant)
- Bousfields Inc. (Planner)

Tenants of 220, 230, and 240 Lake Promenade and 21-31 Park Boulevard

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Policy Framework

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Purpose

The purpose of tonight's meeting is to:

- **Inform** tenants that **no decision** has been made by Council
- **Remind** tenants that you do not need to move out any time soon
- **Discuss** the rental application and planning review process
- **Review** the City's rental housing policies
- **Answer** questions about the rental housing application and Tenant Relocation and Assistance Plan

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Role of Housing Policy

As a Policy Planner my role is to:

- **Review** development applications under the City's housing policies
- **Implement** the City's rental protection policies and by-law
- **Ease** the negative impacts associated with the redevelopment of existing rental housing

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City of Toronto Official Plan

Toronto's Official Plan seeks to address the following four broad housing goals

- **Stimulate** the production of new private sector rental housing supply;
- **Preserve** the existing stock of affordable and mid-range rental housing;
- **Make efficient and effective use** of the City's own housing resources to achieve a range of housing objectives; and
- **Work in partnership** to take advantage of emerging opportunities.



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City of Toronto Official Plan

Policy 3.2.1.6: Rental Demolition (section 3-14)

New development that would remove all or a part of a private building or related group of buildings resulting in the loss of six or more rental housing units will not be approved unless:

- a) All units have high-end rents; or
- b) The following are secured:
 - i. At least the same number, size and type or rental housing units are replaced and maintained;
 - ii. Rents for replacement units are restricted for 10 years; and
 - iii. An acceptable Tenant Relocation and Assistance Plan.



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Rental Housing Demolition By-law

The Toronto Municipal Code – Chapter 667 applies to:

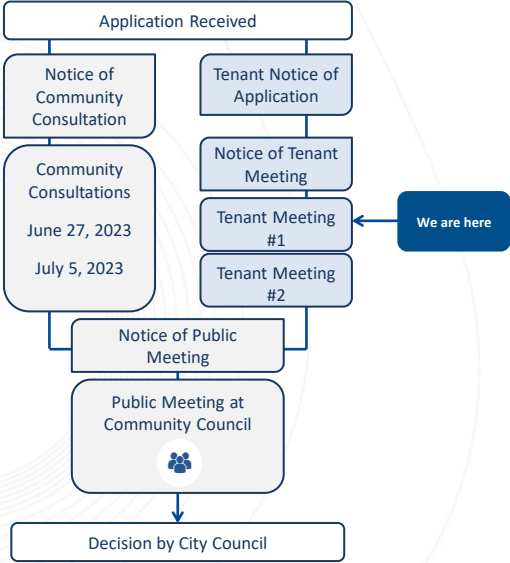
- A building or related group of buildings with 6 or more dwelling units with at least one rental unit

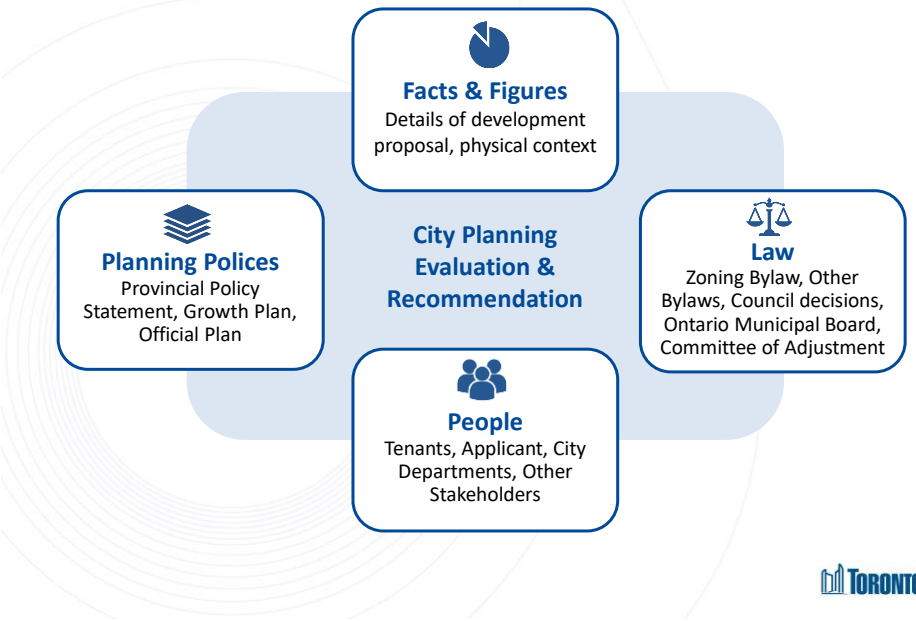
The Toronto Municipal Code – Chapter 667 is used to:

- Prohibit demolition and conversion of rental housing to non-rental purposes without a permit
- Establish and apply conditions concerning assistance provided to tenants affected by the demolition

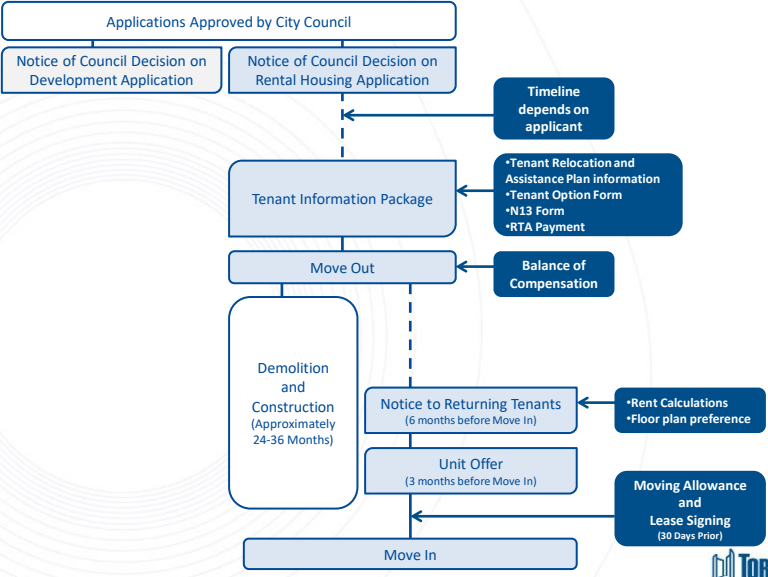


Development Consultation Process





If the Application is Approved...





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Development Proposal

Key Statistics

Height	12 to 30 Storeys	Residential Units	2,021 Units 548 Rental Replacement 29 Market Rental 1,444 Condominium
Site Area	36,630 m ² (Gross) 27,870 m ² (Net)	Indoor Amenity Space	4,057 m ²
Gross Floor Area	129,343 m ²	Outdoor Amenity Space	4,044 m ²
Density	3.53 FSI (Gross) 4.64 FSI (Net) (Floor Space Index)	Bicycle Parking	1,642 Spaces
Open Space	5,032 m ² Public Parks 3,807 m ² Privately-owned Publicly Accessible Spaces (POPS) 4,932 m ² Additional Landscaped Open Space 2,655 m ² Woonerf Driveways	Vehicular Parking	1,307 Spaces
		Loading Space	3 Type "G", 3 Type "C" and 2 consolidated Type "G" and "C" spaces

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Development Proposal

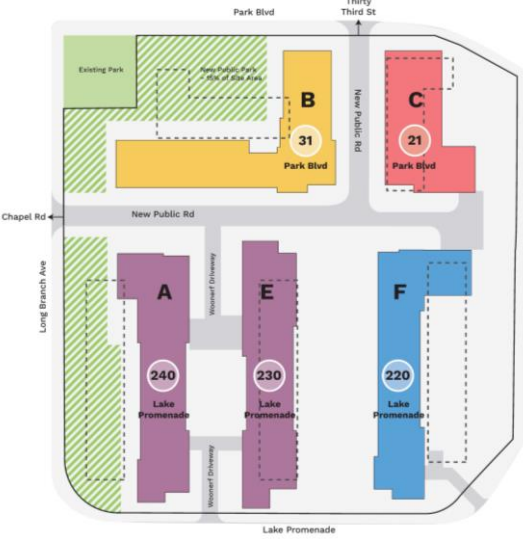


- Legend**
- 1 Central Park Path
 - 2 Community Courtyard
 - 3 Secondary Park Path
 - 4 Woonerf Driveway & Loading Access
 - 5 Outdoor Amenity
 - 6 Sculptural Seating Platform
 - 7 Children's Play Area
 - 8 Outdoor Fitness Circuit
 - 9 Plaza
 - 10 Pedestrian Network
 - 11 Thirty Third St & Chapel Road Extension
 - 12 Streetscape
 - 13 Buffer
 - 14 Tree Protection Zone
 - 15 Planted Arches
 - 16 Art
 - 17 Ornamental Tree in Planter Pot



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Development Proposal



Phasing Plan

- Legend**
- Subject Site
 - ▨ Proposed Park
 - Existing Park
 - ⋯ Existing Buildings
 - Phase 1
 - Phase 2
 - Phase 3
 - Phase 4+



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Rental Replacement Proposal

- All demolished rental units will be replaced at comparable sizes and with the same number of bedrooms
- Tenants will reserve right to return to a similar unit at similar rent, subject to increases permitted by provincial Guideline
- Tenants of replacement will continue to be protected by Guideline increases in the new building until their tenancies end



Rental Housing Proposal Summary

The current rental housing demolition application involves:

Unit Type	Existing	Proposed
Studio	61	61
1-Bedroom	254	254
2-Bedroom	219	219
3-Bedroom	14	14
Total	548	548

- Replacement
 - Modern layouts
 - Air conditioning
 - Ensuite Laundry
 - Access to all indoor/outdoor amenities





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Tenant Relocation and Assistance Plan

- **Eligible Tenants**
 - Tenants that lived at 220, 230, and 240 Lake Promenade and 21-31 Park Boulevard before April 17, 2023
- **Post-Application Tenants**
 - Tenants that began to live 220, 230, and 240 Lake Promenade and 21-31 Park Boulevard after April 17, 2023
 - Signed a "Lease Addendum" when signing their residential lease to live at 220, 230, and 240 Lake Promenade and 21-31 Park Boulevard



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Tenant Relocation and Assistance Plan

- Total of **6 months' notice** before having to vacate (includes minimum 4 months' notice required by RTA)
- Tenants reserve right to move back to a similar unit and at similar rent
- Tenants will need to move into alternative interim accommodation elsewhere until the new buildings are complete and ready for occupancy



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Tenant Relocation and Assistance Plan

- To mitigate hardship, tenants would receive:
 - Financial compensation equal to 3 months' rent (required by RTA)
 - Additional financial compensation in the form of **rent gap payments**
 - Intended to cover difference between tenant's current rent and the average market rent for vacant private rental apartments by bedroom type in CMHC Zone 5 – Etobicoke South



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Tenant Relocation and Assistance Plan

Example of Rent Gap Payment Calculation:



Tenant Relocation and Assistance Plan

Example of Rent Gap Payment Calculation:



Tenant Relocation and Assistance Plan

- Move-out allowance
 - \$1,500 for 1 bedroom units
 - \$2,500 for 2 or 3 bedroom units
- Move-back allowance
 - \$1,500 for 1 bedroom units
 - \$2,500 for 2 or 3 bedroom units
- Special needs compensation equal to 4 months' rent
 - Household member aged 65+ years and/or who suffers from a physical or mental health challenge
 - Doctor's note required



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Tenant Relocation and Assistance Plan

- A leasing agent will be made available upon request to:
 - Provide tenants with a list of rental vacancies in the neighbourhood
 - Co-ordinate referrals and references from the current landlord
 - Provide similar assistance commensurate with the tenant's needs (e.g. physical listings and help completing application forms, face-to-face meetings nearby, etc.)



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Summary of Relocation and Assistance Plan For Eligible Tenants

Form of Assistance	Description
Notice Period	Minimum of 6 months' notice
Right to return	Right to return to a rental unit of similar size and same number of bedrooms at similar rent
Financial compensation	Baseline compensation equal to 3 months' rent plus rent gap payment (based on average rent for vacant rental apartments by bedroom type in CMHC Zone 5)
Moving allowances	Move-out allowance and move-back allowance
Special needs assistance	Compensation equal to 4 months' rent (must be 65 years or older and/or have physical or mental limitation)
Leasing agent	Available upon request



Extra Information

- Financial compensation, moving allowance(s) and the right-to-return would be provided on a **per unit** basis
- Rent increases would be limited to:
 - Annual Guidelines Increases (2.5% in 2022)
- Units selection based on seniority (by unit type)
- Special Needs Tenants are defined as tenants who:
 - Are at least 65 years of age
 - Have a significant physical or mental health impairment





What is expected of Property Owners?

- During the entire application review process, the City of Toronto expects property owners to:
 - Properly maintain the rental premises – internally and externally
 - Properly communicate with tenants

What is expected of Tenants?

- Continue to pay rent
- Provide the owner with your updated contact information after you move and throughout the construction process
- If you have any unaddressed issues related to property standards, please contact Municipal Licensing & Standards or Toronto Buildings by calling 311

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Where can I find more information?

- **City of Toronto Official Plan**
http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf
- **Toronto Municipal Code – Chapter 667**
http://www.toronto.ca/legdocs/municode/1184_667.pdf
- **Residential Tenancy Act, 2006**
http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_06r17_e.htm
- **Landlord and Tenant Board**
http://www.ltb.gov.on.ca/en/Key_Information/STEL01_079123.html

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Contact Andrew Cohrs



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Please call me if you have any more
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