

NYA 24.7

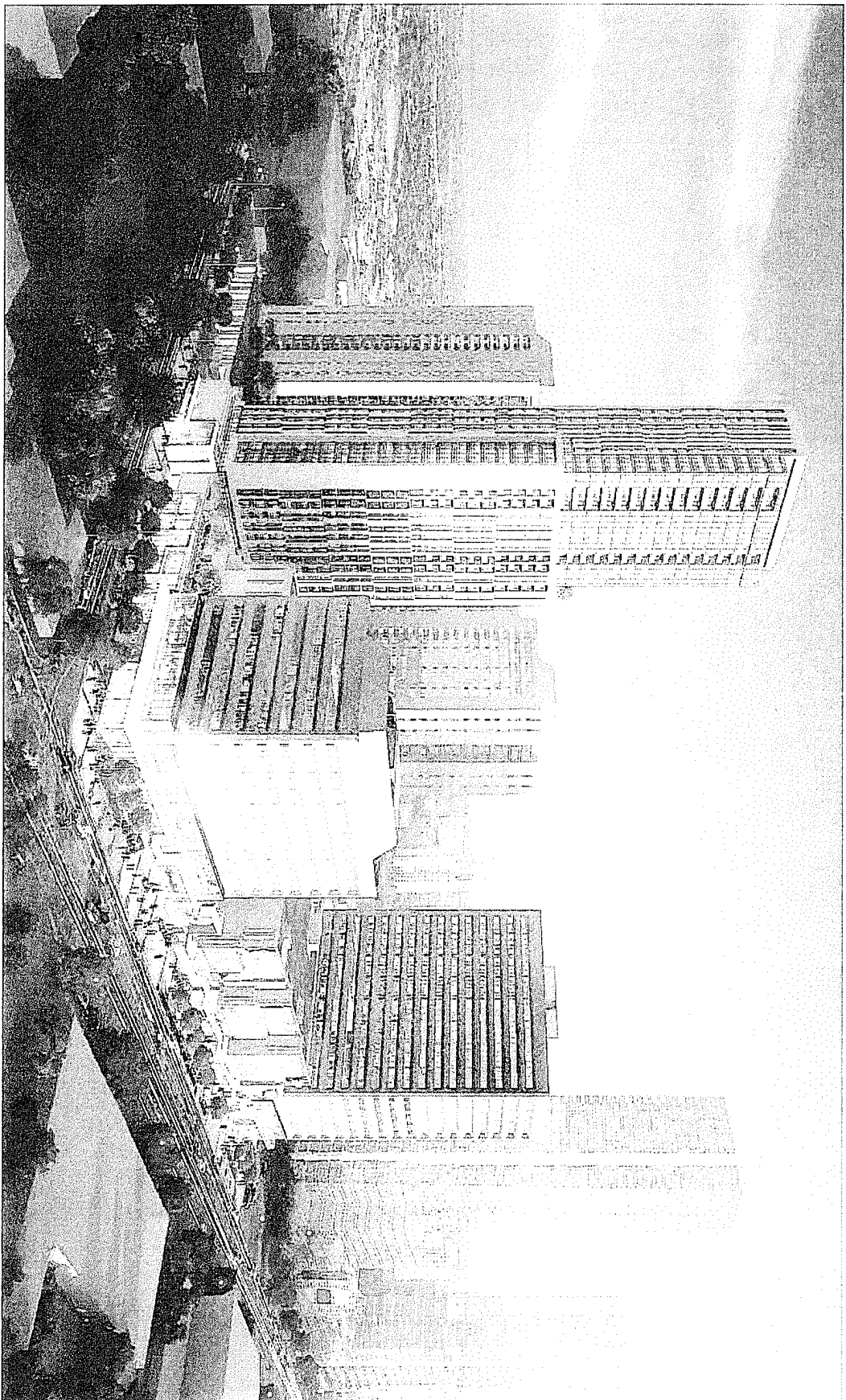
Yonge Sheppard Centre

18 February 2015

RIO CAN
REAL ESTATE INVESTMENT TRUST

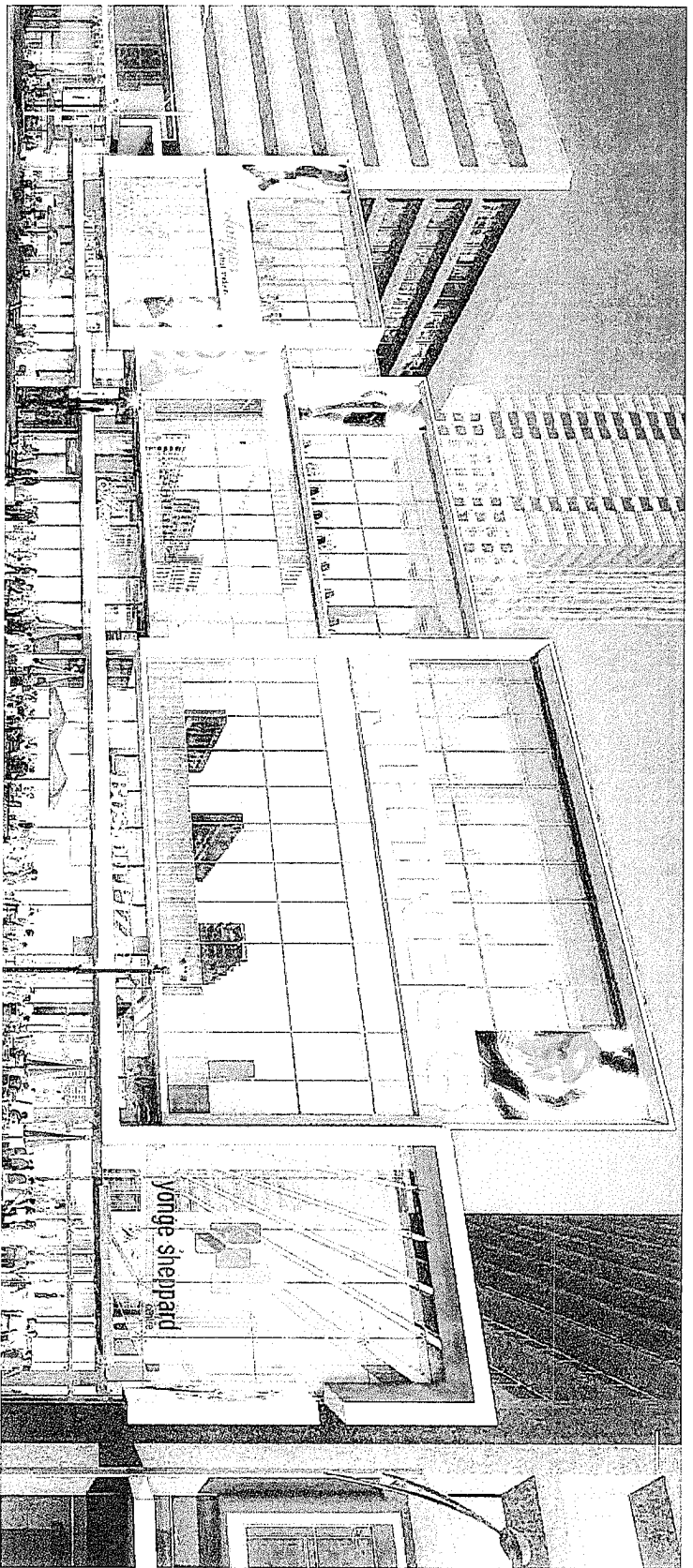
Quadrangle

Yonge Sheppard Centre Proposed



Aerial Rendering Proposed

Design Concept Yonge Street Facade



Exterior Rendering Proposed

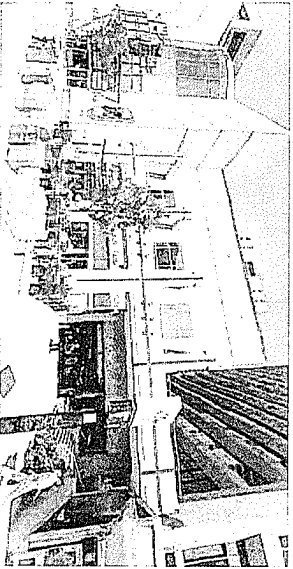
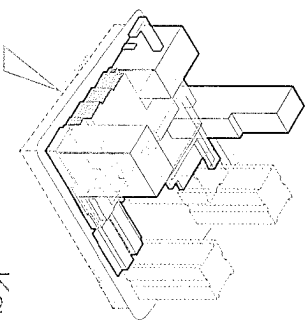


Photo Existing



Key

Design Concept Yonge Street

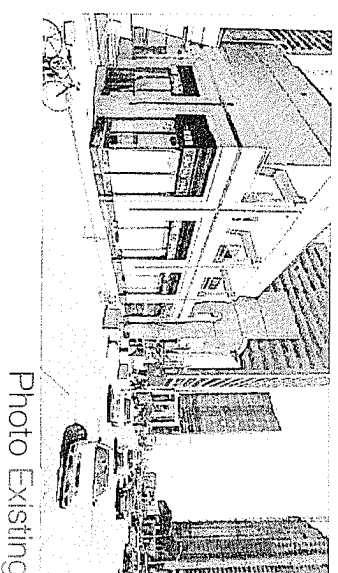
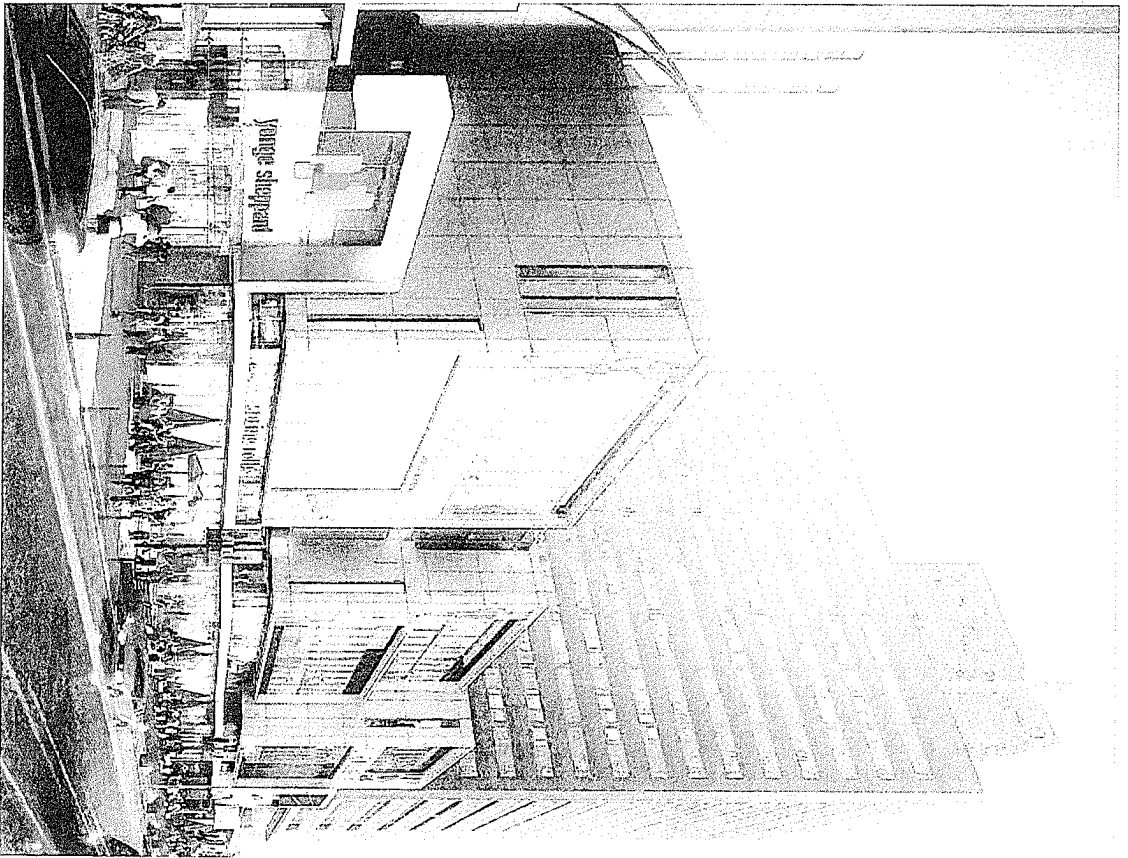
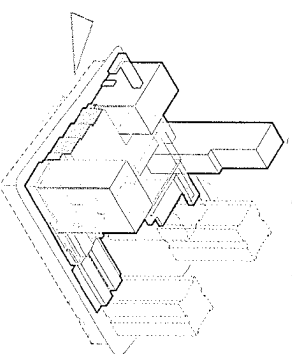


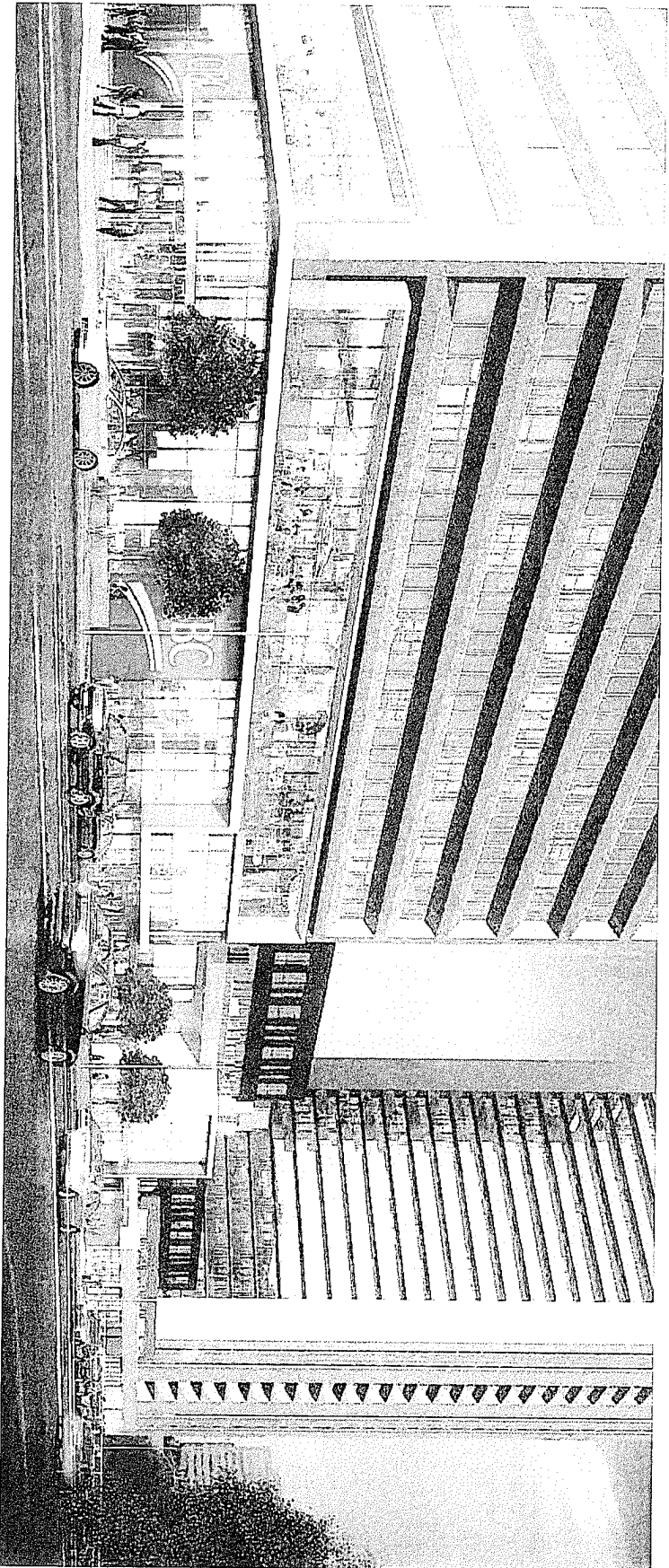
Photo Existing

Exterior Rendering Proposed



Key

Design Concept Sheppard Avenue



Exterior Rendering Proposed

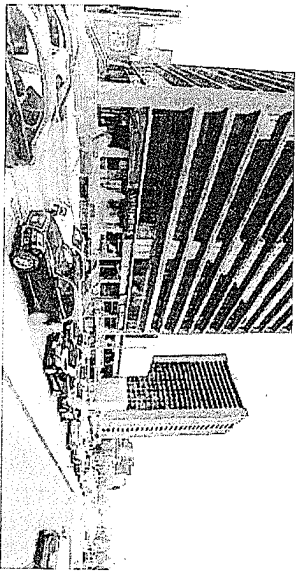
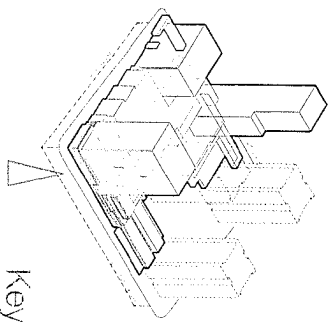
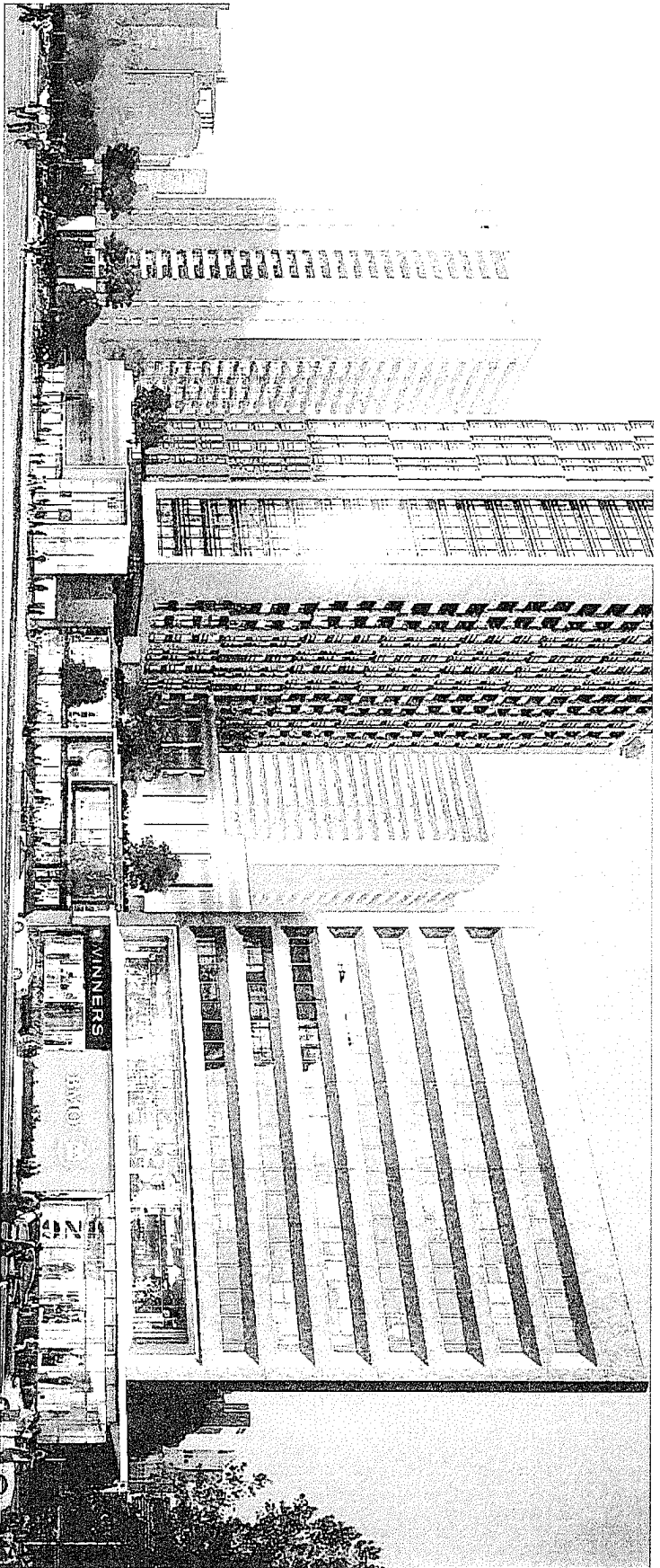


Photo Existing



Key

Design Concept Greenfield Avenue



Exterior Rendering Proposed

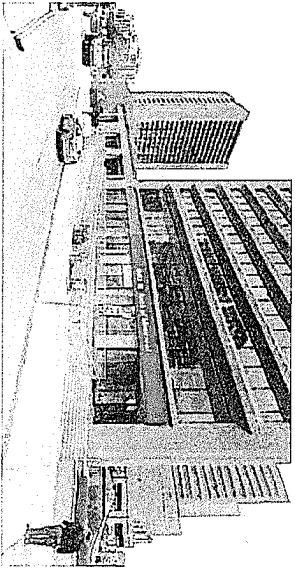
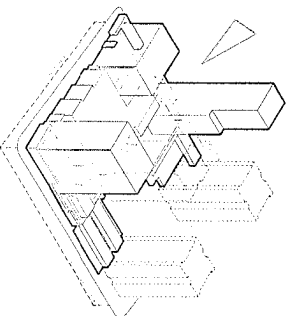
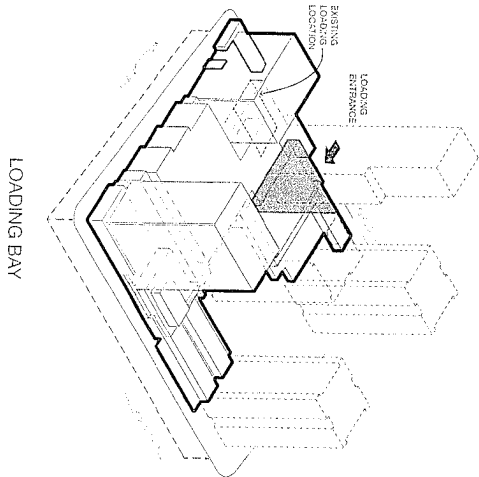
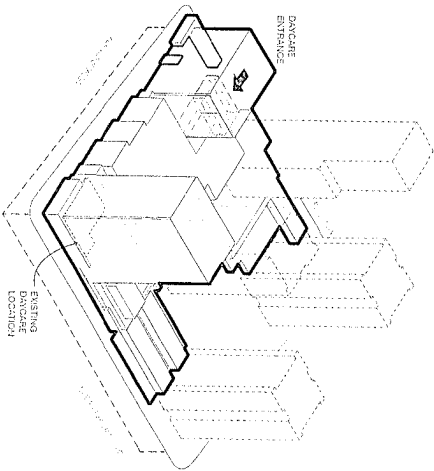
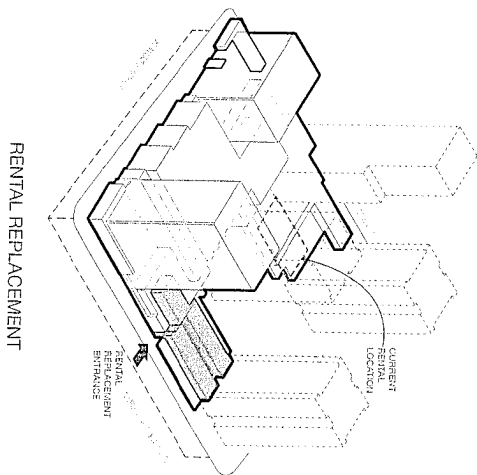
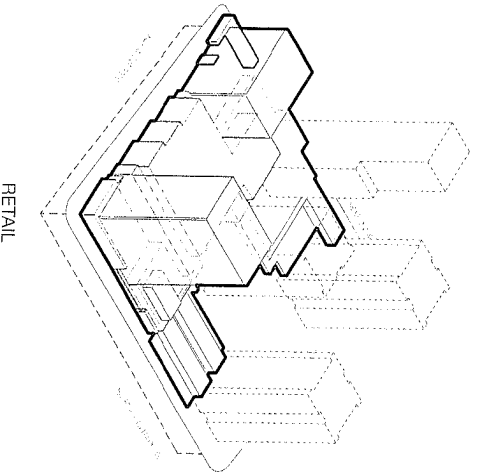
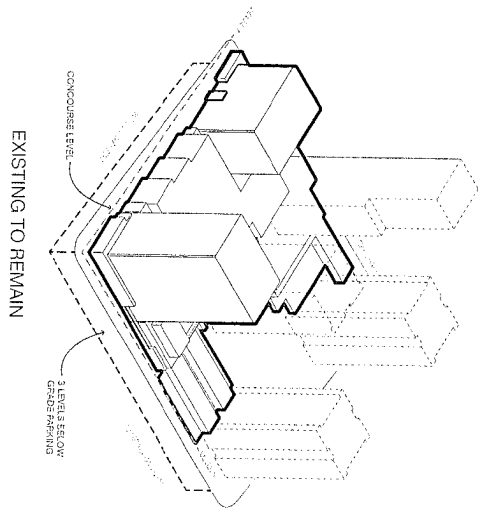


Photo Existing



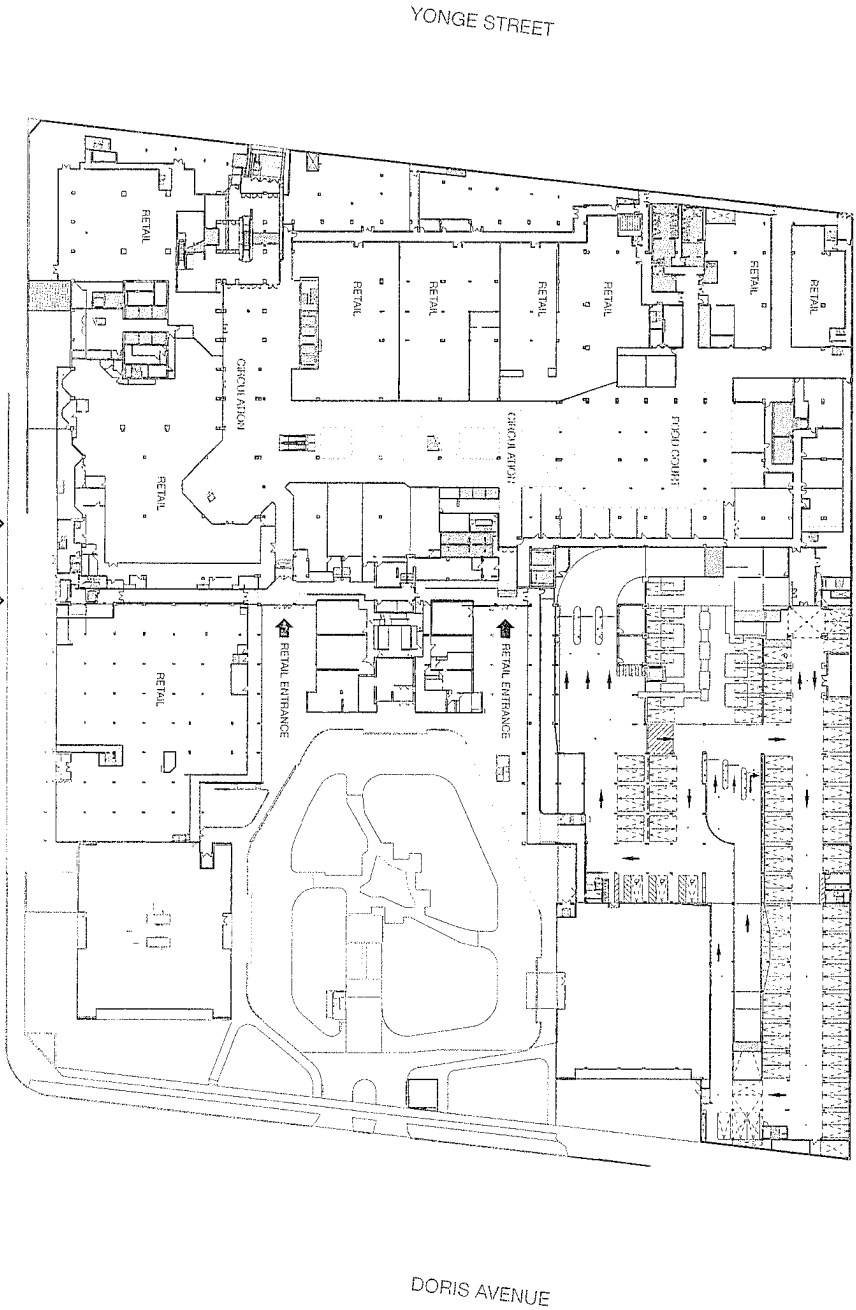
Key

Design Concept The Components



Retail Level 1 (Concourse)

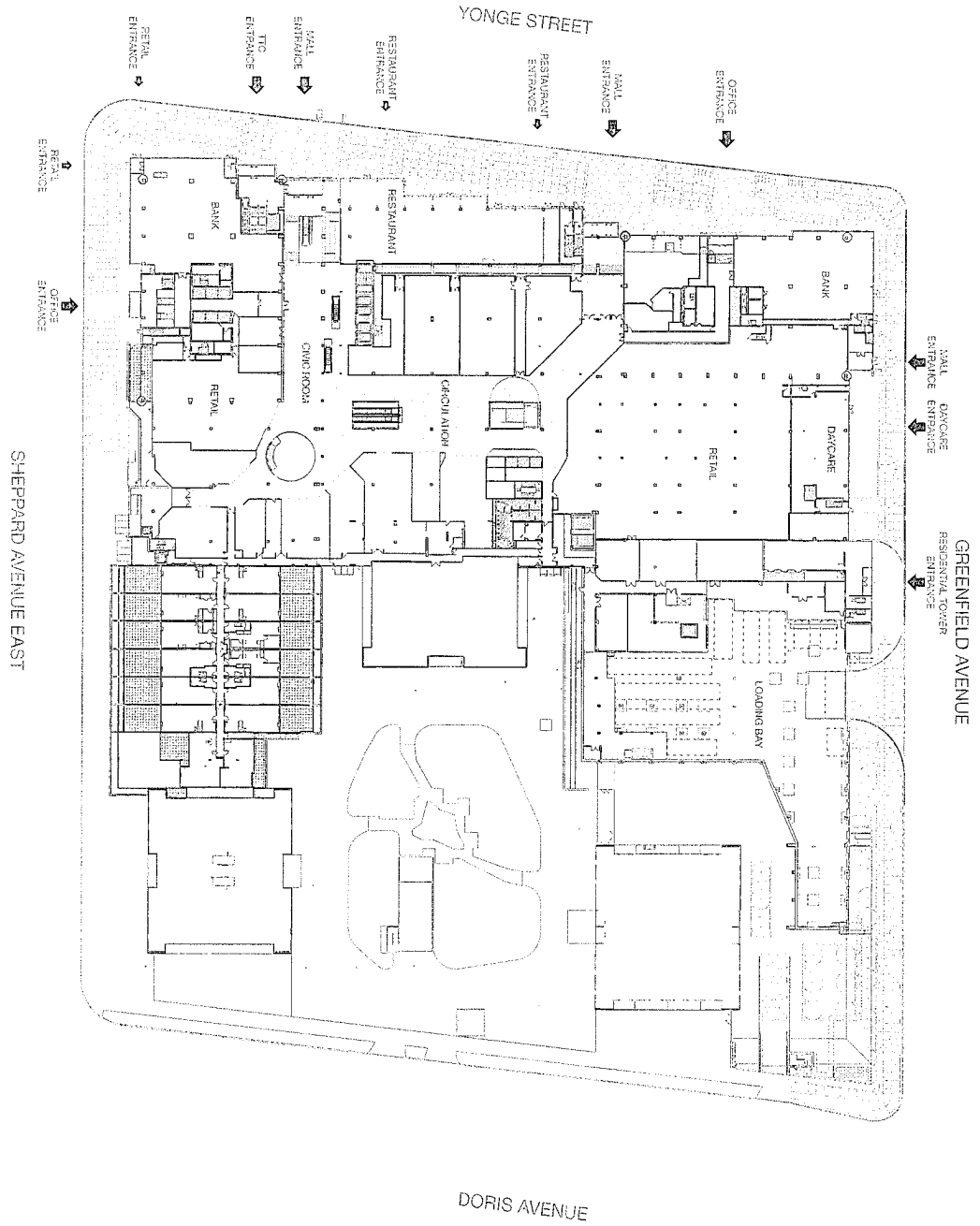
GREENFIELD AVENUE



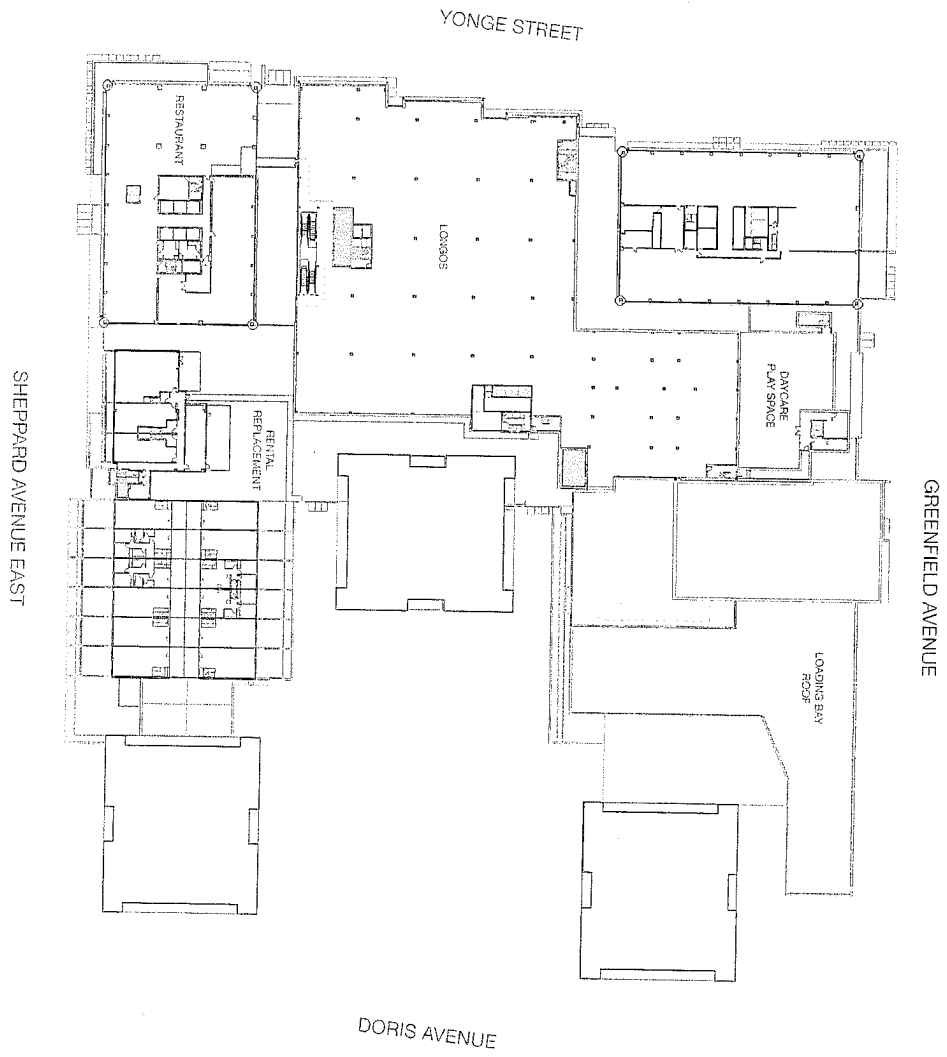
SHEPPARD AVENUE EAST



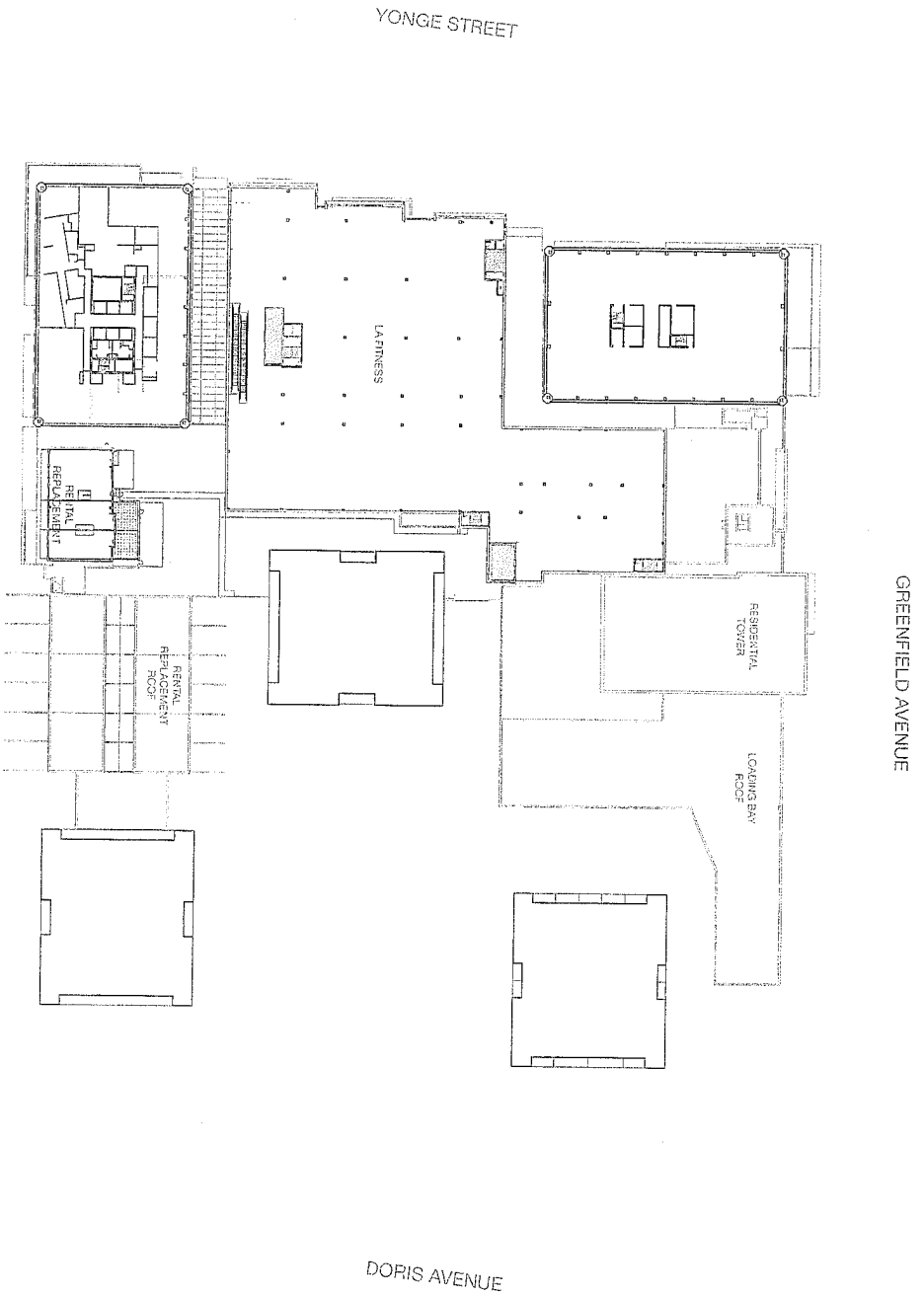
Retail Level 2 (Ground)



Retail Level 3



Retail Level 4



2 Forest Laneway Rental Demolition and Replacement Terms

There are 25 rental units on the subject site comprised of 7 one-bedroom units, 9 two-bedroom units and 9 three-bedroom units. Only 7 of these units are occupied.

City Staff are recommending the replacement all existing rental units, as well as a Tenant Relocation and Assistance Plan to assist the tenants residing in the 7 occupied units.

Rental Replacement Units

The proposed 25 rental replacement units will:

- be similar in type and size as the existing units they will replace.
- have ensuite amenities such as a balcony or terrace, laundry facilities and closet storage, as well as access to common facilities such as indoor and outdoor amenity areas, bicycle and vehicle parking spaces.
- remain as rental units for a minimum of 20 years; there will be no application to convert or demolish these units during the 20 year period.
- include 21 “Affordable” rental units and 4 “Mid-Range” rental units. Rent for each respective unit will be charged and maintained in accordance with the rules approved by the City.

2 Forest Laneway Rental Demolition and Replacement Terms

Continued

Tenant Relocation and Assistance Plan

- Each tenant currently occupying one of the 25 existing rental units is eligible to receive a Tenant Relocation and Assistance Plan, which includes the following:
 - 5 months notice to vacate for the demolition of the rental unit.
 - right to return to one of the 25 new rental replacement units, with rent protected for the length of their tenancy up to 20 years.
 - tenants who find their own accommodation off-site will receive:
 - a move-out allowance of \$3,000 and a move-back allowance of \$3,000 (if applicable).
 - 3 months rent compensation as per the RTA provisions, an additional 2 months rent compensation and an additional \$2,000.
 - a “rent-gap” compensation for an approximate difference between the rent of the occupied units and the average market area rent by type for an estimated vacancy of 12 months for the expected length of construction.
 - to ensure equal treatment of existing tenants, all current tenants will be deemed to be special needs and will receive an additional 2 months rent compensation.
 - access to a Moving Coordinator will be provided to assist tenants with the logistics of moving.