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December 13, 2016

Councillor Layton
City Hall
100 Queen Street West
2nd Floor, Suite C47
Toronto, Ontario
M5H 2N2

Dear Councillor Layton,

Further to your email on December 9, 2016, regarding City Planning's opinion on the dwelling rooms within the existing building at 938-950 King Street West and 95-99 Strachan Avenue, (the 'subject site'), located at the north east corner of Strachan Avenue and King Street West, City Planning Staff provide the following comments.

Since 2014, within Toronto and East York a total of 266 affordable dwelling rooms have been demolished, or are pending demolition, through redevelopment. Of these units, only 16 are being replaced, resulting in a net loss of 250 units. These numbers only include units with which City of Toronto Shelter, Support and Housing Administration (SSHA) has been involved, and sites which have been subject to redevelopment.

Affordable dwelling rooms are a valuable part of the City's diverse housing stock. Their diminishing numbers are of concern to City Planning Staff, among other Divisions, including SSHA. With regard to the subject site, City Planning staff have yet to undertake an inspection of the property. However we understand the subject site may contain approximately 90 dwelling rooms.

City Planning Staff are aware that there is development interest in the subject site and would be concerned with the loss of these units through any redevelopment of the site. If a development application is submitted for the subject site, there are several policies at the provincial and municipal levels which provide direction to Planning Staff as part of our review of a proposal for redevelopment. The following policies are relevant as they relate to your inquiry.

The Planning Act 1990 RSO, Section 2. j), requires the City to have regard to matters of provincial interest such as the adequate provision of a full range of housing, including affordable housing.

The Provincial Policy Statement, 2014, Section 1.1.1. b) directs that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential uses, including second units, affordable housing and housing for older persons. Policy 1.4.3. b) requires planning authorities to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by permitting and facilitating all forms of housing required to meet the social, health and wellbeing requirements of current and future residents.

The City's Official Plan, Policy 3.2.1.1, directs that a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, be provided and maintained to meet the current and future needs of residents. The policy notes that a full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

It is the City's understanding that approximately 90 dwelling rooms on the subject site provide housing for a vulnerable population. The City also understands that there is a very limited supply of these dwelling rooms within the surrounding area. While any loss of affordable housing is concerning to staff, the loss of approximately 90 units, in this instance, is of specific concern. In City Planning Staff's opinion, the removal of 90 dwelling rooms through redevelopment of the site would be inconsistent with the policies noted above unless these units were replaced.

City Planning Division recommends that should any application for redevelopment be pursued on this site, we will seek to secure or obtain replacement of affordable housing in terms of the form, use and number of dwelling rooms that exists today on the site. The City would also require, as a condition of any approval, an appropriate strategy for tenant relocation and assistance if temporary displacement was proposed to accommodate any redevelopment.

Please be advised that a copy of this correspondence has been provided to the owner of the subject site.

If you have further questions, please contact Graig Uens with the City Planning Division, at 416-397-4647 or graiq.uens@toronto.ca.

Thank You,



Jennifer Keesmaat
Chief Planner & Executive Director