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**THE BIGLIERI GROUP LTD.**

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July 13, 2020

**City of Toronto**  
Etobicoke York Community Council  
Etobicoke Civic Centre  
399 The West Mall  
Toronto ON M9C 2Y2

**Attention: Councillor Mark Grimes (Chair) and Members of Committee**

Dear Councillor Grimes

**RE: Rental Housing Demolition Application**  
**523 Rogers Road**  
**Toronto, ON**  
**Application No. 19 244273 WET 05 RH**  
**Item EY 16.1**  
**TBG Project No. 18523**

The Biglieri Group Ltd. ("TBG") is the planning consultant for Rosaria Gaudino, the owner of the apartment building located at 523 Rogers Road in the former City of York ("Subject Site"). We have submitted an application for Rental Housing Demolition for the Subject Site to facilitate interior alterations for five (5) apartment dwelling units within the existing two-storey building.

Interior alterations were made to create six (6) new rental apartment dwelling units on the second floor, ground floor and basement. These are in addition to an existing legal rental apartment unit on the second floor. Order to Comply notices were issued in 2017 as the appropriate building permits were not issued for the new units. The new units, of which five (5) were occupied, were deemed illegal due to the lack of appropriate building permits. The building is currently vacant as a result of a fire in May 2019.

The occupied units in the rental apartment building consisted of one (1) studio unit and two (2) 1-bedroom units in the basement; two (2) 2-bedroom units on the main floor; and one (1) two-bedroom unit on the second floor. To be in compliance with the Ontario Building Code, the studio unit and one (1) 1-bedroom unit in the basement are being removed, while the two (2) units on the main floor are being converted from 2-bedroom units to 1-bedroom units. One (1) 1-bedroom unit in the basement is being reconfigured and the 2-bedroom unit on the second floor is being retained. One (1) new studio unit is proposed on the second floor.

Through these changes to the unit count and reconfigurations, there is a loss of one (1) rental unit, from six (6) units to five (5), triggering the requirement for the Rental Housing Demolition application. Additional amenities will be provided including communal washer/dryer facilities and storage, as well as secure bicycle parking.

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**PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN**

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Minor Variances were approved by the Etobicoke-York Committee of Adjustment in December 2019 to facilitate the proposed rental apartment building. The approval is subject to a condition that the owner obtain a Rental Housing Demolition Permit from the City pursuant to Chapter 667 of the Toronto Municipal Code.

TBG and Ms. Gaudino have worked with City Planning staff through the review of the Rental Housing Demolition application in order to ensure that all requirements in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006, have been addressed.

All tenants have been provided the required notifications of the owner's intent, and have all been offered the right to return to the building. Additionally, the owner has agreed to provide the appropriate compensation to the tenants, as well as a moving allowance. These will be secured through a Section 111 Agreement.

City Planning staff have recommended the application for Rental Housing Demolition be approved subject to conditions. TBG agrees with the recommendations and conditions outlined in the June 17, 2020 Staff Report.

TBG and Ms. Gaudino appreciate the effort and attention that staff have provided and wish to thank them for their review of the application and assistance throughout the application process.

We look forward to receiving support from Community Council and continue with obtaining building permits for the OBC-compliant rental apartment units.

We trust you will find all in order, however, if you have any questions or require additional information, please contact us at your earliest convenience.

Respectfully,  
THE BIGLIERI GROUP LTD.

A handwritten signature in black ink, appearing to read "Mark Jacobs". The signature is written in a cursive, slightly slanted style.

Mark Jacobs, MCIP, RPP  
Planner

cc. Rosaria Gaudino