

3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway, 5, 10 & 40 Turf Grassway and 2-14, 22-36 & 5 Needle Firway – Rental Housing Demolition Application – Final Report

Date: August 20, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Ward: 7 - Humber River-Black Creek

Planning Application Number: 20 141389 WET 07 RH

SUMMARY

This Rental Housing Demolition application proposes to demolish 236 existing social housing units within two- and four- storey residential rental apartment buildings at 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway, as part of the Firgrove Community revitalization proposed by Toronto Community Housing Corporation (TCHC).

In 2017, the 134 existing social housing units located at 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway (South Block) were deemed to be unsafe for occupancy, and were vacated and tenants relocated to other TCHC units. The 102 existing social housing units located at 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway (East Block) are proposed to be demolished in order to facilitate the overall revitalization of the Firgrove Community. At this time, 49 of the 102 units have been vacated and tenants relocated. The remaining tenants will be relocated by September 30, 2021.

The overall Firgrove Community revitalization is subject to a Zoning By-law Amendment application and a Draft Plan of Subdivision application (File Nos. 20 122745 WET 07 OZ and 20 122857 WET 07 SB respectively) which proposes to establish 9 blocks and 5 public roads that will result in 6 new buildings, a community centre, a public park and the retention of 2 existing buildings. The revitalization would result in the demolition and replacement of 236 social housing units at 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway and the retention of 152 social housing units at 5, 2-14 and 22-36 Needle Firway. The 236 replacement social housing units are proposed to be located in either a high rise or mid-rise form, with grade-related housing integrated at the base of the buildings.

The Rental Housing Demolition application proposes to demolish the 236 existing social housing units in advance of an approval on the proposed Zoning By-law Amendment application. On February 26, 2020, City Council approved the Initial Development Proposal, which contemplated that a Rental Housing Demolition Application may precede the approval of the Zoning By-law Amendment application due to the condition of the housing and safety concerns. The South Block has been vacant since 2017 and TCHC has indicated challenges and concerns around securing the deteriorating buildings. The Final Report to recommend approval of the Zoning By-law Amendment application is anticipated for the fourth quarter of this year. This report precedes the rezoning in order to address safety concerns with the vacant and deteriorating units.

This report recommends approval of the Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code and the demolition permit under Chapter 363 of the Toronto Municipal Code, subject to conditions.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the Rental Housing Demolition Application File No. 20 141389 WET 07 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of two hundred and thirty six (236) existing social units located at 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway, subject to the following conditions:

a. The owner shall provide and maintain not less than two hundred and thirty six (236) replacement rental dwelling units with rents geared-to-income on the subject site for a period of at least 99 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement during the, at minimum, 99 year period; two hundred and thirty six (236) replacement rental dwelling units shall be comprised of zero (0) bachelor units, zero (0) one-bedroom units, three (3) two-bedroom units, one hundred and eighty two (182) three-bedroom units, and fifty one (51) four-bedroom units, as generally illustrated in the architectural plans submitted to the City Planning Division dated May 1, 2020. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b. The owner shall provide tenant relocation assistance to all Eligible Tenants of the two hundred and thirty six (236) existing rental dwelling units proposed to be demolished at 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway, including the right to return to occupy a replacement social housing unit to the satisfaction of

the Chief Planner and Executive Director, City Planning and as further detailed in the Tenant Relocation and Assistance Implementation Plan; and

c. The owner shall enter into, and register on title for 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway, 5, 10 & 40 Turf Grassway and 2-14, 22-36 & 5 Needle Firway one or more agreement(s), to secure the conditions outlined in Recommendations 1.a. through 1.b. above, including an agreement pursuant to Section 111 of the City of Toronto Act, 2006, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

2. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 for the demolition of the two hundred and thirty six (236) existing social units located at 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway after all of the following have occurred:

a. All conditions in Recommendation 1 above have been fully satisfied and secured;

b. The Tenant Relocation and Assistance Implementation Plan has been approved by the City of Toronto;

c. The owner has provided Typical Unit Layouts for the Replacement Social Housing Units, to the satisfaction of the Chief Planner & Executive Director, City Planning Division;

d. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant; and

e. The owner has entered into and registered on title to the Lands one or more Agreement(s) with the City pursuant to Section 111 of the City of Toronto Act and Chapter 667, to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division.

3. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 2 above.

4. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the *Planning Act* and Chapter 363 of the Toronto Municipal Code for 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 2 above, which may be

included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. The owner removes all debris and rubble from the site immediately after demolition;
 - b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
 - c. The owner erects the proposed residential buildings on the site no later than four (4) years from the date that the demolition of such building commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and Chief Building Official and Executive Director, Toronto Building; and
 - d. Should the owner fail to complete the proposed residential building within the time specified in Recommendation 4.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.
5. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and other related agreements.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

At its meeting held on April 26, 27 and 28, 2017, City Council adopted EX24.8 - Closure of Toronto Community Housing Corporation Units at Firgrove Crescent, Dune Grassway and Blue Grassway-Marsh Grassway, approving the closure of 134 units in the Firgrove Crescent community due to unsafe conditions and requested the City Manager to ensure that City Council receives ongoing updates on Toronto Community Housing Corporation's ongoing revitalization efforts for the Firgrove Community. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX24.8>

At its meeting held on July 16, 17 and 18, 2019, City Council adopted PH7.4 - A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects. City Council directed the Deputy City Manager, Community and Social Services, to report to the September 17, 2019 meeting of the Planning and Housing

Committee on an Initial Development Proposal for the revitalization of the Firgrove-Grassways community. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.4>

At its meeting held on February 26, 2020, City Council adopted, with amendment, PH13.4 - Firgrove-Grassways Revitalization - Initial Development Proposal directing TCHC to submit a Rental Housing Demolition and Conversion application to demolish the 236 rent-geared-to-income units on the site and address replacement obligations and provide an acceptable Tenant Relocation and Assistance Implementation Plan. City Council also requested the Chief Planner and Executive Director, City Planning to expeditiously advance any Official Plan and Zoning By-law Amendment applications and support the revitalization of the Firgrove community by implementing an expedited review process and setting timelines for the completion of review of the related development applications to be submitted. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH13.4>

At its meeting held on July 14, 2020, Etobicoke York Community Council adopted a Preliminary Report for the Zoning By-law Amendment and Draft Plan of Subdivision applications, authorizing staff to conduct a community consultation meeting. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EY16.6>

PROPOSAL

The revitalization proposal includes four residential buildings, two mixed-use buildings with retail uses at grade and residential above, a city run childcare centre, a community centre with an outdoor pool, and a public park located in the centre of the site. A combination of mid-rise and tall buildings are proposed with heights ranging from 6 to 25 storeys. The existing 12-storey apartment building with 137 units and the adjacent 15 two-storey townhouses located along Needle Firway are proposed to be repaired and retained. All other buildings are to be demolished.

The revitalization envisions the replacement of 236 TCHC housing units as well as the addition of new affordable and market housing. Based on the latest Zoning By-law Amendment application submission of August 13, 2021, the proposal includes 644 new market rental and ownership units, and an additional 111 new affordable rental units. Since funding for the affordable rental units is not yet secured, the total number of additional new affordable units may change. A development partner and funding remain to be secured for the revitalization.

On May 1, 2020, a Rental Housing Demolition application was submitted for 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway on behalf of TCHC. The application was deemed complete by City Planning staff on July 13, 2020.

Site and Surrounding Area

The site is a large, irregularly shaped parcel located southwest of the Jane Street and Finch Avenue West intersection. The site is referred as the Firgrove-Grassways

community and includes two adjacent TCHC owned communities, known as the Firgrove Crescent lands and the Jane/Firgrove lands as outlined below:

- Firgrove Crescent (also known as Grassways) - The Firgrove Crescent lands are approximately 4.3 hectares in size and include two large blocks of two-storey and four-storey apartments with a total of 236 units built in 1971. These units are proposed to be demolished and re-built as part of the revitalization plan; and
- Jane/Firgrove - The Jane/Firgrove lands located along Needle Firway occupy the northwestern portion of the site, and are roughly 1 hectare in area. The parcel includes a twelve-storey residential building with 137 apartment units and 15 adjacent two-storey townhouses built in 1975. These units are proposed to be repaired and retained as part of the revitalization plan.

The combined site is approximately 5.3 hectares in size. There is also a central outdoor community space and building, an outdoor pool and a City-run childcare centre in the Firgrove-Grassways community.

Reasons for Application

In 2017, TCHC's third party engineering reports confirmed that the structural integrity of the South Block - 1, 2, 8 Dune Grassway (61 Units) and 3, 36 Marsh Grassway and 7, 11 Blue Grassway (73 Units) - was seriously degraded, deteriorating rapidly and would become unsafe for households to inhabit in less than two years. Due to those safety risks, TCHC closed the 134 units and relocated tenants to other TCHC communities.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;

- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;

- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan (2020).

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

The Toronto Official Plan outlines City Council's policies and objectives for land use planning and development. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, preservation, and replacement of housing.

Policy 3.2.1.1 states that "a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents." A full range of housing, the policy states, includes affordable rental housing and social housing.

Policy 3.2.1.4 states that, where appropriate, "assistance will be provided to encourage the production of affordable housing either by the City itself or in combination with senior government programs and initiatives, or by senior governments alone." In terms of affordable rental housing, municipal assistance may include loans and grants, fees and property tax exemptions, rent supplements, and other appropriate assistance.

Policy 3.2.1.7 states that redevelopment of social housing properties "that would have the effect of removing a social housing building or related group of buildings containing one or more social housing units, will secure:

- a) full replacement of the social housing units;
- b) replacement social housing units at rents similar to those at the time of the application, including the provision of a similar number of units with rents geared to household income; and
- c) an acceptable tenant relocation and assistance plan addressing provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first refusal to occupy one of the replacement social housing units and other assistance to mitigate hardship."

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act*, 2006 authorizes the City to regulate the demolition and conversion of residential rental properties. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition of rental housing in any building that contains six or more dwelling units without obtaining a permit from the City and requires a decision by City Council or, where delegated, the Chief Planner. Under Chapter 667, a rental unit includes a member unit of a non-profit housing cooperative as described in clause 5(c) of the *Residential Tenancies Act*, 2006.

Under Sections 14 and 15 of Chapter 667, Council may refuse a Rental Housing Demolition application or impose conditions on an approval, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which must be satisfied before a demolition permit is issued. These conditions effectively implement the City's rental housing protection policies in the Official Plan.

Section 33 of the *Planning Act* also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of any demolition of a residential property that contains six or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the *Building Code Act*, 1992. Where a proposal requires Council approval of a residential demolition application under Chapter 363 and a Rental Housing Demolition application under Chapter 667, Council typically considers both applications at the same time.

The proposal to demolish 236 existing TCHC social housing units within two- and four-storey residential rental buildings at 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway requires approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least six dwelling units and at least one rental dwelling unit.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff have evaluated the proposal and determined that it is consistent with the PPS and conforms with the Growth Plan. The proposal to demolish and replace the 236 social housing units as part of the Firgrove Community revitalization proposed by TCHC will accommodate new housing supply through intensification and help meet the affordable housing needs of current and future residents.

Toronto Official Plan

The proposal is consistent with the housing policies of the Official Plan. As per Policy 3.2.1.1, the revitalization of the Firgrove Community will contribute to a full range of

housing, both at the City scale and within the Jane-Finch neighbourhood, by making more efficient use of existing building stock and by adding new supply of affordable rental and market housing.

City Council deferred planning application fees exclusive of base fees at their meeting on February 26, 2020. Once a developer is identified and TCHC has a defined budget, the approval process will seek Council approval of capital city funding and Open Door Incentives which would be consistent with Policy 3.2.1.4.

Existing and Replacement Social Housing

All units at 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway (236 existing social housing units) are proposed to be demolished to allow for the redevelopment of the site. To satisfy Official Plan Policy 3.2.1.7 with regard to the demolition of existing social housing, the legal agreements will secure 236 rental dwelling units in new buildings to be maintained as social housing for a period of at least 99 years as replacement for the existing units to be demolished.

- The 236 existing social housing units are comprised of 3 two-bedroom units, 182 three-bedroom units and 51 four-bedroom units. All 236 units are owned and managed by TCHC and have rents-geared-to-income. The same number and type (number of bedrooms) will be replaced, along with the rent-geared-to-income subsidy for all replacement units. All replacement units will be operated by TCHC. The replacement social housing will be mixed with the new affordable rental units in one or two new buildings. Depending on the total funding secured, the 236 replacement social housing units are proposed to be located in a high rise or mid-rise form, with grade-related housing integrated at the base.

The applicant identified that due to site limitations related to deteriorating building conditions, a complete inventory of unit sizes was not able to be compiled at time of application. The applicant provided the following typical average unit sizes for 3 and 4 bedroom units based on preliminary surveys of a number of units proposed for demolition:

- Three-bedroom: 79.9 square metres (860 square feet),
- Four-bedroom: 104.1 square metres (1,120 square feet).

TCHC has established Average Unit Size Guidelines for rental replacement that are reflected in this application. The proposed average replacement unit sizes for apartments, fully modified apartments and townhouses are:

- Two-bedroom: 54.8 square metres (590 square feet) & 79 square metres (850 square feet) (fully modified);
- Three-bedroom: 89.7 square metres (965 square feet) & 102.2 square metres (1,100 square feet) (fully modified) & 111.5 square metres (1,200 square feet) (townhouse); and

- Four-bedroom: 111.5 square metres (1,200 square feet) & 130.1 square metres (1,400 square feet) (fully modified) & 126.3 square metres (1,360 square feet) (townhouse).

15% of units will be fully modified and 11% will be Barrier Free. None of the existing units are fully modified. More detailed plans containing the layouts of the replacement units and building amenities and facilities will be provided for City staff review at the Site Plan application stage.

There is no indoor amenity space in the buildings proposed for demolition. The replacement social housing building(s) will include new indoor amenity spaces, including meeting rooms and lounges with seating and access to a kitchenette and washroom.

Some existing units on the ground floor include semi-private outdoor areas. However, the built form and semi-private space configuration is problematic and has resulted in a lack of visual transparency in the community. Proposed new outdoor amenity areas currently exceeds city requirements and will include seating and plantings and may include play equipment and community gardens.

The proposed revitalization, including the replacement units, will support community safety as well as a diverse mix of household types. The revitalization will replace a dated built form with a design that maximizes the potential of land and increases community cohesion by introducing a more compact built form, new outdoor and public spaces/amenities, a new road network and additional market and affordable units. On average, replacement units will be larger than units proposed to be demolished. While all units to be demolished are considered apartment units (front door to interior common hallway), the revitalization will include grade-related housing (that function similar to townhouses) on the first level of the apartment blocks including some as replacement units. The proposal includes ground-related housing that faces a public park in the centre of the development as having increased eyes on public space was a repeated request during community consultation.

Tenant Relocation and Assistance

As identified earlier in this report, Policy 3.2.1.7 of the Official Plan addresses the demolition and replacement of social housing. In addition to requiring the full replacement of social housing units to be demolished, the policy also requires that a Tenant Relocation and Assistance Implementation Plan be prepared. Such a Plan will include at a minimum, but is not limited to:

- a tenant's right to a new replacement social housing unit;
- continued provision of rent-geared-to-income subsidies to tenants being relocated, subject to their on-going eligibility;
- provision of moving assistance, including moving services and other support to assist with moving to a temporary and new replacement unit;
- a minimum of 5 months' notice prior to having to move; and

- equitable and transparent selection of temporary relocation and new replacement units.

Tenant Relocation and Assistance Implementation Plans (TRAIPs) were prepared by TCHC. These detailed plans identify the specific process and issues relating to the relocation of tenants during the redevelopment process of 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway. The applicant's social housing replacement proposal and tenant relocation and assistance plan conform to the Official Plan and will help preserve the City's existing stock of social housing.

In this case, TCHC has developed two TRAIPs; one for the South Block and one for the East Block. This is due to relocations occurring at different times (2017 and 2020-2021), funding uncertainty and that TCHC has not determined whether tenants from the East Block and the South Block will return in one group or two. Both TRAIPs contain the same contents and tenant rights, including the March 31, 2027 time limit for Tenant Right of Return. This means that funding for the project must be secured by this date.

The replacement social housing units, rent-geared-to-income requirements and the resident relocation and assistance plan will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Direction, City Planning Division prior to the issuance of Preliminary Approval for Demolition.

Community Consultation

On September 16, 2020, a resident consultation meeting was held pursuant to Section 14B of Chapter 667 to review the City's housing policies, the impact of the demolition on residents, and the proposed resident relocation and assistance plans. City staff provided a presentation and overview of the proposed revitalization plans as well as the City's demolition and replacement policies for social housing, including the Rental Housing Demolition Control By-law.

Conclusion

This report recommends approval of the application to demolish 236 rental units at 3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 1, 2 & 8 Dune Grassway, 4 & 17 Cane Grassway and 5, 10 & 40 Turf Grassway, subject to the conditions set out in the recommendations of this report.

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan and the Rental Housing Demolition and Conversion By-law. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the replacement of social housing units.

Approval of the Rental Demolition Application in advance of a Final Report on the Zoning By-Law Amendment application in Q4 2021 would facilitate the redevelopment of the site and address immediate site safety concerns. The redevelopment would include the replacement of the 236 TCHC units as well as adding new supply of affordable rental and market housing.

Staff recommend that Council support approval of the application.

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SIGNATURE

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Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings
Attachment 1: Location Map

Attachment 1: Location Map

