

## **Final Report - 2446A, 2448 to 2450 Kingston Road – Rental Housing Demolition Application**

Date: November 2, 2021

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 20 – Scarborough Southwest

**Rental Housing Demolition Application Number:** 20 222609 ESC 20 RH

**Related Application Numbers:** 21 180761 ESC 20 MV; 21 202600 ESC 20 MV;  
20 228791 ESC 20 SA; 20 222605 ESC 20 SA

### **SUMMARY**

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A Rental Housing Demolition application (20 222609 ESC 20 RH) has been submitted under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to demolish an existing mixed-use building containing 10 rental dwelling units at 2446A, 2448 to 2450 Kingston Road. The applicant is proposing to replace the 10 rental units that are proposed to be demolished within a new six-storey purpose-built rental apartment building containing 39 rental dwelling units (inclusive of the 10 replacement rental units) at 2380 to 2382 Kingston Road. The lands at 2446A, 2448 to 2450 Kingston Road are proposed to be redeveloped with an eight-storey condominium apartment building containing 40 condominium dwelling units.

The properties are also the subject of Minor Variance applications (21 180761 ESC 20 MV for 2380 to 2382 Kingston Road and 21 202600 ESC 20 MV for 2446A, 2448 to 2450 Kingston Road). The Minor Variance application for 2380 to 2382 Kingston Road was approved by the Committee of Adjustment on October 20, 2021 subject to City Council approving the Rental Housing Demolition application to demolish the existing 10 rental dwelling units at 2446A, 2448 to 2450 Kingston Road.

This report recommends approval of the Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code and the residential demolition permit under Chapter 363 of the Toronto Municipal Code, subject to the owner replacing the ten existing rental units by their respective unit types and sizes and at similar rents to those in effect at the time of application, providing an acceptable Tenant Relocation and Assistance Plan to mitigate hardship for existing tenants, and securing other matters to the satisfaction to the Chief Planner and Executive Director, City Planning Division and Chief Building Official and Executive Director, Toronto Building Division.

## RECOMMENDATIONS

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The City Planning Division recommends that:

1. City Council approve the Rental Housing Demolition application (20 222609 ESC 20 RH) under Chapter 667 of Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to allow the demolition of ten (10) rental dwelling units at 2446A, 2448 to 2450 Kingston Road, subject to the following conditions:

a. The owner shall provide and maintain ten (10) replacement rental dwelling units on the lands at 2380 to 2382 Kingston Road for a period of at least 20 years from the date each such unit is first occupied. During such 20-year period, no replacement rental dwelling unit shall be registered as a condominium or any other form of ownership housing that provides a right to exclusive possession of a dwelling unit, including life-lease or co-ownership, and no application shall be made to demolish or convert any replacement rental unit to a non-residential rental purpose. The ten (10) replacement rental dwelling units shall be comprised of six (6) one-bedroom units and four (4) two-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated June 25, 2021. 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 and maintain the ten (10) replacement rental dwelling units required in Recommendation 1.a. above at affordable rents, as currently defined in the Toronto Official Plan, for a period of at least 10 years beginning from the date of first occupancy of each unit. The ten (10) affordable replacement rental units shall collectively contain a total gross floor area of at least 570 square metres and be comprised of six (6) one-bedroom units and four (4) two-bedroom units.

c. The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the ten (10) existing rental dwelling units proposed to be demolished at 2446A, 2448 to 2450 Kingston Road, addressing the right to return to occupy one of the replacement rental dwelling units at 2380 to 2382 Kingston Road at similar rents and other assistance to mitigate hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

d. The owner shall provide tenants of all ten (10) replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed development at 2380 to 2382 Kingston Road at no extra charge, and on the same terms and conditions as any other resident of the development, without the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings.

e. The owner shall provide ensuite laundry in each replacement rental dwelling unit within the proposed development at 2380 to 2382 Kingston Road at no additional cost to tenants.

f. The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed development at 2380 to 2382 Kingston Road at no additional cost to tenants.

g. The owner shall provide and make available for rent at least four (4) vehicular parking spaces to tenants of the replacement rental dwelling units, and such vehicular parking spaces shall be made available firstly to returning tenants who previously used a vehicle parking space at 2446A, 2448 to 2450 Kingston Road, secondly to returning tenants who did not previously use a vehicle parking space at 2446A, 2448 to 2450 Kingston Road, and thirdly to new tenants of the replacement rental dwelling units.

h. The owner shall provide tenants of the replacement rental dwelling units with access to all bicycle and visitor vehicular parking on the same terms and conditions as any other resident of the proposed development at 2380 to 2382 Kingston Road.

i. The owner shall not apply for, or receive the issuance of, any below-grade or above-grade building permit(s) for the proposed development at 2446A, 2448 to 2450 Kingston Road prior to the issuance of the above-grade building permit(s) and any required below-grade building permits for the proposed development at 2380 to 2382 Kingston Road, which shall contain the (10) replacement rental dwelling units required in Recommendation 1.a. above. The owner shall notify Toronto Building in writing of the same at the time of application for any below-grade or above-grade building permit(s) for both of the proposed developments at 2380 to 2382 Kingston Road and 2446A, 2448 to 2450 Kingston Road.

j. The owner shall enter into, and register on title to the lands at 2380 to 2328 Kingston Road and 2446A, 2448 to 2450 Kingston Road, agreements pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 1.a. to 1.i. above, 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 application under Chapter 667 of the Toronto Municipal Code for the demolition of the ten (10) existing rental dwelling units at 2446A, 2448 to 2450 Kingston Road after all of the following have occurred:

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

b. The Minor Variance for 2380 to 2382 Kingston Road is final and binding;

c. The issuance of Notice of Approval Conditions for site plan approval for 2380 to 2382 Kingston Road by the Chief Planner and Executive Director, City

Planning Division or their designate pursuant to Section 114 of the *City of Toronto Act, 2006*;

d. The issuance of excavation and shoring permits, if applicable, for the approved structure at 2380 to 2382 Kingston Road;

e. The execution and registration of agreements pursuant to Section 111 of the *City of Toronto Act, 2006* securing the conditions in Recommendation 1 above; and

f. The City has received written confirmation that all ten (10) existing rental dwelling units proposed to be demolished at 2446A, 2448 to 2450 Kingston Road are vacant.

3. City Council authorize the Chief Building Official to issue a Rental Housing Demolition permit (Section 111 permit) under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has issued the Preliminary Approval referred to in Recommendation 2 above.

4. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a residential demolition permit under Section 33 of the *Planning Act* and Chapter 363 of the Toronto Municipal Code for 2446A, 2448 to 2450 Kingston Road after the Chief Planner and Executive Director, City Planning Division has issued the Preliminary Approval referred to in Recommendation 2 above, which may be included in the Rental Housing Demolition permit 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 Division;

c. The owner applies for, and receives approval of, a building permit for a replacement building at 2446A, 2448 to 2450 Kingston Road no later than three (3) years from the date that the demolition of the existing building commences.

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**

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

## **DECISION HISTORY**

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On October 20, 2021, the Committee of Adjustment, Scarborough Panel approved a Minor Variance application (21 180761 ESC 20 MV) seeking relief from certain provisions and performance standards of the former City of Scarborough Cliffside Community Zoning By-law No. 9364, as amended by Zoning By-law No. 505-2007, in order to redevelop the lands at 2380 to 2382 Kingston Road with a six-storey rental apartment building comprised of 39 rental dwelling units, including 10 replacement rental units.

## **ISSUE BACKGROUND**

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### **Development Proposal**

The applicant is proposing to demolish an existing mixed-use building containing 10 rental dwelling units at 2446A, 2448 to 2450 Kingston Road and replace the 10 rental units to be demolished within a new six-storey purpose-built rental apartment building at 2380 to 2382 Kingston Road. The rental apartment building would be comprised of 39 rental dwelling units (inclusive of the 10 replacement rental units) on the second through sixth floors and retail uses on the ground floor. The total Gross Floor Area (GFA) of the proposed development for 2380 to 2382 Kingston Road is 2,759 square metres, of which 108 square metres is commercial GFA, resulting in a Floor Space Index (FSI) of 3.05 times the lot area.

The applicant has also applied to redevelop the lands at 2446A, 2448 to 2450 Kingston Road with an eight-storey condominium apartment building comprised of 40 condominium dwelling units on the second through eighth floors and retail uses on the ground floor. The total GFA of the proposed condominium development at 2446A, 2448 to 2450 Kingston Road is 4,174 square metres, of which 135 square metres would be retail GFA, resulting in a FSI of 3.7 times the lot area.

Related Minor Variance applications have been submitted for both of the sites at 2380 to 2382 Kingston Road (21 180761 ESC 20 MV) and 2446A, 2448 to 2450 Kingston Road (21 202600 ESC 20 MV). The Minor Variance application for 2380 to 2382 Kingston Road was approved by the Committee of Adjustment on October 20, 2021. Once final and binding, the approved variances will provide relief from minimum first floor ceiling height, angular plane, vehicular and bicycle parking, outdoor amenity space, soft landscaping, and basement use requirements.

The Minor Variance application for 2446A, 2448 to 2450 Kingston Road is scheduled to be heard by the Committee of Adjustment on November 17, 2021 and is seeking relief from minimum first floor ceiling height, angular plane, rear setback, building stepback, vehicular parking, balcony projection, and basement use requirements.

More information on the Minor Variance applications can be found on the City's Application Information Centre: <http://app.toronto.ca/AIC/index.do>

## **Subject Site**

The lands at 2380 to 2382 Kingston Road are located on the north side of Kingston Road between Sharpe Street and Sandown Avenue in the Birchcliff-Cliffside neighbourhood of Scarborough. The property is zoned Commercial-Residential (CR) under the former City of Scarborough Cliffside Community Zoning By-law No. 9364, as amended by Zoning By-law No. 505-2007, and currently being used as a surface parking lot.

The lands at 2446A, 2448 to 2450 Kingston Road are located approximately 300 metres northeast of the subject site and also located on the north side of Kingston Road between Sandown Avenue and Midland Avenue. The lands are currently occupied by a mixed-used building comprised of four commercial units on the ground floor and ten rental dwelling units, all of which have affordable rents (as currently defined in the Official Plan), between the basement, first, and second floors. The ten existing rental units are comprised of six (6) one-bedroom rental units and four (4) two-bedroom rental units. As of the date of this report, eight of the 10 existing rental units are occupied.

## **Reason for Application**

Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, prohibits the demolition of one or more rental units in any building or related group of buildings that contain six or more residential units without obtaining a permit from the City. Since the proposal involves the demolition of 10 rental dwelling units, a Rental Housing Demolition application was submitted under Chapter 667 of the Toronto Municipal Code.

## **POLICY CONSIDERATIONS**

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### **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 Ontario.

### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (the "PPS") provides policy direction on land use planning and development to support an effective and efficient planning system, promote economic prosperity and environmental stewardship, and enhance the quality of natural and built environments in Ontario. The PPS supports a comprehensive, integrated, and long-term approach to planning, and recognizes linkages among policy areas. It includes policies on key issues that affect local communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing, including affordable housing, to accommodate needs that are both changing and growing;
- ensuring opportunities for job creation;

- ensuring appropriate transportation, water, sewer, and other infrastructure is available to accommodate current and future needs; and
- protecting people, property, and community resources by directing development away from natural or human-made hazards.

The PPS recognizes the municipal official plan as the most important planning mechanism for the Statement's implementation.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of 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 Council shall also be consistent with the PPS.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe 2019 was prepared and approved under the *Places to Grow Act, 2005* to come into effect on May 16, 2019. Amendment 1 (2020) to the 2019 Growth Plan came into effect on August 28, 2020. The amended Growth Plan continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) region, of which the City forms an integral part.

The Growth Plan 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;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving a diverse range of housing options, protected employment zones, recreation and public service facilities, and green spaces;
- Planning for transit-supportive densities and integrating transit services to facilitate the efficient movement of people and goods;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space to accommodate jobs 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 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 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 Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

## **Toronto Official Plan**

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 rental housing and affordable rental housing.

Policy 3.2.1.2 states that the City's existing stock of housing will be improved and replenished, and that new housing supply will be encouraged through intensification and infill that is consistent with other Official Plan policies.

Policy 3.2.1.6 prevents new development that would result in the loss of six or more rental dwelling units unless all of the rental units have rents that exceed mid-range rents at the time of application, or at least the same number, size, and type of rental units are replaced and maintained with rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right for tenants to return to one of the replacement units at similar rents 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 or related group of buildings that contain 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 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 10 rental dwelling units at 2446A, 2448 to 2450 Kingston Road 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.

On November 25, 2020, a Rental Housing Demolition application was submitted for 2446A, 2448 to 2450 Kingston Road. The application was deemed complete by City Planning staff on [March 2, 2021](#).

### **Tenant Consultation**

On September 9, 2021, a tenant consultation meeting was held pursuant to section 14B of Chapter 667 to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Plan. The meeting was held virtually (due to the COVID-19 pandemic) and attended by five tenants, representatives of the owner, City staff, the Ward Councillor, and the Councillor's Chief of Staff.

During the meeting, tenants asked questions about the layouts of the proposed replacement rental units, the timing of the demolition and process for moving to the proposed development at 2380 to 2382 Kingston Road, and whether they could leave their existing rental units before demolition begins/construction of the new building is complete and still return to a replacement rental unit at similar rent. These questions are addressed in the forthcoming sections of this report.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

Staff have evaluated the proposal and determined that it is consistent with the PPS and conforms with the provincial Growth Plan. The proposal to demolish 10 rental dwelling units within a two-storey mixed-use building and construct a new six-storey apartment building containing 39 rental dwelling units will accommodate new housing supply through moderate intensification and help meet the housing needs of current and future residents.

### **Toronto Official Plan**

The proposal is consistent with the housing policies of the Official Plan. As per policies 3.2.1.1 and 3.2.1.2, the rental apartment building proposed for 2380 to 2382 Kingston

Road will contribute to a full range of housing, both at the City scale and within the Birchcliff-Cliffside neighbourhood, by replacing 10 existing affordable rental units and adding 29 net new market rental units through an infill development on what is currently a surface parking lot. In addition, the proposed condominium building at 2446A, 2448 to 2450 Kingston Road, if approved by the Committee of Adjustment, would intensify the site and produce 40 new condominium dwelling units.

In order to satisfy policy 3.2.1.6 of the Official Plan, the applicant is proposing to replace the existing 10 affordable rental dwelling units on the second and third floors of the rental apartment building proposed for 2380 to 2382 Kingston Road. The rental units would be replaced by their respective unit types and with unit sizes that are equal to, or larger than, the existing rental units. The proposal would result in a significant improvement to the existing condition, as four of the existing rental units are located below-grade without windows or direct access to sunlight.

The applicant has also confirmed that tenants would reserve the right to return to a replacement rental unit at similar rent, and that rents for replacement rental units without returning tenants would not exceed the City's affordable rent thresholds for a period of at least 10 years. Tenants who return to the replacement rental units would be protected by the provincial rent increase Guideline, irrespective of whether such Guideline applied to the proposed development for 2380 to 2382 Kingston Road under the Residential Tenancies Act, 2006, until their tenancies end.

### **Tenant Relocation and Assistance Plan**

The applicant plans to complete construction of the proposed rental apartment building at 2380 to 2382 Kingston Road prior to the demolition of the existing building at 2446A, 2448 to 2450 Kingston Road, such that tenants would be able to move directly from their existing residences into the replacement rental units without having to move into alternative interim accommodation while the rental apartment building is being constructed. Each of the eight Eligible Tenants would be able to sign a lease for a replacement rental unit of the same bedroom type and unit size as the rental unit they currently occupy, with a monthly rent that is equivalent to their rent at the time of moving.

The ability for each tenant to move directly into a replacement rental unit would satisfy the owner's obligation under Section 52 of the Residential Tenancies Act, 2006 to provide a tenant who receives a notice of termination of their tenancy for the purposes of demolition with either compensation in an amount equal to three months' rent or an alternative rental unit that is acceptable to the tenant. In addition, each Eligible Tenant would receive the following as part of the City-approved Tenant Relocation and Assistance Plan:

- At least six months' notice before having to vacate their existing dwelling units (minimum of four months' notice required under Section 50 the Residential Tenancies Act, 2006 and two additional months' notice);
- A one-time moving allowance, based on the bedroom type of the Eligible Tenant's existing rental unit and consistent with the City's current practices, to cover moving

expenses (\$1,500 allowance for tenants who occupy one-bedroom units and \$2,500 allowance for tenants who occupy two-bedroom units); and

- Special needs compensation, as determined by the Chief Planner.

If the new rental apartment building at 2380 to 2382 Kingston Road is not substantially complete and the replacement rental units are not available and ready for occupancy prior to the demolition of the existing building at 2446A, 2448 to 2450 Kingston Road, the applicant would provide, to each Eligible Tenant, a Tenant Relocation and Assistance Plan that satisfies the City's minimum requirements for on-site rental replacement. Such requirements include:

- The right to return to a replacement rental unit of the same bedroom type and size, and at similar rent, as the rental unit they currently occupy;
- At least six months' notice before having to vacate their existing dwelling unit (minimum of four months' notice required under Section 50 the Residential Tenancies Act, 2006 and two additional months' notice);
- Financial compensation equivalent to three months' rent or an alternative rental unit acceptable to the tenant, as required under Section 52 of the Residential Tenancies Act, 2006);
- Additional financial compensation beyond the requirements of the Residential Tenancies Act, 2006, based on the tenant's length of tenure and consistent with the City's current practices;
- Two moving allowances, based on the bedroom type of the Eligible Tenant's existing rental unit and consistent with the City's current practices, to cover expenses for moving, first, into alternative interim accommodation and, second, for moving from the interim accommodation into a replacement rental unit (\$1,500 allowance per move for tenants who occupy one-bedroom units and \$2,500 allowance per move for tenants who occupy two-bedroom units);
- Special needs compensation, as determined by the Chief Planner; and
- Upon request, make a rental leasing agent available to the Eligible Tenant to provide them with a list of rental vacancies in the neighbourhood, co-ordinate referrals and references from the current landlord, and provide similar assistance commensurate with the tenant's needs.

Both the replacement rental proposal and proposed Tenant Relocation and Assistance Plan satisfy the requirements of Policy 3.2.1.6 and will be secured through one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

## **Conclusion**

This report recommends approval of the application to demolish 10 rental dwelling units at 2446A, 2448 to 2450 Kingston Road, subject to the conditions set out in the recommendations of this report. The proposal involves the full replacement of the existing 10 rental units within the proposed rental apartment building at 2380 to 2382 Kingston Road and the applicant has developed an acceptable Tenant Relocation and Assistance Plan, addressing the right to return to a replacement rental unit at similar rent and additional assistance to mitigate hardship. The demolition would be accompanied by the development of a new mid-rise apartment building that would contain 29 additional rental dwelling units, facilitating new housing supply and supporting a broader range and mix of housing options to meet the needs of current and future residents.

## **CONTACT**

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## **SIGNATURE**

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Paul Zuliani, MBA, RPP, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

### **City of Toronto Data/Drawing**

Attachment 1: Location Map

# Attachment 1: Location Map

