

685 Queen Street East – Rental Housing Demolition Application – Final Report

Date: June 1, 2021

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 14 Toronto-Danforth

Rental Housing Demolition Application Number: 20 232691 STE 14 RH

Related Planning Application Number: 21 123288 STE 14 MV

SUMMARY

A Rental Housing Demolition application (20 232691 STE 14 RH) has been submitted by Riverdale Co-operative Houses to demolish the rear half of the existing residential building at 685 Queen Street East, which currently contains nine non-profit co-operative rental dwelling units, and construct a five-storey rear addition comprised of 26 new affordable rental dwelling units, for a net increase of 17 rental units. The façade and front portion of the building would be retained and incorporated into the redevelopment.

The property is also the subject of a Minor Variance application (21 123288 STE 14 MV or A0276/21TEY), which was approved by the Committee of Adjustment on May 26, 2021 on condition that City Council approve the Rental Housing Demolition application submitted by Riverdale Co-operative Houses to demolish the existing nine rental dwelling 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 (20 232691 STE 14 RH) under Chapter 667 of Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to allow the demolition of nine (9) rental dwelling units at 685 Queen Street East, subject to the following conditions:

- a) The owner shall provide and maintain nine (9) replacement social housing units on the lands at 685 Queen Street East for a period of at least 99 years from the

date each such unit is first occupied. During such 99-year period, no replacement social housing 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 unit to a non-residential rental purpose.

The nine (9) replacement social housing units shall be comprised of two (2) bachelor units, five (5) one-bedroom units, and two (2) two-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated March 11, 2021. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

- b) As part of the nine (9) replacement social housing units required in Part 1.a) above, the owner shall provide at least six (6) replacement social housing units to households in receipt of rent-gear-to-income assistance for a period of at least 25 years from the date each such unit is first occupied, subject to the continued provision of funding from federal, provincial, and/or municipal government programs;
- c) The owner shall provide and maintain an additional seventeen (17) new secured rental dwelling units on the lands at 685 Queen Street East for a period of at least 99 years beginning from the date that each unit is first occupied. During such 99-year period, no secured 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 secured rental dwelling unit to a non-residential rental purpose. The seventeen (17) new secured rental units shall be comprised of eight (8) one-bedroom units, seven (7) two-bedroom units, and two (2) three-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated March 11, 2021. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
- d) The owner shall provide an acceptable resident relocation and assistance plan for all Eligible Tenants of the nine (9) existing social housing units at 685 Queen Street East, addressing the provision of alternative accommodation at similar rents, the right to return to occupy one of the replacement social housing units, and other assistance to mitigate hardship, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- e) The owner shall enter into, and register on title at 685 Queen Street East, an agreement pursuant to Section 111 of the *City of Toronto Act, 2006* to secure the conditions outlined in Parts 1.a) to 1.d) 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 nine (9) existing rental dwelling units at 685 Queen Street East after all of the following have occurred:

- a) The conditions in Recommendation 1 above have been fully satisfied and secured;
- b) The Minor Variance is final and binding;

- c) The issuance of Notice of Approval Conditions for site plan approval 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 for the approved structure on site;
- e) The execution and registration of an agreement pursuant to Section 111 of the *City of Toronto Act, 2006* securing the conditions in Recommendation 1 above; and
- f) The City has received confirmation that all nine (9) existing rental dwelling units proposed to be demolished are vacant.

3. City Council authorize the Chief Building Official 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 issued the 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 685 Queen Street East 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;
- c) The owner erects the proposed new building 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

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

At its meeting on June 18, 2019, City Council adopted Item PH6.4 "Providing New Affordable Rental Housing at 685 Queen Street East" and authorized the Executive Director, Housing Secretariat to provide \$500,000 from the Capital Revolving Reserve Fund (XR1058) to Riverdale Co-operative Houses for predevelopment activities related to the redevelopment of 685 Queen Street East. Council's decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH6.4>

At its meeting on October 2, 2019, City Council adopted Item PH8.3 "Open Door Program Call for Applications 2019: Support for 651 New Affordable Rental Homes" and authorized the Executive Director, Housing Secretariat to provide \$640,000 in capital funding from the Development Charges Reserve Fund for Subsidized Housing (XR2116) and City financial incentives valued at \$2,191,024 to Riverdale Co-operative Houses to facilitate the creation of new affordable housing at 685 Queen Street East through the Open Door Affordable Housing Program. Council's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH8.3>

At its meeting on December 17, 2019, City Council adopted Item PH 11.8 "Increasing Non Profit Housing Opportunities: Results of the Ontario Priorities Housing Initiative Request for Proposal" and authorized the Executive Director, Housing Secretariat to enter into a municipal capital facility agreement with Riverdale Co-operative Houses to secure \$3,900,000 in federal-provincial funding through the Ontario Priorities Housing Initiative (OHPI) and to set out the terms of the development and operation of the new affordable rental housing at 685 Queen Street East. Council's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.8>

At its meeting on July 28, 2020, City Council adopted Item PH15.12 "Creating New Non-Profit Co-operative Homes at 685 Queen Street East" and authorized the transfer of \$4,846,556 from the Planning Act Reserve Fund (XR3026-3700879) through the Capital Revolving Reserve Fund for Affordable Housing (XR1058) to Riverdale Co-operative Houses for the purpose of developing affordable, non-profit co-operative housing at 685 Queen Street East. Council's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH15.12>

ISSUE BACKGROUND

Development Proposal

Riverdale Co-operative Houses has applied to demolish the rear half of the existing residential rental building at 685 Queen Street East, which currently contains nine non-profit co-operative housing units, in order to construct a new five-storey apartment building comprised of 26 affordable rental housing units, for a net increase of 17 units. The façade and front portion of the building would be retained and restored, and incorporated into the redevelopment. The proposed development would contain a total Gross Floor Area (GFA) of 2,638 square metres on a 735-square metre lot, resulting in a Floor Space Index (FSI) of 3.59 times the lot area.

Subject Site

The lands at 685 Queen Street East are occupied by a large, detached house-form building that was originally constructed as a single-family home in 1904. The building was converted into a funeral home in 1919, and later into an apartment building in 1948. With financing from Canada Mortgage and Housing Corporation (CMHC), the property

was acquired by Riverdale Co-operative Houses in 1976 and renovated into nine self-contained apartment units. CMHC continues to provide Rent-Geared-to-Income (RGI) assistance to six households in the building.

The building's nine rental dwelling units currently consist of three (33.3%) bachelor units, four (44.4%) one-bedroom units, and two (22.2%) two-bedroom units, all of which fall well below the City's affordable rent thresholds. As of the date of this report, four of the nine units are occupied. Four of the five vacant units were previously occupied by households who have moved elsewhere within the Co-op in advance of the proposed demolition and will have the opportunity to return once the redevelopment of the site is complete. The remaining vacant unit was occupied by a former member who has left the Co-operative and will not be returning.

Affordable Housing Contributions and Requirements

Riverdale Co-operative has received financial contributions from all three levels of government to undertake the redevelopment of 685 Queen Street East with new affordable housing.

In 2019 and 2020, City Council approved the provision of approximately \$5.35 million in Section 37 funding to the Co-operative for the purposes of undertaking pre-development activities and developing new affordable rental housing at 685 Queen Street East. Council also approved an application for 685 Queen Street East under the Open Door Affordable Housing Program and authorized City staff to enter into a municipal capital facility agreement pursuant to Section 252 of the *City of Toronto Act, 2006* to secure \$640,000 in capital funding and approximately \$2.2 million in property tax, planning fee, and development charge exemptions, and to set out the terms and conditions for the development and operation of the new affordable housing.

CMHC and the Province of Ontario have also collectively committed \$3.9 million to the redevelopment of 685 Queen Street East through the Ontario Priorities Housing Initiative (OPHI), a federal-provincial cost-matched affordable housing program delivered through the [CMHC-Ontario Bilateral Agreement under the 2017 National Housing Strategy](#). As per the Bilateral Agreement, the Minister of Municipal Affairs and Housing requires a contribution agreement setting out the terms and conditions for federal-provincial contributions to each project in receipt of OPHI funding.

In December 2019, Riverdale Co-operative and the City executed a municipal capital facility agreement (the "Contribution Agreement") to establish the terms of conditions for receiving federal, provincial, and municipal contributions for the redevelopment of the property at 685 Queen Street East with new affordable housing.

The Contribution Agreement requires the development to be comprised of 26 affordable rental dwelling units, among which the average monthly occupancy cost (rent + utilities) shall not exceed 80% of the average market rent (AMR) by bedroom type in the City of Toronto, as reported annually by CMHC, and no individual affordable rental unit shall have a monthly occupancy cost in excess of AMR. During the affordability period, which

will apply for 99 years (inclusive of a five-year phase-out), the City may, at any time, require the Co-operative to provide up to 25% of the units to residents in receipt of 'housing benefits' (rent assistance).

The Co-operative is also required to develop a Tenant Access Plan, to be approved by the Executive Director, Housing Secretariat, and to participate in the City's Housing Access system. As part of this plan, at least five of the 26 affordable rental units will be designated for professional artists in accordance with the [Access Policy for Artist Designated Units](#) adopted by City Council at its meeting on July 28, 2020.

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 that contains six or more dwelling units without obtaining a permit from the City. As per Section 2C, the By-law applies to living accommodation (a member unit of a non-profit housing co-operative) as described in clause 5(c) of the *Residential Tenancies Act, 2006*. Since the proposal for 685 Queen Street East involves the demolition of nine member units of a non-profit housing co-operative, an application was submitted under Chapter 667 of the Toronto Municipal Code.

A related Minor Variance application (A0276/21TEY) was submitted on behalf of Riverdale Co-operative and approved by the Committee of Adjustment on May 26, 2021. Once final and binding, the approved variances will provide relief from maximum density and height, minimum parking, and outdoor amenity space location requirements for the site, as set out in City-wide Zoning By-law No. 569-2013, as amended, and the former City of Toronto Zoning By-law No. 438-86, as amended. More information on the Minor Variance application can be found here:

<http://app.toronto.ca/AIC/index.do?folderRsn=WqqcKhtP74sCAjvCG2ZkxQ%3D%3D>

Both the Rental Housing Demolition and Minor Variance applications are being prioritized under Phase 1 the City's Concept 2 Keys (C2K) program. More information on the C2K program can be found here:

<https://www.toronto.ca/city-government/planning-development/concept-2-keys-c2k/>

POLICY CONSIDERATIONS

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 latest 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 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."

For the purposes of policy 3.2.1.7, social housing is defined as "rental housing units which are owned by a non-profit housing corporation, including housing provided by nonprofit housing co-operatives to their members, and which are produced or funded under government programs providing comprehensive funding or financing arrangements, whether or not in partnership with municipal government."

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 co-operative 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 nine rental dwelling units at 685 Queen Street East 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 December 21, 2020, a Rental Housing Demolition application was submitted for 685 Queen Street East on behalf of Riverdale Co-operative. The application was deemed complete by City Planning staff on January 13, 2021.

Tenant Consultation

On March 25, 2021, 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 plan. This meeting was attended by four residents, representatives of Riverdale Co-operative, City staff, and the Ward Councillor.

During the meeting, residents raised questions about the timing of the demolition and the relocation and assistance plan, including the choice of unit to which residents may return in the new building and the provision of alternative accommodation off-site as the new building is being constructed.

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 nine dwelling units within a ground-related residential structure in order to construct a new five-storey apartment building comprised of 26 affordable housing units, all of which will continue to be owned and operated by Riverdale Co-operative, will accommodate new housing supply through moderate 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 redevelopment at 685 Queen Street East will contribute to a full range of housing, both at the City scale and within the South Riverdale neighbourhood, by making more efficient use of existing building stock and by adding 17 net new units to the City's stock of affordable and social housing. The proposed development is receiving assistance from all three levels of government, including forgivable loans and fee and property tax exemptions from the City, which is consistent with Policy 3.2.1.4.

Replacement Social Housing

In order to satisfy Policy 3.2.1.7, nine of the 26 new affordable housing units will be secured as designated replacement social housing units and shall collectively contain at least 410 square metres of gross residential floor area, which is equal to the area of the nine existing social housing units proposed to be demolished.

There are currently six households at 685 Queen Street East in receipt of Rent-Geared-to-Income (RGI) assistance on terms and conditions set out in legacy operating and rent supplement agreements between the Co-operative and CMHC. In contrast to most social housing developments, this RGI assistance is provided directly by CMHC and administered by the Co-operative (it is not administered by the City under the *Housing Services Act, 2011*). The Co-operative anticipates that these six households will continue to receive RGI assistance in the proposed development once complete.

For applications involving social housing demolition, the City's standard practice is to secure replacement social housing for a period of at least 25 years from the date of first occupancy and to require the owner to provide the replacement social housing as RGI housing for the duration of the replacement rental period, subject to the continued provision of funding from federal, provincial and/or municipal government programs.

Accordingly, the Co-operative has agreed to provide and maintain six of the nine designated replacement social housing units to households in receipt of RGI subsidies for a period of at least 25 years from the date each such unit is first occupied, subject to the continued provision of RGI assistance by CMHC. This requirement would be consistent with the Contribution Agreement between the Co-operative and City, which permits the City, at any time during the 99-year affordability period, to require the Co-operative to provide up to 25% of the new affordable units (6 to 7 units) to residents in receipt of rent assistance.

Resident Relocation and Assistance Plan

Riverdale Co-operative has developed a resident relocation and assistance plan for eight Eligible Resident households, including four households who currently reside within the existing building at 685 Queen Street East and four households who previously resided at 685 Queen Street East but have since moved elsewhere within the Co-operative in anticipation of the proposed demolition.

Each of the four Eligible Resident households who currently reside on-site would receive the following:

- Once the new building is complete, the right to return to a new rental unit of a similar type and size as the unit that they currently occupy, and at a similar housing charge to what they currently pay (subject to increases approved by the Co-operative);
- During demolition and construction, the provision of an alternative rental unit of a similar type and size as the unit that they currently occupy, and at a similar housing charge to what they currently pay (subject to increases approved by the Co-operative). This alternative rental unit would be either another unit within the Co-operative at another location or a private rental unit located within the vicinity of the site that would be leased by the Co-operative on the resident's behalf;
- Assistance with packing and moving from a personal support worker upon request;
- Coverage of moving expenses up to \$750 per move, for a total of \$1,500 per household (conditional upon the provision of receipts to the Co-operative); and
- At least two (2) months' notice from the date that residents must vacate their units (as required under the Co-operative's by-law).

Each of the four Eligible Resident households who formerly resided at 685 Queen Street East but currently reside elsewhere within the Co-operative would receive the following:

- Once the new building is complete, the right to return to a new rental unit of a similar type and size as the unit that they occupied at 685 Queen Street East, and at a similar housing charge to what they currently pay (subject to increases approved by the Co-operative);

- If they elect to return to 685 Queen Street East, assistance with packing and moving from a personal support worker upon request; and
- If they elect to return to 685 Queen Street East, coverage of moving expenses up to \$750 (conditional upon the provision of receipts to the Co-operative).

The proposed resident relocation and assistance plan is consistent with Policy 3.2.1.7, as it addresses the provision of alternative accommodation at similar rents (including for residents in receipt of RGI assistance from CMHC), the right for all existing and former residents of 685 Queen Street East to return to a unit in the new building at similar rent, and other assistance to mitigate hardship.

The replacement social housing, the requirement to lease at least six units in the new development to residents in receipt of RGI assistance, 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.

Conclusion

This report recommends approval of the application to demolish nine rental units at 685 Queen Street East, subject to the conditions set out in the recommendations of this report. The demolition would facilitate the redevelopment of the site with 26 new affordable rental dwelling units, all of which will continue to be owned and operated by Riverdale Co-operative Houses, and the proposed resident relocation and assistance plan addresses the provision of alternative interim accommodation and the right to return to a unit in the new development at similar rent. The proposed development has received financial support from all three levels of government and will create new affordable housing options to meet the needs of current and future residents.

CONTACT

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SIGNATURE

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ATTACHMENT

City of Toronto Data/Drawing Attachment 1: Location Map

Attachment 1: Location Map

