

## **95-131 and 155 Balliol Street – Rental Housing Demolition Application – Final Report**

Date: January 25, 2022

To: Toronto and East York Community Council

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

Ward: 12 – Toronto-St. Paul's

**Rental Housing Demolition Application Number:** 18 173492 STE 22 RH

**Related Application Numbers:** 20 155678 STE 12 OZ and 21 225918 STE 12 SA

### **SUMMARY**

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A Rental Housing Demolition application (18 173492 STE 22 RH) has been submitted under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* for the residential rental property at 95-131 and 155 Balliol Street.

The application proposes to demolish 19 rental townhouse units at 95-131 Balliol Street and redevelop the lands with a 37-storey residential building comprised of 440 dwelling units, including 19 replacement rental townhouse units on the first through fourth floors. The proposal includes a Tenant Relocation and Assistance Plan that addresses the right for existing tenants to return to a replacement rental townhouse unit at similar rent and financial compensation to mitigate hardship. The existing 18-storey rental apartment building known municipally as 155 Balliol Street, which is comprised of 267 rental dwelling units, would be retained as part of the development and none of the building's residents would experience any changes to their tenancies.

The properties are also the subject of a Zoning By-law Amendment (ZBA) application (20 155678 STE 12 OZ), which was appealed to the Ontario Land Tribunal (OLT) in October 2020 (Case No. PL200550) due to City Council's failure to make a decision on the applications within the timeframe prescribed by the *Planning Act*. A settlement offer was endorsed by City Council on October 1, 2021. In its Decision dated November 5, 2021, the OLT approved the proposed ZBAs in principle and withheld its final Order until outstanding matters, including a decision by City Council on the Rental Housing Demolition application, are resolved.

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 conditions.

## RECOMMENDATIONS

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The City Planning Division recommends that:

1. City Council approve the Rental Housing Demolition application (18 173492 STE 22 RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to permit the demolition of nineteen (19) existing rental townhouse units at 95-131 Balliol Street, subject to the following conditions:

a). The owner shall provide and maintain nineteen (19) replacement rental townhouse units for a period of at least 20 years beginning from the date that each replacement rental townhouse unit is first occupied. During such 20-year period, no replacement rental townhouse 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 any replacement rental townhouse unit or convert any replacement rental townhouse unit to a non-residential rental purpose. The nineteen (19) replacement townhouse rental units shall collectively contain a total gross floor area of at least 2,905 square metres and be comprised of five (5) four-bedroom units, twelve (12) three-bedroom units, and two (2) two-bedroom units, as generally illustrated in the plans prepared by BDP Quadrangle and submitted to the City Planning Division dated November 18, 2021. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning.

b). The owner shall provide and maintain at least six (6) three-bedroom replacement rental townhouse units and two (2) two-bedroom replacement rental townhouse units at mid-range rents, as currently defined in the Toronto Official Plan, for a period of at least ten (10) years beginning from the date of first occupancy of each unit. The five (5) four-bedroom replacement rental townhouse units and remaining six (6) three-bedroom replacement rental townhouse units shall have unrestricted rents, except where an Eligible Tenant elects to return to an unrestricted replacement rental townhouse unit, in which case the rent will be similar to their previous rent, as provided for under the City-approved Tenant Relocation and Assistance Plan required in Recommendation 1.c. below

c). The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the nineteen (19) existing rental townhouse units proposed to be demolished at 95-131 Balliol Street, addressing the right to return to occupy one of the replacement rental townhouse units at similar rents (including the right for existing tenants of two-bedroom rental townhouse units to return to three-bedroom replacement rental townhouse units without an increase in rent from moving to a larger bedroom type) 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.

d) The owner shall offer all replacement rental townhouse units without returning tenants to the general public on a fair and open basis, consistent with general practices within the rental market and with leases of not less than one (1) year, ensuring that any household entering into a new lease for a replacement rental townhouse unit has an income of no more than four (4) times the annual rent for such unit. The owner shall individually advertise each replacement rental townhouse unit without a returning tenant through one or more publicly-available online rental listing websites and shall not lease any of the replacement rental townhouse units to a short-term rental housing provider.

e) The owner shall provide tenants of all nineteen (19) replacement rental townhouse units with access to, and use of, all indoor and outdoor amenities in the proposed development 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.

f) The owner shall provide ensuite laundry in each replacement rental townhouse unit within the proposed development at no additional cost to tenants.

g) The owner shall provide central air conditioning in each replacement rental townhouse unit within the proposed development at no additional cost to tenants.

h) The owner shall provide and make available at least nine (9) vehicular parking spaces to tenants of the replacement rental townhouse units at an initial monthly parking charge of one hundred dollars (\$100.00), which may be increased thereafter on an annual basis by not more than the Guideline, and such vehicular parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, secondly to returning tenants who did not previously rent a vehicle parking space, and thirdly to new tenants of the replacement rental townhouse units.

i) The owner shall provide tenants of the replacement rental townhouse units with access to all bicycle and visitor vehicular parking at no charge and on the same terms and conditions as any other resident of the proposed development.

j) The owner shall provide and make available at least seven (7) storage lockers to tenants of the replacement rental townhouse units at no charge, and such storage lockers shall be made available firstly to returning tenants whose demolished rental townhouse unit contained storage space that was not replaced, secondly to returning tenants whose demolished rental townhouse unit did not contain storage space that was not replaced, and thirdly to new tenants of the replacement rental townhouse units.

k) The nineteen (19) replacement rental townhouse units required in Recommendation 1.a above shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units in the proposed development, exclusive of the replacement rental units, are made available and ready for occupancy.

l) The owner shall enter into, and register on title to the lands at 95-131 and 155 Balliol Street, one or more agreement(s) to secure the conditions outlined in Recommendations 1.a through 1.k 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.

2. City Council authorize the Chief Planner and Executive Director, City Planning 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 nineteen (19) existing rental townhouse units at 95-131 Balliol Street after all the following have occurred:

- a). all conditions in Recommendation 1 above have been fully satisfied and secured;
- b). the Zoning By-law Amendments have come into full force and effect;
- c). the issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning or their designate pursuant to Section 114 of the *City of Toronto Act, 2006*;
- d). the issuance of excavation and shoring permits (conditional or full permits) for the approved development on the site;
- e). the owner has confirmed, in writing, that all existing rental townhouse units proposed to be demolished are vacant; and
- f). the execution and registration of agreements pursuant to Section 37 of the *Planning Act* and Section 111 of the *City of Toronto Act, 2006* securing Recommendations 1.a. through 1.k above and any other requirements of the Zoning By-law Amendments (if applicable).

3. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning has given 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 95-131 Balliol Street after the Chief Planner and Executive Director, City Planning has given the 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 Division;
- c). the owner erects the proposed building no later than three (3) years from the date on which the demolition of the existing rental townhouse units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning; and
- d). should the owner fail to complete the proposed development containing the nineteen (19) replacement rental townhouse units 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**

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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 budget year or in future years.

## **DECISION HISTORY**

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On June 7, 2018, ZBA and Rental Housing Demolition applications were submitted to the City to demolish the existing 19 rental townhouse units at 95-131 Balliol Street and redevelop the lands with a 25-storey purpose-built rental apartment building (84.0 metres to the top of the mechanical penthouse) comprised of 270 rental dwelling units, including 19 replacement rental units, and space on the ground floor designed for a childcare facility. The existing rental apartment building at 155 Balliol Street was proposed to be retained.

At its meeting of December 4, 5, and 13, 2018, City Council adopted Item CC1.28 "95-131 and 155 Balliol Street – Zoning Amendment and Rental Housing Demolition Applications – Interim Direction" and directed the City Solicitor to oppose any appeal of the initial ZBA application (18 173481 STE 22 OZ) for 95-131 and 155 Balliol Street, if one were to be made based on City Council's failure to make a decision within the statutory timeframe set out in the *Planning Act*, and directed City staff to continue to work with the applicant to resolve outstanding issues.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC1.28>

On June 5, 2019, the Province of Ontario issued a Decision approving the updated Yonge-Eglinton Secondary Plan (Official Plan Amendment 405), subject to 194 modifications. <https://www.toronto.ca/legdocs/refdocs/11188.pdf>

On June 10, 2020, the applicant withdrew their original ZBA application (18 173481 STE 22 OZ) and submitted a new ZBA application (20 155678 STE 12 OZ) proposing to redevelop the lands at 95-131 Balliol Street with a 38-storey residential condominium building (129.6 metres to the top of the mechanical penthouse) comprised of 536 condominium dwelling units and 19 replacement rental units. The new proposal continued to include the retention of the rental apartment building at 155 Balliol Street.

At its meeting of October 1 and 4, 2021, City Council adopted Item MM36.50 "95-131 and 155 Balliol Street – Zoning By-law Amendment Application – Ontario Land Tribunal Hearing – Request for Directions – by Councillor Josh Matlow, seconded by Councillor Mike Layton" and authorized the City Solicitor and appropriate City staff to attend the OLT in support of a "with prejudice" settlement offer on the ZBA appeal. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM36.50>

On November 5, 2021, the OLT issued a Decision and Interim Order approving in principle the ZBAs for 95-131 and 155 Balliol Street, subject to conditions. <https://www.omb.gov.on.ca/e-decisions/pl200550-Nov-05-2021.pdf>

## SUBJECT SITE

The site is located on the south side of Balliol Street, approximately 250-300 metres east of Yonge Street and Davisville station, in the Yonge-Eglinton Secondary Plan area. The site is comprised of two buildings that together contain 286 rental dwelling units, as follows:

- 95-131 Balliol Street – A half-block of 19 two-storey rental townhouses, which are physically connected to, but on a separate parcel of land than and under separate ownership from, the 19 rental townhouses at 57-93 Balliol Street; and
- 155 Balliol Street – An 18-storey purpose-built rental apartment building that was constructed in 1966 and is comprised of 267 rental dwelling units, including 30 studio units (11.2%), 137 one-bedroom units (51.3%), 93 two-bedroom units (34.8%), and seven (7) three-bedroom units (2.6%).

The unit mix and rent classifications for the existing 19 rental townhouses that are proposed to be demolished are as follows:

*Table 1: Existing Rental Townhouse Units by Bedroom Type and Rent Classification*

Unit Type	Rent Classification			
	Affordable	Mid-range	High-End	Total
Two-bedroom	0	7	1	8
Three-bedroom	0	1	5	6
Four-bedroom	0	0	5	5
<b>Total</b>	<b>0</b>	<b>8</b>	<b>11</b>	<b>19</b>

As of the date of this report, 12 of the 19 townhouses are occupied by tenants who resided in the units at the time of the Rental Housing Demolition application in 2018. The remaining seven units are being leased by Premiere Suites, a large short-term rental housing provider, and are intermittently occupied by short-term tenants.

## **THE APPLICATION**

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### **Proposed Development**

The ZBA application for the subject site was approved in principle by the OLT on November 5th, 2021, subject to City Council's approval of the Rental Housing Demolition application. Both applications encompass the lands municipally known as 95-131 and 155 Balliol Street (see Attachment 1). Once finalized, the ZBAs would provide relief from maximum building height and density restrictions, as well as building setback and minimum parking requirements (among others), as set out in the former City of Toronto Zoning By-law 438-86 and the City-wide Zoning By-law 569-2013.

The ZBAs would increase the permitted density from 2.0 to 5.38 times the gross site area (permitting a maximum total GFA of 53,031 square metres, inclusive of the existing apartment building's GFA of 21,525 square metres) and increase the permitted height from 38.0 metres to 117.0 metres (exclusive of mechanical penthouses). The proposed development would contain a total of 440 residential units, of which 421 would be new condominium units and 19 would be replacement rental townhouse units. The condominium unit mix would be comprised of 37 studio units (8.8%), 261 one-bedroom units (62.0%), 78 two-bedroom units (18.5%), and 45 three-bedroom units (10.7%). The 19 replacement rental units, which are proposed to be delivered in the form of two-storey townhouses in the podium of the proposed development, would be comprised of five (5) four-bedroom units, 11 two-bedroom units, and two (2) two-bedroom units.

The proposed development would contain a 137-square metre space designed for a private childcare facility at the southeast corner of the building on the ground floor and three amenity areas on the second, third, and ninth floors that would collectively comprise 990 square metres of indoor amenity space and 465 square metres of outdoor amenity space. The development would also be accompanied by 904 square metres of dedicated public parkland on the west side of the proposed building and would be serviced by three levels of underground parking containing 229 vehicular parking spaces (211 residential spaces and 18 visitor spaces) and 440 bicycle parking spaces (396 residential spaces and 44 visitor spaces).

### **Rental Housing Demolition and Replacement**

The proposed development would involve the demolition and replacement of the 19 existing rental townhouse units at 95-131 Balliol Street. The overall GFA of the proposed replacement rental townhouse units is 2,906 square metres, with an average replacement rental unit size of 153 square metres. 11 of the 19 replacement rental townhouses would be located at grade and have individual entrances with direct access to private outdoor patios that would lead out to the public park on the west side of the

building. Residents of the grade-related townhouses would also have direct access to the 288-square metre indoor amenity space (shared among all of the building's residents) on the second floor.

The remaining eight stacked townhouses, located on the third and fourth floors directly above the grade-related townhouses, would have private balconies overlooking the public park and direct access to the 353-square metre indoor amenity space and related 161-square metre outdoor amenity space with a swimming pool (shared among all residents) on the third floor. Each of the stacked townhouses could be accessed from the ground floor using stairwells at the north and east sides of the building or by elevator using the main lobby at the northeast corner of the building.

As part of the proposal, the applicant has developed a Tenant Relocation and Assistance Plan for all 12 tenants who resided in the rental townhouses at 95-131 Balliol Street at the time of application (the "Eligible Tenants"). The plan would assist tenants in finding and securing alternative accommodation while the proposed development and replacement rental dwelling units are being constructed. The plan consists of the following for each Eligible Tenant:

- The right to return to a replacement rental unit of the same bedroom type and a similar unit size, and at similar rent, as the rental unit they currently occupy (this includes the right for tenants of the two-bedroom units to return to three-bedroom replacement rental units without any increase in rent resulting from the move to a larger bedroom type);
- At least six months' notice, including the minimum four months' notice required under Section 50 of the *Residential Tenancies Act, 2006* (RTA) and two additional months' notice, before having to vacate their existing dwelling unit;
- Financial compensation equivalent to three months' rent or an alternative rental unit acceptable to the tenant, as required under Section 52 of the RTA;
- Additional financial compensation beyond the requirements of the RTA based on the tenant's length of tenure;
- Two moving allowances of \$2,500, which is based on the bedroom type of each tenant's existing rental unit, to cover expenses for moving, first, into alternative interim accommodation and, second, from the interim accommodation into a replacement rental unit;
- Special needs compensation, as determined by the Chief Planner and Executive Director, City Planning; 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 additional assistance to the tenant (e.g. supply hardcopy listings, organize and facilitate viewings/meetings) as appropriate and commensurate with the tenant's needs.

## **Retained Rental Housing**

The existing 18-storey rental apartment building at 155 Balliol Street, which is comprised of 267 rental dwelling units, would be retained as part of the development and none of the building's residents would experience any changes to their tenancies or be required to relocate to facilitate the development. Through the ZBA application, City



Planning staff will secure the rental tenure of the existing building and several improvements for existing tenants, including the installation of new air conditioning units over/on the balconies of all 267 units (tenants of the building do not currently have air conditioning), improvements to the existing laundry rooms, the provision of a new landscaped area with a new dog run/pet relief area to the rear of the existing building, and the maintenance and repair of the existing lobby doors.

Tenants of the existing building will be protected against above-Guideline rent increases that might otherwise result from undertaking the improvements, and will benefit from full access to the indoor and outdoor amenities in the new building. The owner will also be required to develop a Construction Mitigation and Tenant Communication Strategy to mitigate the construction impacts of the proposed development on existing tenants.

### **Reason for the Application**

Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control 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. Since the proposal involves the demolition of 19 rental dwelling units, a Rental Housing Demolition application was submitted to the City.

## **POLICY CONSIDERATIONS**

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### **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 ensuring the sufficient provision of housing, including affordable housing, to accommodate needs that are both changing and growing.

The PPS recognizes the municipal official plan as the most important planning mechanism for its implementation. Comments, submissions, or advice provided by Council that would affect a planning matter shall also be consistent with the PPS.

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

A Place to Grow: the Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") provides 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 builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH, including policies that direct 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;
- achieve a diverse range of housing options, recreation and public service facilities, and green spaces; and
- plan for transit-supportive densities and integrate transit services to facilitate the efficient movement of people and goods.

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. All decisions of Council and any comments, submissions, or advice affecting a planning matter that are provided by Council shall conform to 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, maintenance, and replacement of 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 existing rental units have rents that exceed mid-range rents at the time of application or, in cases where planning approvals other than site plan are being sought, at least the same number, size, and type of rental units are replaced and maintained with similar rents and the applicant develops an acceptable tenant relocation and assistance plan, addressing the right to return to 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 collectively 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 an 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 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 19 rental dwelling units on the subject lands 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 unit. The Rental Housing Demolition application was submitted on June 7, 2018 and deemed complete by City Planning staff on August 17, 2018. A site visit was conducted by City Planning staff on June 10, 2021 to confirm existing conditions, including the bedroom type [of the existing rental townhouse units](#) and [the amount of](#) finished floor area [in the basements requiring replacement](#).

## TENANT CONSULTATION

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On December 7, 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 seven tenants, representatives of Amelin Properties, planning consultants representing the applicant, City Planning staff, and a representative of the local Councillor's office. Tenants asked questions and expressed concerns about:

- The timing of the application and when it would be approved;
- The timing of the proposed demolition and the estimated length of time over which the proposed development would be constructed;
- The proposed replacement rental unit layouts; and
- The process for returning to a replacement rental unit.

## 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 to the provincial Growth Plan. The proposal to demolish 19 ground-related residential rental units in order to construct a new high-rise residential building comprised of 421 net new residential units and 19 replacement rental townhouse units would accommodate significant new housing supply through intensification and redevelopment within a 500-metre radius of a major transit station, and contribute to a greater mix of housing options to meet the housing needs of current and future residents.

## Toronto Official Plan

The proposal conforms to Policies 3.2.1.2 and 3.2.1.6 of the Official Plan, as it involves new housing supply through intensification and infill that aligns with provincial and municipal planning policy and full replacement of the 19 existing rental townhouses that are proposed to be demolished.

Six of the existing eight (8) two-bedroom rental townhouses would be replaced with three-bedroom rental townhouse units, while the existing five (5) four-bedroom townhouse units, six (6) three-bedroom townhouse units, and remaining two (2) two-bedroom townhouse units would be replaced by their respective bedroom types. All 19 replacement rental townhouses would contain two storeys, be similar in size to the existing townhouses, and collectively replace all 2,404 square metres of existing rental GFA, including all 433 square metres of finished below-grade GFA (see table 2).

*Table 2: Comparison of Existing and Replacement Rental Townhouses*

Existing Rental Townhouses					Replacement Rental Townhouses		
Unit #	Bedroom Type	Above-Grade GFA (m <sup>2</sup> ) (A)	Below-Grade GFA (m <sup>2</sup> ) (B)	Total Living Area (m <sup>2</sup> ) (A+B)	Unit #	Bedroom Type	Unit Size (m <sup>2</sup> )
95	3-bedroom	135.0	30.6	165.6	TH5	3-bedroom	154.4
97	4-bedroom	135.0	30.6	165.6	TH18	4-bedroom	154.0
99	3-bedroom	135.0	-	135.0	TH15	3-bedroom	154.4
101	4-bedroom	135.0	30.6	165.6	TH1	4-bedroom	187.0
103	4-bedroom	133.6	37.6	171.2	TH12	4-bedroom	195.0
105	4-bedroom	135.0	30.6	165.6	TH6	4-bedroom	154.4
107	3-bedroom	135.0	21.5	156.5	TH13	3-bedroom	154.4
109	2-bedroom	124.9	30.6	155.5	TH16	3-bedroom	154.4
111	2-bedroom	124.9	21.5	146.4	TH10	3-bedroom	148.0
113	2-bedroom	121.6	22.0	143.6	TH9	3-bedroom	136.5
115	2-bedroom	122.5	-	122.5	TH19	2-bedroom	120.0
117	2-bedroom	122.5	22.0	144.5	TH11	3-bedroom	148.0
119	2-bedroom	121.6	33.0	154.6	TH17	3-bedroom	154.0
121	3-bedroom	135.0	30.6	165.6	TH3	3-bedroom	154.4
123	2-bedroom	124.9	30.6	155.5	TH2	3-bedroom	154.0
125	3-bedroom	135.0	-	135.0	TH14	3-bedroom	154.4
127	4-bedroom	135.0	30.6	165.6	TH7	4-bedroom	154.0
129	2-bedroom	124.9	-	124.9	TH8	2-bedroom	120.0
131	3-bedroom	135.0	30.6	165.6	TH4	3-bedroom	154.4
				<b>Total</b>		<b>Total</b>	<b>2,905.7</b>
				<b>Average</b>		<b>Average</b>	<b>152.9</b>

All existing long-term tenants would reserve the right to return to a replacement rental townhouse unit at similar rent, and rents for mid-range replacement rental units without returning tenants would not exceed the applicable thresholds for a period of at least 10 years. Tenants who return to the replacement rental units would be protected by the provincial Guideline, irrespective of whether such Guideline applied to the development under the *Residential Tenancies Act 2006* (RTA), until their tenancies end. The rental

tenure of all 19 replacement rental townhouses would be secured to prevent the units from being condominium-registered or converted to freehold or any other form of ownership housing.

A Tenant Relocation and Assistance Plan has also been developed to mitigate hardship for all 12 Eligible Tenants who would be required to temporarily relocate to facilitate the development. Details of the plan are set out in the proposal section of this report and would assist tenants in finding and securing alternative accommodation while the proposed development and replacement rental dwelling units are being constructed.

The replacement rental proposal and Tenant Relocation and Assistance Plan satisfy the requirements of Policy 3.2.1.6 of the Official Plan and are consistent with the City's current practices, and will be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning.

## **Conclusion**

This report recommends approval of the application to demolish 19 rental townhouse units at 95-131 Balliol Street, subject to the conditions set out in the recommendations of the report. The proposal involves the full replacement of the existing rental townhouse units and the applicant has developed an acceptable Tenant Relocation and Assistance Plan that addresses the right for existing tenants to return to a replacement rental townhouse unit at similar rent and financial compensation to mitigate hardship. The demolition would facilitate the redevelopment of the site with a 37-storey apartment building comprised of 421 net new residential units, facilitating significant new housing supply while contributing to the provision of a broader range and mix of housing options to accommodate the needs of current and future residents.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENT**

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### **City of Toronto Data/Drawings**

Attachment 1: Location Map

# Attachment 1: Location Map

