

June 1, 2023

Via Email

Planning and Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE: PH4.9 - Closing the Gap In Our Rent Gap Compensation

Dear Chair and Members of the Committee,

Please accept this letter in support of the recommendations advanced by Councillor Moise in item PH4.9 - Closing the Gap In Our Rent Gap Compensation.

As a developer and operator of existing apartment properties in Toronto, Tenblock has considerable, recent experience with Section 111 agreements and the processes surrounding relocation and assistance plans. These agreements are necessary to provide tenants with confidence that they will have a home to return to when construction of new housing is complete and to alleviate the hardship associated with finding interim accommodations.

City of Toronto staff have done an excellent job of modernizing standards in this area, with a newer and more equitable approach that has improved upon the previous seniority-based standard and enhanced tenant compensation considerably. Now, in the face of remarkable year-over-year rent increases across the City, Councillors Moise and Saxe have rightly raised the question of indexing and both have consistently advocated for this on our projects in their Wards. We believe that this approach is appropriate and that any changes should be applied consistently and on a city-wide basis.

Tenblock supports the City's ability to regulate the demolition of rental housing, to provide relocation and assistance plans, and has communicated this support to the Province of Ontario. It is our hope that any changes impacting the City will serve to reinforce or standardize the approach that is in place today.

Sincerely,

Tenblock



Stephen Job, AICP
Vice President