

June 21, 2023

TO: Toronto East York Community Council Members

RE: 88 Isabella Street - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report - Approval

Good Day,

We are writing to express our support for Capital Developments, the Developer of 88 Isabella Street.

Capital Developments, since their application in April, 2022, has held an open line of communication with Tenants including:

- Engaging two tenant Liaisons;
- Door-knocking to make introductions;
- Delivering physical print-outs to communicate project updates; and
- Holding multiple good faith meetings with Tenants and the Tenant Association

The 88 Isabella St Tenants' Association has been working collaboratively with Capital Developments and has built a relationship based on the shared desire to achieve a fair deal through cooperation and mutual respect. . While we may not always agree on every item, we are reassured that they have been honest and open from day one. They have also been responsive to building management issues raised, upholding their responsibility to provide tenants with a safe and well maintained building. We look forward to continuing this collaboration beyond this Community Council meeting to address shared concerns regarding building security and maintenance

In response to the Tenant Association demands and with the support of city planners and Councilor Moise, Capital Developments has made explicit efforts to expand Tenant Relocation and Assistance plans through the Section 111 Agreement. Among the agreed elements, this includes foregoing the 4% one-time new building rent increase (and agreeing to only follow the Provincial Guidelines posted each year) and providing no less than 6 months notice prior to demolition.

Capital Developments heard our concern that the rent gap payment was too low and has agreed to provide indexing on the rent gap payments, which will upwardly index the rent gap payments to account for changes in the market. This is a new item that the City of Toronto would like to include in all future Tenant Relocation and Assistance Plans, but one that Capital Developments agreed to include as part of this project.

Capital Developments has demonstrated integrity by providing a written statement to all tenants in which they commit to uphold the agreement that was reached to enhance the Tenant Relocation and Assistance package. In this statement, Capital Developments committed to not to use any mechanisms that may become available to them through changes to legislation and regulations which may allow them to shirk their responsibilities to tenants.

Finally, a Tenants' Association letter dated June 5th requested additional compensation above and beyond Section 111 to further mitigate the hardships faced by tenants in having to relocate. Capital Developments has engaged in and committed to continuing these conversations. Based

on the relationship we have built with Capital Developments, and in the interest of allowing for continued conversation, we encourage the Toronto and East York Community Council to provide a positive recommendation for approval to City Council for its consideration on July 19, 2023.

Kind Regards,

Lindsay Blackwell

Donya Miri

Liz Procnier

Hendry Tanaja

John van der Schilden,

/on behalf of the 88 Isabella Street Tenants' Association