



September 18, 2023

Toronto and East York Community Council  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Members of Community Council,

**Re: Residential Demolition Application  
95 and 99 Strachan Avenue  
Related Application No. 21 193432 STE 10 SA**

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We are the planning consultants for 950 King Street West Holdings Inc. (the "Owner"), the registered owner of the property municipally known as 938, 940, 942, 944 and 950 King Street West & 95, 97 and 99 Strachan Avenue (the "subject site"). The subject site is located at the northeast corner of King Street West and Strachan Avenue and is currently occupied by a 3-storey heritage building, which has historically housed a hotel and tavern, known as the Palace Arms.

We were retained by the Owner in October 2017 to provide land use planning and urban design advice with respect to redevelopment of the subject site, which ultimately resulted in approval of a rezoning for a 14-storey residential/mixed-use building, including up to 35 affordable rental units.

We are writing to express our support for the Residential Demolition Application, which will facilitate preparatory construction activities including reinforcement and shoring of the existing heritage façade. The demolition will enable construction activity and progress towards developing new affordable rental housing units supported by the City of Toronto through the Open Door Program.

### **Project Background**

A Zoning By-law Amendment application was submitted on May 4, 2018 and, following the resubmission of a revised proposal, was approved in principle by Council at its meeting on March 10, 2021. The Owner subsequently appealed the application to the Ontario Land Tribunal (OLT) due to objections expressed by neighbouring landowners. On July 20, 2022, the OLT approved the rezoning on consent with the City and a final decision was issued on January 16, 2023.

In the final staff report dated February 4, 2021, City Staff concluded that the proposed development provides an appropriate built form, conserves significant cultural heritage resources, and offers an appropriate range and mix of housing options. Furthermore, the staff report noted the plans including new on-site affordable housing to address the loss of dwelling rooms in the former Palace Arms.

The OLT decision concluded that “the proposal is appropriate and desirable in this location of the City, represents good land use planning, is consistent or in conformity with and meets the objectives of all public policy, and is in the public interest”.

A Site Plan Approval (SPA) application was submitted on July 30, 2021, which is currently under review. The most recent Site Plan Approval resubmission was made on Aug 4, 2023. A Toronto Permit was also filed in August 2023 and accepted by Toronto buildings as of August 23, 2023. Finally, the owner has also had regular conversations with City Staff from the Toronto Buildings, Heritage Planning and Community Planning departments on the file and their intended approach for construction.

### **Provision of Affordable Housing**

The approved Zoning By-Law includes a number of Section 37 provisions which secure affordable rental housing as part of the redevelopment. The provisions mandate the design and construction of at least twenty-two (22) affordable rental dwelling units consisting of approximately 743 square metres of residential gross floor area within the building.

In addition, the Section 37 provisions state that the owner shall agree to develop and maintain an additional thirteen (13) affordable rental housing dwelling units comprised of no less than 650 square metres in total, or a reduced floor area as approved by the Executive Director, Housing Secretariat, subject to the City contributing a further \$3,600,000 of City funding plus Open Door Program incentives on the same terms and conditions applicable to the 22 affordable rental housing dwelling units.

As such, the proposed development not only represents an important opportunity for residential intensification generally, but also represents a significant addition to the stock of new purpose-built rental housing supply, including new affordable rental units.

### **Public Interest**

Given City support for the proposed development, both through approval of the rezoning and through the allocation of Open Door funding towards the development of new affordable rental housing units within the building, there is a clear public interest

involved in expediting development of the proposed building. Approval of requested Residential Demolition Application will help to achieve that result.

### **Conclusion**

For the reasons set out above, we recommend approval of the Residential Demolition Application.

Should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Yours very truly,

**Bousfields Inc.**



Sheliza Rajan, MScPI, MCIP, RPP

*CC: Peter Smith, Partner, Bousfields*

*CC: Joshua Goldstein, Associate Development Manager, Greenwin*