

From: [88 Isabella](#)
To: [councilmeeting](#)
Subject: [External Sender] Re: My comments for 2024.PH11.10 on April 17, 2024 City Council
Date: April 16, 2024 3:41:28 PM

Thank you for reaching out to confirm. Please input Hendry Tanaja and Lindsay Blackwell, 88 Isabella Tenants Association

Much thanks!

On Tue, Apr 16, 2024 at 3:39 PM councilmeeting <councilmeeting@toronto.ca> wrote:

Good afternoon,

In order to process your communication and distribute it to the members, we need a FIRST and LAST name.

Best regards,

Council Team

From: 88 Isabella <tenantsof88@gmail.com>
Sent: April 16, 2024 11:33 AM
To: councilmeeting <councilmeeting@toronto.ca>; Mayor Chow <Mayor_Chow@toronto.ca>; Councillor Perks <Councillor_Perks@toronto.ca>; Councillor Bradford <Councillor_Bradford@toronto.ca>; Councillor Nunziata <Councillor_Nunziata@toronto.ca>; Councillor Kandavel <Councillor_Kandavel@toronto.ca>; Councillor Myers <Councillor_Myers@toronto.ca>; Councillor Matlow <councillor_matlow@toronto.ca>; Councillor Thompson <councillor_thompson@toronto.ca>; Clerk <clerk@toronto.ca>; Councillor Crisanti <councillor_crisanti@toronto.ca>; Councillor Holyday <Councillor_Holyday@toronto.ca>; Councillor Morley <Councillor_Morley@toronto.ca>; Councillor Pasternak <Councillor_Pasternak@toronto.ca>; Councillor Perruzza <Councillor_Perruzza@toronto.ca>; Councillor Colle8 <Councillor_Colle8@toronto.ca>; Councillor Bravo <Councillor_Bravo@toronto.ca>; Councillor Malik <Councillor_Malik@toronto.ca>; Councillor Saxe <Councillor_Saxe@toronto.ca>; Councillor Moise <Councillor_Moise@toronto.ca>; Councillor Fletcher <councillor_fletcher@toronto.ca>; Councillor Jaye Robinson <councillor_robinson@toronto.ca>; Councillor Burnside <Councillor_Burnside@toronto.ca>; Councillor Carroll <Councillor_Carroll@toronto.ca>; Councillor Cheng <Councillor_Cheng@toronto.ca>; Councillor Mantas <Councillor_Mantas@toronto.ca>; Councillor Ainslie <councillor_ainslie@toronto.ca>;

Councillor McKelvie <Councillor_McKelvie@toronto.ca>

Cc: Francis Kung <Francis.Kung@toronto.ca>; Brendan Agnew-Iler <Brendan.Agnew-Iler@toronto.ca>; Jennifer Chan <Jennifer.Chan23@toronto.ca>; Devon Sissons <Devon.Sissons@toronto.ca>; Kristyn Wong-Tam <KWong-Tam-QP@ndp.on.ca>; Donato-Woodger, Ben <BDonato-Woodger@ndp.on.ca>; JBell-CO@ndp.on.ca

Subject: [External Sender] My comments for 2024.PH11.10 on April 17, 2024 City Council

To the City Clerk:

Please add my comments (please see attached Letter & Appendix) to the agenda for the April 17, 2024 City Council meeting on item 2024.PH11.10, Response to Including New Approval Conditions for Rental Demolition Applications.

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Sincerely,

The 88 Isabella Tenants Association Organizing Committee

April 17, 2023

Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Mayor Olivia Chow & Toronto City Council Members

Re: PH11.10 - Response to Including New Approval Conditions for Rental Demolition Applications

We are writing to you on behalf of tenants at 88 Isabella St. who are facing imminent demoviction to strongly urge that the proposed motions to remedy rent gap payments (RGPs) through a new baseline average market rent (AMR) be adopted by City Council. Further, we request that Mayor Chow include an amendment that **directs the City to secure, from its own sources of funding**, top-up funding equivalent to the new AMR/RGP formula for tenants whose Section 111 Agreements have already been formalized this year, whose Tenant Relocation and Assistance Plan (TRAPs) are tied to poor-quality data in the 2024 Canadian Mortgage and Housing Corporation (CMHC) Rental Market Report (RMR).

On behalf of our tenants, we have been urging City Planning staff and our local representative, Councillor Moise, to use better data to calculate tenants' RGPs since May 2023. We provided a submission to Toronto East York Community Council (see attached) and deputed on our tenants' behalf, highlighting the issues associated with the CMHC's data in relation to AMR/RGP. We met with, and wrote numerous emails to City staff and Councillors, and our pleas for a fairer deal for our tenants fell on deaf ears.

When the new CMHC RMR data was released in January 2024, we were shocked that it presented an AMR **17% lower than last year's AMR** for bachelors units in our zone - when **all other data sources indicated a year-over-year increase**. We immediately flagged this issue to City Planning and asked them to address it so our neighbours in bachelors units would be able to find housing - the current allocation of \$1532 (with indexing) is not enough. This low AMR will surely drive these tenants out, displacing them from their support networks, local health service providers, and the community they've built in the Church-Wellesley neighbourhood over decades. Instead, City Planning ploughed ahead to negotiate a deal for tenants tied to poor-quality data. Below, we outline what our tenants will receive in comparison to what the proposed motion would provide:

	Bachelor	1-Bedroom	2-Bedroom
Current Tenant Compensation + indexing*	\$1,532	\$2,533	\$3,168
New / Proposed Tenant Compensation + indexing*	\$2,360	\$2,709	\$3,619
Difference (\$) per month	\$828	\$176	\$451
Difference (%) per month	54%	7%	14%

* Does not include hydro clawback (\$44/month for bachelor & 1-bedroom, \$62/month for 2-bedroom)

We have already reached out to City Planning to see if the new AMR baseline could be applied to our tenants – **we were told no, because our Section 111 agreement was already signed**. Our tenants have requested that our City Councillor put forward a motion at City Council to request City funding be allocated to our tenants to bring their RGP in line with what has been proposed in these motions – **we were told no, that this kind of motion would need to come directly from Mayor Chow**.

Thus, Mayor Chow, we are imploring you to help make this situation right for our tenants, and **direct City Planning to provide top-up payments to our tenants who should be benefiting from these motions, but will not, because City Planning pushed ahead on our Section 111 agreement, knowing full well that the data used in that agreement would cause a grossly inadequate RGP** for our tenants. To reiterate: we have been advocating for changes to the AMR/RGP for nearly a year. The staff report for this item even acknowledges the challenges presented by the CMHC data that our tenants are now bound to:

*Beyond the challenge in tenants being able to find and secure like-for-like alternative housing in their existing neighbourhood, the 2023 Rental Market Survey reported vacant private apartment rents that are **inconsistent with past rental market surveys and in some cases do not align with broader rental market trends**.*

On top of the data quality / RGP issues we have identified, we would also note the following issues regarding our dealings with City Planning over the past year:

- We were advised that if our development application was appealed at the Ontario Land Tribunal (OLT), our tenants could **lose all compensation and benefits** under the TRAP. It was not until **well after the appeal period** had passed that we learned, via the City Solicitor's comments at Planning and Housing Committee on November 30, 2023, that **OLT appeals only concern the development application, not tenant compensation**.
- We have been presented numerous examples of how RGP is calculated by City Planning, including the Tenant Consultation Meeting in April 2023. The definition of our "rent" has always been presented as what we are currently paying our landlord. However, we only recently learned in the past month (long after our application has been approved), that "rent" is actually tied to the City's Official Plan, which defines rent as the total monthly shelter cost for living in an existing rental unit, which includes gross monthly rent including utilities, hydro and hot water.
 - This means, for tenants who currently pay for hydro outside of their rent, they will have their RGPs clawed back (\$44/month for bachelor and 1-bedroom, \$62/month for 2-bedroom). To be clear: **this has never been communicated to tenants** during any of our meetings and email communications with City Planning.
 - For our tenants in bachelor units, many of whom are vulnerable / marginalized or seniors, this clawback will create significant hardship. If we had been made aware of this hidden definition of rent at the outset, we could have advocated on this issue for these tenants.

To summarize, we are utterly disappointed and disheartened by the fact that we have been misled by City Planning staff, who do not seem to have our best interests at heart, from the very beginning of the rental demolition process at 88 Isabella, through to the very end.

In closing, we reiterate the need to remedy the RGP for our tenants, who will be desperately searching for housing beginning this week in a volatile rental market, with inadequate compensation to do so. We believe that these motions begin to address the shortfalls in the TRAP that we have been advocating for, for nearly a year. Given our unique situation in light of these motions, we firmly believe that it is the City's responsibility to compensate our tenants from its own funding allocations to address the RGP shortfall that our tenants have been subjected to as a result of City Planning's failure to negotiate our Section 111 agreement for the benefit of our tenants.

We thank you for your dedication in addressing this important issue. Should you wish to discuss this further, we can be reached at tenantsof88@gmail.com

Sincerely,

The 88 Isabella Tenants' Association Organizing Committee

**Recommendations to Toronto East York Community Council:
88 Isabella Street Tenants' Association (TE6.22 - 88 Isabella Street - Zoning By-law Amendment
and Rental Housing Demolition Applications - Decision Report - Approval)
June 22, 2023**

EXECUTIVE SUMMARY:

- A proposal for demolition has been made by Capital Developments for 88 Isabella St., a purpose-built mid-rise apartment building, which is presently under consideration by Toronto East York Community Council.
- Tenants of 88 Isabella have formed a Tenants' Association, comprising 55% of the occupied units in the building; while members overwhelmingly **reject the proposed demolition** of our homes, **the expressed purpose of the Tenants' Association is achieving a fair deal with the City and developer/landlord.**
- Working towards this goal, we have had several productive discussions with City Planning staff, Councillor Chris Moise and his team, and Capital Developments, and have come to agreement on the tenant relocation and compensation package (see pp 6-7). These key terms may have broader practical application to other rental housing demolition and conversion applications in the City of Toronto.
 - While some progress has been made on the operational terms of the Rent Gap Payment (RGP), we strongly believe that more consideration needs to be given to how the RGP is calculated.
 - The purpose of this document is to outline to Community Council and City Planning staff the key components that need to be included in the RGP calculation to ensure tenants are not shouldering the financial burdens associated with this development project in light of Toronto's volatile rental market.
- **We strongly recommend that City Councillors advocate for the City Planning department to apply an enhanced RGP calculation in place of the current methodology.**

BACKGROUND:

Demolition Proposal for 88 Isabella St.

- In April 2022, Capital Developments submitted an application to the City of Toronto proposing to demolish the existing purpose built apartment building at 88 Isabella Street, and construct a new 62-storey residential tower containing 751 units (including 82 rental replacement units). Tenants received notice of this application in July 2022. Since then, there has been an online community consultation meeting (February 2, 2023), and an in-person tenants consultation meeting (April 4, 2023).
 - Another proposal for 90 Isabella is also going through approvals.
- At the tenants' consultation meeting on April 4th, the City and Capital Development provided an overview of the proposed replacement building and the proposed tenant relocation and compensation package.
- The 88 Isabella St. Tenants' Association met with City Planning / Councillor Moise (May 23, 2023), and City Planning / Capital Developments (June 7, 2023) to review the general terms of the tenant compensation and relocation package, focused broadly on three key themes:

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- Adequate financial compensation for relocation (RGP, moving allowances, tenant compensation);
- Clarification of logistical issues (leasing agent support, notice to return, collection of personal health information, advanced RGPs beyond a three-year construction timeline); and
- Ensuring replacement rental units are adequately sized and built in a timely manner.

88 Isabella St. Tenants' Association & Key Concerns

- 88 Isabella St. is a diverse community reflective of the demographics of the Church-Wellesley neighbourhood. Many tenants are elderly, long-term renters on fixed income from pension allowances; there are also several families with young children under 12; and, single income households. Most importantly, tenants have strong ties to and within our local community, and do not want to be displaced.
 - The Tenants' Association was established in April 2023, and comprises tenants from 55% of remaining units in the building.
- The 88 Isabella St. Tenants' Association administered a survey to members in May 2023 to gather demographic information, as well as feedback and advice on the development proposal. **Tenants were unanimous in noting that they do not support the demolition of 88 Isabella Street, and do not want to be displaced, even temporarily, by this project.** Key concerns from the survey and follow-up Tenants' Association meeting include:
 - Difficulty finding comparable, affordable temporary housing in the Church and Wellesley community;
 - Diminished standard of living in temporary housing (ie. less space, bed bugs etc);
 - Financial burden of increased rent for temporary housing, in particular for residents on a fixed income and those in single income units;
 - Mental stress and mobility challenges associated with packing and moving;
 - Loss of neighbourhood and community, as many tenants have been part of the local Church-Wellesley community for decades;
 - Concerns regarding construction timelines and high likelihood of delays; and
 - Layouts and features of replacement units are inferior to current apartment units (e.g., less natural light from smaller windows, smaller/obstructed balconies, less practical layouts).
- The Tenants' Association has sought to redress many of these concerns by working with our local City Councillor, City Planners, and Capital Developments to come to a fair deal for tenants if this project is approved.

RENT GAP PAYMENT CALCULATIONS:

Overview - Current State:

- Under Municipal by-law, tenants who are evicted for the purposes of demolition are entitled to Rent Gap Payments (RGPs) during the course of construction that are equal

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88 Isabella Street Tenants' Association (TE6.22 - 88 Isabella Street - Zoning By-law Amendment
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to the difference between the **current rent** paid by tenant and the **average market rent** for **vacant private rental apartments** by bedroom type in the City of Toronto. This is paid as a lump sum payment equal to a 36-month construction period when tenants move out (upon expiry of the construction period, additional rent-gap payments are made to tenants).

- The City of Toronto uses data produced annually by the Canadian Mortgage and Housing Corporation (CMHC) to calculate Average Market Rent (AMR) for Toronto. City Planning initially indicated to tenants of 88 Isabella (on April 4th, 2023) that it uses Toronto-wide data, which includes all zones, despite the variances between zones (see below):

Table 1: AMR for private rental units (Jan. 2023) in Toronto, by zone

	Bachelor	1 Bedroom	2 Bedroom
Zone 1: Toronto (Central) <i>(Location of 88 Isabella St)</i>	1,735	2,082	2,983
Zone 2: Toronto (East)	**	1,799	2,186
Zone 3: Toronto (North)	1,584	1,866	2,303
Zone 4: Toronto (West)	1,417	1,560	2,404
Former City of Toronto (Zones 1-4)	1,569	1,875	2,540

Getting it Right: Revising the RGP to Reflect Rental Market Conditions for Displaced Tenants

- The position and recommendation of the 88 Isabella St. Tenants' Association is that RGPs need to use an accurate baseline AMR that reflects rental market conditions in order to fairly compensate tenants and minimize great financial burdens associated with securing a rental agreement for temporary housing while tenants are displaced.
- The baseline AMR used to calculate RGPs should reflect the same geographic location, and rental market options / conditions at the time of eviction.

A) Geographic Location:

- Tenants of 88 Isabella chose purposefully to live in central Toronto, close to numerous amenities, public transportation, and/or key health and social services. Many tenants are longstanding members of the LGBTQ2S+ community, and chose to make their home within the Church-Wellesley neighbourhood. Others access critical health services and access to clinical trials in nearby hospitals. The Tenants' Association heard from tenants that they chose to make 88 Isabella their home for a reason: to be close to their community, to start their families, to retire, to age in place, etc.
- Tenants facing displacement want to remain in the community. With rising rents in the downtown core, finding suitable temporary housing would be a difficult prospect if the

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AMR used to calculate RGP is a Toronto-wide average. To better support tenants to remain in their chosen community, the RGP must use the AMR for the same location.

- **We are encouraged that City Planning has agreed with our request, and has recommended to Council that City Planning use AMRs for Zone 1, Central Toronto, to calculate RGPs for this project, if approved.**

B) Indexing RGPs to Best Reflect Market Conditions:

- A number of current coalescing factors in Toronto's rental market require re-imagining RGP calculation so it is fairer to tenants being displaced. These factors include: low vacancy rates, unprecedented growth in rental prices, dwindling supply of purpose-built rentals.
- While using CMHC private vacant rent data as a baseline for RGP calculation is convenient, in Toronto's current rental market, it is not a practical reflection of market conditions that displaced tenants will face.
 - In its most recent report, the CMHC acknowledges the rapidly rising costs in the rental market, noting in January 2023 that increased competition for fewer units led to strong rent growth in the primary rental market from the previous year. Even as the rental supply *increased*, it did not offset the growth in demand,¹ which continues to drive rent prices up *month over month* in Toronto.
 - Critics note that the AMR, as published by CMHC, grossly underestimates the actual costs of rent that tenants are asked to pay, and sharp increases happening over short periods of time. For example, in the May 2023 Rent Report, which is based on rental asking price, average rental listings in Toronto (including apartments and condos) were \$2,538 for a 1-bedroom, and \$3,308 for a 2-bedroom, which represents a year-over-year increase of 20% and 17.2%, respectively.²
 - Different, reliable sources of data have all presented rental pricing figures well above CMHC data (see Table 2), because these data include condo rentals, which is increasingly becoming the most likely option for displaced tenants.
 - Tenants have voiced their concerns regarding their ability to find suitable temporary replacement housing, and many are worried that they will not be able to find replacement housing at all. These concerns are valid, particularly as the vacancy rates have continued to fall in Toronto to 1.7% for purpose-built rentals and 1.1% for condo rentals.³

¹ See: CMHC, Rental Market Report, January 2023.

² See: <https://rentals.ca/national-rent-report> NOTE: The data used in this report is based on monthly listings from the Rentals.ca Network of Internet Listings Services (ILS). This data differs from the numbers collected and published by the Canada Mortgage Housing Corporation (CMHC). The Rentals.ca Network of ILS's data covers both the primary and secondary rental markets and includes basement apartments, rental apartments, condominium apartments, townhouses, semi-detached houses, and single-detached houses. This is more realistic in terms of what tenants will face in their search for temporary housing. CMHC's primary rental data **only includes purpose-built rental apartments and rental townhouses**. CMHC also collects data on secondary market rentals, but this is reported separately.

³ CMHC Rental Market Report, 2023.

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Table 2: Average Market Rents for Church-Wellesley Neighbourhood, by Data Source

SOURCE	Bachelor	1-Bedroom	2-Bedroom
CMHC Private Apartments (Zone 1 Toronto)*	\$1,735	\$2,082	\$2,983
Toronto Regional Real Estate Board (Toronto C08)**	\$2,080	\$2,486	\$3,325
National Rent Report (All Toronto)***	\$1,988	\$2,550	\$3,304

*January 2023 (data collected in October 2022)

**Q1 2023 https://trreb.ca/files/market-stats/rental-reports/rental_report_Q1-2023.pdf

*** June 2023 <https://rentals.ca/national-rent-report>

- Adding further market pressure for displaced tenants seeking temporary housing, while the supply of primary rental apartments in the GTA increased by 2.1% in 2023 from the previous year, the average rent for new supply entering the market was **45.4% higher than the average rent for all units**, meaning that only upper-middle income households could afford renting these new units.⁴
 - Purpose-built rental apartments were **the only housing type** that decreased in construction starts in Toronto in 2022 (down 7% from 2021), meaning supply of new rental units will continue to be a challenge for renters.
- This pressure is being further compounded by the number of other potentially displaced tenants who will be seeking temporary housing in the rental market in Toronto due to the number of rental demolition / condo development proposals under consideration. As of March 2023, there were 73 Chapter 667 rental housing demolition and conversion applications under review by the City of Toronto, representing 3,441 units proposed for demolition.⁵ **This is thousands of households competing for rental housing in an already tight, volatile market.**
 - In fact, if we roughly calculate the number of rental units proposed for demolition in Toronto noted above, and use the 2022 CMHC data for purpose-built rentals to adjust for average vacancy rate of 2.4%, there would be approximately 3,359 households seeking temporary housing. Meanwhile, continuing to use CMHC purpose-built rental data, applying average vacancy rates to the universe/stock of units, there would only be 2,197 available purpose-built rental units for displaced tenants to relocate to. Assuming hypothetically that tenants facing displacement were the *only group* seeking purpose-built rentals in Toronto (extremely unlikely), **there would still be a deficit of 1,162 purpose-built rental units.**

⁴ Ibid

⁵ Prepared by City Planning, City of Toronto; March 10, 2023.

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- In human terms, this represents over 1,000 households who would have to choose from moving away from Toronto, seeking housing in secondary rental markets (e.g., condos), downgrading current quality of housing, and/or experiencing homelessness.
- The loss of purpose built rental apartments to demolition has an exponential impact on the rental market. Demolishing an occupied apartment reduces the number units available for rent, while simultaneously adding a tenant back into the market.
- When all of these factors are taken together, it becomes clear that it is of critical importance that RGP's include AMR for both condo and private rental units - to avoid massive displacement of people/families from their communities, and to ensure that housing is still within reach in the midst of a broader affordability crisis that is impacting peoples' access to basic needs for shelter and sustenance.
- We understand that City Planning has recommended applying an approach to upwardly index AMRs to better reflect market conditions at the time tenants are required to move. Housing staff are in the process of determining an indexing approach that would apply to 88 Isabella Street, as well as future Rental Housing Demolition applications. The indexing approach would be secured through the Section 111 Agreement.
 - **The 88 Isabella St Tenants' Association strongly urges Community Council to recommend that rental housing demolition and conversion projects in Toronto use CMHC data that includes both primary and secondary rental markets, in the appropriate geographic location, and indexed to reflect market conditions at the time of eviction.**
 - **The 88 Isabella St. Tenants' Association further recommends that City Planning work collaboratively with tenant stakeholders (individuals and organizations) to ensure that the RGP is indexed to better reflect current market conditions, and consider using non-CMHC data sources to inform this indexing.**

OTHER TERMS ADVOCATED BY 88 ISABELLA ST TENANTS' ASSOCIATION:

- The following gains have yet to be formalised under a Chapter 111 agreement between Capital Developments and the City of Toronto; however, we were able to secure a written commitment from Capital Developments, which has been shared with Councilor Moise's office and City planners.
- We were also able to secure a statement of good faith, in which Capital Developments commits to not using any mechanisms that may become available to them under Bill 97 to shirk responsibilities to tenants.

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Component	Original Term	Improved Term
Rent Gap Payments - Terms	<p>A 36-month rent gap payment will be made up front.</p> <p>If the construction takes longer than 36 months, additional rent gap payments will be made for the additional months.</p>	<p>In the event of construction being delayed past 36 months, Capital Developments will pay additional rent gap payments in advance of the delay.</p>
4% New Build Rent Increase	<p>A 4% New Build Rent Increase will be applied to tenants' rent when they return to their replacement units.</p>	<p>Capital Developments will not apply the 4% New Build Rent Increase.</p> <p>The provincial guideline increases for the years that the replacement building is under construction will still apply.</p>
Compensation Payment	<p>Capital Developments will pay each tenant 3 months rent compensation.</p> <p>An additional 4 months compensation is available to individuals who are over 65 and/or to those who have special needs.</p> <p>The tenant must apply for the additional senior and/or special needs compensation by providing to the landlord proof of their physical or mental condition.</p>	<p>To access the additional senior and/or special needs compensation, individuals will apply to the city. This will help ensure that personal health information can be collected, stored, and used in accordance with applicable legislation and best practices.</p> <p><i>Note: the details of how this will work will be forthcoming.</i></p>
Replacement Units	<p>Capital Developments will replace our existing units with units of similar size, the same number of bedrooms and balconies of a similar size.</p>	<p>Capital Developments will replace our existing units with units of similar size, the same number of bedrooms and balconies of a similar size.</p> <p>Capital Developments will work with their architect to remove any pillars that obstruct the open air of balconies, and endeavor to maximize the natural light in the replacement units.</p> <p>At a later date, Capital Developments will consult with the 88 Isabella St Tenants' Association on the interior layouts and fixtures of the replacement units.</p>

KEY RECOMMENDATIONS TO CITY COUNCILLORS & CITY OF TORONTO:

Revision of the Rent Gap Payment Calculation:

- We are supportive of City Planning's recommendation to use average market rental rates for Zone 1, Central Toronto, to calculate RGPs for this project, if approved.
- We are supportive of City Planning's recommendation to develop and apply an upward indexing approach to calculate RGPs, and would recommend that City Planning work collaboratively with community stakeholders (tenant associations, rental advocacy organizations, etc) to help develop these formulas. We further recommend that City Planning use other data sources to help inform indexing CMHC's AMRs.
- Finally, we strongly urge Community Council to recommend that RGPs use data that includes both primary and secondary rental markets.

Broader Recommendations Regarding Development:

- As demovictions have increased substantially in recent years with intensification development in the downtown core, there is a greater need for well-planned proposals that enable maximum tenant input and build stronger collaborative relationships between tenants and developers. At the same time, there is greater need for the City of Toronto to ensure that development in the downtown core is a) taking place at a sustainable pace, b) minimizing disruption to tenants' quality of life, and c) producing affordable housing for individuals and families.
- In terms of broader implications for the Church-Wellesley neighbourhood, the City should consider the impacts of increased condo developments on this population given the demographic profile.
 - In the Church-Wellesley corridor, median annual household income (\$45K) is \$10K less than the rest of the city core on average, and renters make up 74.3% of our population, while 77.6% of these renters are paying greater than 30% of income on housing costs.⁶ Taken together, this points to the very distinct possibility of an acute housing crisis in the Church-Wellesley neighbourhood that could threaten many people with precarious housing and/or homelessness, including longstanding members of the local LGBTQ2S+ community.
 - It is crucial that City Council act to ensure that the wave of demovictions in Ward 13 do not create bigger problems for renters and the broader community, and do not displace the already vulnerable LGBTQ2S+ community.
- **Therefore, we strongly recommend that the City of Toronto prioritize the development and approval of affordable rental units in the downtown core that can provide quality housing to individuals and families.**
- **We further recommend that City of Toronto Planning carefully consider the impacts of intensified development in the Church-Wellesley neighbourhood, given the number of marginalized individuals and communities that live here.**

⁶ See: Canadian Urban Institute, TOcore Neighbourhood Population Profiles (2016)