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April 16, 2024

VIA EMAIL

Mayor Chow and Members of City Council
Toronto City Hall
100 Queen Street West
Toronto, ON, M5H 2N2

Your Worship and Members of City Council:

RE: City Council Meeting on April 17, 2024 – <u>Item No. PH11.10</u> – Response to Including New Approval Conditions for Rental Demolition Applications

We are the lawyers for CentreCourt[1], being the owner of a number of properties across the City of Toronto (the "**City**") including the lands that are municipally known as 83-89 Queen Street East and 119-127 Church Street ("**119 Church**").

We have reviewed the Report for Action titled "Response to Including New Approval Conditions for Rental Demolition Applications" dated March 15, 2024. The Report for Action contains commentary about certain rental replacement implementation matters that could inform future proposed modifications to Chapter 667 of the Toronto Municipal Code ("**Potential Municipal Code Amendments**"). The Report for Action and will be considered by City Council at the meeting commencing on April 17, 2024.

CentreCourt understands the need for the City to monitor and continue to refine its approach to rental replacement. However, as a residential developer with a number of active applications, our client also has an interest in ensuring that the Potential Municipal Code Amendments do not frustrate existing approvals that have been granted by the City.

For example, 119 Church is the subject of Zoning By-law Amendment and Rental Housing Demolition applications that were approved by City Council on February 6, 2024. These approvals were the product of an iterative exercise with the City which involved extensive consultation about the specific rental replacement and tenant improvement strategies that were ultimately agreed to for this property.

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[1] CentreCourt, including its owners and affiliated entities.

It is our understanding that the City is not proposing any modifications to the Toronto Municipal Code at this time and that staff will continue to consult with all stakeholders on rental replacement matters. We are writing to request that any new approval conditions that are considered by City Council at future meetings do not conflict with or otherwise frustrate existing approved developments (such as 119 Church) where appropriate rental replacement arrangements have already been established.

In the lead-up to the City Council meeting, a Supplementary Report dated April 12, 2024 was published on the City's website which contains the following (new) recommendations:
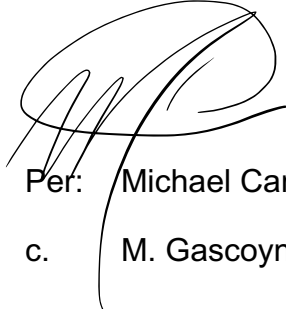
1. City Council direct the Chief Planner and Executive Director, City Planning to use Canada Mortgage and Housing Corporation data on Private Apartment Average Rents, by Year of Construction and Bedroom Type – Toronto census metropolitan area (CMA) for purpose-built rental buildings constructed in 2015+, by available zones, when calculating rent gap assistance for Rental Housing Demolition applications.

2. City Council request the Chief Planner and Executive Director, City Planning to review impacts associated with the use of average market rents for 2015+ rental buildings and report to Planning and Housing Committee in the first quarter of 2025 with an evaluation of this approach.

Given the timing of the Supplementary Report, we have had a limited opportunity to review these recommendations with our client. We would appreciate the opportunity to conduct a more thorough analysis so that we can provide staff with substantive feedback before these recommendations are considered by City Council.

We hereby request notice of any decision by City Council or any committee of Council in respect of this matter. If you have any questions regarding this correspondence, please contact the undersigned and Daniel Artenosi (at dartenosi@overlandllp.ca).

Yours truly,
Overland LLP

Per: Michael Cara

c. M. Gascoyne, CentreCourt