

April 3, 2024

Chair Perks and Members of the Planning and Housing Committee  
Toronto City Council  
City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

Sent via email to: [phc@toronto.ca](mailto:phc@toronto.ca)

RE: April 5<sup>th</sup> Planning and Housing Committee Meeting, Item No. PH 11.10 - Response to Including New Approval Conditions for Rental Demolition Applications

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Dear Chair and Committee,

The Building Industry and Land Development Association (BILD) is in receipt of the staff report for agenda item *PH 11.10 - Response to Including New Approval Conditions for Rental Demolition Applications* and we offer you the following comments for consideration at April 5<sup>th</sup> Planning and Housing Committee meeting.

Firstly, thank you to City staff for the opportunity to meeting on March 15<sup>th</sup>. BILD has a rental replacement working group that has open dialogue with the City of Toronto and we appreciate the continued collaboration of staff and our on-going discussions for rental replacement policies and practices. We welcome the opportunity to continue our discussions to improvement the process for all parties and make any necessary refinements to the policies.

We acknowledge that the April 5th Planning and Housing Committee Report responds to the motions of Council as an information report and we thank staff for clarifying that no staff changes are proposed this time. We would like to take this opportunity to remind Committee and Council that if any changes to the process or policies were proposed - that further stakeholder consultation should occur. Furthermore, any potential changes should apply on a go-forward basis to new development applications - in the interest of certainty for projects that are already in the works.

Finally, we believe that we could strengthen the rent gap approach to ensure greater fairness and equity for both the tenants and the property owners. This should be reviewed to incent positive behavior on both side and aim to avoid delays cause by lack of vacant possession. We thank you for the opportunity to submit these comments. Please feel free to contact the undersigned with any questions.

Sincerely,



Danielle Binder, RPP MCIP

Senior Director, Policy and Advocacy, BILD