

From: [Brandon Simon](#)
To: [Toronto East York Community Council](#)
Subject: [External Sender] Re: Re: Request to appear before May 7, 2024 Toronto and East York Community Council on item 2024.TE13.2
Date: May 3, 2024 11:52:05 AM
Attachments: [image001.png](#)
[191-199 College & 74-76 Henry TEYCC Presentation 2024.05.03.pdf](#)

Good Morning,

For your reference, please find attached the presentation that I'll be making during my speaking time at Tuesday's TEYCC meeting. I'll also bring my laptop and a back up paper copy of the presentation, as requested.

Sincerely,

Brandon Simon, BES, RPP, MCIP

Planning + Development, Associate



p 416.975.1556 ext 242
e bsimon@planpart.ca

WE ARE MOVING

Effective May 23, 2024

NEW Location:

215 Spadina Ave, Suite 120

Toronto ON M5T 2C7

On Wed, May 1, 2024 at 1:43 PM Brandon Simon <bsimon@planpart.ca> wrote:

Thank you for confirming.

Brandon Simon, BES, RPP, MCIP

Planning + Development, Associate



p 416.975.1556 ext 242
e bsimon@planpart.ca

WE ARE MOVING

Effective May 23, 2024

NEW Location:

191–199 College Street & 74–76 Henry Street



Statutory Public Meeting – May 7, 2024

Application No.: 22 150580 STE 11 OZ



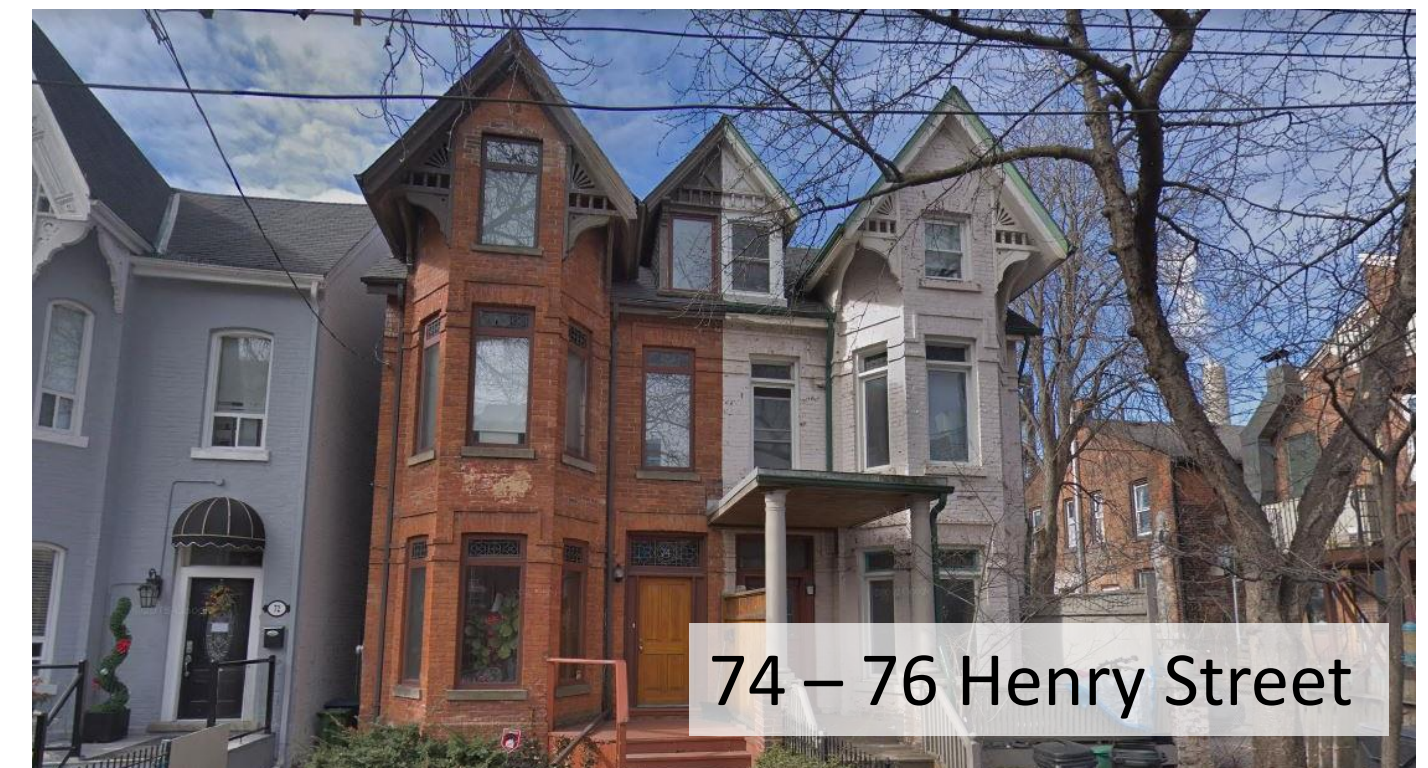
Acronym
Urban Design & Planning

Core Elements of Proposed Development



- ✓ **Conservation and Functional Integration of Important Heritage Resources**
- ✓ **Unprecedented Supply of new Affordable Rental Housing**
- ✓ **Enhanced, Animated Public Realm & Landscape with Continued Commercial Presence**
- ✓ **Proactive Integration of a Menu of Sustainability Measures**

Retention of Existing Heritage Buildings



Retention of Existing Heritage Buildings



Provision of Meaningful, Affordable Rental Housing

- 100% of units will be rental tenure (490 units)
- 12 replacement dwelling rooms secured with City – larger, fully renovated dwelling rooms – plus tenant relocation & assistance plan
- Over 80% of units (**408 studio units**) will be Affordable
- Affordable units to be secured through City’s Open Door Program
 - Affordable units guaranteed for 40 year period
 - Access to the full range of amenities and services in building
 - Tenant access regulated through City’s Affordable Housing portal
 - Rents and increases secured at 100% AMR:

Table 1 – 2024 City of Toronto Average Market Rent (AMR)

Unit Size	2024 Average Market Rent
Hostel/dwelling room	\$1,117
Bachelor/studio apartment	\$1,427
1 bedroom apartment	\$1,708
2 bedroom apartment	\$1,992
3 bedroom apartment	\$2,241

Extensive Collaboration with Staff and Community Stakeholders

- Applications submitted in May 2022, Community Consultation Meeting in March 2023
- Numerous in-person and virtual meetings with Baldwin Village Community Association
 - Specific, meaningful improvements to proposal in response to community feedback
- Meeting with rooming house tenants in early April
 - Presented dwelling room replacement plan and tenant relocation & assistance plan
- Extensive collaboration and extra meetings with City staff to implement and secure core elements of proposal:
 - Open Doors incentives for Affordable housing
 - Dwelling room replacement
 - Heritage conservation & integration
 - Legal agreements for implementation



Thank You

