



April 23, 2025

SENT VIA EMAIL

To: Toronto City Council Members

Re: EX22.10 - Build More Homes: Identifying Opportunities for More Purpose-Built Rental Housing

No Demovictions acknowledges and supports City Council's efforts with respect to the new Purpose-Built Rental Housing Incentives program, in particular, "as long as the development remains a rental property."

However, we continue to sound the alarm for the impending demoviction crisis, and ask you to **ensure safeguards are in place so this program will not speed up demovictions**. For example, you have the opportunity to peg incentives for stalled projects to updated tenant assistance packages, including using new CMHC data for rent gap payments, [approved in April 2024 by City Council](#), but not applied to many of the Section 111 Agreements under development that would benefit tenants facing demoviction.

Importantly, the **7,156 new rental homes approved** in December 2024 do not take into account the **loss of 2,586 units approved for demolition by this City Council since 2022**.

"Demolition and Replacement of Rental Housing Units" approvals

(November 2022- December 2, 2024, from City of Toronto's Open Data Hub)

Ward 4: 42	Ward 11: 130	Ward 16: 170
Ward 5: 20	Ward 12: 389	Ward 17: 47
Ward 6: 76	Ward 13: 1221	Ward 18: 86
Ward 8: 118	Ward 14: 63	Ward 20: 116
Ward 10: 12	Ward 15: 96	

We respectfully remind you that "creating and **maintaining** affordable housing is one of the City of Toronto's key priorities." Displacing currently-housed tenants from 2,586 rent-controlled units will greatly decrease the net new rental housing unless you carefully guard against the unintended consequences of this motion.

We look forward to our continued contribution and collaboration with City Planning and Committee members.

Sincerely,

Rebecca Gimmi
No Demovictions Organizer