

23-29 Greenbriar Road – Rental Housing Demolition Application – Decision Report – Approval

Date: April 7, 2025

To: North York Community Council

From: Director, Strategic Initiatives Policy and Analysis

Ward: 17 - Don Valley North

Rental Housing Demolition Application Number: 22 113874 NNY 17 RH

Related Planning Application Number: 22 113864 NNY 17 OZ

SUMMARY

This report recommends approval of the Rental Housing Demolition application to demolish 22 rental units located at 23-29 Greenbriar Road.

The 22 rental units are proposed to be replaced as part of the new development on the site. The proposal includes a Tenant Relocation and Assistance Plan that addresses the right to return to a replacement rental unit of the same type at similar rent, and provides other assistance to mitigate hardship.

The proposed development on the site is the subject of a related Official Plan and Zoning By-law Amendment application (22 113864 NNY 17 OZ). The proposed development would permit a 25-storey residential building with 325 dwelling units, including 22 replacement units. An approval report for the Official Plan and Zoning By-law Amendment application has been advanced concurrently with this Rental Housing Demolition application approval report.

This report also recommends approval of the Residential Demolition Permit under Chapter 363 of the Toronto Municipal Code, subject to conditions.

RECOMMENDATIONS

The Director, Strategic Initiatives Policy and Analysis recommends that:

1. City Council approve the Rental Housing Demolition application File Number 22 113874 NNY 17 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 22 existing rental dwelling units located at 23-29 Greenbriar Road, subject to the following conditions:

a. The owner shall provide and maintain 22 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The replacement rental dwelling units shall collectively have a total gross floor area of at least 1,786 square metres and be comprised of 4 one-bedroom units and 18 two-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated February 14, 2025. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

b. The owner shall, as part of the 22 replacement rental dwelling units required in Recommendation 1.a above, provide at least 4 one-bedroom and 18 two-bedroom units at affordable rents as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit;

c. The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the 22 existing rental dwelling units proposed to be demolished, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of rent gap assistance, and other assistance to lessen hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning;

d. The owner shall provide tenant relocation and assistance to all Post Application Tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning;

e. The owner shall provide tenants of all 22 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed development at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the development without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

f. The owner shall provide ensuite laundry and central air conditioning in each replacement rental dwelling unit at no extra charge;

g. The owner shall provide and make available for rent at least 22 vehicle parking spaces to tenants of the replacement rental dwelling units. Such parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, and at similar monthly parking charges that such tenants previously paid. The remaining vehicle parking spaces shall be made available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning;

h. The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development;

i. The replacement rental dwelling units required in recommendation 1.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

j. The owner shall enter into and register on title to the lands at 23-29 Greenbriar Road an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 1.a. through 1.i. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

2. City Council authorize the Chief Planner and Executive Director, City Planning, or their designate, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the 22 existing rental dwelling units located at 23-29 Greenbriar Road after all the following have occurred:

a. All conditions in Recommendation 1 above have been fully secured;

b. The Official Plan and Zoning By-law Amendments for Application File Number. 22 113864 NNY 17 OZ have come into full force and effect;

c. The issuance of the Notice of Approval Conditions for site plan approval by the Executive Director, Development Review or their designate, pursuant to Section 114 of the City of Toronto Act, 2006, or as otherwise determined by the Chief Planner and Executive Director, City Planning;

d. The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and

e. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

3. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning, or their designate, has given Preliminary Approval referred to in Recommendation 2 above.

4. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 23-29 Greenbriar Road after the Chief Planner and Executive Director, City Planning, or their designate, has given Preliminary Approval referred to in Recommendation 2 above, which may be included in

the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. The owner removes all debris and rubble from the site immediately after demolition;
 - b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
 - c. The owner erects the proposed residential building containing the replacement rental dwelling units on the site no later than three (3) years from the date that the demolition of the existing buildings commenced, subject to the timeframe being extended at the discretion of the Chief Planner and Executive Director, City Planning; and
 - d. Should the owner fail to complete the proposed 25-storey building within the time specified in Recommendation 4 (c) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.
5. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and any other related agreements.

FINANCIAL IMPACT

City Planning confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On May 24, 2022, North York Community Council adopted the Preliminary Report for this application. The decision document can be found here: [23-29 Greenbriar Road - 2022.NY32.12](#)

THE SITE AND SURROUNDING LANDS

Existing Rental Housing

The site contains four 2-storey rental apartment buildings, containing a total of 24 residential units. 22 of the residential units are rental units and 2 of the units are owner-

occupied. Currently, all 22 rental units are occupied. The site includes a surface parking area, of which eligible tenants currently rent a total of 22 parking spaces.

According to the plans provided by the applicant and a site visit conducted by City Planning staff on October 22, 2022, the existing rental dwelling units are comprised of the following unit types and rent levels:

Table 1: Existing Rental Dwelling Units and Rent Classifications

	1-Bedroom	2-Bedroom	Total
Affordable Rent	4	18	22
Total	4	18	22

THE APPLICATION

Description

The Rental Housing Demolition application proposes the demolition of 22 rental dwelling units within the existing buildings at 23-29 Greenbriar Road. The Rental Housing Demolition application is part of a series of required approvals along with applications for Official Plan, Zoning By-law Amendment and Site Plan control approval necessary to construct the new 25-storey building with 325 residential units, inclusive of the 22 rental replacement units recommended to be secured by this report.

Replacement Rental Units

The replacement units would be comprised of 4 one-bedroom units and 18 two-bedroom units, of which all 22 units would have affordable rents. Overall, the replacement rental units represent more than 100 percent of the existing rental gross floor area.

Tenant Relocation and Assistance Plan

A Tenant Relocation and Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants residing in the 22 existing rental dwelling units.

In accordance with the Tenant Relocation and Assistance Plan shared with tenants at the tenant meeting on February 25, 2025, all eligible tenants will receive the following:

- at least six months notice of the date that they must vacate their rental unit;
- the right to return to a rental replacement unit of the same unit type at similar rent;
- compensation equal to three months' rent pursuant to the Residential Tenancies Act;

- additional financial compensation in the form of rent gap assistance, where the rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average apartment rent by year of construction and bedroom type for purpose-built rental buildings constructed in 2015+, published in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) for Zones 5-17 which encompasses the development site, over a 36-month period. The CMHC rents would be indexed upwardly to reflect changes in market conditions. The rent gap payments would assist tenants in transitioning to market rents and be paid to each eligible tenant in a lump sum on the date they provide vacant possession of their existing rental unit;
- move-out and move-back moving allowances;
- a rental leasing agent available upon request to assist tenants with finding interim accommodation; and
- additional compensation and assistance for special needs tenants, with the final determination by the Chief Planner and Executive Director, City Planning.

Parking

The proposal includes a total of 22 vehicular parking spaces for the tenants of the replacement rental units.

Reasons for Application

This application to redevelop the subject lands involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires that an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan outlines the City's policies and objectives for land use planning and development. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance and replacement of housing.

Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size and type of rental units as

exist on the site and maintain rents similar to those in effect at the time of application. The policy also requires the applicant to develop an acceptable tenant relocation and assistance plan, addressing the right to return to the replacement units at similar rents and other assistance to lessen hardship.

PUBLIC ENGAGEMENT

Tenant Meeting

An in-person meeting was held on February 25, 2025, to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Plan. The meeting was attended by approximately 11 tenants, representatives of the applicant, and City Planning and Development Review staff.

During the meeting, tenants asked questions including:

- Construction timeline and when tenants will be required to vacate their existing rental units;
- Eligibility requirements for the right to return to a replacement rental unit and the Tenant Relocation Assistance Plan; and
- What financial compensation would be provided under the Tenant Relocation and Assistance Plan and how it would be administered to tenants.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024)

Replacement Rental Housing

In accordance with Official Plan policy 3.2.1.6, staff are satisfied with the proposed replacement of 22 existing rental housing units by their respective bedroom type and size. The applicant will provide and maintain the replacement rental units as rental housing for at least 20 years, beginning on the date the replacement rental units are first occupied.

The applicant has confirmed that tenants of the existing rental units would reserve the right to return to a replacement rental unit at similar rent. Accordingly, the replacement units will include 22 units with affordable rents. Tenants that occupy one of the replacement rental units during the initial 10-year period will have rents that will only increase by the annual provincial guideline until their tenancies end, irrespective of

whether the Guideline applies to the proposed development under the Residential Tenancies Act, 2006 (RTA).

All replacement rental dwelling units will be provided with ensuite laundry facilities and central air conditioning. Tenants of the replacement rental dwelling units will have access to bicycle parking, visitor parking, and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the building.

The applicant has agreed to provide at least 22 parking spaces for the tenants of the replacement rental dwelling units. Returning tenants who currently rent a vehicle parking space in the existing building will be offered a parking space at a similar monthly rate to what they are currently paying. Any remaining vehicle parking spaces will be made available to tenants of the replacement rental dwelling units to the satisfaction of the Chief Planner and Executive Director, City Planning.

The 22 replacement rental units and associated conditions address the replacement requirements of Official Plan policy 3.2.1.6 and will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning.

Tenant Relocation and Assistance Plan

The Tenant Relocation and Assistance Plan is consistent with the City's current practices and will support tenants to access and afford suitable housing within the neighbourhood until the new building and replacement rental units are available for occupancy.

Staff are satisfied with the proposed approach to replacing demolished rental units, and with the proposed Tenant Relocation and Assistance Plan. The tenant assistance matters will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning.

CONTACT

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SIGNATURE

Corwin Cambray, MCIP, RPP
Director, Strategic Initiatives, Policy and Analysis
City Planning

ATTACHMENTS

Attachment 1: Location Map

Attachment 1: Location Map

