

47 Stadacona Drive and 22, 24, 26 and 28 Richlieu Road – Rental Housing Demolition Application – Decision Report – Approval

Date: June 10, 2025

To: North York Community Council

From: Director, Strategic Initiatives Policy and Analysis

Ward: 6 - York Centre

Rental Housing Demolition Application Number: 23 134234 NNY 06 RH

Related Planning Application Number: 22 213129 NNY 06 OZ

SUMMARY

This report recommends approval of a Rental Housing Demolition application which proposes to demolish 11 rental dwelling units located at 47 Stadacona Drive and 22, 24, 26 and 28 Richlieu Road located in 5 single storey detached residential buildings. The 11 rental units are proposed to be replaced with 13 new units—fully replacing the existing gross floor area by resizing the large house-form units to meet the Growing Up Guidelines and creating two additional rental units with affordable rents. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

The proposed development on the site is the subject of a related Zoning By-law Amendment application (22 213129 NNY 06 OZ) The proposed development would permit a 12-storey mixed-use building with 190 units, including the 13 replacement rental units, and 550 square metres of commercial gross floor area. An approval report for the 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 23 134234 NNY 06 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 11 existing rental dwelling units located at 47 Stadacona Drive and 22, 24, 26 and 28 Richlieu Road, subject to the following conditions:

- a. The owner shall provide and maintain 13 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;
- b. The replacement rental dwelling units required by recommendation 1.a. above shall collectively have a total gross floor area of at least 1,142 square metres and be comprised of six two-bedroom units, and seven three-bedroom units, as generally illustrated in the plans submitted to City Planning dated May 1, 2025. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
- c. The owner shall, as part of the 13 replacement rental dwelling units required in Recommendation 1.a above, provide at least 3 two-bedroom units, and 4 three-bedroom units at affordable rents, 1 two-bedroom unit, and 1 three-bedroom unit at mid-range (affordable) rents, and 1 two-bedroom unit, and 2 three-bedroom units at mid-range (moderate) 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. The rent of the remaining 1 two-bedroom replacement rental dwelling unit shall be unrestricted;
- d. The owner shall provide a Tenant Assistance Plan for tenants of the 11 existing rental dwelling units proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning;
- e. The owner shall provide tenants of all 13 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 12-storey building 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 building 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 central air conditioning in each replacement rental dwelling unit at no extra charge;

g. The owner shall provide a common laundry facility for use of the tenants of the 13 replacement rental dwelling units;

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, 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, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 for the demolition of the 11 existing rental dwelling units located at 47 Stadacona Drive and 22, 24, 26 and 28 Richelieu Road after all the following have occurred:

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

b. Zoning By-law Amendment for application 22 213129 NNY 06 OZ has 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 47 Stadacona Drive and 22, 24, 26

and 28 Richelieu Road after the Chief Planner and Executive Director, City Planning 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 building on the site no later than three (3) years from the date that the demolition of the existing rental dwelling units commences, 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 building within the time specified in Recommendation 4.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property 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 such amount 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.

THE SITE

Description

The site is located east of Stadacona Drive and north of Richelieu Road. The site currently consists of five consecutive properties with a total area of approximately 2,746 square metres. See Attachment 1 for the Location Map.

Existing Rental Housing

The 11 rental units are located across 47 Stadacona Drive and 22, 24, 26 and 28 Richelieu Road, which each have a single-detached structure. Currently, 8 of the 11 units are occupied.

The breakdown by unit type and rent classification of the rental housing at the time of application is outlined in Table 1 below.

Table 1: Existing Rental Dwelling Units and Rent Classifications

	Affordable	Mid-range (Affordable)	Mid-range (Moderate)	Above Mid- range	Total
Two-bedroom	0	0	2	2	4
Three-bedroom or more	2	0	5	0	7
Total	2	0	7	2	11

THE APPLICATION

Description

The Rental Housing Demolition application proposes the demolition of 11 rental dwelling units within the existing buildings at 47 Stadacona Drive and 22, 24, 26 and 28 Richelieu Road. A related Zoning By-law Amendment application proposes to permit the development of a 12-storey mixed-use building with 550 square metres of commercial gross floor area. The proposed development will contain 190 residential units (including 13 replacement rental units).

Replacement Rental Units

The total gross floor area of the 13 replacement rental units is 1,142 square metres, which is 113% of the gross floor area of the existing rental units proposed to be demolished. The proposal fully replaces the 11 existing rental units gross floor area by resizing the large house-form units to meet the Growing Up Guidelines and using the freed-up space to create two additional rental units with affordable rents.

The breakdown by unit type and rent classification of the replacement units is outlined in Table 2 below:

Table 2: Summary of Replacement Rental Dwelling Units and Rent Classifications

	Affordable	Mid-range (Affordable)	Mid-range (Moderate)	Above Mid- range	Total
Two-bedroom	3	1	1	1	6

	Affordable	Mid-range (Affordable)	Mid-range (Moderate)	Above Mid- range	Total
Three- bedroom or more	4	1	2	0	7
Total	7	2	3	1	13

Tenant Assistance Plan

A Tenant 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 existing rental dwelling units. The owner has agreed to extend the tenant relocation and assistance package to tenants subleasing within the existing rental units at the time of application. Tenant assistance is provided to tenants upon move out after they receive a formal eviction notice.

All tenants, regardless of when they moved in, will receive the following:

- at least six months' notice before having to vacate their existing dwelling unit;
- compensation equal to three months' rent, pursuant to the Residential Tenancies Act (RTA); and
- additional compensation for tenants with special needs, as determined by the Chief Planner.

Eligible tenants—those tenants who moved in prior to the Rental Housing Demolition application being submitted, including subleasing tenants—will receive the following additional assistance:

- the right to return to a rental replacement unit of the same type, at similar rent;
- rent gap assistance to assist tenants in paying market rents for the period between when they move out and can return, estimated at 36 months;
- additional rent gap assistance if tenants cannot return as scheduled;
- move-out and move-back moving allowances; and
- services of a rental leasing agent to help tenants find and apply to suitable interim housing.

Reasons for Application

This application to redevelop the subject site 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.

A Rental Housing Demolition application was submitted on April 14, 2023. Staff conducted site visits on November 8, 2022 and September 6, 2024, and held a Tenant Meeting on March 11, 2025, details of which are summarized in the Public Engagement section of this report.

The related Zoning By-law Amendment application (22 213129 NNY 06 OZ) was submitted on October 22, 2022.

POLICY AND 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 assistance plan, addressing the right to return to the replacement units at similar rents and other assistance to lessen hardship.

The City's [Rental Housing Demolition and Replacement Handbook](#) outlines how Policy 3.2.1.6 is typically implemented.

PUBLIC ENGAGEMENT

Tenant Meeting

An in-person meeting was held on March 11, 2025, to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Assistance Plan. The meeting was attended by 14 tenants, representatives of the applicant, City Planning and Development Review staff, and a representative of the local Councillor's office.

Tenants asked questions and expressed concerns about:

- Construction timeline and when tenants will be required to vacate their existing rental units;

- Existing tenants letting rooms within the existing rental units and their eligibility for the tenant relocation and assistance package, including the right-to-return;
- The proposed replacement rental unit sizes and rents;
- Seniority and the process for selecting and returning to a replacement rental unit; and,
- What financial compensation would be provided under the City-approved Tenant 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

Staff are satisfied with the proposed approach to replacing the rental dwelling units proposed to be demolished, which would replace the 11 existing rental dwelling units with 13 rental dwelling units with similar or lower affordability classification.

As the existing rental housing is comprised of house form buildings, many of the existing rental units are large in size and exceed size guidelines in the City's Growing Up Guidelines. Staff have worked with the applicant to develop an appropriate replacement scenario that used the gross floor area from reducing the size of very large units to create two additional units with affordable rents.

The replacement rental units will be provided with common laundry facilities and central air conditioning. Tenants of the replacement rental units will also 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 replacement units will be maintained as rental housing for at least 20 years, beginning on the date the replacement rental units are first occupied, and 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 RTA.

The replacement rental units and associated conditions address the replacement requirements of Official Plan policy 3.2.1.6 and are consistent with the City's implementation approach as outlined in the Rental Housing Demolition and Replacement Handbook.

Tenant Assistance Plan

The Tenant Assistance Plan is consistent with the City's current practices as outlined in the [Rental Housing Demolition and Replacement Handbook](#). The Tenant Assistance Plan will support tenants to access and afford suitable housing within the neighbourhood until the new building and replacement rental units are available for occupancy.

The rental replacement matters and tenant assistance plan 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

Adam Kebede, Policy Planner, 416-392-6501, Adam.Kebede@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map - 47 Stadacona Drive and 22, 24, 26 and 28 Richlieu Road

Attachment 1: Location Map - 47 Stadacona Drive and 22, 24, 26 and 28 Richlieu Road

