

Tenancy Update with Beech Hall Housing Co-operative and Alexandra Park Housing Co-operative

Date: November 19, 2025
To: Planning and Housing Committee
From: Executive Director, Housing Secretariat
Wards: Ward 5 - York South-Weston and Ward 10 - Spadina-Fort York

SUMMARY

On November 13 and 14, 2024, through PH 16.7 - Tenancy Update: Beech Hall Housing Co-operative ("Beech Hall") and Alexandra Park Housing Co-operative ("Alexandra Park"), City Council authorized extensions to the lease agreements, on the existing terms and conditions, for up to one year, to allow for the negotiation of new lease and operating agreements as required under the new policy framework.

Over the course of the year, staff from the Housing Secretariat and Corporate Real Estate Management have worked with Beech Hall and Alexandra Park to collect and assess site-specific information needed to inform the development of lease agreements. In addition, City staff initiated and advanced work with both co-operatives to support the upgrading of existing housing assets and to explore opportunities for growth under the City's Ground Lease Policy Framework.

As additional time is required to finalize the development of the lease and operating agreements, this report requests City Council's authority to extend the existing lease agreements by up to two years.

RECOMMENDATIONS

The Executive Director, Housing Secretariat, recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Housing Secretariat, to extend the lease agreements, on the existing terms and conditions, with Alexandra Park Housing Cooperative and Beech Hall Housing Co-operative, by up to two years.

FINANCIAL IMPACT

There are no incremental financial impacts associated with the extension of the lease agreements, on the existing terms and conditions, with Alexandra Park Housing Co-operative and Beech Hall Housing Co-operative, by up to two years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

On March 30, 2023, City Council adopted Item MM5.4 – Securing a Long-Term Future for Tenants at the Beech Hall Housing Co-operative, which directed staff to develop a policy framework to guide the renewal of ground leases with non-profit housing providers (including co-ops) on City-owned land, to support their long-term financial and operating viability. <https://secure.toronto.ca/council/agenda-item.do?item=2023.MM5.4>

On June 26 and 27, 2024 City Council adopted Item - 2024.PH13.9. This report contained 21 recommendations to respond to Council's requests and recommend 7 considerations for a New Lease Policy Framework with Community Housing Providers under a new Community Housing Sector Modernization and Growth Strategy, including Recommendation 8 to prioritize the negotiation and completion of new long-term ground leases with Beech Hall Housing Co-operative and Alexandra Park Housing Co-operative pursuant to the Lease Policy Framework. <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH13.9>

On November 13 and 14, 2024 City Council adopted Item - 2024.PH16.7. This report contained 2 recommendations to respond to Council's request to report back on the status of lease negotiations with Beech Hall Housing Co-operative and Alexandra Park Housing Co-operative. This report recommended City Council authorize to extend the lease agreements, on the existing terms and conditions, with both housing co-operatives, by up to one year to allow adequate time for the negotiation of the terms of the new lease agreements and operating agreements. In addition, Housing Secretariat report back to the Planning and Housing Committee in 2025, following the execution of new lease agreements and recommendations to secure tax exemptions for Beech Hall Housing Co-operative and Alexandra Park Housing Co-operative. <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.7>

EQUITY IMPACT STATEMENT

Community housing provides housing options that are essential to support low- and moderate-income households, including Indigenous Peoples, Black and other racialized residents, seniors, people with disabilities, women and gender-diverse people to live in Toronto. Preserving affordable rental homes at Beech Hall and Alexandra Park through a lease extension agreement is consistent with the City's vision under the HousingTO 2020-2030 Action Plan. This recommendation will help maintain existing affordable housing for households and help providers sustain existing rental housing stock.

COMMENTS

Supporting Co-operative Housing on City-Owned Land and Preserving Affordability

The [Community Housing Ground Lease Policy Framework](#) (“the Framework”) guides the City when renewing, amending or entering into new lease agreements with community housing providers who currently lease City land to operate affordable housing, and requires cross-divisional collaboration with the Housing Secretariat and Corporate Real Estate Management divisions, to commence a due diligence process before entering into a new lease agreement. The due diligence process includes a financial analysis and site-specific building assessments to comprehend the long-term operational and financial viability of the community housing provider.

The City has been working with Alexandra Park and Beach Hall to complete the due diligence process and requires additional time to complete the work that will inform the development of new lease and operating agreements, under the Council approved Framework. This report recommends extending each co-op’s existing lease by up to two years. The additional time is necessary to complete the work that will inform the development of new lease and operating agreements.

The City will continue to consult with Beech Hall and Alexandra Park to refine draft lease terms and operating agreement requirements that will preserve the housing as affordable and support long term stability for its residents.

Alexandra Park Housing Co-operative

Alexandra Park is composed of 104 units in four low-rise apartment buildings and 39 townhouses providing housing for low-income individuals and families at 25 Eden Place (Ward 10). Alexandra Park entered into a 50-year lease agreement with the City. Alexandra Park continues to occupy the site under a holdover clause within the existing lease while a new lease is being negotiated.

In 2024, Building Condition Assessment (“BCA”) and Reserve Fund Studies (“CRS”) were conducted that evaluated the current capital repair needs of the co-operative. Alexandra Park also engaged consultants and an architect to assess the feasibility of a full site redevelopment, allowing Alexandra Park to compare costs between repairing existing buildings with revitalization and constructing new units.

This work will help Alexandra Park evaluate and refine redevelopment options and determine the scale of investment necessary to sustain the housing project. The City will continue working collaboratively with the co-operative to finalize a lease agreement by early 2026 that supports modernization of the aging buildings and maintains long-term sustainability.

Beech Hall Housing Co-operative

Beech Hall consists of 16 two-storey walk-up apartment buildings providing 128 units to low-income seniors (aged 55 or over) at 2 Humber Boulevard (Ward 5) in the community of Mount Dennis. Beech Hall entered into a 45-year ground lease agreement with the former Borough of York, which expired on January 3, 2025, and was extended by one year to January 3, 2026.

On behalf of Beech Hall, in 2025, the City procured a BCA and CRS to identify current and future capital need projections for the building assets. The BCA recommended a further Sitewide Storm and Sanitary Distribution Study to assess flooding caused by heavy rainfall that overwhelms the municipal sewer lines. The City procured this additional study, to evaluate the current site conditions and propose the most effective solution for future implementation. Pending the completion of this work, the City will continue working collaboratively with Beech Hall to complete this study and prepare for lease negotiations.

CONCLUSION

Extending the current lease arrangements with Beech Hall and Alexandra Park is necessary to allow for additional time to help complete capital assessment work required to support the long-term sustainability of these existing affordable co-operative homes and ensure they are preserved and maintained in a state of good repair, under the City Council approved Community Housing Ground Lease Policy Framework. Corporate Real Estate Management and Housing Secretariat divisions do not anticipate further extensions will be required.

CONTACT

Jenn St. Louis, Director (I), Housing Stability Services, Housing Secretariat
416-392-6177, Jenn.St.Louis@toronto.ca

SIGNATURE

Doug Rollins
Executive Director, Housing Secretariat