



City Clerk and Members of Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Email: phc@toronto.ca

March 17, 2025

RE: PH19.10 Replacement Units for Demovicted Dwelling Room Tenants

Dear Councillor Perks, Chair, and members of the Planning and Housing Committee,

We are writing to urge you to support Councillor Saxe's motion PH19.10, which seeks to address a policy gap in the replacement of dwelling rooms.

This gap came to our attention because of development proposal for 262-266 St George Street (Application **25102375STE110Z**). The applicant is requesting a combined official plan and zoning by-law amendment to facilitate the development of three house-form buildings at 262-266 St. George Street for a 12-story residential building containing 86 dwelling units and the adaptive reuse of the heritage-listed buildings at 262 and 264 St. George Street. Currently the buildings may house as many as 51 dwelling room tenants (some of whom are informal dwelling room tenants living in sub-let arrangements in very large apartments). The applicant, who claims to be in compliance with OPA 453, is offering to replace the square footage of the dwelling rooms, but only providing 12 bachelor suites and one (presumably ineligible) one-bedroom apartment. For more detail, please see the Early Exposure Project Position Statement from the Annex Residents Association:

<https://www.toronto.ca/legdocs/mmis/2025/ph/comm/communicationfile-188019.pdf>

Clearly, there are not enough rooms to accommodate all the inumbent tenants, and should the proposal be accepted, a stock of deeply affordable housing will be lost to the Annex and Toronto. According to the Toronto Alliance to End Homelessness, for every new affordable housing unit that becomes available, 16 are lost. Where are these people supposed to go?

A better solution must be found to address the needs of the official dwelling room tenants and the unofficial tenants sharing the large apartments. We note the one-to-one replacement of units at 566-576 Sherbourne Street and 29-37 Linden Street and close to one-to-one replacement at 191-199 College Street and 74-76 Henry Street.

Yours sincerely,

Rita Bilerman
Chair, Annex Residents' Association

Cc: Mayor Chow
FoNTRA
FoSTRA
Councillor Saxe