



April 8, 2025

SENT VIA EMAIL

To: Toronto Planning & Housing Committee Members

RE: PH20.2 - Implementation Guidelines for Rental Replacement

The City of Toronto must ***take decisive action*** to protect the residents at risk of, and experiencing, demoviction. We urge members to put forward motions that would direct City Planning to implement recommendations proposed by No Demovictions regarding the City of Toronto's rental replacement policies and practices, outlined in the Appendix.

As detailed in the Staff Report, City Planning contracted Dillon Consulting to conduct engagement on its behalf in late 2024. No Demovictions wrote to the Mayor, and members of this Committee, to highlight key challenges with that engagement process (see attachment). Despite this, we are encouraged that City Planning has been willing to work directly with us, and other tenant advocacy organizations, to improve the City's Rental Replacement Policies and Practices. We look forward to continued collaboration to effect meaningful change.

No Demovictions also [submitted its own report](#) to City Planning in December 2024 with recommendations to support improved rental replacement policy and practice in Toronto. These recommendations are based on the experiences of tenants displaced and facing displacement by demoviction across Toronto. Broadly, we are calling on the City to:

- 1. Strengthen Enforcement, Monitoring & Transparency:**
 - a. Fund City Planning to monitor and ensure developers' compliance with Section 111 agreements so tenants are protected throughout the demoviction process.
 - b. Collect and publish key data on replacement units, displaced tenants, their outcomes, and development timelines/milestones to facilitate continuous improvement for the City's Rental Replacement Program.
 - c. Provide all tenants with free copies of their Section 111 Agreements.
- 2. Provide Meaningful Tenant Support:**
 - a. Contract with a third party non-profit to coordinate legal support, support tenants throughout displacement process with housing support and referrals, and track tenant outcomes (in lieu of the current Leasing Agent model)
- 3. Ensure equity and fairness in compensation and replacement units:**
 - a. Prevent abuse of "post-application tenant loophole" by developers.
 - b. Rent adjustments for all tenants who lose liveable and/or storage space in replacement units.

- c. Maintain the current Rent Gap Payment baseline calculation, but amend to include annual guideline increases.

In working with City Planning, we are encouraged by a number of recommendations put forward to improve the City's Rental Replacement Policies. In particular, we commend the City for a) the proposal to work with partners, including No Demovictions, to develop a policy to better support vulnerable tenants facing demoviction; and b) updating the Special Needs Compensation. Both of these actions will help to ensure that those most vulnerable— seniors, people with disabilities, low-income families, and more— will be better supported. We are also in support of the City's plan to maintain the new Rent Gap Payment assistance calculations that this Committee voted to approve in April 2024. Finally, we are encouraged that City Planning has developed a resource for tenants facing demoviction. As you may be aware, No Demovictions volunteers [published such a resource for tenants](#) in July 2024 to fill the gap that previously existed, and we are happy to have been asked to provide feedback and input to the City's document.

Our proposed recommendations aim to address shortfalls in the City's current and proposed rental replacement policies and practices, which we have advocated on for a number of years. More broadly, our recommendations also support maintaining affordable rental housing across Toronto by monitoring speculative practices in housing development, and ensuring that all tenants have safe, adequate housing while they are displaced.

In considering our recommendations, it is critical to also consider that the binary perspectives outlined in the Stakeholder Engagement Summary Report— i.e., between developers and tenants— are informed by a completely different set of needs. For developers, who are often beholden to their shareholders, ***their fiduciary responsibility is to maximize profit***; they are thus required to advocate for policies and legislation that would shortchange the tenants they are displacing. This motivation is demonstrated in BILD's submission to this Committee, which recommends a) that tenants returning to a larger unit with more bedrooms pay higher rent, and b) revising the unit size allowable variance for replacement units from 3% of the original unit size to 20% (presumably, paying the same rent). ***Developers are quite content to push for reductions in unit size without reducing rent accordingly, but expect tenants to pay additional rent for larger replacement units.*** By contrast, tenants and tenant advocates are ***trying to keep people housed*** amidst a housing crisis brought on, in part, by the practices of developers. Understanding this larger divide is fundamental when Committee members consider the details of the proposed policies.

Lastly, we wish to commend City Planning for undertaking (and committing to continue undertaking) this work to help improve the City's Rental Replacement policy and practices. We are acutely aware that the City is constrained by provincial and federal legislation/policies and has limited impact on policies that affect the rental housing market – which is why we continue to advocate at different levels of government. However, where it's possible for the City to take steps to address the challenges tenants face during demoviction, it should do so. In that spirit, we encourage Committee members to put forward motions and/or amendments that would direct City Planning (and other departments, as required) to support our recommendations.

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

Many thanks,
The No Demovictions Team

cc: Olivia Chow, Mayor, City of Toronto

Appendix: No Demovictions Recommendations Planning & Housing Committee PH20.2

1. Strengthening Enforcement, Monitoring & Transparency:

Summary of Staff Report Recommendations:

- The creation of a handbook that outlines what tenants/developers need to know about the demoviction process. This would be translated to common spoken languages across Toronto. Staff would continue consultation on this document beyond April 10th.
- Requiring biannual updates on a rental demolition application after City Council approval to keep tenants informed.
- Include the date rental housing demolition permits were issued on Open Data, to be updated quarterly.

No Demovictions Recommendations/Response:

- We are broadly supportive of City Planning's recommendations to improve information-sharing with tenants experiencing demoviction (additional tenant meetings, biannual updates, and the creation of a handbook that provides tenants clarity).
- The staff report does not speak to the need for additional resources for City Planning to undertake enforcement and monitoring activities (i.e., City Planning will manage from within). We therefore recommend that City Planning seek additional funding through the City's budget process to **ensure adequate staffing levels** to undertake these activities.
- We recommend further strengthening transparency by providing tenants with **free copies of their Section 111 Agreements**. Currently, tenants must request the instrument number from City Planning to request access to the Agreement with the Land Registry Office, at a cost of \$65. City Planning does not readily provide access to the S.111 agreement to tenants, despite the fact that tenants are de facto parties to the agreement, which is negotiated on their behalf.
- We recommend the City work towards **collecting and publishing** the following data:
 - The # of tenants being displaced and their demographics;
 - The # of tenants who have been supported in accessing temporary housing during displacement;
 - The # of tenants who have chosen to return and their demographics;
 - The # of tenants who have chosen not to return and their demographics;
 - The location and type of temporary housing during displacement; and
 - The location and type of permanent housing (for non-returning tenants);.
 - The affordability period start and end dates for the affordable replacement units for each site;
 - The tracking of milestones reached for active redevelopment sites.
- Comprehensive data monitoring will enable the City to better understand emerging trends in the housing sector, including where housing and development speculation may be occurring. This will support the City's advocacy efforts for federal and provincial legislation and policies to address housing market speculation practices, which impede building affordable housing for Torontonians.
 - It will also enable the City to monitor the impacts of demovictions on tenants and make ongoing improvements to its Rental Replacement Policy.

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2. Meaningful tenant support and consultation

Summary of Staff Report Recommendations:

- Development of a Vulnerable Tenant Support program by early 2026, in consultation with stakeholders.
 - City Planning has implemented a new compensation requirement for tenants requiring Special Needs compensation.
- Requiring two additional tenant meetings: One meeting when tenants have been provided notice to vacate their rental units and one meeting when tenants are beginning the return occupancy process.

No Demovictions Response/Recommendations:

- We are broadly supportive of the City's Plan to work with stakeholders and tenants to address the needs of vulnerable tenants, and also support the application of new compensation requirements under the Special Needs compensation policy.
- We are further supportive of additional tenant meetings, but would caution that these do not constitute 'meaningful engagement' with tenants, who are generally unable to effect change(s) to the proposed outcome due to power and resource asymmetries. At best, these meetings are primarily for information-sharing purposes. Further, efforts should be made to ensure tenant meetings are accessible on multiple fronts (physical accessibility, virtual and in-person formats, and access to childcare, where required).
 - To this end, we recommend requiring at least 3 working group meetings, which should include the building's Tenant Association (or at least 3 tenant representatives elected by the tenants), the City Planner, Councillor of the Ward, and the applicant. This would allow tenants to have meaningful input into the proposal, the process, and have any concerns addressed. Working groups are currently done on a case-by-case basis.
- The Staff Report is silent on the current Leasing Agent model, wherein the developer typically contracts a for-profit third-party (e.g., a realtor) to assist tenants in finding suitable temporary housing. Tenants experiencing demoviction have highlighted a number of challenges with this model, which does not provide adequate support for tenants seeking affordable housing in Toronto— nor does it offer legal or social supports that are often required for tenants who are losing their homes.
 - We recommend implementing an integrated support model for all tenants, which would provide housing, legal, and social supports (either directly, or via referral pathways) for tenants facing demoviction. This would be contracted to a non-profit third party organization (for example, what was previously done with Woodgreen), and could be funded in part or whole through the City's collection of development fees. The integrated model would include door-to-door outreach and assessment to ensure that accessibility and linguistic requirements are considered and that no tenant is left behind.

Appendix: No Demovictions Recommendations

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3. Ensure equity and fairness in compensation and replacement units

Summary of Staff Report Recommendations:

- Maintain the Rent Gap Payment (RGP) methodology implemented following PHC/City Council meeting in April 2024 (CMHC 2015+ build average market rent).
 - Update the methodology for RGP to account for utility charges, parking, and storage units included in rent (previously, tenants who paid hydro, etc. separately from their rent were subject to “clawbacks” in their RGPs).
- Undertake an annual review of Moving Allowances to ensure tenants are fairly compensated for costs associated with moving.
- Maintain the practice of allowing the developer to reduce the size of replacement units for very large rental units/houses, with no reduction in rent for tenants returning to these replacement units.

No Demovictions Response/Recommendations:

- No Demovictions is supportive of maintaining the RGP methodology approved by City Council in April 2024, and grateful for the work of Councillors and City Planning staff to develop this solution in light of the challenges associated with the previous RGP methodology. We are also supportive of the RGP methodology being updated to compensate tenants for unfair clawbacks to their RGP allocations, which they had not been made aware of during the tenant consultation process.
- The Staff Report does not speak to the following challenges: lack of support for post-application tenants, rent adjustments for loss of livable square footage and/or amenities, annual guideline rent increases during the displacement period.
- We recommend that Committee members support a motion to advocate for supporting post-application tenants by providing them with the same supports as eligible tenants, either by eliminating or reducing the period of ineligibility to fair financial compensation and the right-to-return.
- We recommend proportionate rent reductions for all tenants who lose liveable square footage and/or amenities (such as storage space, parking, or outdoor space) in replacement units
- RentSafeTO should apply to all replacement units: RentSafeTO provides essential maintenance enforcement for tenants and should apply to rental replacement units.
- Include annual guideline rent increases: The City of Toronto should introduce a formula to ensure that rent gap payments cover the entire difference of the unit during the displacement period, including the Provincial annual guideline rent increases.



December 5, 2024

Sent Via Email

To: Mayor Olivia Chow and Toronto Planning & Housing Committee Members

RE: City of Toronto's Rental Replacement Policy & Practice Review

We are writing to you today to voice concerns regarding the City of Toronto's Planning & Housing Department's consultation process on the City's rental replacement policies. While we appreciate the opportunity to participate in this process and provide our knowledge, experience, and expertise, we feel it important to outline our concerns related to:

- Consultation design that lacks inclusivity, transparency, and input from key stakeholders;
- Processes designed with minimal effort to achieve meaningful engagement with tenants.

Firstly, it bears underscoring that tenants are not merely stakeholders, they are rights-holders. As rights-holders, a consultation on the City's Rental Replacement Policies ***should have been designed in collaboration with tenant advocacy organizations***. Instead, City Planning contracted Dillon Consulting to design and deliver the consultation process. It is not clear why Dillon Consulting was selected – there is no apparent expertise in working with tenants or economically marginalized groups. For example, despite Dillon Consulting's stated goal of "inclusiveness and diversity", not a single Board Member is racialized. Dillon's staff listings similarly have astonishingly few racialized team members. In light of Toronto's diverse tenant population, a key consideration should be to ensure that the diversity of our community is reflected in organizations we hire and contract with. It is clear that Dillon's experience focuses on city planning and infrastructure, with a great deal of focus on development projects – but that should not be confused with experience and expertise in working with tenants who have experienced being displaced from their homes and the frustration of navigating the City's Rental Replacement by-laws, policies, and practices.

As a result, the Rental Replacement Policy Consultation has been mired by the following issues, which should be cause for alarm if the City is committed to meaningful engagement:

- An opaque consultation process wherein the participation of tenant advocacy organizations has been limited to a handful of organizations over three two-hour sessions. In fact, No Demovictions, which advocates primarily on the City's rental replacement by-laws, was only invited to one planned consultation initially; another tenant advocate who had been invited to four engagement sessions had to raise to Dillon Consulting the need for including No Demovictions in all sessions.

- No Demovictions has asked for clarification on the entirety of the engagement plan across stakeholder groups, including topics of engagement and who has been included. It's not clear whether a broad contingent of tenant advocacy organizations have been contacted by City Planning / Dillon Consulting to request input and participation in the process. At the most recent consultation session, a member of another tenant advocacy organization remarked at how little awareness there was about this consultation process across Toronto's tenant advocacy community.
- Consultations have been organized without consideration for the unique resource asymmetries (time, money, energy) between tenants and developers that seriously hinder tenants' ability to meaningfully participate. For example, No Demovictions had to specifically request hybrid options to ensure members could participate. Tenants and tenant advocacy organizations are **unpaid volunteers dedicating their time to civic engagement processes** – developers engaged in the process are being remunerated through their respective firms, and thus may participate during working hours. If No Demovictions had been involved in the design and development of these consultations, we would have recommended a more flexible approach that supports tenants to engage in different ways/formats, and other accommodations (childcare, TTC/Taxi fare, etc.)
- Consultations have missed the mark in reporting back to participants. Because the knowledge is highly technical / specialized, members of No Demovictions have had to offer multiple corrections to the consulting firm in reporting back (we also intend to share our technical report with the City so that our views are not misrepresented). Feedback between developers and tenant advocacy groups has been lumped together, which does a disservice to tenants, who are already disadvantaged in this process. For example, at the most recent consultation session, tenant advocacy participants were presented with feedback-to-date that included, "**Some tenants are uncooperative, do not participate and delay the process.**" No Demovictions strongly recommends that the respective feedback of tenants/tenant advocacy organizations and developers be presented separately to ensure that there is no confusion in interpreting feedback results.
- Having the City Planner in attendance at consultation meetings (who has been assigned to many of our buildings through the demovictions process) has severely limited the opportunity for tenants to be honest and transparent about their experiences with the rental replacement process. In light of the fact that some attendees present are actively working with City Planning on their respective buildings' demoviction, it is unreasonable to include the respective City Planner - tenants may fear threat of reprisal/backlash if they present negative feedback about the role of City Planning/the City Planner.
- It does not seem that these consultations have been pre-planned, which has meant that the materials for discussion were not sent in advance. This puts participating groups at a significant disadvantage, as it provides no time outside of these two-hour windows to thoughtfully consider feedback and allow them time to compile it. As a result, the process ends up being rushed, missing the subtlety and nuance of the issues we are discussing.

At Mayor Chow's Renter's Action Committee Forum in September 2024, tenant advocacy organizations called on the City of Toronto to build out more meaningful tenant engagement

processes, and Mayor Chow has been supportive of this principle to-date. No Demovictions is a strong proponent of improved tenant engagement and inclusion practices, as ***many of the tenants we work with have expressed disbelief, anger, frustration, and heartfelt disappointment in how little their voices matter as they are shuffled through City processes*** – especially compared to the relative power and influence in the advocacy efforts of wealthy developers. With nearly half of the City’s demographic made up of renters, we firmly believe that the City needs to re-think how it includes tenants in the design, development, and evaluation of programs and policies that impact tenants. We sincerely hope that the Mayor’s commitment to this action, through the Renter’s Action Committee, will be followed through on.

In particular, we call on the Mayor, and on all City Councillors who are willing to stand up for their tenant constituents, to request that City Planning halt finalizing its draft report on Rental Replacement Policy consultation findings until the consultation process can be reviewed and adjusted to include more tenant advocacy organization participation. No Demovictions and other tenant advocacy organizations are willing to work with City Planning, the Housing Secretariat, and others, in order to support a more robust, meaningful engagement process.

Sincerely,
No Demovictions Members

No Demovictions is a volunteer tenant collective representing tenants facing the demolition and/or conversion of our homes (i.e., demoviction) in purpose-built rental buildings across Toronto. Our advocacy work aims to effect policy change at the municipal, provincial, and federal levels to fight profit-driven demovictions, while advocating for the preservation of existing affordable rental housing and for responsible, equitable, sustainable development. We support tenants across Toronto, and Ontario more broadly, who are facing demoviction from their homes. You can learn more about our organization and mission here: <https://www.nodemovictions.ca/mission>

cc: Toronto City Councillors
Kerri Voumvakis, (Interim) Chief Planner
Abigail Bond, Executive Director, Housing Secretariat
Housing Rights Advisory Committee Members