

1673-1675 Bathurst Street – Rental Housing Conversion Application – Decision Report – Approval

Date: November 10, 2025

To: Toronto and East York Community Council

From: Director, Strategic Initiatives Policy and Analysis

Ward: 12 - Toronto-St. Paul's

Rental Housing Conversion Application Number: 25 187566 STE 12 RH

Related Planning Application Number: 25 189666 STE 12 CD

SUMMARY

This report recommends approval of a Rental Housing Conversion application which proposes to convert the existing apartment building containing 8 rental dwelling units with rents that all exceed Official Plan mid-range rents at 1673-1675 Bathurst Street to condominium.

A Plan of Condominium application (25 189666 STE 12 CD) allowing the conversion of the existing 8-unit apartment building to condominium has been submitted and a Plan of Condominium approval report has been advanced concurrently with this report. The applications do not propose any alterations to the existing apartment building to accommodate the conversion. The proposal would not change existing tenants security of tenure rights.

RECOMMENDATIONS

The Director, Strategic Initiatives, Policy and Analysis recommends that:

1. City Council approve the Rental Housing Conversion application File Number 25 187566 STE 12 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 conversion to condominium of existing rental dwelling units located at 1673-1675 Bathurst Street, subject to the following conditions:
 - a. the owner shall provide the Chief Planner and Executive Director, City Planning written confirmation that sitting tenants have been provided with a copy of the relevant provisions under the Residential Tenancies Act, 2006 concerning their security of tenure and right of first refusal.

b. the owner agrees, in writing, not to pass on, in the form of rent increases to tenants residing in the building on or before the date of registration of the Plan of Condominium, any costs associated with renovations or alterations of the building related to the conversion to condominium.

2. City Council authorize the Chief Planner and Executive Director, City Planning, to issue Preliminary Approval of the Rental Housing Conversion Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 for the conversion of the 8 existing rental dwelling units located at 1673-1675 Bathurst Street after all conditions in Recommendation 1 above have been fully satisfied.

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 has an area of approximately 713 square metres and is located on the east side of Bathurst Street, south of Eglinton Avenue West. (see Attachment 1: Location Map). The site is currently occupied by a three-storey apartment building.

Existing Rental Housing

The three-storey residential apartment building currently contains a total of 8 rental dwelling units. At the time of writing this report, all 8 units were occupied. The breakdown by unit type and rent classification of the building 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	0	3	3
Three-bedroom	0	0	0	5	5
Total	0	0	0	8	8

THE APPLICATION

Description

The Rental Housing Conversion application proposes to convert the 8 rental dwelling units within the existing apartment building at 1673-1675 Bathurst, to condominium units. All 8 units have rents that exceed mid-range rents. No alterations to the existing building are proposed to facilitate the conversion. A related Plan of Condominium application has been submitted, as required, to convert the existing apartment building to a Standard Condominium.

Reasons for Application

The proposal involves the conversion of rental housing to condominium tenure. 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 City Council's approval to convert the existing rental housing units to condominium.

A Rental Housing Conversion application was submitted on July 7, 2025. Staff conducted a site visit on August 7, 2025, and held a Tenant Meeting on September 11, 2025, details of which are summarized in the Public Engagement section of this report.

Draft Condominium Approval involving the conversion of six or more rental housing units to condominium units requires the approval of City Council according to City of Toronto Municipal Code Chapter 415-17, amended on October 10, 2024 by By-law 1112-2024.

The related Plan of Condominium application (25 189666 STE 12 CD) was submitted on July 7, 2025.

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. The policies are intended to preserve the City's existing supply of affordable and mid-range rental housing.

Policy 3.2.1.8 does not permit the conversion to condominium of buildings, or groups of related buildings, containing 6 or more rental units unless all the rental housing units have rents that exceed mid-range rents at the time of application.

PUBLIC ENGAGEMENT

Tenant Meeting

A virtual tenant meeting was held on September 11, 2025, to review the City's housing policies and the impact of the proposed conversion on existing tenants. The meeting was attended by 1 tenant, the applicant, and City Planning and Development Review staff. Tenants were also provided with information and the opportunity to ask questions during the site visit conducted on August 7, 2025.

Tenants asked questions and expressed concerns about:

- Timeline of the condominium conversion; and
- How their tenure would be impacted by the conversion.

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).

Security of Tenure

Under Section 51 of the *Residential Tenancies Act*, sitting tenants in rental buildings that are converted to condominium cannot be evicted for personal use by the current owner or any new condominium owners. These protections however do not extend to new tenants that sign a lease following condominium registration. Sitting tenants are also provided with the right of first refusal to purchase the condominium unit they occupy.

Conversion of Rental Housing

Staff are satisfied that the conversion to condominium tenure is consistent with the Official Plan's housing policies that seek to maintain the existing supply of affordable and mid-range rental housing. Policy 3.2.1.8 provides an exception to permit the conversion of rental housing if all units exceed mid-range rent. Staff have confirmed that all 8 rental dwelling units exceeded mid-range rent at the time the application was made and that the conversion to condominium will not impact the supply and availability of affordable and mid-range rental housing in the city.

The City's Rental Housing Demolition and Conversion By-law gives City Council the authority to impose conditions on the approval of a rental conversion application. Prior to registration of the condominium, the landlord will provide sitting tenants with a copy of the relevant provisions of the *Residential Tenancies Act* concerning their security tenure and right of first refusal. A condition has also been recommended to ensure that any

costs associated with readying the building for condominium will not be passed down to sitting tenants in the form of a rent increase.

CONTACT

Denise McMullin, Senior Planner, 416-395-7133, Denise.McMullin2@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map

Attachment 1: Location Map - 1673-1675 Bathurst Street

