

September 17, 2025

VIA EMAIL - teycc@toronto.ca

Our File No. 311569

Toronto and East York Community Council
City Clerk's Office
Toronto City Hall
100 Queen Street West
2nd Floor, West Tower
Toronto ON M5H 2N2

Dear Mayor and Members of Council:

**Re: Agenda Item Item - 2025.TE25.3
1304-1318 King Street West and 143, 143a and 145 Cowan Avenue
- Rental Housing Demolition Application - Decision Report - Approval**

Aird & Berlis LLP is counsel to **2600546 Ontario Inc.**, the registered owner of the properties known municipally as 1304, 1306, 1312, 1314, 1316 King Street West and 143 and 145 Cowan Avenue, Toronto (the "**Site**"). The Site is located at the northeast corner of King Street West and Cowan Avenue.

We are pleased to submit this correspondence on behalf of our client in support of the City staff recommendation that City Council approve Rental Housing Demolition Application Number: 23 213845STE 04 to secure the full replacement of the 8 existing rental dwelling units through the redevelopment of the Site. Specifically our client wanted to confirm its commitment to each of the conditions and requirements set out in the report which will be secured by an agreement between our client and the City of Toronto.

The redevelopment of the Site was approved by the Ontario Land Tribunal (the "Tribunal") through an Interim Order in June, 2025. That approval followed a settlement with the City endorsed by City Council on April 23/24, 2025 and will ensure the delivery of 230 housing units, including the 8 rental replacement units. One of the conditions of that Interim Order is the approval, by City Council, of the application before you pursuant to Section 111 of the *City of Toronto Act*, 2006.

Through the conditions outlined by City staff and agreed to by our client, the approval will also secure access to improved in suite amenities, such as laundry and central air conditioning together with dedicated indoor and outdoor amenity areas, bike parking and vehicular parking. The conditions also set out our client's obligations to support the existing tenants during the redevelopment process, including extended notice, compensation, and for eligible tenants rent gap assistance and moving allowances.

By way of background, and as noted in the Staff Report, the proposed redevelopment of the Site has been the subject of a full planning process, commencing with applications filed in October, 2023, community and statutory meetings, a settlement report endorsed by City Council in April, 2025 and the Tribunal hearing in June, 2025. Additionally, this specific application has been the subject of a tenant meeting prior to coming forward to TEYCC. The demolition and replacement of the 8 rental units has been predicated throughout this process and were part of both our client's

settlement offer and City Council's endorsement of same earlier this year. As noted, this application is also a condition of the Tribunal's Interim Order which was also on consent of the City.

We agree with the conclusions of City staff that the application, together with the conditions to be secured through agreement between our client and the City, is consistent with the PPS 2024 and addresses the public interest articulated in the housing policies found in policy 3.1.26 of the City's Official Plan.

Once again, on behalf of our client we appreciate the efforts of City staff to engage with us on this matter and look forward to the redevelopment of the Site which will allow for the replacement of the 8 rental units in a new residential building with improved amenities for existing and new residents.

Thank you in advance for the opportunity to make a brief deputation and answer any questions which may arise.

Yours truly,

AIRD & BERLIS LLP



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