



PLANNING AND URBAN DESIGN

26 November 2025

Toronto & East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Cathrine Regan, Committee/Council Administrator

Dear Chair & Committee Members,

**RE: 1673-1675 Bathurst Street
Decision Reports for:
Rental Housing Conversion Application (TE27.10)
Plan of Condominium Application (TE27.11)
WND File: 25.518**

WND Associates are the planning agents retained by Siesto Properties Inc. (the “Owners”) to assist with the applications for Rental Housing Conversion (25 187566 STE 12 RH) and Plan of Condominium (25 189666 STE 12 CD) for the lands municipally addressed as 1673-1675 Bathurst Street (the “Subject Site”) in the City of Toronto (the “City”). The applications were concurrently submitted to the City of Toronto on July 7, 2025.

On behalf of the Owners, we offer support for the recommendation of the Director, Strategic Initiatives, Policy and Analysis, to approve the application for Rental Housing Conversion, and the recommendation of the Director, Community Planning, Toronto and East York District, to approve the Plan of Condominium application, including the conditions of approval.

The Rental Housing Conversion application, submitted under Chapter 667 of the City’s Municipal Code, the Rental Housing Demolition and Conversion By-law, proposes to convert eight (8) rental dwelling units within an existing apartment, with no alterations to the existing apartment building. As noted in the staff Report for Action, existing tenancies are all classified as having “above mid-range” rents, enabling the conversion of the existing dwelling units to condominium units under Section 3.2.1.8 of the Official Plan. The Rental Housing Conversion is additionally consistent with the Provincial Planning Statement (2024).

The owners have worked positively with City staff and communicated with building residents through a site visit on August 7, 2025, and a virtual Tenant Meeting on September 11, 2025.

As described in the submitted application materials and in the staff report, the proposed Rental Housing Conversion would not change the current tenants’ security of tenure rights, in accordance with the provisions of Section 51 of the Residential Tenancies Act (“RTA”). Existing tenants will also be given the first right of refusal to purchase their dwelling unit if and when their tenancy ends.

In summary, we support Recommendations 1(a-b) and 2 of the Report for Action from the Director, Strategic Initiatives, Policy and Analysis to recommend approval of the Rental Housing Conversion application, and look forward to addressing the related conditions of approval through communication with tenants and staff.

Additionally, we support the Recommendations 1-5 and the related conditions of the Draft Plan of Condominium approval, as described in the Report for Action from the Director, Community Planning, Toronto and East York District.

We trust this letter is informative to the Committee and wish once again to thank City staff and building residents for their time and efforts to work with the owners through the application process. Should you have any questions, please do not hesitate to contact the undersigned at mbennett@wndplan.com.

Yours very truly,

WND associates
planning + urban design

A handwritten signature in black ink that reads "Mike Bennett". The signature is written in a cursive, slightly stylized font.

Mike Bennett, BURPI
Senior Planner