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To Toronto City Council,

Mayor Olivia Chow has kindly agreed to move this item on my behalf, which directs City Planning to amend a Section 111 Agreement in order to secure enhanced assistance for tenants displaced by a development at 241 Redpath Avenue.

This demolition of the rental property at 241 Redpath Avenue was originally approved by City Council in July 2022. The Section 111 Agreement adopted at that time required the applicant to pay a top-up rent gap payment at the time of lease signage for any time beyond the estimated 36-month displacement period. This is contrary to the City's current practice, in which payments are made in six-month increments following the expected occupancy date.

Following this approval and demolition of the building at 241 Redpath Avenue, this property changed hands and went through an additional minor variance process – pushing out the timeline for construction significantly.

Tenants depending on rent gap payments to cover increased costs incurred by this project are now nearing the end of the originally projected construction period and face more than two years before their new units are completed. In the meantime, under the current agreement, no additional rent gap payments will be made – this is a significant concern, particularly for senior tenants on a fixed income who may not have the means to cover the increased cost of their new accommodations during this period.

This item allows staff to amend the Section 111 Agreement to establish a payment schedule for the remainder of construction that will provide immediate support to tenants.

Thank you again to Mayor Chow for bringing this urgent item forward, and Council for your assistance in providing immediate support to the impacted tenants.

Yours truly,

Councillor Rachel Chernos Lin

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