

15-25 Poyntz Avenue – Rental Housing Demolition Application – Decision Report – Approval

Date: June 15, 2026

To: North York Community Council

From: Director, Strategic Initiatives Policy and Analysis

Ward: 18 - Willowdale

Rental Housing Demolition Application Number: 25 261951 NNY 18 RH

Related Planning Application Number: 25 252388 NNY 18 OZ; 25 252382 NNY 18 SA

SUMMARY

This report recommends approval of a Rental Housing Demolition application which proposes to demolish 8 rental dwelling units located at 23 and 25 Poyntz Avenue. The 8 rental units are proposed to be replaced as part of the new development on the site. A Tenant Assistance Plan is not proposed as all existing rental dwelling units are vacant.

The proposed development at 15, 19, 21, 23 and 25 Poyntz Avenue is the subject of a related Official Plan and Zoning By-law Amendment application (25 252388 NNY 18 OZ). The proposed development would permit a 48-storey mixed-use building with 535 dwelling units, including 8 replacement rental units. An approval report for the Official Plan and Zoning By-law Amendment application has been advanced concurrently with this Rental Housing Demolition application approval report.

This report also recommends approval of the Residential Demolition Permit under Chapter 363 of the Toronto Municipal Code, subject to conditions.

RECOMMENDATIONS

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

1. City Council approve the Rental Housing Demolition application 25 261951 NNY 18 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 demolition of 8 existing rental dwelling units located at 23 and 25 Poyntz Avenue, subject to the following conditions:

- a. The owner shall provide and maintain 8 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each

replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement;

b. The replacement rental dwelling units required by Recommendation 1.a. above shall collectively have a total gross floor area of at least 442 square metres and be comprised of 3 studio units, 4 one-bedroom units, and 1 three-bedroom unit, as generally illustrated in the plans submitted to City Planning dated June 5, 2026. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

c. The owner shall, as part of the 8 replacement rental dwelling units required in Recommendation 1.a above, provide at least 1 studio unit and 3 one-bedroom units at affordable rents, 2 studio units and 1 one-bedroom unit at mid-range (affordable) rents as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit. The rent of the remaining 1 three-bedroom replacement rental dwelling unit shall be unrestricted;

d. The owner shall provide tenants of all 8 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 48-storey building at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

e. The owner shall provide ensuite laundry and central air conditioning in each replacement rental dwelling unit at no extra charge;

f. The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development;

g. The replacement rental dwelling units required in Recommendation 1.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

h. The owner shall enter into, and register on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 1.a. through 1.g. above all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

2. City Council authorize the Chief Planner and Executive Director, City Planning, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006

for the demolition of the 8 existing rental dwelling units located at 23 and 25 Poyntz Avenue after all the following have occurred:

- a. All conditions in Recommendation 1 above have been fully secured;
 - b. The Official Plan and Zoning By-law Amendments for application 25 252388 NNY 18 OZ have come into full force and effect;
 - c. The issuance of the Notice of Approval Conditions for site plan approval by the Executive Director, Development Review or their designate, pursuant to Section 114 of the City of Toronto Act, 2006, or as otherwise determined by the Chief Planner and Executive Director, City Planning;
 - d. The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and
 - e. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.
3. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning, or their designate, has given Preliminary Approval referred to in Recommendation 2 above.
4. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 19, 21, 23 and 25 Poyntz Avenue after the Chief Planner and Executive Director, City Planning has given Preliminary Approval referred to in Recommendation 2 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:
- a. The owner removes all debris and rubble from the site immediately after demolition;
 - b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
 - c. The owner erects the proposed building on the site no later than three (3) years from the date that the demolition of the existing rental dwelling units commences, subject to the timeframe being extended at the discretion of the Chief Planner and Executive Director, City Planning; and
 - d. Should the owner fail to complete the proposed building within the time specified in Recommendation 4.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

5. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and any other related agreements.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On May 22, 2018, City Council approved the Zoning By-law Amendment and Rental Housing Demolition applications (16 270109 NNY 23 OZ; 17 142286 NNY 23 RH) to permit the demolition of 6 residential units, including 5 rental dwelling units, and construct a 3-storey mixed-use building with 4 rental units at 23, 25 and 27 Poyntz Avenue. A Section 111 Agreement has not been registered and the buildings have not been demolished. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2018.NY30.2>

On March 7, 2023, the City received an Official Plan and Zoning By-law Amendment application (23 120855 NNY 18 OZ) proposing to re-develop 23, 25 and 27 Poyntz Avenue by demolishing 3 detached houses with 9 rental dwelling units and constructing a 9-storey mixed-use building with 41 residential units. A related Rental Housing Demolition application was not submitted and the Official Plan and Zoning By-law Amendment application did not proceed to a statutory public meeting or to City Council.

THE SITE

Description

The site has an area of approximately 2,168 square meters and is located west of Yonge Street and south of Sheppard Avenue West (see Attachment 1: Location Map).

There are 5 existing detached houses on the site with the following uses:

- 15 Poyntz Avenue - 1 commercial unit
- 19 Poyntz Avenue - 1 owner-occupied dwelling unit
- 21 Poyntz Avenue - 1 owner-occupied dwelling unit
- 23 Poyntz Avenue - 4 rental dwelling units
- 25 Poyntz Avenue - 4 rental dwelling units

Existing Rental Housing

The buildings at 23 and 25 Poyntz Avenue currently contain a total of 8 rental dwelling units. Each building has 4 rental units and all existing rental units were vacant at the time the Official Plan and Zoning By-law Amendment application was submitted.

The existing unit mix and rent classifications at the time of application are outlined in Table 1 below.

Table 1: Existing Rental Dwelling Units and Rent Classifications

Unit Type	Affordable	Mid-range (affordable)	Mid-range (moderate)	Above Mid-range	Total
Studio	1	2	0	0	3
One-bedroom	3	1	0	0	4
Two-bedroom	0	0	0	0	0
Three-bedroom	0	0	0	1	1
Total	4	3	0	1	8

THE APPLICATION

Description

The Rental Housing Demolition application proposes the demolition of 8 rental dwelling units within the existing buildings at 23 and 25 Poyntz Avenue. A related Official Plan and Zoning By-law Amendment application proposes to permit the development of a 48-storey mixed-use building with 535 residential units, including 8 replacement rental units.

Replacement Rental Units

The total gross floor area of the 8 replacement rental units is 442 square metres, which is 113% of the gross floor area of the existing rental units proposed to be demolished.

The proposed replacement rental units will have the same unit type and rent classifications as the existing rental dwelling units, as outlined in Table 1 above.

Tenant Assistance Plan

A Tenant Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship is not required because the existing rental dwelling units are vacant.

Reasons for Application

The proposal to redevelop the site involves the demolition of rental housing. Since the 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 that an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

A Rental Housing Demolition application was submitted on December 3, 2025. Staff conducted a site visit on March 3, 2026 and a follow-up site visit on March 12, 2026. The final replacement rental floor plans are illustrated in the plans submitted to City Planning dated June 5, 2026. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning.

The related Official Plan and Zoning By-law Amendment (25 252388 NNY 18 OZ) and Site Plan (25 252382 NNY 18 SA) applications were submitted on November 13, 2025.

POLICY AND 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.

Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size and type of rental units as exist on the site and maintain rents similar to those in effect at the time of application.

The City's [Rental Housing Demolition and Replacement Handbook](#) outlines how Policy 3.2.1.6 is typically implemented.

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 have reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Replacement Rental Housing

Staff are satisfied with the proposed approach to replacing the rental dwelling units that are proposed to be demolished, which includes replacement of all 8 existing rental dwelling units by their respective bedroom type and affordability classification. The replacement rental units are larger than or within 5% of the average existing rental dwelling units by unit type. The total replacement gross floor area is 113% of the existing rental gross floor area.

The replacement rental units will be provided with ensuite laundry facilities and central air conditioning, which represents an improvement over the existing rental housing units. Tenants of the replacement rental units will also have access to bicycle parking, visitor parking, and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the building.

The replacement units will be maintained as rental housing for at least 20 years, beginning on the date the replacement rental units are first occupied, and tenants that occupy one of the replacement rental units during the initial 10-year period will have rents that will only increase by the annual provincial guideline until their tenancies end, irrespective of whether the Guideline applies to the proposed development under the RTA.

The replacement rental units and associated conditions address the replacement requirements of Official Plan policy 3.2.1.6 and are consistent with the City's implementation approach as outlined in the Rental Housing Demolition and Replacement Handbook.

The rental replacement matters will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning.

Tenant Assistance Plan

A Tenant Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship is not required because the existing rental dwelling units are vacant.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map - 15-25 Poyntz Avenue

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