

January 20, 2026

Our File No.: 210604

**Via Email: [phc@toronto.ca](mailto:phc@toronto.ca)**

Planning and Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Nancy Martins**

Dear Members of the Planning and Housing Committee:

**Re: Item No. PH27.9 - Rental Housing and Dwelling Room Replacement: Supporting Tenants with Additional Housing Barriers  
Tenblock: 25 St. Mary Street, 145 St. George Street and 48 Grenoble Drive**

We are solicitors for Tenblock<sup>1</sup>, the owners of a number of properties in the City of Toronto (the “City”) where applications for official plan amendment, zoning by-law amendment, Site Plan Control and rental housing demolition have been approved or are currently in process. Specifically, rental housing demolition applications were approved by City Council (“Council”) for three Tenblock projects on the properties known municipally as:

- 25 St. Mary Street – Approved by City Council on May 10, 2023 (“25 St. Mary”).
- 145 St. George Street – Approved by City Council on July 19, 2023 (“145 St. George”); and
- 48 Grenoble Drive – Approved by City Council on November 8, 2023 (“48 Grenoble” and collectively the “Tenblock Approvals”).

We are writing as we have done in the past<sup>2</sup> to ensure that appropriate transition is provided so that the details of the rental housing approvals negotiated with City Staff and the local Councillors in consultation with tenants, and approved by Council, will be honoured and not altered by the

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<sup>1</sup> Tenblock, including its owners and affiliated entities.

<sup>2</sup> On April 3, 2024, and on April 16, 2024, we wrote to the Planning and Housing Committee and subsequently to City Council to provide comments on Item No. PH 11.10 - Response to Including New Approval Conditions for Rental Demolition Applications to similarly ensure that the negotiated details of rental housing approvals for the Tenblock Approvals would be protected.

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changes proposed in item PH27.9 and detailed in the associated Staff Report dated January 8, 2026 (the “**Staff Report**”) which are to apply to Rental Housing Demolition applications, not approvals.

## **The Existing Tenblock Rental Housing Approvals:**

Tenblock worked extensively with City Staff and the local Councillors in consultation with tenants to obtain Council approval of rental housing demolition applications for 25 St. Mary, 145 St. George, and 48 Grenoble in 2023. Each of these rental housing demolition applications was supported by a detailed set of approval conditions that were based on a fulsome negotiation of rental housing demolition considerations including tenant assistance matters and matters relating to tenants with additional housing barriers. Many of these negotiated benefits for tenants which differed for each project, exceeded the applicable standards at the time and a number continue to exceed even the enhanced benefits for tenants with additional housing barriers set out the Staff Report including in some cases for example an extra two (2) months notice for special needs tenants (as the term was used) and a first right to return for post-application tenants.

Since the Tenblock Approvals were obtained, Tenblock has been navigating turbulent market conditions in order to chart a path forward for each of these projects. In addition, Tenblock has also conducted its city-led tenant meeting for its project at 1875 Steeles Avenue West. Although Tenblock has made progress on negotiating Section 111 Agreement with the City, that work will continue in the future. At this time Tenblock and the City have not yet executed final Section 111 Agreements for these approvals.

## **Recommended Changes to Support Tenants with Additional Housing Barriers:**

As noted in Attachment #2 to the Staff Report, Tenblock participated in the City’s stakeholder engagement process for the Rental Demolition and Replacement Process for Vulnerable Tenants initiative and is a noted Stakeholder Organization. Further, Tenblock supports all of its tenants including vulnerable tenants and many of the recommended changes to support tenants with additional housing barriers noted in the Staff Report were already part of the heavily negotiated rental housing demolition application approvals reached with the assistance of local councillors for the tenants of 25 St. Mary, 145 St. George and 48 Grenoble.

At the same time, it is important for consistency and fairness that appropriate transition be in place so that heavily negotiated existing rental housing approvals are honoured and not disrupted by new initiatives and requirements that arise after city-led tenant meetings and Council approval. Based on our review, the Staff Report sets the key transition timing as the date of a city-led tenant meeting<sup>3</sup> and we agree with this approach. Importantly, this approach to setting the transition for

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<sup>3</sup> Staff Report at page 11. We note that there appears to be a potentially inconsistent reference to two matters, (alternative units and hoarding services) being secured in all new Section 111 Agreements which would be contrary to the earlier transition language provided in the Staff Report.

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new rental housing related policies and guidelines at Council approval, or earlier (not at the execution of a Section 111 Agreement) is consistent with the transition approach confirmed to Tenblock by City Staff in regard to related item PH11.10 - Response to Including New Approval Conditions for Rental Demolition Applications".

Tenblock appreciates and continues to participate in City initiatives like this one, that support tenants impacted by rental housing demolition applications. Tenblock is respectfully confirming that its existing rental housing demolition approvals that were extensively negotiated and approved by Council and its applications that have had city-led tenant meetings have been transitioned. Tenblock will be working together with City Staff on this basis as it continues to work to navigate challenging market conditions and will subsequently complete and execute Section 111 Agreements.

Yours truly,  
**Goodmans LLP**



Anne Benedetti

cc: Councillor Perks, Chair, Planning and Housing Committee  
Deanna Chorney, Manager Strategic Initiatives, Policy & Analysis  
Stephen Job, Tenblock