

**Beech Hall Housing Co-operative Incorporated**  
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**Toronto, Ontario**  
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June 6, 2026

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**R: Planning and Housing Committee Item # 31.9: Authority to Enter into Municipal Housing Project Facility Agreements with Community Housing Providers**

Members of the Planning and Housing Committee:

Christopher Wilson almost fifty years ago made a documentary film “The Battle of Beech Hall”. Please watch it on YouTube as it will explain the struggle of how the Beech Hall Housing Co-operative overcame adversity to become the first seniors housing co-operative in Canada.

While we were looking forward to the report before you – we want to express our disappointment in being unable to support either the content or the recommendations of the report.

We are at an impasse with city officials on negotiating a new lease and contribution agreement. Clearly City staff need help and new directions to work with us in good faith and in partnership.

We feel the co-operative and its members deserve better. The facts are that Beech Hall is a municipal owned property and built almost 80 years ago and in need of ongoing capital repairs. Renewing a lease for between 49 to 99 years should not and cannot ignore this fact or propose to pass the responsibility to solely maintain the seventeen residential buildings in a good state of repair. The city’s own commissioned Building Condition Assessment forecasts the financial cost of repairs are going to be beyond the Co-operatives current or future ability to undertake.

The residents of Beech Hall live in very modest co-operative homes – they live in homes where Beech Hall receives no ongoing operating subsidies from any order of government and we have affordable housing charges that are less than half of the average rent in Toronto – in 2026 bachelor’s rent for \$664 a month and one bedroom’s rent for \$898 a month, plus hydro. Many of our residents also receive and depend on the income of approximately \$118.00 a month from an Ontario and Energy and Property Tax Credit.

The proposed property tax exemption will have unintended negative consequences for low-income seniors residing at Beech Hall. As identified in the City’s report, residents in affordable housing units that receive a property tax exemption will no longer qualify for the Ontario Energy and Property Tax Credit (OEPTC) component of the Ontario Trillium Benefit.

For many seniors living at Beech Hall on fixed incomes, this benefit represents a meaningful portion of their annual income. The loss of the OEPTC would therefore result in a direct reduction in their personal income, further limiting their financial capacity to meet basic living expenses.

This concern is compounded by the potential financial implications associated with capital repair obligations. Should the City require Beech Hall to fully fund all capital repairs, the housing charges will increase significantly. In this scenario, low-income seniors would be faced with a dual financial burden: increased housing costs alongside the loss of an essential government benefit.

The combined impact of these changes would create significant hardship for seniors who are already financially vulnerable and reliant on basic pension incomes. Careful consideration must therefore be given to mitigating these impacts to avoid placing financial strain on the seniors of Beech Hall.

Therefore, due to the hardship faced by our seniors from the loss of the OEPTC component of the Ontario Trillium Benefit, at this time the seniors of Beech Hall respectfully decline the exemption of property taxes.

At this moment there is an opportunity to forge a new and renewed partnership with the City of Toronto. By approving Councillor Nunziata’s amendments to the report the Committee and Council will restore our faith in City Hall and set the stage for new and productive negotiations with city officials. In our view passing the amendments to the report will set us all up for mutual success.


Specifically, her amendments will:

- Confirm Beech Hall's senior's mandate
- Confirm the City of Toronto will work with Beech Hall Housing Co-operative and the Co-operative Housing Federation of Toronto to conduct a fiscal review of the Beech Hall Housing Co-operative and their ability to fund current and future capital repairs to the seventeen municipally owned buildings.
- Establish a joint City of Toronto/Beech Hall Housing Co-operative Revitalization Committee

For years the residents of Beech Hall have paid property taxes to the City of Toronto, and in good faith we are now looking for help and a new ongoing partnership with the City of Toronto, where our city steps up and constructively works with us to keep Beech Hall affordable, safe and secure for our seniors, who are proud to call Toronto and Beech Hall home.

We urge you to support Councillor Nunziata's amendments to the staff report.

Yours truly,

A handwritten signature in black ink, appearing to read "Roger Sauve". The signature is fluid and cursive, with a large initial "R" and "S".

Roger Sauve