

5 Huntley Street and 2, 4, 6, and 8 Earl Street and a Portion of 10 Earl Street – Rental Housing Demolition Application – Decision Report – Approval

Date: December 17, 2025

To: Toronto and East York Community Council

From: Director, Strategic Initiatives Policy and Analysis

Ward:13 - Toronto Centre

Rental Housing Demolition Application Number: 24 140255 STE 13 RH

Related Planning Application Number: 24 140234 STE 13 OZ

SUMMARY

This report recommends approval of a Rental Housing Demolition application which proposes to demolish 7 rental dwelling units located at 6 and 8 Earl street. Two rental units were demolished without a permit in 2024. The 7 existing rental units and 2 previously demolished units are proposed to be replaced as 9 new rental dwelling units part of the new development on the site. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

The proposed development on the site at 5 Huntley Street and 2-8 Earl Street and a portion of 10 Earl Street is the subject of a related Official Plan and Zoning By-law Amendment application (24 140234 STE 13 OZ). The proposed development would permit a 63-storey residential building with 709 dwelling units, including 9 replacement rental. 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 File 24 140255 STE 13 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 7 existing rental dwelling units located at 6 and 8 Earl Street, subject to the following conditions:

a. The owner shall provide and maintain 9 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 633 square metres and be comprised of 3 studio units, 2 one-bedroom units, and 4 three-bedroom units, as generally illustrated in the plans submitted to City Planning dated June 27, 2025. 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 9 replacement rental dwelling units required in Recommendation 1.a above, provide at least 1 studio unit and 2 three-bedroom units at affordable rents, 2 studio units and 2 one-bedroom units at mid-range (affordable) rents and 2 three-bedroom units at mid-range (moderate) 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;

d. The owner shall provide a Tenant Assistance Plan for tenants of the 7 existing rental dwelling units proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning;

e. The owner shall provide tenants of all 9 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 63-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;

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

g. The owner shall provide and make available for rent at least 2 vehicle parking spaces to tenants of the replacement rental dwelling units. Such parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, and at similar monthly parking charges that such tenants

previously paid. The remaining vehicle parking spaces shall be made available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning;

h. 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;

i. 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

j. The owner shall enter into, and register on title to the lands subject to the Zoning By-law Amendment, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 1.a. through 1.i. 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 7 existing rental dwelling units located at 6 and 8 Earl Street 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 24 140234 STE 13 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 5 Huntley Street and 2, 4, 6 and 8 Earl Street 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

City Planning confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

THE SITE

Description

The site has an area of approximately 1,307 square meters and is located south of Bloor Street East and east of Jarvis Street. (see Attachment 1: Location Map). The subject site is currently occupied by 2 sets of semi-detached buildings located at 2, 4, 6, and 8 Earl Street and a duplex at 5 Huntley Street. There are currently a total 10 residential dwelling units on the site (5 rental and 5 owner occupied). The applicant has confirmed that an additional two rental dwellings units previously existed on the site.

The air space above the existing semi-detached building at 10 Earl Street has also been included in the Rental Housing Demolition and Zoning By-law Amendment applications to provide adequate tower separation. No portion of the existing building at 10 Earl Street is included within these applications so no information has been provided on the tenure of the building, and no changes are to occur on the site. The draft Zoning By-law Amendment that specifies the portion of 10 Earl Street that is subject to the Rental Housing Demolition application is included as Attachment 6 in the approval report for the Official Plan and Zoning By-law Amendment application (24 140234 STE 13 OZ).

Existing Rental Housing

At the time the Rental Housing Demolition application was submitted the subject site contained a total of 7 rental dwelling units and 5 owner occupied units. Those rental units are comprised of 4 remaining units at 6 Earl Street and 3 at 8 Earl Street (2 of which were demolished).

The breakdown by unit type and rent classification of the seven existing rental units is outlined in Table 1 below.

Table 1: Existing Rental Dwelling Units and Rent Classifications

	Affordable	Mid-range (affordable)	Mid-range (moderate)	Total
Studio	0	2	0	2
One-bedroom	0	2	0	2
Two-bedroom	0	0	0	0
Three-bedroom	1	0	2	3
Total	1	4	2	7

The two demolished units were one-bedroom units, both at mid-range (affordable) rents.

THE APPLICATION

Description

The Rental Housing Demolition application proposes the demolition of 7 rental dwelling units within the existing buildings at 6 and 8 Earl Street. Two rental units were demolished without a permit in 2024. A related Official Plan and Zoning By-law Amendment application proposes to permit the development of a 63-storey residential building. The proposed development will contain 709 residential units (including 9 replacement rental units).

Replacement Rental Units

The total gross floor area of the 9 replacement rental units is 633 square metres, which is over 100% of the gross floor area of the existing rental units proposed to be demolished.

The breakdown by unit type and rent classification of the replacement units is outlined in Table 2 below:

Table 2: Summary of Replacement Rental Dwelling Units and Rent Classifications

	Affordable	Mid-range (affordable)	Mid-range (moderate)	Total
Studio	1	2	0	3
One-bedroom	0	2	0	2
Two-bedroom	0	0	0	0
Three-bedroom	2	0	2	4
Total	3	4	2	9

Tenant Assistance Plan

A Tenant Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants who currently or previously resided in the 7 rental dwelling units. Tenants whose units were demolished or altered shortly after the Rental Demolition Application was submitted, have been contacted and will benefit from the Tenant Assistance Plan.

Eligible Tenants—those tenants who moved in prior the Rental Housing Demolition application being submitted—will receive the following assistance:

- at least six months' notice before having to vacate their existing dwelling unit;
- compensation equal to three months' rent, pursuant to the Residential Tenancies Act (RTA); and
- additional compensation for tenants with special needs, as determined by the Chief Planner.
- the right to return to a rental replacement unit of the same type, at similar rent;
- rent gap assistance to assist tenants in paying market rents for the period between when they move out and can return, estimated at 36 months;
- additional rent gap assistance if tenants cannot return as scheduled;
- move-out and move-back moving allowances; and
- services of a rental leasing agent to help tenants find and apply to suitable interim housing.

All other tenants, regardless of when they moved in, will receive the following:

- at least six months' notice before having to vacate their existing dwelling unit;
- compensation equal to three months' rent, pursuant to the Residential Tenancies Act (RTA); and
- additional compensation for tenants with special needs, as determined by the Chief Planner.

Reasons for Application

This application to redevelop the subject site involves the demolition of rental housing. Since the development 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 April 25, 2024. Staff conducted a site visit on June 3, 2024. A Tenant Meeting was held on December 1, 2025, details of which are summarized in the Public Engagement section of this report.

The related rezoning application (24 140234 STE 13 OZ) was submitted on May 9, 2024. The related Site Plan application was submitted on December 19, 2024.

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 policy also requires the applicant to develop an acceptable tenant assistance plan, addressing the right to return to the replacement units at similar rents and other assistance to lessen hardship.

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

PUBLIC ENGAGEMENT

Tenant Meeting

An in-person meeting was held on December 1, 2025, to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Assistance Plan. The meeting was attended by 3 tenants, representatives of the applicant and City Planning staff. Tenants also submitted written correspondence with additional comments.

Tenants asked questions and expressed concerns about:

- Construction timeline and when tenants will be required to vacate their existing rental units and/or receive tenant assistance;
- Timing of when approval notices and updates on the construction timeline will be provided;
- The proposed replacement rental unit sizes;
- What financial compensation would be provided under the City-approved Tenant Assistance Plan and how it would be administered to tenants; and
- Whether the City has contingencies in place for construction delays.

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

Demolition of Units at 8 Earl Street Without a Rental Housing Demolition Permit

At the time the Rental Housing Demolition application was submitted, the building at 8 Earl Street contained 4 residential units, comprised of 3 rental units and 1 owner-occupied unit. Shortly after the application was submitted, interior alterations resulted in changing 3 of the existing residential units, comprised of 2 rental units and 1 owner-occupied unit, into 1 owner occupied unit. The remaining rental unit on the site was retained. All 3 rental units had previously been occupied by tenants who vacated the units either shortly before or after the rental housing demolition application was submitted, as a result of the interior alterations.

Interior alterations that will result in a change to the number of dwelling units by bedroom type is considered demolition and is prohibited under the Rental Housing Demolition and Conversion By-law without obtaining a permit.

To remedy the loss of rental units without a permit, staff have worked with the applicant to ensure that the 2 demolished rental units at 8 Earl Street are replaced in the new building. The applicant has also agreed to replace the area associated with the demolished owner occupied unit. Further, all three tenants who were residing in the units at 8 Earl Street shortly before the interior alterations occurred are considered eligible for tenant assistance, and will have the right to return to a replacement unit.

Replacement Rental Housing

Staff are satisfied with the proposed approach to replace the 7 existing rental dwelling units, which will be replaced by their respective bedroom type and affordability level, as 9 rental dwelling units.

The total existing rental gross floor area of this property is unknown because three residential units at 8 Earl Street were demolished and the applicant does not have as-built plans for the former configuration of the building. To ensure a minimum replacement of 100% of the existing rental gross floor area is achieved the applicant has agreed to replace 100% of the building area at 8 Earl Street as replacement rental housing, along with 100% of the rental GFA at 6 Earl Street. This will enable a total of 9 rental replacement units, which will replace all of the existing rental units and provide for 2 net new replacement rental dwelling units: a studio unit and three-bedroom unit, both at affordable rents. The 2 rental units that were lost through the interior alterations at 8 Earl Street are being replaced at a similar size to the market units being provided in the new building, by bedroom type. Tenants who are eligible to return to these units have been consulted with on the replacement unit sizes, and are satisfied with the approach.

The replacement rental units will be provided with ensuite laundry facilities and central air conditioning. 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 applicant has agreed to provide at least 2 parking spaces for the tenants of the replacement rental units. Returning tenants who currently rent a vehicle parking space in the existing building will be offered a parking space at a similar monthly rate to what they are currently paying.

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.

Tenant Assistance Plan

The Tenant Assistance Plan is consistent with the City's current practices as outlined in the [Rental Housing Demolition and Replacement Handbook](#).

The Tenant Assistance Plan will support tenants to access and afford suitable housing within the neighbourhood until the new building and replacement rental units are available for occupancy. Tenant assistance will be provided to all tenants still living on the site upon move out after they receive a formal eviction notice.

The former tenants of 8 Earl Street who were evicted as a result of the unit demolition work which occurred in 2024 have all been deemed eligible. These tenants have received a portion of the tenant assistance. The remaining balance will be provided at the time the remaining tenants receive a notice vacate.

The rental replacement matters and tenant assistance plan 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.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map

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