

1196-1210 Yonge Street and 2-8 Birch Avenue – Rental Housing Demolition Application – Decision Report – Approval

Date: March 13, 2026

To: Toronto and East York Community Council

From: Director, Strategic Initiatives Policy and Analysis

Ward: 12 - Toronto-St. Paul's

Rental Housing Demolition Application Number: 21 239181 STE 12 RH

Related Planning Application Number: 21 239174 STE 12 OZ

SUMMARY

This report recommends approval of a Rental Housing Demolition application which proposes to demolish 8 rental dwelling units located at 1196-1210 Yonge Street & 2-8 Birch Avenue. The 8 rental units are proposed to be replaced offsite within new multiplexes at 257 and 261 Poplar Plains Road. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to move directly from their existing unit to one of the replacement units at similar rents and provides financial compensation to mitigate hardship.

The properties at 1196-1210 Yonge Street & 2-8 Birch Avenue are the subject of a Zoning By-law Amendment application (21 239174 STE 12 OZ), which was appealed to the Ontario Land Tribunal (OLT). The OLT issued a written decision on October 10, 2024, approving a settlement on the Zoning Bylaw Amendment for a 31-storey mixed-used building with 122 dwelling units, with the final Order being withheld until all outstanding matters, including the necessary agreements with the City and rental housing matters, are secured. City Council subsequently endorsed a revised proposal by the applicant to revise the OLT decision to allow for a 32 storey mixed-use building with 64 units. The revised proposal is subject to approval by the OLT.

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 Number 21 239181 STE 12 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 1196-1210 Yonge Street and 2-8 Birch Avenue, subject to the following conditions:

- a. The owner shall provide and maintain 8 replacement rental dwelling units on the lands at 257 and 261 Poplar Plains Road 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 852 square metres and be comprised of 1 one-bedroom unit, 3 two-bedroom units, and 4 three-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated February 23, 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 2 two-bedroom units replacement rental dwelling units at affordable rents, defined as gross monthly rent no greater than one times the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation, and 1 one-bedroom unit and 1 two-bedroom unit at mid-range rents, defined as gross monthly rent that exceeds Affordable Rent but is no greater than 1.5 times the average City of Toronto rent by unit type, all for a period of at least 10 years beginning from the date of first occupancy of each unit. The rents of the remaining 4 replacement rental dwelling units shall be unrestricted;
- d. The owner shall provide a Tenant Assistance Plan for tenants of the 8 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 ensuite laundry and central air conditioning in each replacement rental dwelling unit at no extra charge;
- f. The owner shall enter into, and register on title to the lands at 1196-1210 Yonge Street and 2-8 Birch Avenue and 257 and 261 Poplar Plains Road, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 1.a. through 1.e. 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 1196-1210 Yonge Street and 2-8 Birch Avenue after all the following have occurred:

- a. All conditions in Recommendation 1 above have been fully secured;
- b. The Zoning By-law Amendments for application 21 239174 STE 12 OZ have come into full force and effect;
- c. The replacement units at 257 and 261 Poplar Plains Road are ready for occupancy;
- d. The lands at 257 and 261 Poplar Plains Road are owned by a single entity, as a single, consolidated parcel of land; 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 1196-1210 Yonge Street and 2-8 Birch 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 Part 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 October 11 and 12, 2023, City Council adopted an Appeal Report from the Director, Community Planning, Toronto East York District (dated August 30, 2023) regarding the Zoning Bylaw Amendment application and directed the City Solicitor and appropriate staff to oppose the appeals before the OLT and continue discussions with the applicant in an attempt to resolve outstanding matters through Item TEY7.13. The City Council decision may be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE7.13>

On April 17 and 18, 2024, City Council adopted a Request for Directions Report from City Solicitor and endorsed a settlement offer to permit a revised development proposal. The Decision of City Council may be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC17.8>

On October 10, 2024, the OLT issued a Decision and Interim Order approving in principle the Zoning By-law Amendment for 1196-1210 Yonge Street and 2-8 Birch Avenue, subject to conditions.

On November 12 and 13, 2025, City Council adopted a Request for Directions Report from City Solicitor and endorsed a revised settlement offer to permit a revised development proposal. The revised proposal is subject to approval by the OLT. The Decision of City Council may be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.CC34.6>

THE SITE

Existing Rental Housing

The buildings at 1196-1210 Yonge Street and 2-8 Birch Avenue currently contain a total of 8 rental dwelling units within mixed-use low-rise (2-4 storey) buildings on Yonge Street. The breakdown by unit type and rent classification of the rental units at the time of application is outlined in Table 1 below.

Table 1: Existing Rental Dwelling Units and Rent Classifications

Unit Type	Affordable	Mid-range	Above Mid-range	Total
Studio	-	1	2	3
Two-bedroom	2	1	2	5
Total	2	2	4	8

The two affordable two-bedroom units are currently occupied by tenants. The remaining six units are vacant.

THE APPLICATION

Description

The Rental Housing Demolition application proposes the demolition of 8 rental dwelling units within the existing buildings at 1196-1210 Yonge Street and 2-8 Birch Avenue with replacement of those units at a site in vicinity of the development at 257 and 261 Poplar Plains Road.

A related Zoning By-law Amendment would permit the development of a 32-storey mixed-use building containing a total of 64 residential rental units at 1196-1210 Yonge Street and 2-8 Birch Avenue.

Replacement Rental Units

The applicant has proposed replacing the existing rental units in a new fourplex at 157 Poplar Plains Road and a new fiveplex at 161 Poplar Plains Road. The total gross floor area of the 8 replacement rental units is 852 square metres, which is 120% 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

Unit Type	Affordable	Mid-range	Above Mid-range	Total
One-bedroom	-	1	-	1
Two-bedroom	2	1	-	3
Three-bedroom	-	-	4	4
Total	2	2	4	8

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 residing in the

existing rental dwelling units. Tenant assistance is provided to tenants upon move out after they receive a formal eviction notice.

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

- at least six months' notice before having to vacate their existing dwelling unit; and
- additional compensation for tenants with special needs, as determined by the Chief Planner.

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

- the right to a direct move to a rental replacement unit of the same type, at similar rent; and
- a move-out allowance.

In this situation eligible tenants will be moving directly to replacement units at 257 and 261 Poplar Plains Road and do not require assistance for temporarily accommodation.

Reasons for Application

This application 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 November 18, 2021. Staff conducted a site visit on May 15, 2025, and a Tenant Meeting on February 2, 2026, details of which are summarized in the Public Engagement section of this report.

The related rezoning application (21 239174 STE 12 OZ) was submitted on November 18, 2021. The related Site Plan application was submitted on April 25, 2022.

POLICY & 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 February 2, 2026, 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 both of the eligible tenants, representatives of the applicant and City Planning staff.

Tenants asked questions and expressed concerns about:

- Construction timeline and when tenants will be required to vacate their existing rental units;
- The location, size and layouts of the proposed replacement rental units sizes;
- Seniority and the process for selecting and returning to a replacement rental unit;
- What financial compensation would be provided under the City-approved Tenant Assistance Plan and how it would be administered to tenants.

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).

Replacement Rental Housing

Staff are satisfied with the proposed approach to replacing the rental dwelling units proposed to be demolished, which includes replacement of 120% of the existing rental gross floor area. The application proposes to replace the existing rental units with units of either the same or a larger type. Two existing studio units and two existing two-bedroom units (all currently vacant) with above mid-range rents would each be replaced

with new three-bedroom units. The two existing tenants, who each occupy an existing two-bedroom unit, would each be eligible to return to a replacement two-bedroom unit that is the same size as their existing unit.

The offsite location of the replacement units is in the vicinity of the development, within a low-rise built form. Staff are of the opinion that the location is acceptable and tenants expressed support for the location at the tenant meeting hosted on February 2, 2026. 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.

For the development to proceed at 1196-1210 Yonge Street and 2-8 Birch Avenue, and the applicant to receive their rental demolition and residential demolitions permits, the following is required:

- the replacement units at 257 and 261 Poplar Plains Road have been completed; and
- the eligible tenants at 1196-1210 Yonge Street have moved to their replacement units or have otherwise chosen to move offsite.

The above approach enables a single move for tenants to their replacement unit, avoiding temporary displacement.

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 move directly to replacement housing.

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

Andrew Cohrs, Senior Planner, 416-392-4730, Andrew.Cohrs@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map - 1196-1210 Yonge Street and 2-8 Birch Avenue

Attachment 1: Location Map - 1196-1210 Yonge Street and 2-8 Birch Avenue

