

420-444 Yonge Street and 1-23 College Street – Rental Housing Demolition Application – Decision Report – Approval

Date: June 15, 2026

To: Toronto East York Community Council

From: Director, Strategic Initiatives Policy and Analysis

Ward: 11 - University-Rosedale

Rental Housing Demolition Application Number: 25 191186 STE RH

Related Planning Application Number: 25 191175 STE 11 OZ

SUMMARY

This report recommends approval of a Rental Housing Demolition application which proposes to demolish 210 rental dwelling units located at 420-444 Yonge Street and 1-23 College Street. The new development on the site is proposed to include 216 replacement rental units located in the first phase of development within a 65-storey building. 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 420-444 Yonge Street and 1-23 College Street is the subject of a related Official Plan and Zoning By-law Amendment application (25 191175 STE 11 OZ). The proposed development would permit 65-, 75- and 96-storey buildings with 2,342 dwelling units, including 216 replacement rental units. The proposal also includes 43,000 square metres of commercial space, 19,373 square metres of hotel space, 5,527 square metres of cultural space, and 600 square metres of new on-site parkland to expand the existing adjacent College Park. 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 Number 25 191186 STE 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 210 existing rental dwelling units located at 420-444 Yonge Street and 1-23 College Street, subject to the following conditions:

a. The owner shall provide and maintain 216 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 12,722 square metres and be comprised of 76 studio units, 88 one-bedroom units, 51 two-bedroom units and 1 three-bedroom unit, as generally illustrated in the plans submitted to City Planning dated May 6, 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 216 replacement rental dwelling units required in Recommendation 1.a above, provide at least 2 studio units and 2 one-bedroom units at mid-range (affordable) rents, and 64 studio units, 61 one-bedroom units, and 35 two-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. The rents of the remaining 52 replacement rental dwelling units shall be unrestricted;

d. The owner shall provide a Tenant Assistance Plan for tenants of the 210 existing rental dwelling units proposed to be demolished, including an Assistance Plan for Tenants with Special Needs to provide specialized relocation assistance to tenants with additional housing barriers to the satisfaction of the Chief Planner and Executive Director, City Planning;

e. The owner shall provide tenants of all 216 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 65-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 66 storage lockers to tenants of the replacement rental dwelling units. Such storage lockers shall be made available firstly to returning tenants who previously rented a storage locker, and at similar monthly storage charges that such tenants previously paid. The remaining storage lockers 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 65-storey building;

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 first building containing residential uses to be developed on the site, 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, 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 210 existing rental dwelling units located at 424 Yonge 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 25 191175 STE 11 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 424 Yonge 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 five (5) 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.

THE SITE

Description

The site has an area of approximately 11,300 square meters and is located on the southwest corner of Yonge Street and College Street. (see Attachment 1: Location Map).

Existing Rental Housing

The buildings at 420-444 Yonge Street and 1-23 College Street currently contain a total of 210 rental dwelling units. Residential units are located in the College Park complex, within a ten-storey residential apartment extension built in the late 1970s. The

breakdown by unit type and rent classification of the building at the time of application is outlined in Table 1 below.

Table 1: Existing Rental Dwelling Units and Rent Classifications

Unit Type	Mid-range (affordable)	Mid-range (moderate)	Above Mid-range	Total
Studio	2	63	16	81
One-bedroom	2	60	17	79
Two-bedroom	0	34	16	50
Total	4	157	49	210

THE APPLICATION

Description

The Rental Housing Demolition application proposes the demolition of 210 rental dwelling units within the existing building at 424 Yonge Street. A related Official Plan and Zoning By-law Amendment application proposes to permit the development of 65-, 75- and 96-storey buildings with 2,342 dwelling units. The proposal also includes 43,000 square metres of commercial space, 19,373 square metres of hotel space, 5,527 square metres of cultural space, and 600 square metres of new on-site parkland to expand the existing adjacent College Park. The proposed development will contain 2,342 residential units (including 216 replacement rental units).

Replacement Rental Units

The total gross floor area of the 216 replacement rental units is 12,722 square metres, which is 100% of the gross floor area of the existing rental units proposed to be demolished. The replacement units are proposed to be located in the first residential tower to be constructed (Tower 1, 65-storeys) on floors 9 to 33.

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	Mid-range (affordable)	Mid-range (moderate)	Above Mid-range	Total
Studio	2	64	17	76
One-bedroom	2	61	18	88
Two-bedroom	0	35	16	51
Three-bedroom	0	0	1	1
Total	4	160	52	216

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;
- compensation equal to three months' rent or an alternative rental unit, pursuant to the Residential Tenancies Act (RTA); and
- additional compensation for tenants with special needs, as determined by the Chief Planner.

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

- 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 48 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.

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 July 9, 2025. Staff conducted a Tenant Meeting on April 13, 2026, and a site visit on May 13, 2026, details of the Tenant Meeting are summarized in the Public Engagement section of this report. After several iterations, including revisions based on tenant feedback received at the Tenant Meeting, revised floorplans were submitted by the owner on May 6, 2026.

The related rezoning application (25 191175 STE 11 OZ) was submitted on July 9, 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 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 April 13, 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 28 tenants, representatives of the applicant, City Planning and Development Review staff, and a representative of the local councillor's office. Tenants also submitted written correspondence with additional comments.

Tenants asked questions and expressed concerns about:

- The construction timeline and when tenants will be required to vacate their existing rental units;
- The proposed replacement rental unit sizes and layouts;
- The challenges for seniors related to relocation;
- Why tenants are unable to stay in their existing units until replacement units are constructed;
- Access to parking, storage lockers and amenities in the new building;
- 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; 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).

Replacement Rental Housing

Staff are satisfied with the proposed approach to replacing the rental dwelling units proposed to be demolished, which includes replacement of all 210 existing rental dwelling units. 100% of the existing Gross Floor Area is proposed to be replaced.

Seven large studio units are proposed to be replaced as 1-bedroom units, improving their functionality. Existing tenants of those large studio units would be eligible to return to the 1-bedroom replacement rental units at similar rents. Existing units currently occupied by eligible tenants will be replaced with units of a similar size, while the sizes of the other replacement units have been reduced to match those of the proposed market units. This enables the creation of six additional replacement units: two studios, two one-bedroom units, one two-bedroom unit and one three-bedroom unit.

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 indoor and outdoor amenities, on the same terms and conditions as any other resident of the building.

All existing parking accessed by tenants is located offsite and through agreements with other property owners, separate from tenant leases. The applicant is not proposing parking for replacement rental units.

The applicant has agreed to provide at least 66 storage lockers for the tenants of the replacement rental units. Returning tenants who currently rent a storage locker in the existing building will be offered a storage locker 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 applicant has agreed to provide an Assistance Plan for Tenants with Special Needs to provide specialized relocation assistance to tenants with additional housing barriers which may include but not limited to, the owner securing alternative accommodation for tenants with special needs and the option to have the owner pay and make logistical arrangements for third party service providers to provide packing supplies, packing, and moving for both move out and move back (in lieu of receiving move out and move back payments).

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.

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

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

ATTACHMENTS

Attachment 1: Location Map - 420-444 Yonge Street and 1-23 College Street

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