

47-65 Huntley Street, 2-18, 24, and 26 Linden Street and 1-11 Selby Street – Rental Housing Demolition Application – Decision Report – Approval

Date: June 19, 2026

To: Toronto and East York Community Council

From: Director, Strategic Initiatives, Policy and Analysis

Ward: 13 - Toronto Centre

Rental Housing Demolition Application Number: 21 238874 STE 13 RH

Related Planning Application Number: 21 227527 STE 13 OZ; 22 139878 STE 13 SA

SUMMARY

This report recommends approval of a Rental Housing Demolition application which proposes to demolish and replace 29 rental dwelling units located at 47 and 65 Huntley Street, 3 and 11 Selby Street and 2, 8, 12, and 16 Linden Street. 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 47-65 Huntley Street, 1-11 Selby Street and 2-18 and 24-26 Linden Street is the subject of a related Official Plan and Zoning By-law Amendment application (21 227527 STE 13 OZ) which was appealed to the Ontario Land Tribunal (OLT). The OLT issued a written decision on May 1, 2024, approving the Official Plan and Zoning By-law amendment in principle, with the final Order being withheld until all outstanding matters, including the rental housing matters and necessary agreements with the City, are secured.

The OLT approval in principle permits the development of 2 mixed-use buildings with heights of 58 and 63 storeys (the "East" and "West" Towers) containing a total of 1,411 dwelling units, including 51 replacement rental units. The rental replacement units are proposed to be located in the East Tower which will be constructed as the first phase of a two phase development. The 51 replacement rental units consist of 29 rental units proposed to replace the existing 29 rental dwelling units and 22 rental studio units proposed to replace the existing 25 rental dwelling rooms.

This report recommends securing 22 replacement rental studio units and a Tenant Assistance Plan for the 25 rental dwelling rooms proposed for demolition at 53 and 55 Huntley Street and 8 Linden Street.

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 238874 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 29 existing rental dwelling units located at 47 and 65 Huntley Street, 3 and 11 Selby Street and 2, 8, 12, and 16 Linden Street subject to the following conditions:

a. The owner shall provide and maintain at least 29 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 1,973 square metres and be comprised of 3 studio units, 6 one-bedroom units, 8 two-bedroom units, and 12 three-bedroom units, as generally illustrated in the plans submitted to City Planning dated May 21, 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 29 replacement rental dwelling units required in Recommendation 1.a above, provide at least 2 studio units, 3 one-bedroom units and 1 two-bedroom rental dwelling unit 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 studio unit, 2 one-bedroom units, 6 two-bedroom units, and 10 three-bedroom units 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 29 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 29 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 58-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 1 vehicle parking space to tenants of the replacement rental dwelling units that 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;

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 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 29 existing rental dwelling units located at 47 and 65 Huntley Street, 3 and 11 Selby Street and 2, 8, 12, and 16 Linden 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 21 227527 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 47, 49, 51, 53, 55, 57, 59, 61, 63, 65 Huntley Street, 1, 3, 5, 7, 9, 11 Selby Street and 2, 8, 12, 16, 18, 24, 26 Linden 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 recommend that the following matters be secured in the Section 111 Agreement specified in Recommendation 1.j. above:

a. The owner shall provide and maintain 639 square metres of dwelling room replacement area from 53 and 55 Huntley Street and 8 Linden Street as 22 replacement rental studio units on the site, as generally illustrated in the plans submitted to City Planning dated May 21, 2026, with any revision to these plans being to the satisfaction of the Chief Planner and Executive Director, City Planning, for a period of at least 20 years beginning from the date that each replacement rental studio 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 owner shall, as part of the 22 replacement rental studio units in 5.a. above, provide at least 14 studio units at dwelling room tier 2 affordable rents and 8 studio units at dwelling room tier 1 mid-range rents as currently defined in the

Official Plan, all for a period of at least 15 years beginning from the date of first occupancy of each unit;

c. The owner shall provide a Tenant Assistance Plan for tenants of the 25 rental dwelling rooms proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning;

d. The owner shall provide tenants of all 22 replacement rental studio units with access to, and use of, all indoor and outdoor amenities in the proposed 58-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;

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

f. The owner shall provide tenants of all replacement rental studio units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development; and

g. The replacement rental studio units required in Recommendation 5.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;

6. 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 April 21, 2022 Toronto and East York Community Council adopted a Preliminary Report summarizing the development proposal. The decision of Toronto and East York Community Council can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE32.42>

At its meeting on February 7 and 8, 2023, City Council adopted an Appeal Report from the Acting Director, Community Planning, Toronto and East York District, and directed

the City Solicitor together with appropriate City staff to attend the OLT to oppose the Official Plan and Zoning By-law Amendment application and to continue discussions with the applicant to resolve issues outlined in the report. The Decision of City Council may be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE2.10>

At its meeting on December 13, 14 and 15, 2023, City Council adopted the recommendations of a Request for Directions Report from the 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=2023.CC13.18>

On May 1, 2024, the OLT issued a Decision and Interim Order (OLT File No. OLT-22-004193) to approve, in principle, the Official Plan and Zoning By-law Amendment application for 47-65 Huntley Street, 2-18, 24, and 26 Linden Street and 1-11 Selby Street, subject to conditions.

THE SITE

Site Description

The site has an area of approximately 5,034 square meters and is located south of Bloor Street East and East of Jarvis Street. (see Attachment 1: Location Map).

Existing Rental Housing

The site is comprised of 2 and 3-storey residential buildings at 47-65 Huntley Street, 2-18, 24, and 26 Linden Street and 1-11 Selby Street and contains a total of 29 rental dwelling units and 25 rental dwelling rooms. Currently, all 29 rental dwelling units and 13 rental dwelling rooms are occupied. The breakdown by unit type and rent classification of the buildings at the time of application is outlined in Tables 1 and 2 below.

Table 1: Existing Rental Dwelling Units and Rent Classifications

Unit Type	Affordable	Mid-range	Exceeds Mid-range	Total
Studio	2	2	0	4
One-bedroom	4	1	1	6
Two-bedroom	0	6	1	7
Three-bedroom	0	8	2	10
Four-bedroom	0	2	0	2
Total	6	19	4	29

Table 2: Existing Rental Dwelling Rooms and Rent Classifications

Unit Type	Dwelling Room Tier 2 Affordable	Dwelling Room Tier 1 Mid-range	Total
Dwelling Room	16	9	25

The Official Plan's income-based rent classifications do not apply to the rental dwelling units because the application was submitted prior to when [Official Plan Amendment 558 - Updating the Definitions of Affordable Rental and Ownership Housing](#) came into force an effect on December 14, 2021. The former Official Plan Affordable and Mid-range rent classifications are based off Canada Mortgage and Housing Corporation average market rents for the City of Toronto.

THE APPLICATION

Description

The Rental Housing Demolition application proposes the demolition of 29 rental dwelling units within the existing buildings at 47 and 65 Huntley Street, 3 and 11 Selby Street and 2, 8, 12, and 16 Linden Street.

The related Official Plan and Zoning By-law Amendment application permits the development of 2 mixed-use buildings comprised of a 58-storey building (the East Tower) and 63-storey building (the West Tower). The proposed development will contain 1,411 residential units including a total of 51 replacement rental units located in the East Tower. The 51 replacement rental units consist of 29 rental dwelling units to replace the existing rental units plus 22 studio rental units to replace the 25 existing rental dwelling rooms.

The development is proposed to be constructed in two phases. The properties at 1-11 Selby Street and 2-18 and 24-26 Linden Street will be demolished first to construct the Phase 1 East Tower which contains all 51 replacement rental units. Demolition of the properties at 47-65 Huntley Street and construction of the Phase 2 West Tower will commence after Phase 1 construction has begun. Pending the final timing of both phases, tenants at 47-65 Huntley Street may need to move off site prior to completion of the replacement units.

Replacement Rental Units

The total gross floor area of the 29 replacement rental units is 1,973 square metres, which is 102% of the gross floor area of the existing rental units proposed to be demolished. The 29 existing rental dwelling units will be replaced with units of the same unit type with the exception of four units:

- A large studio unit is being replaced as a one-bedroom unit;
- A large one-bedroom unit is being replaced as a two-bedroom unit; and

- Two small four-bedroom units that range between 73-76 square metres are being replaced by three-bedroom units that are larger than the existing units.

The existing 25 dwelling rooms will be replaced with 22 studio units, with a total gross floor area of 639 square metres, which results in 115% replacement of the existing gross floor area of the dwelling rooms to be demolished.

The breakdown of the replacement rental units and dwelling rooms by unit type and rent classification are summarized in Tables 3 and 4 below.

Table 3: Summary of Replacement Rental Dwelling Units and Rent Classifications

Unit Type	Affordable	Mid-range	Exceeds Mid-range	Total
Studio	2	1	0	3
One-bedroom	3	2	1	6
Two-bedroom	1	6	1	8
Three-bedroom	0	10	2	12
Total	6	19	4	29

Table 4: Summary of Replacement Rental Dwelling Rooms and Rent Classifications

Unit Type	Affordable Tier 2	Mid-range Tier 1	Total
Dwelling Room	14	8	22

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 and rental dwelling rooms. 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 or dwelling room;
- compensation 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 or, for tenants of the rental dwelling rooms, a replacement rental studio unit, at similar rent;

- rent gap assistance to assist tenants in paying market rents for the period between when they move out and can return to a replacement rental unit;
- The displacement period is estimated at 36 months for Phase 1 tenants (those at 1-11 Selby Street and 2-18 and 24-26 Linden Street) who will be required to vacate their units for the entire length of the Phase 1 construction period;
- If Phase 2 tenants (those at 47-65 Huntley Street) are not able to directly move to their replacement units, they will be provided with rent gap assistance for the period between when they move out and can return;
- a move-out moving allowance for any eligible tenants who will be required to vacate their rental unit during the construction period and a move-back moving allowance for all eligible tenants who return to a replacement rental unit; 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 November 17, 2021. Staff conducted a site visit on April 29, 2022 and a Tenant Meeting on June 2, 2026, details of which are summarized in the Public Engagement section of this report. The applicant provided updated unit layout plans dated May 21, 2026.

The related complete rezoning application (21 227527 STE 13 OZ) was submitted on December 30, 2021. The related Site Plan application was submitted on April 29, 2022.

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 for a period of at least 10 years.

Official Plan Policy 3.2.1.11 requires new development that would result in the loss of six or more rental dwelling rooms to replace at least the same amount of residential gross floor area as dwelling rooms or bachelor (i.e. studio) units at similar rents to those in effect at the time of application for a period of at least 15 years.

The policies also require 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 June 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 30 tenants of the dwelling units and dwelling rooms, representatives of the applicant and City Planning and Development Review staff. Tenants also submitted written correspondence with additional comments.

Tenants asked questions and expressed concerns about:

- The construction timeline, phasing and when tenants will be required to vacate their existing rental units;
- Clarification on eligibility for the right to return to a replacement unit;
- Access to 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 29 existing rental dwelling units and 25 existing rental dwelling rooms with 22 studio units, resulting in a total of 51 replacement rental units within the proposed development.

The proposal allows for 2 small four-bedroom units, that are less than 76 square metres, to be replaced as larger three-bedroom units that are each 88 square metres with improved unit layouts. Staff are also satisfied with the proposed reduction in the replacement unit size of 2 large three-bedroom units that are located in house-form buildings. The replacement rental unit sizes align with those recommended in the Council-adopted [Growing Up Urban Design Guidelines](#), which is between 100 and 106 square metres for three-bedroom units. All 29 replacement rental units will have the same affordability classification as the existing units.

The provision of 22 studio units to replace 25 existing rental dwelling rooms results in over 100% replacement of the existing gross floor area of the dwelling rooms and will provide each eligible rental dwelling room tenant the right to return to a replacement unit. The replacement studio units will be provided at the dwelling room tier 2 affordable and tier 1 mid-range rents, matching the rent classifications of the existing dwelling rooms.

All 51 replacement rental units will be provided with ensuite laundry facilities and central air conditioning, which represents an improvement over the majority of the existing rental housing units. 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 1 parking space 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. In accordance with the Official Plan policies, rents for the replacement rental dwelling units will be set at the same affordability level as the existing rental housing for a period of at least 10 years for the 29 rental dwelling unit replacement units, and 15 years for the 22 dwelling room replacement units. Tenants that occupy one of the replacement rental dwelling units during the affordability period will have rents that 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 policies 3.2.1.6 and 3.2.1.11 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.

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. The applicant has agreed to secure the dwelling room replacement units and tenant assistance for dwelling room tenants in the 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 - 47-65 Huntley Street, 2-18, 24, and 26 Linden Street and 1-11 Selby Street

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