

Toronto & East York
 Toronto City Hall
 100 Queen Street West
 Toronto, Ontario
 M5H 2N2
 416-397-5330

North York
 North York Civic Centre
 5100 Yonge Street
 Toronto, Ontario
 M2N 5V7
 416-397-5330

Scarborough
 Scarborough Civic Centre
 150 Borough Drive
 Toronto, Ontario
 M1P 4N7
 416-397-5330

Etobicoke York
 2 Civic Centre Court
 Toronto, Ontario
 M9C 5A3
 416-397-5330

Proposal for Residential Rental Property ("rental housing") Demolition and Conversion (Chapter 667 of the Toronto Municipal Code) - Please check applicable box(es):

- Demolition (including Interior Renovations or Alterations)
- Conversion to Condominium
- Conversion to Co-ownership/Life-Lease
- Conversion to Freehold Ownership
- Consent

Submission Requirements (see pages 6-7)

- A completed Rental Housing Declaration of Use and Screening Form;
- A completed Rental Housing Demolition and Conversion Application Form; and
- All other required items for submission as outlined on pages 6-7.

Before submitting your application, please contact:

- The applicable district Planning Consultant, Customer Service for further information about application requirements.

Address of subject land (street number, street name, suite/unit number)

Describe location (closest major intersection, side of street)

Legal description

Present use of subject land	Proposed use of subject land
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Registered owner of subject land (as it appears on deed/transfer)	Email
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Mailing Address (street number, street name, suite/unit number)	City/Town	Postal Code
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Telephone (area code + number)	Fax (area code + number)
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Applicant name (first, last)	Email
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Applicant is: Owner Lawyer Architect Agent Contractor Other:

Mailing Address (street number, street name, suite/unit number)	City/Town	Postal Code
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Telephone (area code + number)	Fax (area code + number)
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Civic Service Centre _____ Ward _____

Staff Contact _____ Phone No. _____

2023 Rental Housing Demolition & Conversion

(Effective January 1, 2023)

Project Information

Number of existing dwelling units:

Number of rental units: Existing _____ Proposed _____

Number of rental units by unit type (number of bedrooms):

Existing	Proposed
Bachelor	Bachelor
1 bedroom	1 bedroom
2 bedroom	2 bedroom
3 bedroom	3 bedroom
4 bedroom	4 bedroom
Other	Other

Are all existing rental units affected by the proposal? Yes No

If no, how many existing units will be directly affected?
Bachelor
1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
Other

Have there been previous demolition or conversion activities on the subject land within the last 5 years? Yes No

If yes, how many previously existing rental units were affected? _____

Does this proposal also involve constructing an addition to the building(s)? Yes No

If yes, will the new addition contain rental units? Yes No

Are you also applying or have you applied for a Related Application(s) as defined in Chapter 667 of the Toronto Municipal Code?
(Please check all applicable boxes)

- | | File No. |
|--|----------|
| <input type="checkbox"/> Building Permit (and demolition permit) | _____ |
| <input type="checkbox"/> Ontario Heritage Act Approval | _____ |
| <input type="checkbox"/> Draft Plan of Condominium | _____ |
| <input type="checkbox"/> Official Plan Amendment | _____ |
| <input type="checkbox"/> Zoning By-law Amendment | _____ |
| <input type="checkbox"/> Site Plan Control | _____ |
| <input type="checkbox"/> Draft Plan of Subdivision | _____ |
| <input type="checkbox"/> Minor Variance | _____ |
| <input type="checkbox"/> Consent | _____ |
| <input type="checkbox"/> Other, specify | _____ |

2023 Rental Housing Demolition & Conversion

(Effective January 1, 2023)

Data Summary by Unit Type and Rent Category, 2023

Unit Type	Number of Affordable Units (#)	2023 Rent Limits for Affordable Units ¹ (\$)	Number of Mid-Range (Affordable) Units (#)	2023 Rent Limits for Mid-Range (Affordable) Units ² (\$)	Number of Mid-Range (Moderate) Units (#)	2023 Rent Limits for Mid-Range (Moderate) Units ³ (\$)	Number of High-End Units (#)	2023 Rent Limits for High-End Units ⁴ (\$)	Total Units (#)
Bachelor		\$903 or less		\$904 to \$1,317		\$1,318 to \$1,975		\$1,976 or more	
1-Bedroom		\$1,212 or less		\$1,213 to \$1,538		\$1,539 to \$2,307		\$2,308 or more	
2-bedroom		\$1,811 or less		N/A		\$1,812 to \$2,716		\$2,717 or more	
3+Bedroom		\$2,066 or less		\$2,067 to \$2,083		\$2,084 to \$3,124		\$3,125 or more	
Other									
Total **									

¹Affordable rental units are units for which the total monthly shelter cost (gross monthly rent, inclusive of utilities for heat, hydro, hot water and water) is at or below the lesser of one times the average City of Toronto apartment rent, by unit type, as reported annually by the Canada Mortgage and Housing Corporation (CMHC), or 30% of the before-tax monthly income of renter households in the City of Toronto, as reported by Statistics Canada's 2021 Census, as follows: (1) studio units: one-person households at or below the 50th percentile income; (2) one-bedroom units: one-person households at or below the 60th percentile income; (3) two-bedroom units: two-person households at or below the 60th percentile income; and (4) three-bedroom units: three-person households at or below the 60th percentile income.

²Mid-Range (affordable) rental units are units for which the total monthly shelter cost exceeds that of Affordable rental units but is at or below 100% of the average City of Toronto apartment rent, by unit type, as reported annually by CMHC.

³Mid-Range (moderate) rental units are units for which the total monthly shelter cost exceeds that of Affordable and/or Mid-range (affordable) rental units, but is at or below 150% of the average City of Toronto apartment rent, by unit type, as reported annually by CMHC.

⁴High-End Units are units for which the total monthly shelter cost exceeds 150% of the average City of Toronto apartment rent, by unit type, as reported annually by CMHC.

⁵Ensure that the totals for all columns are noted and that the grand total reflects all rental units on the property.

Do the above rents include utility charges for heat, hydro, and water? Yes No

If no, which ones are not included? _____

Is parking included? Yes No Are TV service fees included? Yes No

2023 Rental Housing Demolition & Conversion

(Effective January 1, 2023)

Fee Calculation - Effective January 1, 2023

Enter amount below

Fees are based on the existing number of units directly affected by demolition or conversion.

Demolition

Enter Fee & Amounts	▶	A) Base Fee \$7,862.96 + (Per Unit Fee x No. of Unit = B) Unit Amount)	(A + B)
		_____ + (\$314.53 x _____ = \$ _____)	Base Fee + Unit Amount ▶ = \$ _____

Demolition – Delegated Approval

Enter Fee & Amounts	▶	C) Base Fee \$1,572.59 + (Per Unit Fee x No. of Unit = D) Unit Amount)	(C + D)
		_____ + (\$78.64 x _____ = \$ _____)	Base Fee + Unit Amount ▶ = \$ _____

Conversion to Condominium*

Enter Fee & Amounts	▶	E) Base Fee \$4,717.79+ (Per Unit Fee x No. of Unit = F) Unit Amount)	(E + F)
		_____ + (\$78.64 x _____ = \$ _____)	Base Fee + Unit Amount ▶ = \$ _____

Conversion to Condominium – Delegated Approval

Enter Fee & Amounts	▶	G) Base Fee \$1,572.59 + (Per Unit Fee x No. of Unit = H) Unit Amount)	(G + H)
		_____ + (\$78.64 x _____ = \$ _____)	Base Fee + Unit Amount ▶ = \$ _____

Conversion to Freehold*

Enter Fee & Amounts	▶	I) Base Fee \$4,717.79 + (Per Unit Fee x No. of Unit = J) Unit Amount)	(I + J)
		_____ + (\$78.64 x _____ = \$ _____)	Base Fee + Unit Amount ▶ = \$ _____

Conversion to Freehold – Delegated Approval

Enter Fee & Amounts	▶	K) Base Fee \$1,572.59 + (Per Unit Fee x No. of Unit = L) Unit Amount)	(K + L)
		_____ + (\$78.64 x _____ = \$ _____)	Base Fee + Unit Amount ▶ = \$ _____

Other Consents*

Enter Fee & Amounts	▶	M) Base Fee \$4,717.79 + (Per Unit Fee x No. of Unit = N) Unit Amount)	(M + N)
		_____ + (\$78.64 x _____ = \$ _____)	Base Fee + Unit Amount ▶ = \$ _____

Other Consents – Delegated Approval

Enter Fee & Amounts	▶	O) Base Fee \$1,572.59 + (Per Unit Fee x No. of Unit = P) Unit Amount)	(O + P)
		_____ + (\$78.64 x _____ = \$ _____)	Base Fee + Unit Amount ▶ = \$ _____

Conversion to co-ownership or life lease

Enter Fee & Amounts	▶	Q) Base Fee \$18,871.15 + (Per Unit Fee x No. of Unit = R) Unit Amount)	(Q + R)
		_____ + (\$78.64 x _____ = \$ _____)	Base Fee + Unit Amount ▶ = \$ _____

Conversion to co-ownership or life lease - Delegated

Enter Fee & Amounts	▶	S) Base Fee \$1,572.59 + (Per Unit Fee x No. of Unit = T) Unit Amount)	(S + T)
		_____ + (\$78.64 x _____ = \$ _____)	Base Fee + Unit Amount ▶ = \$ _____

*Fee exemptions may apply if a related application for an Official Plan Amendment is required along with a Rental Housing Demolition and Conversion Application, as defined in Chapter 667 of the Toronto Municipal Code. The Official Plan Amendment fee is required at the time of the Rental Housing Demolition and Conversion Application if that fee has not already been paid.

Total Fee	= \$ _____
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As set out in §§ 441-4 and 442-9D of Chapters 441 and 442 of the Toronto Municipal Code, fees are adjusted every January 1st to reflect the applicable annual wage adjustment increase, and when that increase is not known by January 1st, the inflation rate of the previous Consumer Index for the previous year.

The following surcharges also apply as set out in § 442-9 of Chapter 442, but will not be collected until later in the planning process.

- A surcharge to cover the City Clerk’s direct costs of providing public notices required to process planning applications (levied at the time of the notice).
- A surcharge to cover facility rental and translation and sign language services to process planning applications (levied at the time of the meeting).

Under Chapter 667, the applicant is required to give notice of the application to the tenants of the residential rental property, at their own expense.

2023 Rental Housing Demolition & Conversion

(Effective January 1, 2023)

Authorization of Agent

I/We _____ authorize _____
(please print) (please print)

to act as agent and sign the application form to the City of Toronto on my/our behalf for the lands known as

Name of Land Owner (First, Last) _____ Signature _____ Date: _____
(please print) (yyyy-mm-dd)

Name of Land Owner (First, Last) _____ Signature _____ Date: _____
(please print) (yyyy-mm-dd)

Corporate seal(s), if applicable

Signature of Signing Officer(s) of Corporation _____

Signature of Signing Officer(s) of Corporation _____

Declaration of the Land Owner

I/We _____, do solemnly declare that
(please print)

1. As of the date of this application, I am the registered owner of the lands described in the application. I have examined the contents of the application, certify that the information submitted with it is accurate, and concur with the submission of the application.
2. I acknowledge that the information provided in the Rental Housing Declaration of Use and Screening Form is an integral part of this application and have attached the completed and signed Declaration of Use and Screening Form to this application.
3. I acknowledge that it is an offence to demolish or convert residential rental property if the proposed work is subject to Chapter 667 of the Toronto Municipal Code.
4. Enclosed is the required fee, which I certify is accurate, and supporting documentation required for the application. I agree to pay any further costs which may be determined as this application is reviewed.

Name of Land Owner (First, Last) _____ Signature _____ Date: _____
(please print) (yyyy-mm-dd)

Name of Land Owner (First, Last) _____ Signature _____ Date: _____
(please print) (yyyy-mm-dd)

Applicant's Signature

Signature of Owner/Agent _____ Date: _____
(yyyy-mm-dd)

The personal information on this form is collected under the legal authority of the *City of Toronto Act, S.O. 2006*, Chapter 11. Schedule A, ss. 111 and 136 (c) and the *City of Toronto Municipal Code*, Chapter 667. This information is used to evaluate your application and for aggregate statistical reporting. Questions about this collection can be directed to the Manager, Customer Services, Toronto Building at one of the addresses indicated on top of page 1 of this application.

2023 Rental Housing Demolition & Conversion

(Effective January 1, 2023)

Information and Instructions for Applications to Demolish or Convert Rental Housing

Application Purpose

The City of Toronto has a by-law regulating rental housing demolition and conversion – Municipal Code Chapter 667, Residential Rental Property Demolition and Conversion Control. It requires the owner of residential rental property (“rental housing”) considering a demolition or conversion that is subject to the provisions of the by-law to obtain a permit from the City of Toronto. This permit is in addition to any other permits or approvals as required under the *Building Code Act, 1992*, the *Planning Act*, the *City of Toronto Act, 2006*, or any City of Toronto by-law.

A proposal is subject to the by-law if it involves six or more existing dwelling units, any of which are rental units, and the proposal is to:

- Demolish all or part of a building, including interior renovations/alterations if they would result in a change to the number or unit type of any of the existing rental units; or
- Convert from existing rental housing use to uses such as offices; changing self-contained rental dwelling units to something else such as a care home non-rental purposes, including changing to non-residential with central services or to individual rooms; changing the rental status of the housing to freehold ownership, condominium, co-ownership, or life lease forms of ownership; severing a rental property such that the number of rental units remaining on any severed or retained parcel is reduced to fewer than six.

A proposal does not require a permit under the by-law if it involves:

- Five or fewer existing dwelling units, or that involves six or more existing dwelling units but none are rental units;
- Properties that are condominium-registered or life-lease properties;
- Demolition activity on a rental property where the portion affected contains no residential units, including retail space or ancillary space such as underground parking, indoor amenity or property management facilities;
- Additions to a rental property that do not directly affect existing units; or
- Severing rental properties where each severed parcel contains six or more rental units or where a severed parcel contained no existing dwelling units.

For a more complete understanding of the by-law and when a permit is required, please consult Chapter 667 of the Toronto Municipal Code available on-line at www.toronto.ca/legdocs/municode/1184_667.pdf.

Pre-Application Inquiry

If your proposal has met the criteria in the Declaration of Use and Screening Form for a Rental Housing Demolition and Conversion application, it is encouraged that you meet with City staff to discuss your proposal in order to get a clear understanding of application requirements.

How to Apply

Please contact the applicable Customer Service district staff identified on the Development Guide web page with a completed Rental Housing Demolition Conversion Application. If an approval is obtained, and if your proposal requires a permit under Section 8 or 10 of the *Building Code Act, 1992*, a separate application must be made to Toronto Building. If you have applied or intend to apply for a related planning application, submit both the planning application and Rental Housing Demolition and Conversion Application at the same time so that they are reviewed concurrently.

Application Requirements

A Rental Housing Demolition and Conversion Application will not be considered complete unless the following items are provided, to the satisfaction of the Chief Planner:

1. A completed Rental Housing Demolition and Conversion Application, including the Declaration of Use and Screening Form.
2. Full payment of fees (Fees are based on the existing number of units directly affected by the demolition or conversion).
3. A Housing Issues Report, including:
 - a. Description of the proposal as it relates to the City's relevant Official Plan housing policies and Chapter 667 of the Toronto Municipal Code;
 - b. Data on the proposed housing units, including tenure status for all retained or proposed units, and the number and unit type of proposed converted or new units;
 - c. Description of any related applications as defined in Chapter 667 (for example, application for a rezoning, consent to sever, or demolition), phasing issues, and contextual considerations for the proposal;

2023 Rental Housing Demolition & Conversion

(Effective January 1, 2023)

- d. Analysis and opinion of the proposal in light of the above noted descriptions, including the anticipated impact of the proposal on existing tenants and the supply of rental housing; and
- e. Completed Data Summary sheet (page 3) indicating the total number of existing rental units by rent category. If the proposal affects only a portion of the existing rental units, then a second data sheet should also be completed providing the same information but for only the affected rental units.

Note: If there is a related planning application and a Housing Issues Report is required to satisfy the planning application requirements, a single report may be submitted as long as all requirements for both applications are fulfilled.

4. Digital copies of: a Survey, Draft Reference Plan, Context Plan, Concept Site and Landscape Plan, and Floor Plans.

Additional Requirements

1. If the proposal is for Demolition of Existing Rental Housing, also provide:
 - a. For the rental units proposed for demolition, the number of vacant units (dates vacated) and number of units used for purposes other than rental housing;
 - b. A list containing the suite numbers and mailing addresses of each rental unit;
 - c. A proposal for the replacement of the demolished rental units, with information comparing the proposed units and the existing rental units to be demolished; and
 - d. A Tenant Relocation and Assistance Plan to assist and mitigate hardship for the affected tenants.
2. If the proposal is for Demolition of Existing Social Housing (as defined in the Toronto Official Plan), also provide:
 - a. The same information as required above for the demolition of existing housing, as modified below:
The summary of data on the units and rents for the existing housing should also indicate the number of rent-geared-to-income (RGI) subsidies by unit type, and market rents by unit type for the remainder of the existing units proposed for demolition.
3. If the proposal is for Conversion to Condominium, also provide:
 - a. For the rental units proposed for conversion, the number of vacant units (dates vacated) and number of units currently used for purposes other than rental housing;
 - b. A list containing the suite numbers and mailing addresses of each rental unit; and
 - c. Indication of the nature of any renovations, improvements, repairs, or changes to the building undertaken in conjunction with the condominium conversion.
4. If the proposal is for Conversion to a non-residential use or for non-rental purposes, other than to condominium, also provide:
 - a. For the rental units proposed for conversion, the number of vacant units (dates vacated) and number of units currently used for purposes other than rental housing;
 - b. A list containing the suite numbers and mailing addresses of each rental unit; and
 - c. If residential use is to be maintained and existing tenants are able to remain, indication of the nature of any renovations, improvements, repairs or changes to the building undertaken in conjunction with the conversion.
5. If the proposal is for a Consent under section 53 of the Planning Act:
 - a. A copy of the information submitted with the application for consent on the lots to be retained and rental units and any other existing dwelling units for each proposed parcel of land.

Note: Not all of the above requirements will apply to a proposal. The pre-application inquiry will determine which of these must be provided with the initial submission to consider the application complete. Additional information requirements may also be identified during the review process.