BOUSFIELDS INC.

Housing Issues Report

50 Stephanie Street

City of Toronto

Prepared For

50 Stephanie Street Inc.

November 2025

BOUSFIELDS INC.

Job Number

2351

www.bousfields.ca

Urban Planning
Urban Design
Community Engagement

Toronto Office

3 Church Street, Suite 200
Toronto, ON
M5E 1M2

416.947.9744

Hamilton Office

1 Main Street East, Suite 200
Hamilton, ON
L8N 1E7

905.549.3005

Table of Contents

This Housing Issues Report has been prepared in support of an Official Plan Amendment and rezoning application by 50 Stephanie Street Inc., to amend the City of Toronto Official Plan and the City of Toronto's City-wide Zoning By-law 569-2013, with respect to a property located at the northeast corner of Stephanie Street and Beverley Street and municipally known as 50 Stephanie Street.

1 Introduction and Purpose

This Housing Issues Report ("HIR") has been prepared in support of an Official Plan Amendment and rezoning application by 50 Stephanie Street Inc. (the "Owner"), to amend the City of Toronto's City-wide Zoning By-law 569-2013 and the City of Toronto Official Plan, with respect to a 0.63-hectare property located at the northeast corner of Stephaine Street and Beverley Street and municipally known as 50 Stephanie Street (the "subject site"). See **Figure 1** – Aerial Photo.

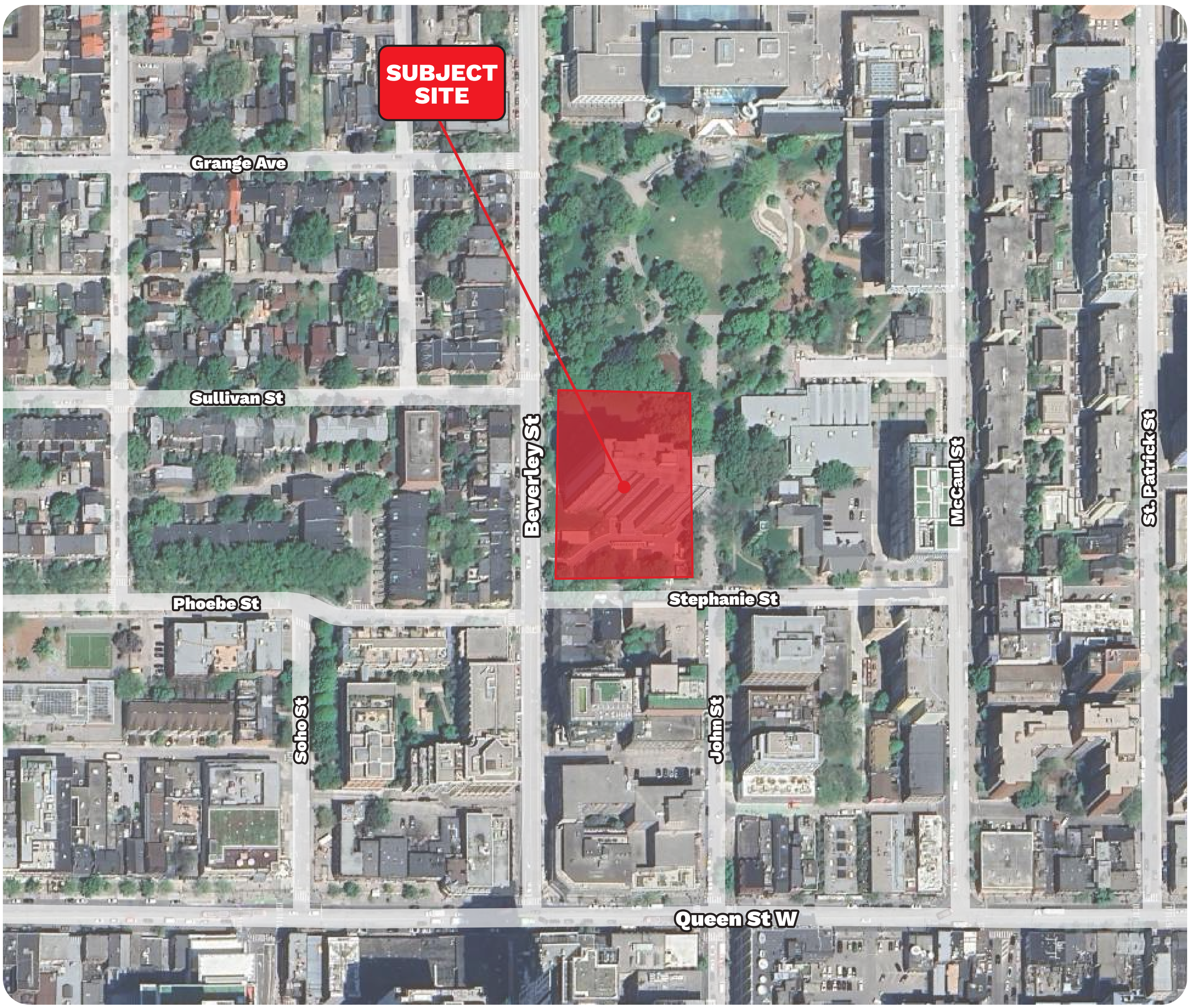

Figure 1 - Aerial Site Photo

The subject site is currently occupied by a 24-storey (162.9 metres including the mechanical penthouse) rental apartment building situated on the southern portion of the subject site and a grassy open space to the north of the building. The Owner is filling an application to amend the Official Plan provisions and the applicable Zoning By-law to permit the development of an 11-storey building while retaining the existing 24-storey building in-situ (the "Proposal).

This HIR examines the existing rental housing units on the subject site. At the time of writing this report, the subject site contained 284 rental housing units, including 23 bachelor units, 167 one-bedroom units and 94 two-bedroom units. One bachelor unit, six one-bedroom units, and two two-bedroom units were vacant as of October 2025. Two two-bedroom units are currently rented to building staff members. The remainder of the units are occupied.

The Proposal includes an 11-storey (42.51 metres, inclusive of a 6-metre mechanical penthouse) residential building while retaining the existing building in-situ. The existing and proposed buildings are connected by a 1-storey (4.5 metre) podium at grade. The proposed building includes a total gross floor area ("GFA") of 11,199 square metres and 163 residential rental units.

The Proposal will also include a total of 1,265.5 square metres of shared amenity space, including approximately 614.6 square metres of indoor amenity space and 650.9 square metres of outdoor amenity space. At grade, 334.5 square metres of indoor shared amenity space and 293.5 square metres of shared outdoor amenity space is provided. The remaining shared indoor and outdoor amenity space with a partial second level, is provided on Level 2. Vehicular parking will be shared in two levels of underground parking, providing a total of 142 parking spaces. A total of 226 bicycle parking spaces is proposed across both the existing and proposed buildings (see **Figure 2** – Site Plan).

Section 111 of the *City of Toronto Act* provides the City of Toronto with the authority to protect rental apartments within its jurisdiction. In accordance with the provisions of Section 111, the City of Toronto prohibits the demolition and conversion of any rental housing (on properties that contain six or more rental units) unless a permit has been issued under Chapter 667 of the Municipal Code. Under Chapter 667 of the Municipal Code, a rental unit is defined as:

> *"a dwelling unit used, or intended for use, for residential rental purposes, including a dwelling unit that has been used for residential rental purposes and is vacant". The Official Plan states that rental housing is defined as "a building or related group of buildings containing one or more rented residential units, including vacant units that have been used for rented residential purposes".*

On behalf of the Owner, we are pleased to submit this HIR which addresses Section 111 of the *City of Toronto Act* and the City of Toronto Official Plan housing policies as they apply to the proposed redevelopment of the subject site. In our opinion, the proposed development conforms with the relevant Provincial and Municipal policies governing housing in the City of Toronto.

This HIR concludes that the Proposal is consistent with the applicable housing policies set out in the Provincial Planning Statement and conforms with the housing policies in the City of Toronto Official Plan. The Proposal will secure the existing rental housing units on the subject site while further adding more rental housing units to the local market and shared indoor/outdoor amenity spaces for the existing and new residents. Accordingly, it is our opinion that the application should be approved.

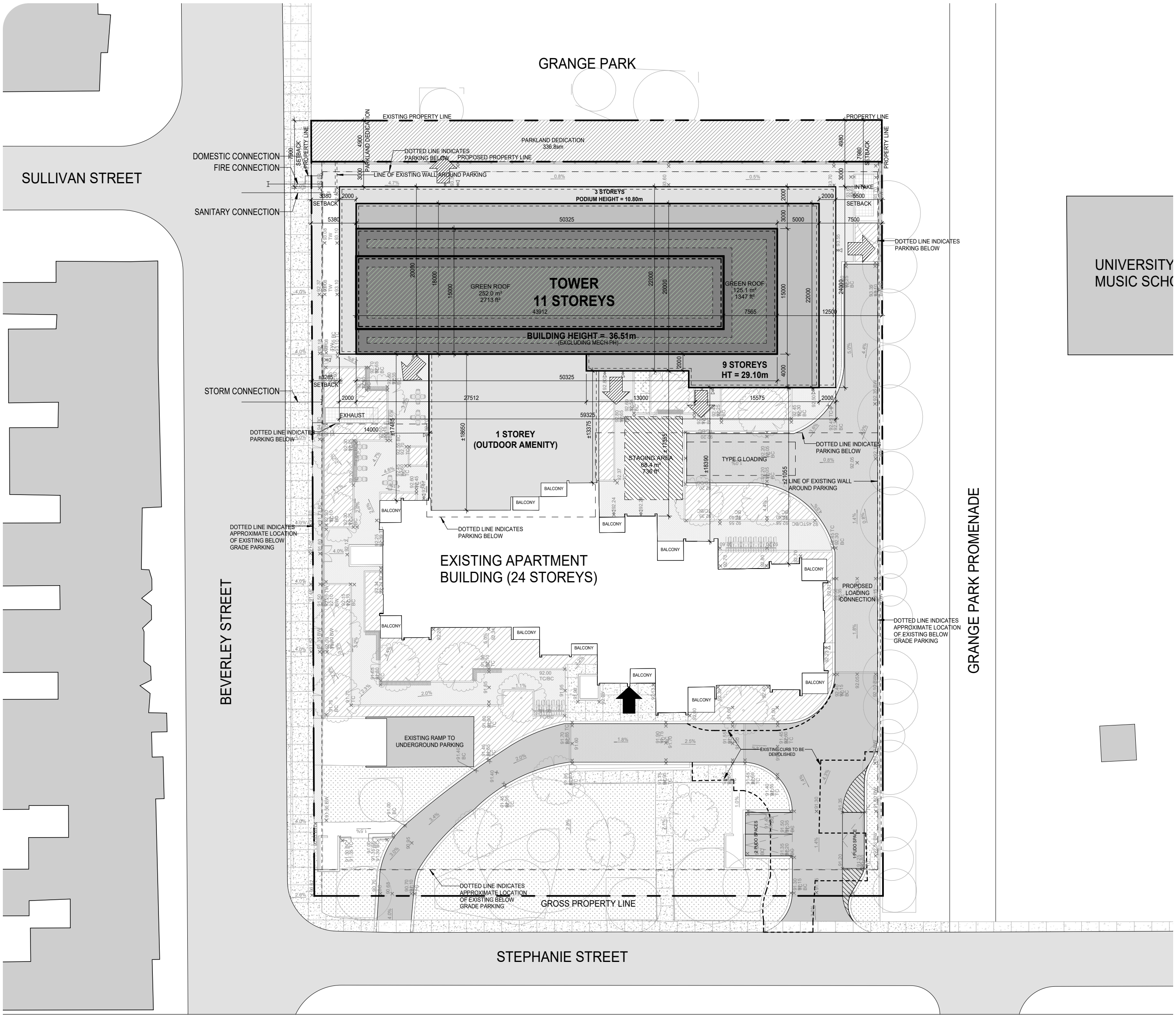

Figure 2 - Site Plan (Provided by BDP Quadrangle Architects)

2 Subject Site

2.1 Subject Site and Existing Building

As noted above, the subject site is located at the northeast corner of Stephanie Street and Beverley Street within the Kensington-Chinatown neighbourhood of the City of Toronto and is municipally known as 50 Stephanie Street. The subject site is rectangular in shape with the western and southern sides of the property bounded by Beverley Street and Stephanie Street respectively, while the northern and eastern sides are bounded by Grange Park. The subject site has frontages of approximately 68.0 metres along Stephanie Street and 93.0 metres along Beverley Street, equating to a total area of approximately 6,310.5 square metres (0.63 hectares).

The subject site is currently occupied by a 24-storey rental apartment building containing 284 rental housing units. A summary of the existing rental housing units and their typology is provided in **Table 1** below, while **Table 2** illustrates the existing rental areas by unit, and average unit sizes.

Table 1 - 50 Stephanie Street, Unit Typology

Unit Type	Bachelor	1-bedroom	2-bedroom
Occupied	22	161	84
Vacant	1	6	8
Staff	-	-	2
Total	**23**	**167**	**94**

Table 2 - 50 Stephanie Street, Average Unit Size

Unit Type	Bachelor	1-bedroom (Junior)	1-bedroom	2-bedroom
Unit Size (sq.m)	34	39.6	55.0	78.1
Unit Size (sq.f)	366	426	592	841

With respect to vehicular parking, the subject site currently contains two levels of underground parking accessed via a ramp from Beverley Street, containing a total of 284 parking spaces.

2.2 Surrounding Area

The subject site is located within the boundary of the Downtown Secondary Plan and is located approximately 350 metres northwest from Osgoode subway station (Line 1 Yonge-University) and 420 metres southwest from St. Patrick subway station (Line 1 Yonge-University). Furthermore, the subject site is located in close proximity to numerous surface transit options along Dundas Street West, Queen Street West and Spadina Avenue.

The area around the subject site is experiencing a considerable amount of development activity due to the policy context outlined in the Provincial Planning Statement (2024) ("PPS" or "2024 PPS"), Downtown Plan, and the proximity of the area to existing and planned transit infrastructure, and the presence of numerous PMTSA's in the Downtown core.

2.3 Immediate Surroundings

Directly **north** of the subject site is Grange Park, which is bounded by Dundas Street West to the north, McCaul Street to the east, Stephanie Street to the south, and Beverley Street to the west. Grange Park contains approximately 1.8 hectares of green space and includes a wading pool, picnic area, children's playground and off-leash dog area which abuts the northern boundary of the subject site. Adjacent to Grange Park is the Grange, which is a National Historic Site of Canada.

Immediately **east** of the subject site is a 22.0-metre-wide strip of Grange Park that extends north from Stephanie Street, known as the Grange Park Promenade. Further east along the north side of Stephanie Street is St. George's Grange Park Church (30 Stephanie Street), and University Settlement (23 Grange Road), which is a non-profit that offers childcare services, settlement and social services, language services, seniors programming and recreation facilities.

To the **south** of the subject site, at the southwest corner of Stephanie Street and John Street is a 4-storey residential building (190 John Street) and a 7-storey office building (180 John Street). Immediately west of 190 John Street fronting Stephanie Street is a 3.5-storey walk up semi-detached house (45 & 47 Stephanie Street). Continuing west at the southeast corner of Beverley Street and Stephanie Street is a string of rowhouses (29 – 39 Beverlye Street) and an 11-storey residential building (15 Beverley Street).

Immediately **west** of the subject site, occupying the western frontage of Beverley Street is a string of 2- to 3- storey rowhouses (40 – 70 Beverley Street). Further west at 11 Sullivan Street is a 3.5-storey walk-up apartment building and a row of 2.5-storey walk-up row houses (31 – 55 Soho Square).

3 Proposed Development

As described in the Planning Rationale Report prepared by Bousfields Inc., the Proposal is comprised of an 11-storey purpose-built rental residential building (42.51 metres, inclusive of a 6-metre mechanical penthouse) while retaining the existing purpose-built rental building in-situ, and connecting them with a 1-storey (4.5 metre) connecting podium at grade. The Proposal represents an apartment infill opportunity north of where a 24-storey rental apartment building currently exists. To facilitate the Proposal, three (3) existing rental units will be converted to indoor amenity space.

Overall, the Proposal includes a total of 11,199 square metres in GFA, while the existing gross building area is 20,167 square metres, resulting in a total site floor space index ("FSI") of 5.5. The proposed 11-storey purpose-built rental residential building includes 163 dwelling units in a mix of types including 103 one-bedroom units (63%), 42 two-bedroom units (26%), and 18 three-bedroom units (11%).

The existing 24-storey building does not currently have indoor or outdoor amenity space. The Proposal will include 1,265.5 square metres of shared amenity space, including approximately 614.6 square metres of new shared indoor amenity space and 650.9 square metres of new shared outdoor amenity space.

With respect to parking, the Proposal will provide a total of 142 parking spaces, of which 11 are accessible parking spaces, including 135 parking spaces for residents and 7 visitor parking spaces. With respect to bicycle parking, a total of 226 shared bicycle parking spaces are proposed and available to be used by the existing and proposed buildings. Of the 226 total bicycle parking spaces, 191 spaces will be for residential long-term use, and 35 spaces will be for residential short-term use.

With respect to the public realm, the Proposal contemplates a parkland dedication of approximately 337 square metres at the northside of the subject site abutting Grange Park. The Proposal also includes a number of elements that will enhance the existing landscaped areas along Beverley Street and to maintain existing condition along Stephanie Street and Grange Park Promenade.

4 Tenant Communication and Consultation

A Public Consultation Strategy Report (PCSR) has been prepared by Bousfields Inc. (submitted as part of the application package herewith). As discussed in greater detail in the PCSR, the project team is working proactively to ensure both existing tenants at 50 Stephanie Street and the broader community have access to the most up-to-date details about the Proposal, as well as opportunities to ask questions about the process and share feedback.

Existing tenants will receive information regarding the Proposal and have opportunities to engage through a variety of methods, including hand-delivered letters, in-person engagement opportunities, as well as the project website (and associated email and phone number).

To date, members of the project team have:

- Hand-delivered letters to tenants in the three affected units to inform them of the proposed conversion of these three units as part of the Proposal (note: members of the project team spoke with tenants in two of the three affected units); and
- Distributed letters to the building's existing tenants to introduce the Proposal and ways to get in touch with the project team throughout the planning process.

5 Policy Framework

5.1 Provincial Policy Framework

This HIR outlines the applicable housing policies that apply to the proposed redevelopment of the subject site. Further policy detail is included in Section 4.0 of the Planning Rationale Report prepared by Bousfields Inc.

Provincial Planning Statement (2024)

On August 20, 2024, the Ministry of Municipal Affairs and Housing released the Provincial Planning Statement, 2024, ("2024 PPS") which came into effect on October 20, 2024. The 2024 PPS replaced the 2020 Provincial Policy Statement by Order in Council No. 1099/2024 and revoked the 2020 Growth Plan for the Greater Golden Horseshoe through Order in Council No. 1100/2024. As such, the policies of the 2024 PPS prevail, and the policies of the 2020 Growth Plan for the Greater Golden Horseshoe are no longer applicable.

With respect to housing, Policy 2.2.1 provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- Permitting and facilitating:
  - all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
  - all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with Policy 2.3.1.3;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

5.2 Municipal Policy Framework

The City of Toronto Official Plan (the "Official Plan" or "Plan") contains policies for protecting rental housing and tenant rights. Through the City of Toronto Municipal Code (Section 667) and Section 111 of the City of Toronto Act, the City has formalized the Plan's criteria into a process that landowners must follow when removing existing rental housing units on a property with more than six dwelling units (Code, Section 667-2). Within the City of Toronto, this process is referred to as the Rental Housing Demolition and Conversion Application ("RHDC").

In addition to the above, a development project that relates to and impacts rental units in the City of Toronto must also comply with the *Residential Tenancies Act, 2006*. This Act secures compensation and notice rights for tenants if the landlord intends to demolish, convert or renovate a rental unit.

Section 111 (City of Toronto Act)

Section 111 of the *City of Toronto Act* pertains to the demolition and conversion of residential rental properties.

Subsection (1) provides that the City may prohibit and regulate the demolition of residential rental properties and may prohibit and regulate the conversion of residential rental properties to a purpose other than the purpose of a residential property.

Subsection (2) provides that the City of Toronto has the power to pass a by-law respecting a matter described in subsection (1) includes the power:

a. to prohibit the demolition of residential rental properties without a permit;

b. to prohibit the conversion of residential rental properties to a purpose other than the purpose of a residential rental property without a permit; and

c. to impose conditions as a requirement of obtaining a permit.

Chapter 667 (Toronto Municipal Code)

Chapter 667 of the Toronto Municipal Code, which regulates "Residential Rental Property Demolition and Conversion", establishes the rules and procedures with respect to the demolition, conversion and replacement of "dwelling units" within a residential rental property that contains six or more "dwelling units" in accordance with the *City of Toronto Act*.

Within Chapter 667, a "dwelling unit" is defined as a as a self-contained set of rooms located in a building or structure that: is operated as a single housekeeping unit, used or intended to be used as residential premises for one or more persons; and contains kitchen and bathroom facilities that are intended for use of the unit only.

Chapter 667 of the Toronto Municipal Code goes on to define a "rental unit" as a "dwelling unit" used, or intended for use, for residential rental purposes, and includes: (1) a dwelling unit that has been used for residential rental purposes and is vacant; and, (2) a dwelling unit in a co-ownership that is or was last used for residential and rental purposes.

Chapter 667-4(4) states no person shall convert any part of a residential rental property, or cause a residential rental property to be converted, to a purpose other than the purpose of a residential rental property unless the person has received a Rental Housing Demolition and Conversion Permit for the conversion of the residential rental property and except in accordance with the terms and conditions of the Rental Housing Demolition and Conversion Permit and any Preliminary Approval.

In this regard, there are three "dwelling units" in the existing building that will be converted to amenity space. Accordingly, the subject site subject to the rental housing demolition and conversion provisions pursuant to Section 111 of the *City of Toronto Act* and Chapter 667 of the Toronto Municipal Code, and a Rental Housing Demolition and Conversion Application will be filed under a separate cover.

City of Toronto Official Plan – Land Use Policies

The Land Use Plan (Map 18) designates the subject site as *Neighbourhoods*. However, the Official Plan Amendment submitted with this application proposes to amend the Official Plan to redesignate the subject side to *Apartment Neighbourhoods*. As set out in Policy 4.2(1), *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. This policy goes on to provide that all land uses permitted in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

As provided in the non-policy preamble to Section 4.1, *Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* because a greater scale of buildings is permitted, and different scale-related criteria are needed to guide development. While built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is not anticipated on a city-wide basis, opportunities do exist for additional townhouses or apartments on underutilized sites, including new rental housing. Policy 4.2(3) acknowledges that, while significant growth is not intended within developed *Apartment Neighbourhoods* on a city-wide basis, compatible infill development may be permitted on a site within a developed *Apartment Neighbourhood* with one or more existing apartment buildings which improves the existing site conditions.

It is our opinion that the proposal conforms to the Official Plan policies and represents appropriate and desirable intensification of an underutilized site within a proposed *Apartment Neighbourhood*. These policies have been addressed in the Planning and Urban Design Rationale report prepared by Bousfields Inc. and submitted as part of the application package.

Housing Policies (City of Toronto Official Plan)

Section 3.2.1 of the Official Plan, as amended, contains the applicable housing policies. Policy 3.2.1(1) provides that a full range of housing in terms of form, tenure and affordability will be provided to meet the current and future needs of residents.

Policy 3.2.1(2) provides that the existing stock of housing will be maintained, improved and replenished, the City will encourage the renovation and retrofitting of older residential apartment building and new housing supply will be encouraged through intensification and infill that is consistent with this Plan

Policy 3.2.1(3) provides that investment in new rental housing, particularly affordable rental housing will be encouraged by a coordinated effort from all levels of government through implementation of a range of strategies.

Policy 3.2.1(5) provides that new developments on sites containing six or more rental units, where existing rental units will be kept in the development will be secure as rental housing and rental housing units with affordable and mid-range rents. The policy adds that development should secure needed improvements and renovations to the existing rental housing to extend the life of the building(s) that are to remain and to improve amenities, without pass-through costs to tenants.

Policy 3.2.1(12) provides that any new development that would remove all or part of a private building or related buildings and would result in the loss of one or more rental units will not be approved unless an acceptable tenant relocation and assistance plan is provided.

Policy 3.2.1(13) a) ii) provides that if any purpose-built rental development is proposed within IZ Market Area 1, as identified on Map 37 of the City of Toronto Official Plan, there is no minimum requirement for affordable rental housing.

Policy 3.2.1(14) provides that the requirements for affordable housing outlined in Policy 3.2.1(13) will not be applied by the City until the later of September 18, 2022, or approval of a Protected Major Transit Station Area by the Minister pursuant to the *Planning Act*.

Policy 3.2.1 (16) provides that beginning January 1, 2026, the minimum affordable rental housing required in Policy 3.2.1(13) a) ii) will be set at 5 percent for developments located within IZ Market Area 1.

Downtown Secondary Plan

On July 27, 2018, the City of Toronto Council enacted By-law 1111-2018, adopting OPA 406, which included a new Downtown Secondary Plan. On June 5, 2019, the Minister of Municipal Affairs and Housing issued a decision with respect to OPA 406, which included a number of significant modifications to the Downtown Secondary Plan and brought it into full force and effect (the "Downtown Plan"). The relevant in-force housing policies are identified below.

Policy 11.1.1 states that development containing more than 80 new residential units will include:

- a minimum of 15 per cent of the total number of units as 2-bedroom units;
- a minimum of 10 per cent of the total number of units as 3-bedroom units;
- an additional 15 per cent of the total number of units will be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2 and 3 bedroom units through the use of accessible or adaptable design measures.

Policy 11.3. provides that residential units will include where appropriate: storage space; operable windows; bedrooms that contain closets; and the provision of balconies or terraces shall be encouraged.

6 Analysis and Opinion

6.1 Analysis of Existing and Proposed Housing Stock

The proposed development is supportive of the policy directions set out in the Provincial Planning Statement 2024, the City of Toronto Official Plan and the Downtown Plan. The proposed development will provide an increase of housing types and quantity through the intensification of an of an underutilized site that is extremely well-served by municipal infrastructure and within a strategic growth area by virtue of its location within three approved PMTSAs.

The Proposal is in keeping with Section 3.2.1 of the Official Plan. As per Policy 3.2.1(1), the Proposal contributes to a full range of housing in terms of both form and tenure as it will introduce new purpose built rental units to the subject site, in accordance with the applicable Official Plan and Downtown Plan policies. More specifically, the proposed development will provide 163 new rental units, including 103 one-bedroom units (63%), 42 two-bedroom units (26%) and 18 three-bedroom units (11%). In total, the proposed development provides 60 (37%) larger units that are suitable for families.

In conformity with Policy 3.2.1(2), the Proposal ensures that the existing housing stock will be maintained and improved, while the overall housing stock will be replenished and increased through infill intensification on the subject site. Furthermore, the Proposal will add a significant number of high-quality rental units to the City's housing stock within the downtown core, with convenient access to transit and community amenities within short walking distances. The Proposal provides a range of unit types and sizes, as described in Section 3 of this report, and is further expanded upon in the Planning Rationale Report prepared by Bousfields Inc.

6.2 Analysis of Rental Housing Stock

Policy 3.2.1(5)(a) requires that new development on sites containing six or more rental units, where existing rental units will be kept in the new development will be secured as rental housing and with existing affordable and mid-range rents maintained.

Section 3.2.1 of the City of Toronto Official Plan defines "affordable rents" as housing where the total monthly shelter cost (gross monthly rent including utilities such as heat, hydro and hot water - but excluding parking and cable television charges) is at or below the one time average City of Toronto rent, by unit type (number of bedrooms), as reported annually by the Canada Mortgage and Housing Corporation. As amended by OPA 558, the Official Plan defines "Mid-range rents (affordable)" as housing where the total monthly shelter costs exceed affordable rents but are at or below 100% of the average City of Toronto rent, by unit type. It also now defines "Mid-range rents (moderate)" as housing where the total monthly shelter costs exceed "Affordable rents" and/or "Mid-range rents (affordable)" but are at or below 150% of the average City of Toronto rent, by unit type. "High-end rent" is housing above this threshold. The applicable 2025 rent limits by relevant unit type are included in **Table 3**.

Table 3 - 2025 Average Rent Thresholds

Unit Type	Affordable Rent	Mid-Range (Affordable) Rent	Mid-Range (Moderate) Rent	High-End Rent
Studio	≤ $1,109	$1,110 to $1,456	$1,457 to $2,184	$2,185 or more
1-bedroom apartment	≤ $1,404	$1,405 to $1,715	$1,715 to $2,572	$2,573 or more
2-bedroom apartment	≤ $1,985	$1,985	$1,986 to $2,977	$2,978 or more
3-bedroom apartment	≤ $2,257	$2,257	$2,258 to $3,385	$3,386 or more

Gross Monthly Rent

The affordability analysis was based on the October 2025 rent rolls and will be provided as a separate, confidential submission. In accordance with the Official Plan policies, the gross monthly rent analyzed for this report includes utility costs, and excludes extra amenities such as paid parking, cable, etc., these are paid separately by the tenants.

Unit Affordability Analysis

A summary of the affordability analysis is set out in **Table 4** below. Overall, 72 existing units fall within the 'Affordable' category, 208 units fall within the 'Mid-Range Moderate' category and 4 unit falls within the 'High-End' category. There are 284 units described in **Table 4**.

Table 4 - Summary of Rents in 50 Stephanie Street

Unit Type	Affordable Rent		Mid-Range (Affordable) Rent		Mid-Range (Moderate) Rent		High-End Rent		Total
	Occupied	**Vacant**	**Occupied**	**Vacant**	**Occupied**	**Vacant**	**Occupied**	**Vacant**	
Studio	0	0	9	0	13	1	0	0	**23**
1-bedroom	9	0	44	2	107	4	1	0	**167**
2-bedroom	8	0	0	0	76	7	3	0	**94**
Total	**17**	**0**	**53**	**2**	**196**	**12**	**4**	**0**	**284**

In accordance with Policy 3.2.1(5), the Owner will secure as rental housing the existing units with affordable and mid-range rents. As the proposed development contemplates the conversion of three (3) residential units at grade to indoor amenity space, Policy 3.2.1(6) with respect to the demolition of six (6) or more units does not apply. With that said, the Owner is committed to assisting tenants in the three affected units in collaboration with City of Toronto Housing Staff, in relocating to a unit of the same type at similar rents in the existing building.

Policy 3.2.1(5)(b) requires that new development secure needed improvements and renovations to existing rental housing in order to extend the life of the building(s) that are to remain and to improve amenities, without pass-through costs to tenants. These improvements and renovations should be a City priority under Section 5.1.1 of the Official Plan, where no alternative programs are in place to offer financial assistance for this work.

With regard to policy 3.2.1(5)(b), the Proposal will result in a variety of improvements to the existing building and subject site. The Proposal may include further capital improvements to the existing building, based on on-going consultation with the existing tenants.

Over the past 10 years, numerous improvements to the existing rental building have been completed without pass-through costs to tenants. Over $2.8 million in upgrades to 50 Stephanie Street have been completed including, but not limited to: a complete boiler retrofit, balconies, concrete repairs, roof repairs, plumbing, lobby renovations, painting, and plastering. Additionally, three Above the Guideline Rent Increase's ("AGI") have been filed in the last 5 years. In total, the AGI applications covered: exterior concrete repairs, interior lighting, and plumbing work.

In terms of general future site improvements, the Proposal will facilitate the improvement of a large shared indoor and outdoor amenity area at grade and on Level 2. A total of 1,265.5 square metres of amenity space, including 614.6 square metres of indoor amenity space and 650.9 square metres of outdoor amenity space will be provided. A variety of programming will be provided throughout the refreshed amenity area and will be designed at a later stage in the development approval process, in consultation with existing tenants. In addition to amenity improvements, a total of 226 bicycle parking spaces will be provided and shared between the existing and proposed buildings.

The Applicant will engage collaboratively with existing tenants and City Staff to secure upgrades to the existing building.

The Applicant has confirmed that the cost of any improvements to the existing building will not be passed down in the rents to tenants. Potential community benefits will be identified through the development review process and are anticipated to be secured as deemed appropriate by the City.

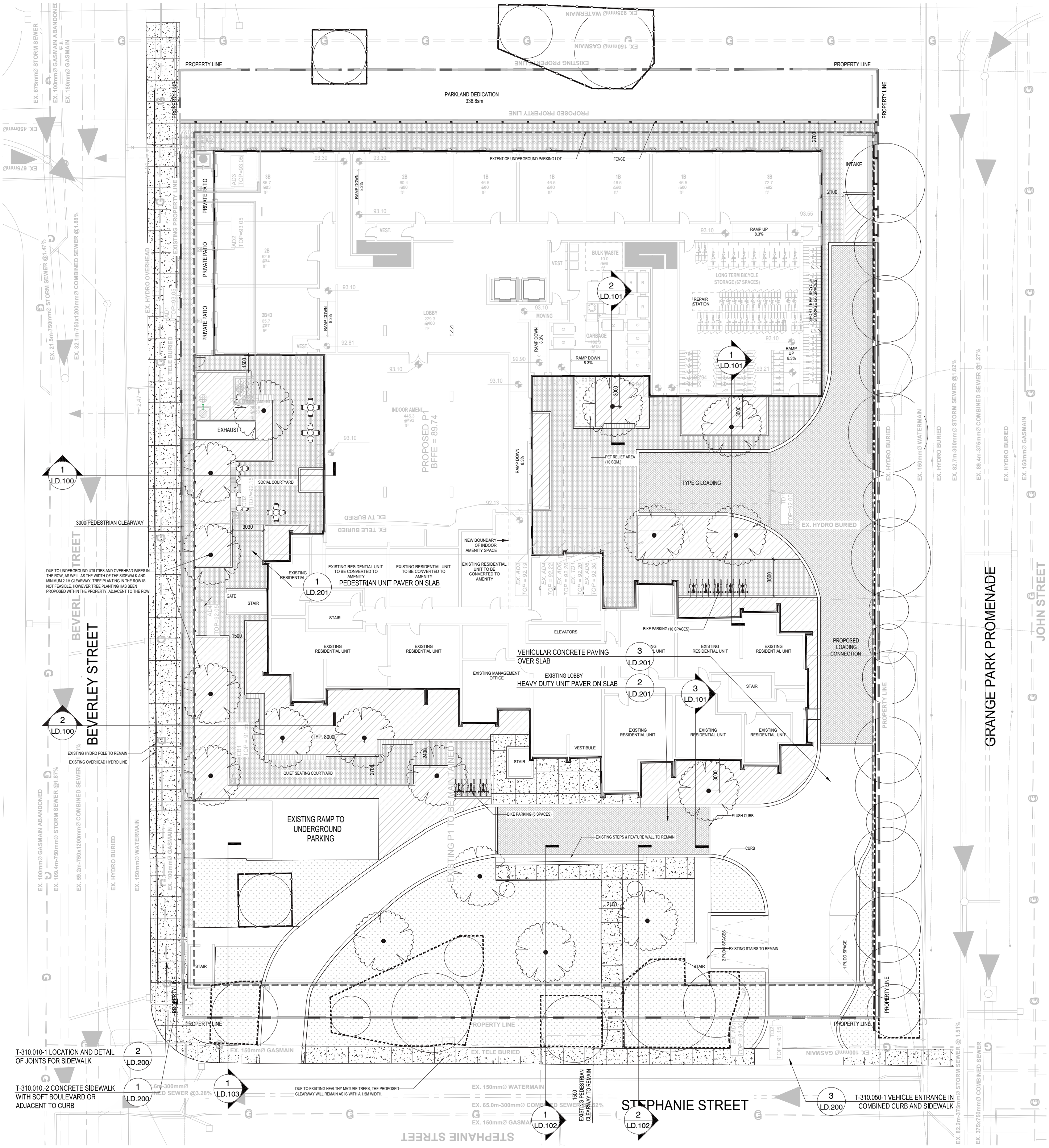

Figure 3 - Landscape Plan (Provided by Studio TLA)

6.3 Tenant Relocation and Assistance Plan

Policy 3.2.1(12) states that new development that would have the effect of removing all or part of a private building or related group of buildings and would result in the loss of one or more rental units or dwelling rooms will not be approved unless an acceptable tenant relocation and assistance plan is provided to lessen hardship for existing tenants. No specific terms are set out for the tenant relocation and assistance plan as it is understood that such terms are intended to be negotiated on a development-by-development basis.

The *Residential Tenancies Act, 2006* requires that, if notice of termination of a tenancy is given for the purpose of termination where the landlord requires possession of the rental unit in order to demolish it, the date of termination shall be at least 120 days from the day on which the notice is given. If a tenancy is terminated for the purpose of the demolition, the Act requires that the landlord shall either:

- compensate a tenant in an amount equal to three (3) months' rent; or
- offer the tenant another rental unit acceptable to the tenant.

The Owner will work with the City in preparing the tenant relocation and assistance plan that meets the requirements set out in the *Residential Tenancies Act 2006*. Elements of the tenant relocation and assistance plan may include:

- offering the tenant another rental unit acceptable to the tenant; and
- an extended tenant notice period beyond the existing *Residential Tenancies Act, 2006* requirements.

7 Conclusion

It is our opinion that the proposed development on the subject site is consistent with the housing policies of the 2024 Provincial Planning Statement, the City of Toronto Official Plan and the Downtown Secondary Plan, all of which promote new housing in areas with convenient access to municipal infrastructure, particularly higher order transit. In addition, the Proposal conforms to the City of Toronto Official Plan, specifically the policies of Section 3.2.1 with regards to the protection and enhancement rental housing, and the provision of supporting amenities for the tenants of the existing building.

In particular, the Proposal conforms to Official Plan Policy 3.2.1(5) as it will maintain most of the existing rental residential units on the subject site. In addition, the proposed redevelopment will deliver much needed rental housing and provide a variety of new amenities and on-site improvements without pass-through costs to tenants. In our opinion, Policy 3.2.1(6) does not apply as the proposed redevelopment would not result in the loss of six or more rental housing units.

The proposed development will maintain the City's rental housing stock and will add a significant number of rental units to the City's housing stock in a walkable neighbourhood with convenient transit accessibility and community amenities.

Based on the foregoing, it is our opinion that the Rental Housing Demolition and Conversion application is in accordance with Chapter 667 of the Municipal Code and, accordingly, should be approved.

BOUSFIELDS INC.
PLANNING | DESIGN | ENGAGEMENT