

November 1, 2021

Mr. Jamie McEwan  
Manager, Community Planning  
Toronto & East York District  
City Planning Division  
Toronto City Hall  
100 Queen Street West, 18th Floor East  
Toronto, Ontario, M5H 2N2

Attention: Ms. Corinna Prior, Planner

Dear Mr. McEwan:

**Re: 1198-1210 Yonge Street and 2-8 Birch Avenue  
Toronto-St. Paul's Ward  
Proposed 14-Storey, Mixed-Use Building  
Rezoning Application  
Housing Issues Report**

Hunter & Associates Ltd. is retained by Birch Equities Limited (the "Owner") to provide professional planning services and advice in support of its proposed mixed-use redevelopment of 1198-1210 Yonge Street and 2-8 Birch Avenue, just north of Downtown (the "Site")

Today, the Site consists of a mix of low-rise (2-4 storey) buildings lining Yonge Street that wrap the corner of Birch Avenue in a "main street" form. There are eight (8) residential rental units above the ground floor commercial uses, six at 2-6 Birch Avenue and two at 1202 and 1204 Yonge Street. These apartments consist of three bachelor (studio) units and five two-bedroom units.

The Owner is submitting a Rezoning application and a Rental Housing Demolition and Conversion application to implement and allow its new mixed-use development.

Our Planning Rationale Report provides a complete description and evaluation of the overall proposal in detail and our professional opinion with respect to its conformity with the City's Official Plan, its consistency with the Provincial Policy Statement and its conformity with the Provincial Growth Plan.

On behalf of the Owner, we are providing the City with additional and more specific information with respect to the existing rental housing units and related planning applications. In accordance with Policy 3.2.1.6 of the City's Official Plan and the Terms of Reference for a Housing Issues

Report for demolition of existing rental housing under Chapter 667 of the Municipal Code, we offer the following information for the City's review and consideration as part of this proposal.

**Part 1**  
**Comparison of the Existing and Replacement Rental Units**

**Existing Rental Units**

The existing residential rental units on the Site is comprised of a mix of low-rise (2-4 storey) buildings containing a total of 8 rental units on the upper floors.

The location, unit type and size of the 8 Existing Rental Units are as follows:

**Table 1: Existing Rental Units**

#	Address	Unit Type				Gross Unit Area	
		BACH	One-BDR	Two-BDR	Three-BDR	Ft <sup>2</sup>	M <sup>2</sup>
1	2 Birch Avenue	1				605	56
2	6 1/2 Birch Avenue	1				647	60
3	6 Birch Avenue	1				655	61
4	6B Birch Avenue			1		1101	102
5	4 Birch Avenue			1		1118	104
6	6A Birch Avenue			1		1119	104
7	1204B Birch Avenue			1		1120	104
8	1202B Birch Avenue			1		1289	120
		<b>3</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>7,654</b>	<b>712</b>
		<b>8</b>					

**Replacement Rental Units**

The 8 replacement rental units will be located on the 2<sup>nd</sup> floor of the new mixed-use building on the Site. As per the architectural floor plans dated November 9/2021, the location, unit type and size of the 8 Replacement Rental Units will be as follows:

**Table 2: Replacement Rental Units**

#	Address	Unit Type				Gross Unit Area	
		BACH	One-BDR	Two-BDR	Three-BDR	Ft <sup>2</sup>	M <sup>2</sup>
1	1198 Yonge St - 205	1				671	62
2	1198 Yonge St - 203	1				739	69
3	1198 Yonge St - 204	1				759	71
4	1198 Yonge St - 208			1		985	92
5	1198 Yonge St - 202			1		1,176	109

6	1198 Yonge St - 206			1		1,313	122
7	1198 Yonge St - 201			1		1,367	127
8	1198 Yonge St - 207			1		1,467	136
		<b>3</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>8,476</b>	<b>788</b>
		<b>8</b>					

### **Existing and Replacement Rental Units**

The unit mix for the 8 existing rental units located on the site and the 8 replacement rental units to be provided in the new residential building are as follows:

**Table 3: Summary of Rental Units by Unit Type**

<b>Unit Type</b>	<b>Existing Rental Units</b>	<b>Replacement Rental Units</b>
Bachelor	3	3
One-bedroom	0	0
Two-bedroom	5	5
Three-bedroom	0	0
<b>Total</b>	<b>8</b>	<b>8</b>

\*note – replacement composition indicates minimums and these figure may increase subject to discussions with City staff.

The total gross floor area (“GFA”) for the 8 existing Rental Units to be demolished is 7,654ft<sup>2</sup> (712m<sup>2</sup>). Based on the proposed floor plans, the total GFA for all 8 replacement rental units will be 8,476ft<sup>2</sup> (788 m<sup>2</sup>). This represents 111% of the current total GFA for the 8 existing rental units. In our opinion, the replacement rental units are appropriate and we look forward to refining housing related details as the Rezoning application advances. The existing rental floor plans are provided in *Appendix A* and the proposed rental replacement floor plans are provided in *Appendix B*.

**Table 4: Existing Versus Proposed Replacement Rental Units**

<b>Unit Type</b>	<b>Rental Units to be Demolished</b>		<b>New Replacement Rental Units</b>		<b>Difference</b>
	<b>Ft<sup>2</sup></b>	<b>M<sup>2</sup></b>	<b>Ft<sup>2</sup></b>	<b>M<sup>2</sup></b>	
Average Unit Size – Bachelor	636	59	723	67	114%
Average Unit Size – Two-Bedroom	1,149	107	1,261	117	110%

Average Unit Size – All Units	957	89	1,059	98	111%
<b>Total Rental Gross Floor Area</b>	7,654	712	8,476	788	111%

**Part 2**  
**Rental Rate Analysis**

**Rent Roll**

The rental roll for the 8 existing rental units is provided in *Appendix C*. Using the CMHC (October 2020) rent limits found on the 2021 Rental Housing Demolition & Conversion form, the existing rental units are deemed to have the rents shown in *Table 5*.

**Table 5: Summary of Existing Rental Units by Rent Classification**

	<b>Affordable</b>	<b>Mid-Range</b>	<b>High End</b>	<b>Vacant</b>	<b>Total</b>
BACHELOR	0	0	2	1	3
TWO BEDROOM	2	0	2	1	5
<b>TOTAL</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>8</b>

## **Part 3 Other Considerations**

### **Utilities and Other Charges**

Below is a description of the utilities and other charges for the rental units (see *Appendix C* for more information):

- None of the existing units are leasing parking spaces.
- Hydro and water is included in the rents for all of the units.
- Cable (internet/tv) is included in all but the affordable unit.
- None of the units have access to private a washer/dryer.

### **Automobile and Bicycle Parking**

None of the existing rental units are leasing car or bicycle parking spaces.

### **Proposed Rental Demolition**

As noted in this letter and in accordance with policy 3.2.1.6 of the Toronto Official Plan, the 8 existing rental units will require replacement. The Owner of the Site is committed to working with the City to secure rents for the 8 replacement rental units in accordance with applicable City of Toronto policies and practice.

### **Indoor and Outdoor Amenity Space**

The current tenants in do not have common access to indoor or outdoor amenity.

The proposed development includes 409 m<sup>2</sup> of combined indoor/outdoor amenity on the 3<sup>rd</sup> and mechanical/amenity penthouse levels of the proposed building. The amenity space will be available to tenants of the rental replacement units.

### **Summary**

The replacement rental units will also benefit from other improvements such as having:

- access to balconies in some of the rental replacement units (subject to refinement) whereas only some of the existing rental units have access to balconies;
- brand new appliances including in-suite laundry and dishwasher which they currently do not have;
- access to the new interior and exterior amenity spaces;
- the same base level finishes as those of the condominium units; and,
- access to bicycle storage.

In summary, the proposal will provide rental replacement units at a minimum of 111% of the existing unit size and will match the existing unit composition (e.g. existing two-bedroom units to be replaced with two-bedroom units). There also other improvements that the existing tenants will benefit from like private balcony access for certain rental replacement units, common indoor

and outdoor amenity spaces, new unit finishes, bicycle parking, in-suite laundry and dishwashers.



## **Part 4 Tenant Assistance and Relocation Plan**

Section 3.2.1.6.b.iii of the Official Plan requires an acceptable tenant relocation plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

The Owner is proposing the following in support of Section 3.2.1.6.b.iii. The tenants from the time of the original application will be provided:

- the opportunity to return to one of the replacement units at similar rents (subject to standard increases that are permitted);
- a base compensation in an amount equal to three (3) months' rent;
- three (3) months' notice to vacate the unit for the purposes of demolition;
- moving allowances for tenants moving out of the existing units or moving into the new replacement units in accordance with the following:
  - \$1,500 moving allowance to move out of the existing unit;
  - \$1,500 moving allowance to move into the new replacement unit;

Notice will also be provided to existing tenants of record in accordance with City under the Rental Housing Demolition & Conversion Control, Municipal Code Chapter 667.

The details of the tenant relocation and assistance plan will continue to be negotiated with the City as the Owner progresses toward the Section 111 Agreement.

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### **Conclusion**

The Provincial Policy Statement (PPS) states that healthy, liveable and safe communities are sustained by, among other things, accommodating an appropriate range of mix of residential, employment, institutional, recreation, and other uses to meet long-term needs (Policy 1.1). Policy 1.4 (Housing) of the PPS states that a range and mix of housing types be provided to meet projected requirements of current and future residents.

The City's Official Plan states that current and future residents must be able to access and maintain adequate, affordable and appropriate housing. The City's quality of life, economic competitiveness, social cohesion, as well as its balance and diversity depend on it. Policy 3.2.1.6 states that new development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless, in cases where planning approvals are sought, the following are secured:

- 3.2.1.6.b.i - at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
- 3.2.1.6.b.ii - for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and,
- 3.2.1.6.b.iii - an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

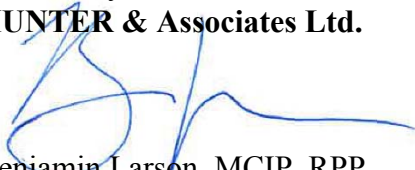
In our opinion, the proposal will protect the total rental supply by replacing the 8 rental units within the proposed redevelopment, which conforms to the City's Official Plan and is consistent with the PPS including Policy 1.1 and 1.4. Moreover, the proposal will advance the following:

- Promotes a range of residential housing opportunities and densities in communities;
- Encourages new housing opportunities in locations well-served by public services and supporting and facilitating active transportation including transit, biking and walking;
- Commits to replacing the existing 8 residential units with at least the same number of units and the same unit composition;
- For a period of at least 10 years, rents for the replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guidelines Commits to maintaining rents similar to those in effect at the time the redevelopment application is made;
- Proposes a tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, financial compensation, and other assistance to less hardship.

We trust you will find this information with respect to the rental demolition and replacement of assistance and complete at this stage of the planning process. We understand that ultimately the rental replacement requirements will be secured through a negotiated process with the City including a Section 111 Agreement. Again, we look forward to working with you in connection with this proposal.

Please contact us should you require any additional information or clarification.

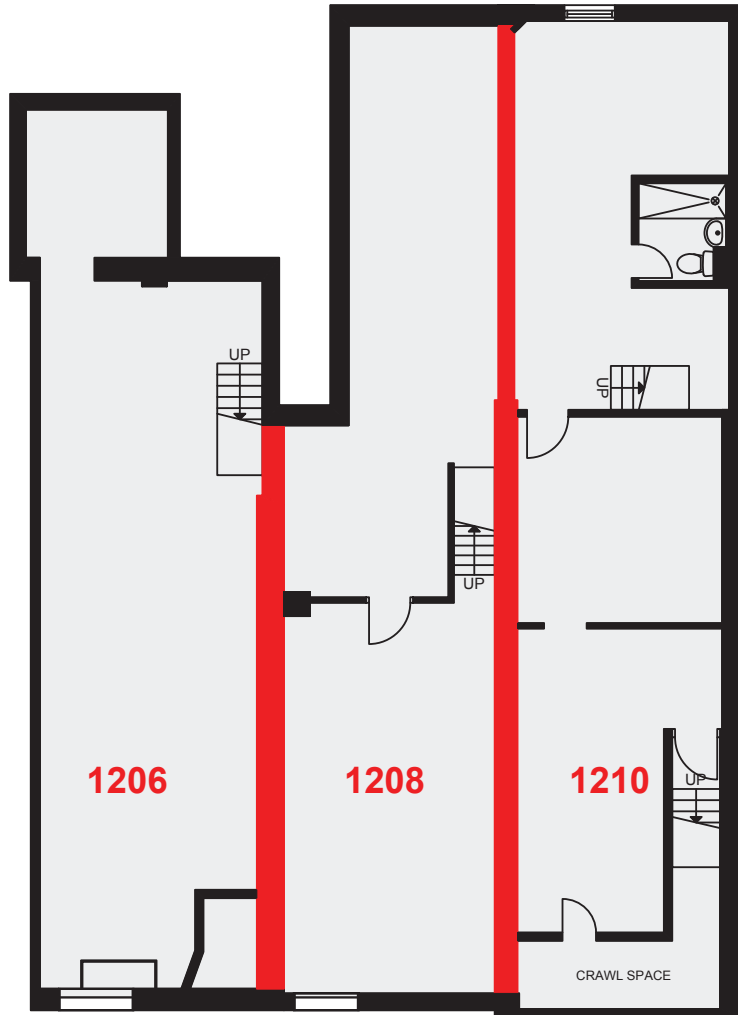
Yours truly,  
**HUNTER & Associates Ltd.**



Benjamin Larson, MCIP, RPP  
Senior Planner

**Appendix A**  
**Existing Rental Floor Plans**

Tenant Usable Area
  Floor Common Area
  Building Common Area
  Major Vertical Penetration



Client: Woodcliffe Corporation

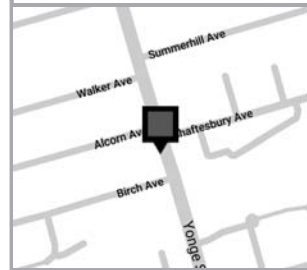
**Woodcliffe Corporation**

Version	Created: 10/04/2018
<b>FP3A</b>	Measured: 06/13/2012

Birch  
 2-8 Birch Avenue  
 Toronto, Ontario, Canada

**Basement**

Please refer to corresponding  
 BOMA Office 1996 Area Chart:  
 2-8birch-b96-6a.pdf



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**extreme measures** 1.877.963.2787  
 mail@xmeasures.com  
 www.xmeasures.com

Tenant Usable Area
  Floor Common Area
  Building Common Area
  Major Vertical Penetration



Client: Woodcliff Corporation

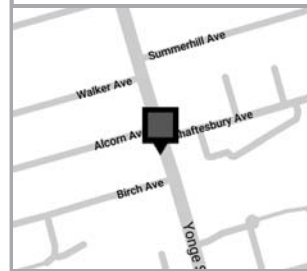
**Woodcliff Corporation**

Version	Created: 10/04/2018
<b>FP4A</b>	Measured: 06/13/2012

Birch  
 2-8 Birch Avenue  
 Toronto, Ontario, Canada

**Floor 1**

Please refer to corresponding  
 BOMA Office 1996 Area Chart:  
 2-8birch-b96-6a.pdf



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Tenant Usable Area
  Floor Common Area
  Building Common Area
  Major Vertical Penetration



Client: Woodcliff Corporation

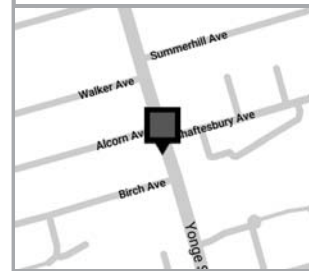
**Woodcliff Corporation**

Version	Created: 10/04/2018
<b>FP5A</b>	Measured: 06/13/2012

Birch  
2-8 Birch Avenue  
Toronto, Ontario, Canada

**Floor 2**

Please refer to corresponding  
BOMA Office 1996 Area Chart:  
2-8birch-b96-6a.pdf



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- Tenant Usable Area
- Floor Common Area
- Building Common Area
- Major Vertical Penetration



WINDOW LOCATION APPROXIMATE

WS=25.55" WS=25.55" WS=26.5" WS=26.5" WS=26.5" WS=26.5" WS=26.5" WS=26.5"  
 WH=78.85" WH=78.85" WH=78.1" WH=78.1" WH=78.1" WH=78.1" WH=78.1" WH=78.1"



Client: Woodcliffe Corporation

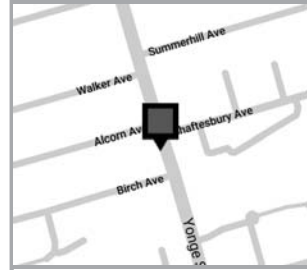
**Woodcliffe Corporation**

Version	Created: 10/04/2018
<b>FP3A</b>	Measured: 06/13/2012

Birch  
 2-8 Birch Avenue  
 Toronto, Ontario, Canada

**Floor 3**

Please refer to corresponding  
 BOMA Office 1996 Area Chart:  
 2-8birch-b96-6a.pdf

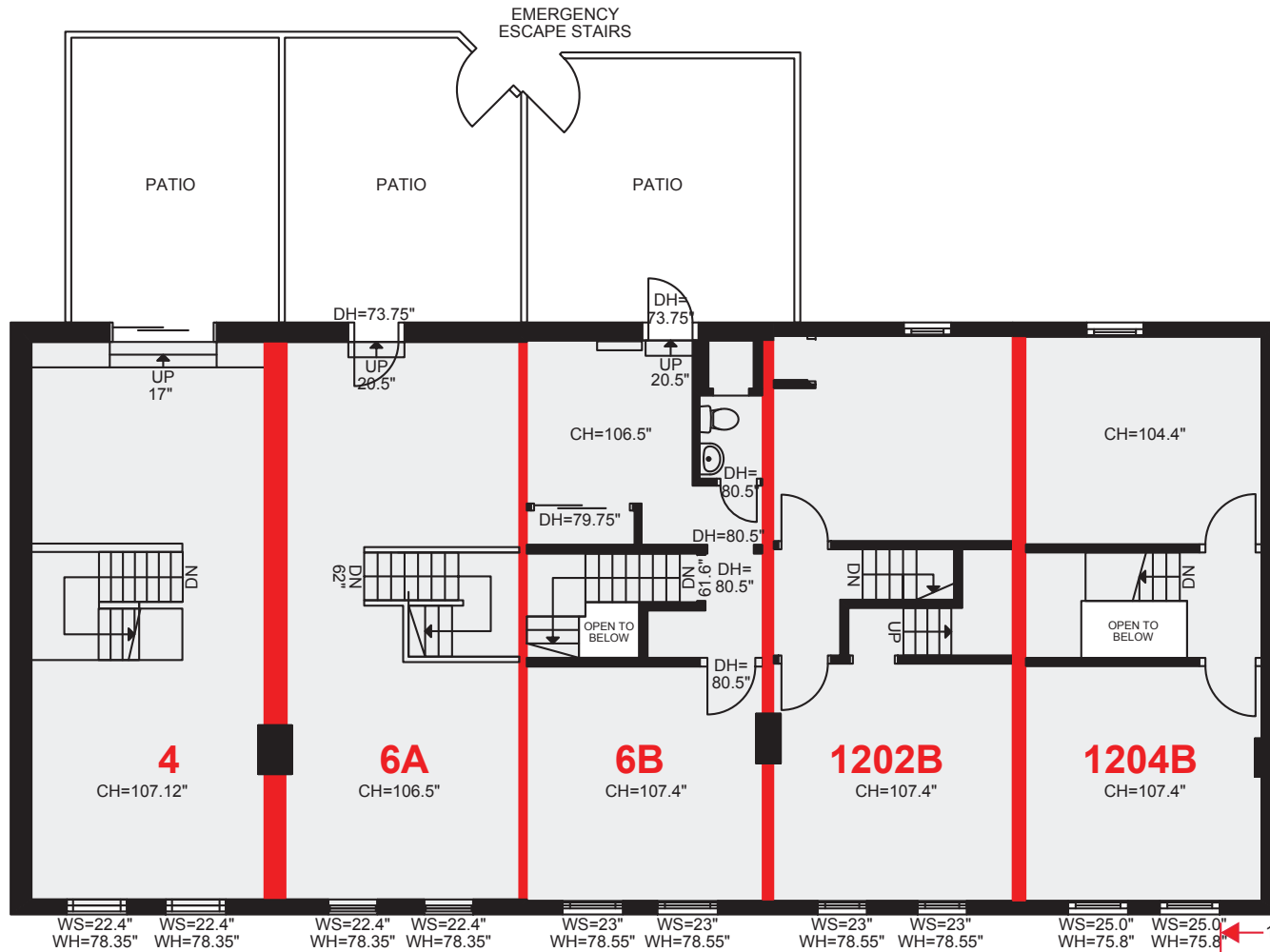


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Tenant Usable Area
  Floor Common Area
  Building Common Area
  Major Vertical Penetration



Client: Woodcliff Corporation

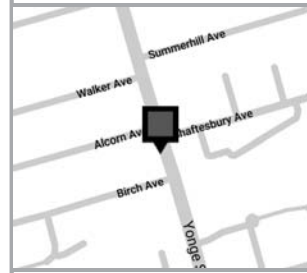
**Woodcliff Corporation**

Version **FP3A** Created: 10/04/2018  
Measured: 06/13/2012

Birch  
2-8 Birch Avenue  
Toronto, Ontario, Canada

**Floor 4**

Please refer to corresponding  
BOMA Office 1996 Area Chart:  
2-8birch-b96-6a.pdf

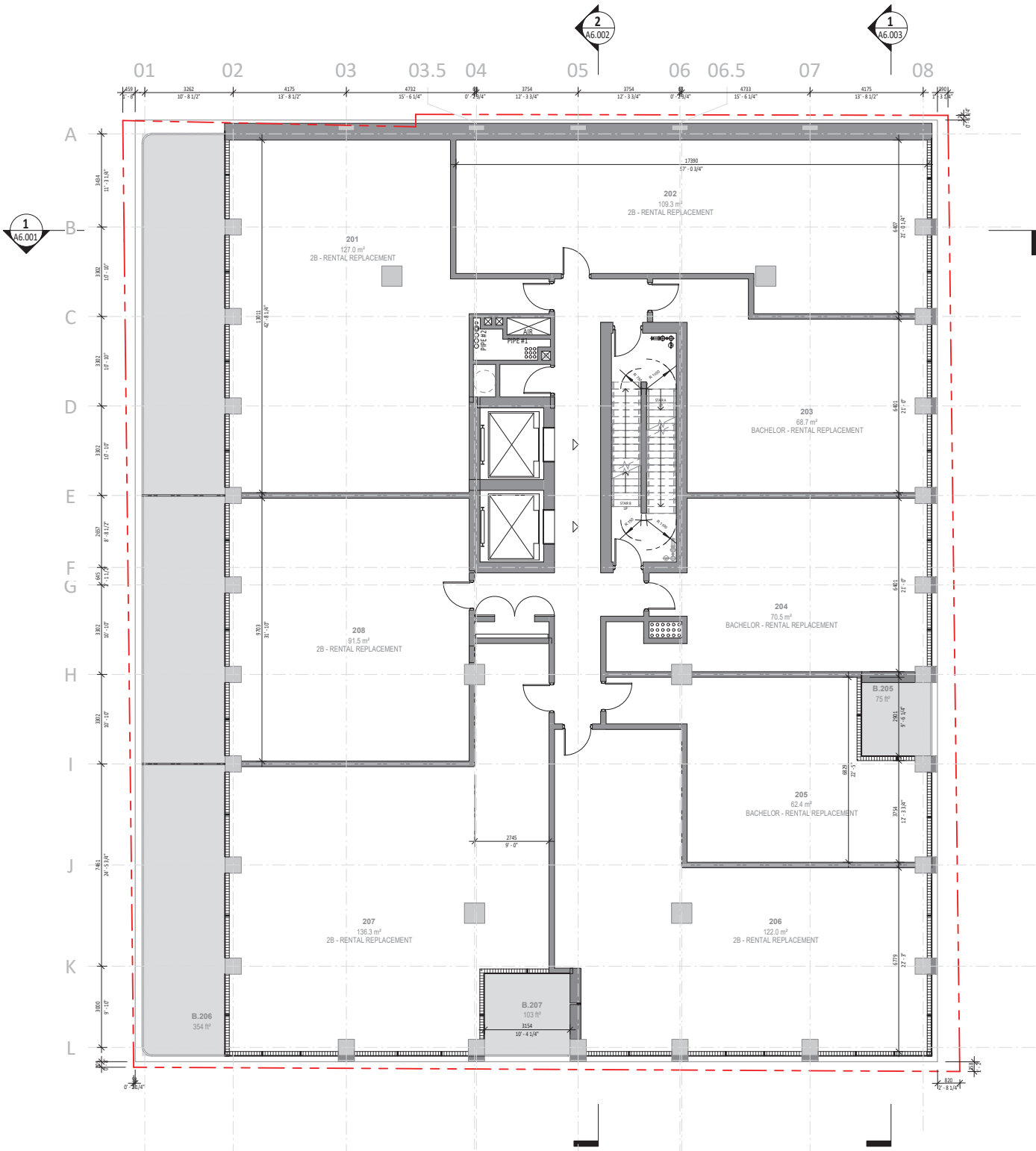


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**Appendix B**

**Proposed Rental Replacement Floor Plans**



**Appendix C**

**Rent Roll - Existing Rental Units**

**Rent Roll**

<b>Address</b>	<b>Unit Type</b>	<b>Size (ft2)</b>	<b>Parking</b>	<b>Locker \$</b>	<b>Total Rent</b>	<b>Move In date</b>
2 Birch Avenue	Bachelor	605	0	0	\$ 2,200	1-Sep-21
6 1/2 Birch Avenue	Bachelor	647	0	0	\$ 1,792	1-Jan-16
6 Birch Avenue	Bachelor	655	0	0	\$ -	vacant
6B Birch Avenue	2 Bedroom	1101	0	0	\$ 1,062	1-Mar-00
4 Birch Avenue	2 Bedroom	1118	0	0	\$ -	vacant
6A Birch Avenue	2 Bedroom	1119	0	0	\$ 730	1-Oct-93
1204B Birch Avenue	2 Bedroom	1120	0	0	\$ 2,550	31-Jul-21
1202B Birch Avenue	2 Bedroom	1289	0	0	\$ 2,413	1-Jan-16

Source: Birch Equities Limited