



# Housing Issues Report

**1747, 1755, 1771 &  
1773 Jane Street**  
City of Toronto

**Prepared For**  
1771 Jane Street Limited & 1775  
Jane Street Limited

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Job Number

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This Housing Issues Report has been prepared in support of an application by 1771 Jane Street Limited and 1775 Jane Street Limited (the “Applicant”) to amend the City of Toronto Zoning By-law 569-2013, as amended, in order to permit the intensification of a site located at the northeast corner of Jane Street and Marshlynn Avenue, municipally known as 1747, 1755, 1771 and 1773 Jane Street.

A close-up, monochromatic photograph of a person's hand pinning a map. The hand is in the foreground, holding a pushpin. The map is spread out on a table, and another pushpin is already pinned to it. In the background, another person's hands are visible, also working with the map. The overall tone is light blue and professional.

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# Introduction

This Housing Issues Report has been prepared in support of an application by 1771 Jane Street Limited and 1775 Jane Street Limited (the "Applicant") to amend the City of Toronto Zoning By-law 569-2013, as amended, in order to permit the intensification of a site located at the northeast corner of Jane Street and Marshlynn Avenue, municipally known as 1747, 1755, 1771 and 1773 Jane Street (the "subject site").

The Housing Issues Report provides an overview of the existing rental units located on the subject site, in the context of a redevelopment application which proposes two infill mixed-use buildings. As part of the application, the existing rental apartment building on the subject site will be retained. Three rental units are located within the single detached dwellings at 1771 and 1773 Jane Street and will be demolished as part of the proposed development.

The subject site is currently developed with a 14-storey rental apartment building, inclusive of a one-storey "L" shaped base building containing commercial uses, and two 1-storey single detached dwellings located on the northern portion of the site. The remainder of the site is occupied by surface parking.

The Applicant is filing a Zoning By-law Amendment application to permit the infill development of two 12-storey mid-rise rental apartment buildings. The existing 14-storey apartment building, which includes 103 rental dwelling units, will be retained. Altogether, upon full build-out the site will include 351 rental dwelling units.

Section 111 of the City of Toronto Act provides the City of Toronto authority to protect rental housing within its jurisdiction. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control Bylaw, implements Section 111. 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, 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". To that end, the proposal will result in the demolition three rental housing units, and therefore a Section 111 permit will be required. In accordance with Article 667-12, as less than six units are proposed to be demolished (and as the demolition will not reduce the number of rental units on the site to less than 6), approval of the application to demolish can be delegated to the Chief Planner, or their designate.

The City of Toronto Official Plan (the "Official Plan") also includes policies regarding the protection of rental housing. Policy 3.2.1(5) of the Official Plan applies to applications that seek to intensify existing apartment sites. On behalf of the Applicant, we are pleased to submit this Housing Issues Report which addresses the Toronto Official Plan housing policies as they apply to the proposed infill redevelopment of the site. In our opinion, the proposed development conforms with relevant provincial and municipal policies governing in the City of Toronto.

An aerial photograph of a city grid, overlaid with a semi-transparent red filter. The image shows a dense network of streets, buildings, and some green spaces. A prominent highway or multi-lane road runs diagonally from the top left towards the bottom right. In the center-left, there is a large white circle containing the number '2'. To the right of this circle, the text 'Site & Surroundings' is written in a white, sans-serif font.

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# Site & Surroundings

## 2.1 Subject Site

The subject site is located at the northeast corner of Jane Street and Marshlynn Avenue. The site is generally rectangular in shape, with frontages of approximately 136.7 metres along Jane Street and 61.0 metres along Marshlynn Street, narrowing in depth to 48.8 metres at the north end of the subject site. The overall site area is approximately 8,063 square metres.

The subject site is currently developed with a 14-storey apartment building with an attached 1-storey commercial plaza component, a surface parking lot, and two single-detached dwellings. The existing site context is described in detail in Section 2.1 of the concurrently submitted Planning and Urban Design Rationale. Key considerations from a housing perspective related to the existing buildings on the property are included in this section:

- **1747-1749 and 1755 Jane Street** comprises majority of the subject site. These properties are developed with a 14-storey slab-style rental apartment building (Janmount Tower), inclusive of a one-storey "L"-shaped base building and surface parking. The apartment building contains 103 rental dwelling units, including 1 bachelor unit, 53 one-bedroom units and 49 two-bedroom units. As of March 2026, 1 one-bed and 1 two-bed units are vacant, and the rest are occupied. There is currently a laundry room on the ground floor which tenants have access to. Tenants have access to parking spaces in the underground garage; 41 spaces are currently leased.
- **1771 Jane Street** is located to the north of the existing surface parking lot. It is occupied by a one-storey, single detached dwelling and contains two rental dwelling units, both of which were occupied as of March 2026. One of the dwelling units is a one-bedroom unit and the other is a two-bedroom unit.
- **1773 Jane Street** is located at the north end of the site. It is occupied by a one-storey, single detached dwelling including a 1-storey retail addition at the front of the building. The building has remained vacant since at least February 2013. The last time of occupancy is not known by the Applicant. Given the lack of information of this vacant building, historical rental tenancy has been presumed.

## 2.2 Surroundings

To the immediate **north** of the subject site is a 12-storey slab-style apartment building (Black Creek Co-op, 1779 Jane Street), and associated surface parking lots located north and south of the building. Further north are similar slab-style apartment buildings and associated surface parking lots with heights between 7 and 17 storeys.

To the immediate **east** of 1771 and 17713 Jane Street is a surface parking lot associated with the 12-storey apartment building at 1779 Jane Street. To the east of 1747-1755 Jane Street are low-rise residential uses, with dwellings fronting onto Marshlynn Avenue and Sonnet Court. Immediately abutting this portion of the subject site is a one-storey single-detached dwelling (16 Marshlynn Avenue) and the backyards of six 2-storey semi-detached dwelling units fronting the Sonnet Court cul-de-sac (10-20 Sonnet Court).

To the **south** of the subject site, on the south side of Marshlynn Avenue, is a 2-storey mixed-use building with commercial uses at-grade along Jane Street, and a surface parking lot to the rear, along Marshlynn Avenue (1723-1727 Jane Street). Further south is a 1-storey grocery store with a surface parking lot located to the south (Starfish Market Jane, 1721 Jane Street). The remainder of the block, until Lawrence Avenue West, is generally comprised of similar low-density commercial and mixed-use buildings of 1- to 3-storeys with associated surface parking lots.

To the **west** of the subject site, on the west side of Jane Street, is a row of four 2-storey commercial buildings (1736 to 1744 Jane Street) and a 1-storey commercial building at the southwest corner of Jane Street and Patika Avenue (1746 Jane Street). The buildings are occupied by retail, restaurant and commercial uses, and are generally built to the street frontage. There is a surface parking lot located west of the buildings, accessed from MacDonald Avenue and Patika Avenue. To the west of the commercial buildings along Jane Street is a low-rise residential building, comprised mainly of single-detached dwellings.

### Transit Considerations

From a transit perspective, the area is well-served by existing frequent transit, including the 35 Jane bus route and the 52 Lawrence West bus route, both of which are part of the TTC's 10-Minute Network, the 935 Jane Express bus route, and the 355 Blue (night) bus route.

With respect to planned transit improvements, the RapidTO project along Jane Street is planned to deliver one priority bus lane in each direction to improve transit operations along Jane Street.

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Proposal



### 3.1 Description of Proposal

The proposal will facilitate the infill redevelopment of the subject site with two 12-storey purpose-built rental buildings, with retail at grade.

The existing single-storey north-south commercial wing will be demolished, as will the two single-storey dwellings at the north end of the subject site. The existing 14-storey building and a portion of its single-storey podium will be retained. The two new buildings will be located to the north and south of the retained building and replace the existing surface parking lots. The proposal includes several public realm improvements, including new plaza space adjacent to the public sidewalks and a mid-block pedestrian connection.

Overall, the proposed development contemplates an approximate total gross floor area ("GFA") of 19,918 square metres, comprised of approximately 19,051 square metres of residential GFA and 867 square metres of retail GFA. Altogether with the retained building, the site will have a total GFA of 29,117 square metres, resulting in a density of 3.61 FSI.

The proposed North Building will be located on the north side of the existing rental building and will involve the demolition of the two existing single-detached dwellings, including the three existing rental units within 1771 and 1773 Jane Street, and the existing residential surface parking lot.

The proposed South Building will be located on the south side of the existing rental building and will involve the partial demolition of the 1-storey commercial component (1747-1749 Jane Street) and existing commercial surface parking lot.

The 14-storey rental building (1755 Jane Street) will be retained, including the 1-storey commercial space on ground floor, which generally sits beneath the apartment building.

248 proposed new units are proposed, which will include a mix of unit types, including 119 1-bedroom units (48%), 105 2-bedroom units (42%) and 24 3-bedroom units (10%). The proposed unit mix of the new buildings meets the recommended mix in the Growing Up Guidelines. The proposed unit mix is summarized in **Table 1** below.

**Table 1 - Proposed Unit Mix**

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Total Units
North Building	0	52	43	12	107
South Building	0	67	62	12	141
Retained Rental Units	1	53	49	0	103
<b>Total</b>	<b>1</b>	<b>172</b>	<b>154</b>	<b>24</b>	<b>351</b>

A total of 992 square metres of residential amenity space is provided for the proposed buildings, comprised of 565 square metres of indoor residential amenity space (2.3 square metres per dwelling unit) and 427 square metres of outdoor residential amenity space (1.7 square metres per dwelling unit). Amenity space will be provided on Level 2 and 3 of the North Building and on Level 2 of the South Building.

The proposed development includes one access from Jane Street, and a second access from Marshlynn Avenue, at the southeast corner of the site, which replaces and consolidates the two existing access points from Marshlynn Avenue. The two driveways will collectively provide access to all three buildings.

The proposal includes a total of 219 parking spaces for the retained and proposed buildings, including 200 spaces for residential occupants and 19 spaces for residential visitors. The Applicant intends to provide existing tenants with parking in their current lease will have a replacement parking space within the reconfigured underground parking garage.

The proposal provides a total of 187 bicycle parking spaces for the proposed buildings only, including 169 residential long-term spaces and 18 residential short-term spaces. The bicycle parking spaces will be located on Level 2 of the North Building and Level 1 of the South Building.

A more detailed description of the proposal is included in Section 3.0 of the Planning and Urban Design Rationale.

## 3.2 Required Approvals

In our opinion, the proposed development conforms with the City of Toronto Official Plan, and in particular, is permitted by the applicable *Mixed Use Areas* designation. Accordingly, no Official Plan Amendment is required.

The proposal requires an amendment to the new City-wide Zoning By-law 569-2013, as amended, in order to rezone the site to Commercial Residential (CR), increase the permitted height and density, and to revise other development standards as necessary to accommodate the proposal.

The Proposal also requires a Rental Housing Demolition application, under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act to permit the demolition of the three existing rental dwelling units on the subject site. Given that there are less than six units being demolished on the property, the application can proceed through delegated approval and no replacement of the units is required.

A Site Plan Approval application will be required and will be submitted at a later stage in the development approval process.



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# Applicable Policy & Regulatory Framework



The redevelopment of the subject site should be consistent with the Provincial Planning Statement ("PPS") and conform to the City of Toronto Official Plan ("The Official Plan"). This letter outlines the applicable housing policies that apply to the proposal. Further policy detail is included in the Planning and Urban Design Rationale (being submitted concurrently with this letter).

## 4.1 Provincial Policies

On August 20, 2024, the Ministry of Municipal Affairs and Housing released the Provincial Planning Statement ("PPS"), 2024, which came into effect on October 20, 2024, and replaced the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019).

The 2024 PPS provides policy direction on matters of Provincial interest related to land use planning and development and will apply to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. In accordance with Section 3(5) of the Planning Act, all decisions that affect a planning matter are required to be consistent with the PPS. In this regard, Policy 6.1 provides that the PPS "shall be read in its entirety and all relevant policies are to be applied to each situation".

As compared with the 2020 PPS and 2019 Growth Plan, the 2024 PPS is intended to reduce and streamline planning rules, simplify approvals to build homes and eliminate duplication between planning documents. It emphasizes flexibility, with the intent of helping get more homes built across the province, while continuing to protect agricultural lands, cultural heritage and natural areas.

Chapter 1 of the PPS sets out the Province's current vision for Ontario, emphasizing the importance of building housing to serve a fast-growing province:

*"More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031. Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come."*

Key policy directions that continue to be expressed in the PPS are to build complete communities with a mix of housing options and to promote efficient development and land use patterns.

With respect to housing, Policy 2.2.1(a) 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.

Policy 2.2.1(b) provides that this should also be done by permitting and facilitating all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, and all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites 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.

Policy 2.3.1.3 directs planning authorities to support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Further, Policies 2.2.1(c) and (d) direct that an appropriate range and mix of housing options and densities will be provided by promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation, and by requiring transit-supportive development and prioritizing intensification in proximity to transit, including corridors and stations.

## 4.2 City of Toronto Official Plan

A detailed review of applicable Official Plan policies is included in Section 4.0 of the Planning and Urban Design Rationale report.

### Land Use Policies

The subject site is designated *Mixed Use Areas* on Map 14 of the Official Plan. The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses. The introductory text in Section 4.5 of the Official Plan states that the intent of the designation is to achieve a multitude of planning objectives by combining a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces.

### Housing Policies

The relevant housing policies are contained in Section 3.2.1 of the Official Plan, and are set out below:

- 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) states that "the existing housing stock will be maintained, improved and replenished. The City will encourage the renovation and retrofitting of older residential apartment buildings. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan."
- Policy 3.2.1(5) requires that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:
  - will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
  - 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. 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.

- Policy 3.2.1(6) provides conditions of approval for new development that would remove all or part of a private building or related group of buildings and would result in a loss of six or more rental housing units (our emphasis).
- Policy 3.2.1(12) provides 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.

Given that the development will not result in a loss of six or more housing units, Policy 3.2.1(6) does not apply to the application. However, in accordance with Policy 3.2.1(12), and tenant relocation and assistance plan will be developed for the existing tenants in the two units in 1771 Jane Street.

With respect to the affordability classification of a unit, the Official Plan includes the following definitions:

- Affordable rental housing and affordable rents means housing where 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 rent, by dwelling unit type, as reported annually by the Canada Mortgage and Housing Corporation, or 30 percent of the before-tax monthly income of renter households in the City of Toronto as follows:
  - studio units: one-person households at or below the 50th percentile income;
  - one-bedroom units: one-person households at or below the 60th percentile income;
  - two-bedroom units: two-person households at or below the 60th percentile income; and
  - three-bedroom units: three-person households at or below the 60th percentile income.
- Mid-range rents (affordable) are the total monthly shelter costs that exceed Affordable rents but are at or below 100 percent of the average City of Toronto rent, by unit type, as reported annually by Canada Mortgage and Housing Corporation.
- Mid-range rents (moderate) are the total monthly shelter costs that exceed Affordable rents and/or Mid-range rents (affordable) but are at or below 150 percent of the average City of Toronto rent, by unit type, as reported annually by Canada Mortgage and Housing Corporation."

The analysis of affordability, as set out in Section 5.2 below has been completed in accordance with these definitions.

### 4.3 City-wide Zoning By-law

The new City-wide Zoning By-law 569-2013, as amended, was enacted by City Council on May 9, 2013. It was appealed to the OMB in its entirety; however, virtually all of the by-law has now been approved by the Tribunal.

The majority of the subject site (1747-1749 and 1755 Jane Street) is zoned Residential Apartment RA (f30.0, a1375) (x259). The zoning permits residential apartment buildings, a minimum lot frontage of 30.0 metres and a minimum lot area of 1,375 square metres. Exception 259 provides that the Former City of North York By-laws 22099 and 21708 prevail. These by-laws permit the existing development, including an apartment building and a maximum non-residential GFA.

The northern portion of the subject site (1711 and 1773 Jane Street) is zoned Residential Detached RD (f15.0; a550) (x5). The zoning permits single-detached dwellings, parks, and a limited range of non-residential uses. A height overlay of 10.0 metres and 2-storeys also applies to this site. Exception RD5 provides that minimum side yard setback is 1.8 metres.

A small sliver of land between the northern and southern portion is zoned Residential Apartment RA (a1375) (x275).



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Analysis &  
Opinion

## 5.1 General Analysis

From a housing policy perspective, the proposal is consistent with the PPS and the City of Toronto Official Plan, as it will intensify an underutilized site within a built-up urban area which is well-served by municipal infrastructure, including existing frequent transit service. The proposal will include a variety of unit types and sizes, including units with two or more bedrooms.

The proposal conforms to the housing policies contained within the Official Plan. As per Policy 3.2.1(1), the proposal will provide for a range of housing, including new dwelling units and retained dwelling units with a variety of bedroom typologies. It is intended that the new housing will have rental tenure. In keeping with Policy 3.2.1(2), the proposal will maintain existing housing stock while introducing a significant number of new, high-quality units to the City's housing supply. The proposal facilitates new housing through intensification, which will provide more housing opportunities in the area to help accommodate Toronto's growing population.

With respect to provision of new housing, the proposal provides for approximately 248 new housing units. The proposed units will be comprised of a variety of bedroom types and sizes, including 119 one-bedroom units (48%), 105 two-bedroom units (42%), and 24 three-bedroom units (10%). The proposed unit mix meets and exceeds the City's Growing Up Guidelines with respect to the recommended provision of two- and three-bedroom units. In particular, the proposed unit mix introduces 24 three-bedroom units to the subject site, which is a unit type that does not currently exist in the retained building.

Further analysis of the proposal's conformity with the Official Plan Policy 3.2.1(5) is set out below. As the proposal will result in the removal or demolition of existing three rental units, it is our opinion that Policy 3.2.1(6) does not apply.

## 5.2 Analysis of Official Plan Policy 3.2.1(5)

### 5.2.1 Policy 3.2.1(5)(a)

Policy 3.2.1(5)(a) requires that where existing rental units will be retained in a new development, all the existing rental housing units that have affordable rents and mid-range rents will be secured as rental housing.

As stated, all 103 dwelling units will be retained as part of the proposal. As of March 2026, all of the units within the existing building currently fall within "affordable" and "mid-range" rent thresholds (affordable or moderate), as per **Table 2** below. As such, the Applicant commits to securing all units within the existing building as rental housing.

### Summary of Total Number of Rental Units by Type and Rent Classification

The Official Plan defines "affordable rents" as housing where the total monthly shelter cost (gross monthly rent including utilities but excluding parking and cable television charges) is at or below one times the average City of Toronto rent, by unit type, as reported annually by the Canada Mortgage and Housing Corporation ("CMHC"). "Mid-range rents" is housing where the total monthly shelter costs exceed affordable rents but fall below one and one-half times the average City of Toronto rent. "High-end rent" is housing above the mid-range threshold.

Typically, the affordability analysis of existing rental units is prepared by comparing the gross monthly rent<sup>1</sup> paid at the time of application submission to the Average Rent Threshold. The applicable 2026 rent thresholds by relevant unit type are included in **Table 2** below

**Table 2 - 2026 Average Rent Thresholds**

Unit Type	Affordable Rent	Mid-Range (Affordable) Rent	Mid-Range (Moderate) Rent
Bachelor apartment	\$ 1,109	\$1,110 to \$1,456	\$1,457 to \$2,184
1-bedroom apartment	\$1,404	\$1,405 to \$1,715	\$1,716 to \$2,572
2-bedroom apartment	\$1,985	N/A	\$1,986 to \$2,977

With respect to vacancy, the Applicant has confirmed that as of March 2026, there are currently two vacant units within the existing building on the site. To determine the affordability of these vacated units, the analysis was based on the rent paid during the last month of occupancy. After determining the unit's last month of occupancy, the rent was analyzed based on the Average Rent Threshold in the year that the last rent was paid. Given that the unit was vacated in the year 2025, the affordability analysis for vacant units will compare the gross monthly rents formerly paid to the applicable 2025 Average Rent Thresholds.

With respect to utilities, the Applicant has confirmed that the cost of water and heat (i.e. gas) related utilities were included within the base rent of all units on the site. However, it was also noted by the Applicant that hydro was paid separately by each tenant. For the purposes of the affordability analysis, the Current City of Toronto Average Market Rents & Utility Allowances for hydro utilities by unit type (i.e. bachelor, one-bedroom etc.) were added to the monthly rent of all existing units on the site.

A summary of the affordability analysis is set out in **Table 3** below. As of March 2026, at least 71 existing units fall within the "affordable" category, 16 units fall within the "mid-range affordable" category and 15 units fall within the "mid-range moderate" category. The two vacant units noted above is one two-bedroom unit, which was leased at "mid-range affordable" rent, and one two-bedroom unit, which was leased at "mid-range moderate" rent.

**Table 3 - Affordability Analysis- Rental Units to be Retained (1755 Jane Street)**

Unit Type	Affordable Units		Mid-Range (Affordable) Units		Mid-Range (Moderate) Units		Totals
	Vacant	Occupied	Vacant	Occupied	Vacant	Occupied	
Studio	0	0	0	0	0	1	1
1-Bed	0	30	1	15	0	7	53
2-Bed	0	41	0	0	1	7	49
<b>Total</b>	<b>71</b>		<b>16</b>		<b>15</b>		<b>103</b>

<sup>1</sup> 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.

## 5.2.2 Policy 3.2.1(5)(b)

Policy 3.2.1(5)(b) requires that new development secure needed improvements and renovations to the existing rental housing in order to extend the life of the building that are to remain and 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.

In this regard, the proposed development will result in a variety of improvements to the existing building and subject site in general. The proposed development includes several improvements, including:

- enhanced pedestrian mid-block pedestrian connections throughout the site;
- enhanced landscaping along Jane Street and Marshlynn Avenue, including proposed street trees, raised planter beds, and seating areas; and
- internalized garbage storage within the Retained Building

The proposal may include further capital improvements to the existing building, based on on-going consultation with the existing tenants and discussions with City staff.

The Applicant confirms that the cost of any improvements to the existing building in the context of the subject application will not be passed down in the rents to tenants.

With respect to the two existing rental units in 1771 Jane Street which are proposed to be demolished, the units both fall within the "affordable" rent category. Given the lack of information for the rental unit in 1773 Jane Street, we are also assuming that the unit also fell within the "affordable" category.

## 5.2.3 Policy 3.2.1(12)

Policy 3.2.1(12) provides that new development that would result in the loss of one or more rental units or dwelling rooms must have an acceptable tenant relocation and assistance plan. In this regard, three dwelling units (one one-bedroom unit and two two-bedroom units) will be demolished as part of the development.

An acceptable tenant relocation and assistance plan will be required to address the needs of the two existing tenants in 1771 Jane Street and to minimize hardship, consistent with the intent of the Official Plan. Given that the rental unit in 1773 Jane Street has remained vacant since 2013, a tenant relocation and assistance plan is not required for that unit.

## 5.3 Community Engagement

A Public Consultation Strategy Report has been prepared by Bousfields Inc. (submitted as part of the application package). Please refer to this report for details regarding tenant outreach and proposed consultation with existing tenants during the application review process.

The Applicant also commits to providing a future Construction Management Plan to existing residents to ensure impacts of construction on existing tenants are mitigated.

## 5.3.1 Tenant Communication Plan

The following section outlines the Owner's Tenant Communication Plan for existing tenants. It summarizes what engagement has occurred to date and identifies future planned communication and engagement.

### Completed/Ongoing Items

#### Project Website, Email, and Phone Number

- A project website will be launched to provide tenants with a location to learn key details about the project, view application materials, and be kept up-to-date on project milestones.
- A project email and phone number will be set up to facilitate communication between tenants and the project team.
- These tools will be shared on all communications to tenants, and the project email and phone number will continue to be the primary contact method regarding the application moving forward.

#### Introductory Tenant Letter

- Letters will be delivered to all existing tenants to introduce the Proposal and include a list of FAQs and contact information (for both the project team and City Staff) as a way for tenants to learn more and provide questions or comments.
- The letters will also note that additional tenant communication and consultation will occur in the future.

#### Door Knocking

- The project team met with tenants of 1771 Jane Street (the one-storey detached dwelling proposed to be demolished) to provide information about the upcoming Proposal and invited tenants to the upcoming tenant drop-in session.

#### Tenant Drop-in Session

- The project team will host a drop-in session in the lobby of the retained building to share more information about the proposed development and process with tenants.

#### Tenant Survey

- The project team will prepare survey seeking feedback from all tenants regarding future site and building improvements to be secured through the development process.

#### Future Tenant Updates

- Future communications will be provided in advance of consultation events, and to provide important updates as the planning process continues.



## Conclusion

It is our opinion that the proposal for the subject site is consistent with the PPS. The proposal also 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 secure for rental tenure the existing residential units in the apartment building at 1755 Jane Street, which is planned to be retained in the redevelopment. In addition, the proposed development will provide a variety of on-site improvements without pass-through costs to tenants. Additional improvements to the existing building may be determined in coordination with City staff through the application process.

The proposed development will require the demolition of three existing rental units located at 1771 and 1773 Jane Street. In accordance with Policy 3.2.1(12), an acceptable tenant relocation and assistance plan will be provided.

The proposed development will contribute to the City's housing supply while retaining its existing rental housing stock. Based on the foregoing, it is our opinion that the rezoning application is appropriate and desirable from a housing perspective.



