



BOUSFIELDS INC.

TENANT CONSULTATION MEETING

11 Yorkville Avenue Partners Inc.

11-25 Yorkville Avenue &
16-18 Cumberland Street



PURPOSE



Distinguishing between the active applications

Discussing the Rental Housing Demolition Application Process

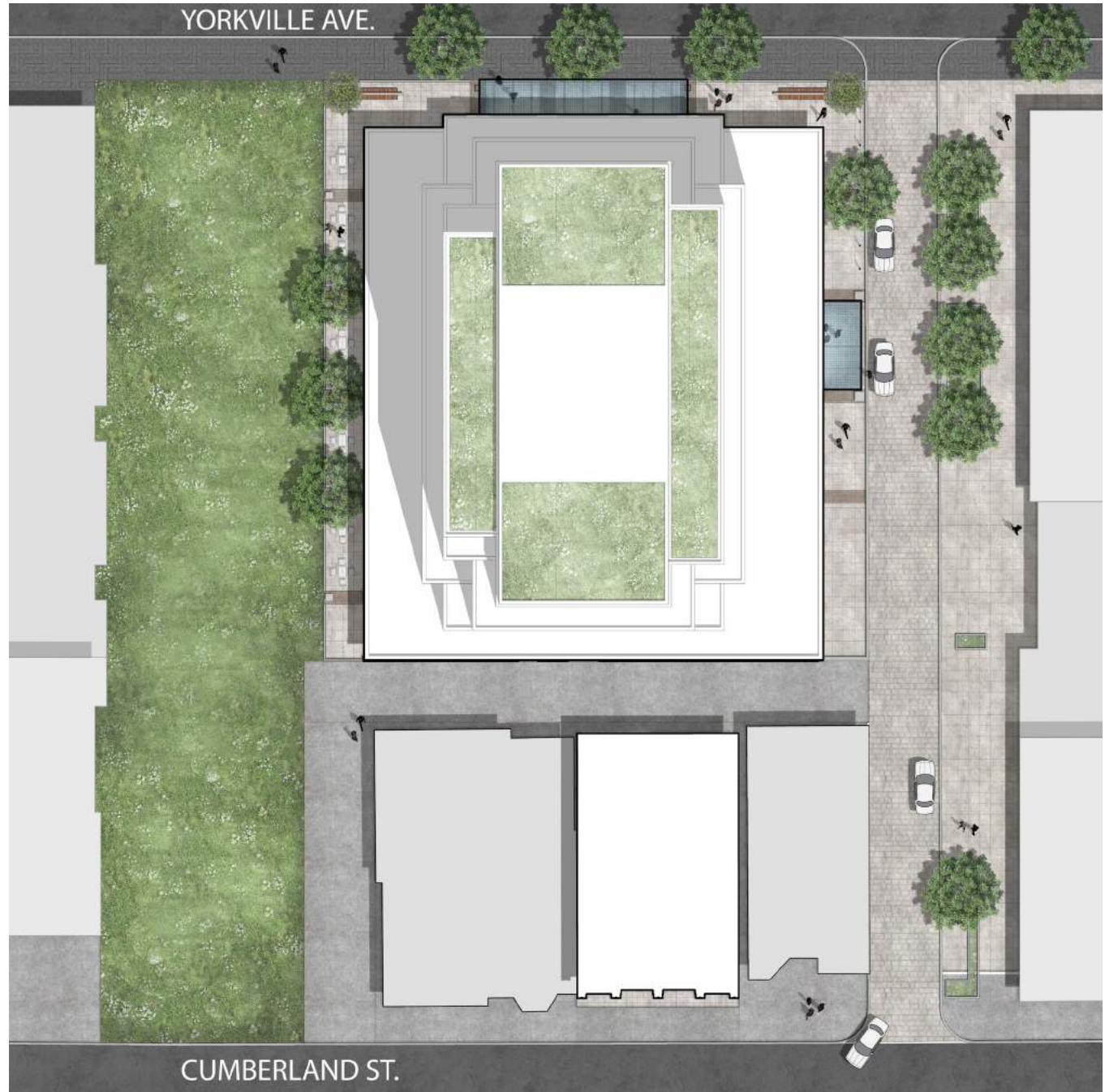
Reviewing Tenant Involvement and Impact

Answering Questions about the Process



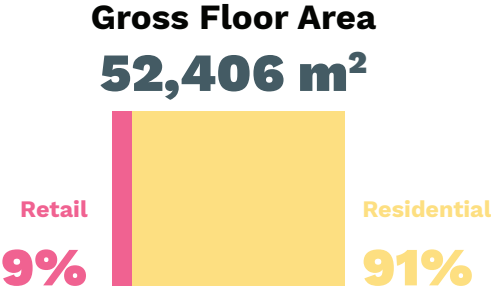
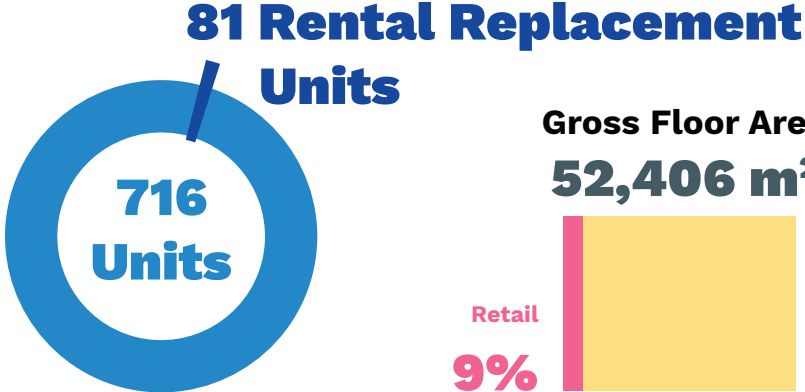
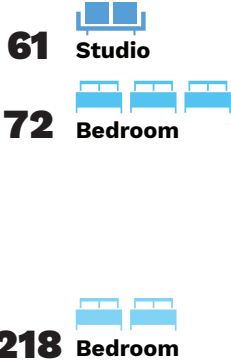
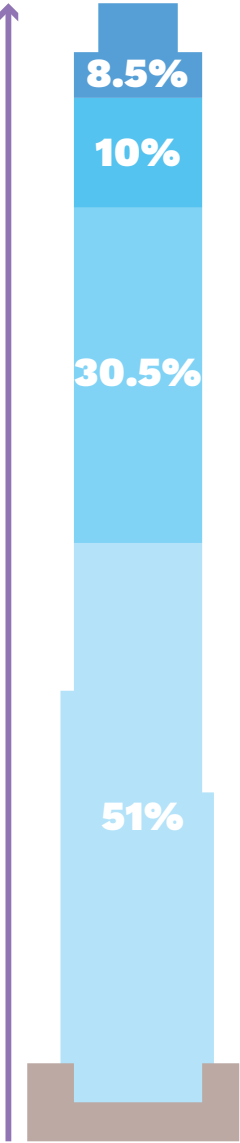
PROJECT INFORMATION

PROPOSED SITE PLAN



DEVELOPMENT STATISTICS

Building Height
62 Storeys
 211.3m



Privately-Owned Publicly Accessible Space (POPS)



Public Park





ARTIST'S RENDERING



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STAYING INVOLVED



APPLICATION INFORMATION CENTRE
aic.to/11yorkville

APPLICATION WEBSITE
www.11yorkvillecommunity.ca

APPLICANT CONTACT
contactus@11yorkville.ca



COMMUNITY PLANNING
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FEDERATION OF METRO TENANTS ASSOCIATION
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ACTIVE APPLICATIONS

Rezoning / Official Plan Amendment Applications

Rental Housing Demolition Application

Issues Reviewed

Land Use
Height
Massing
Shadows
Impacts (built form / social)

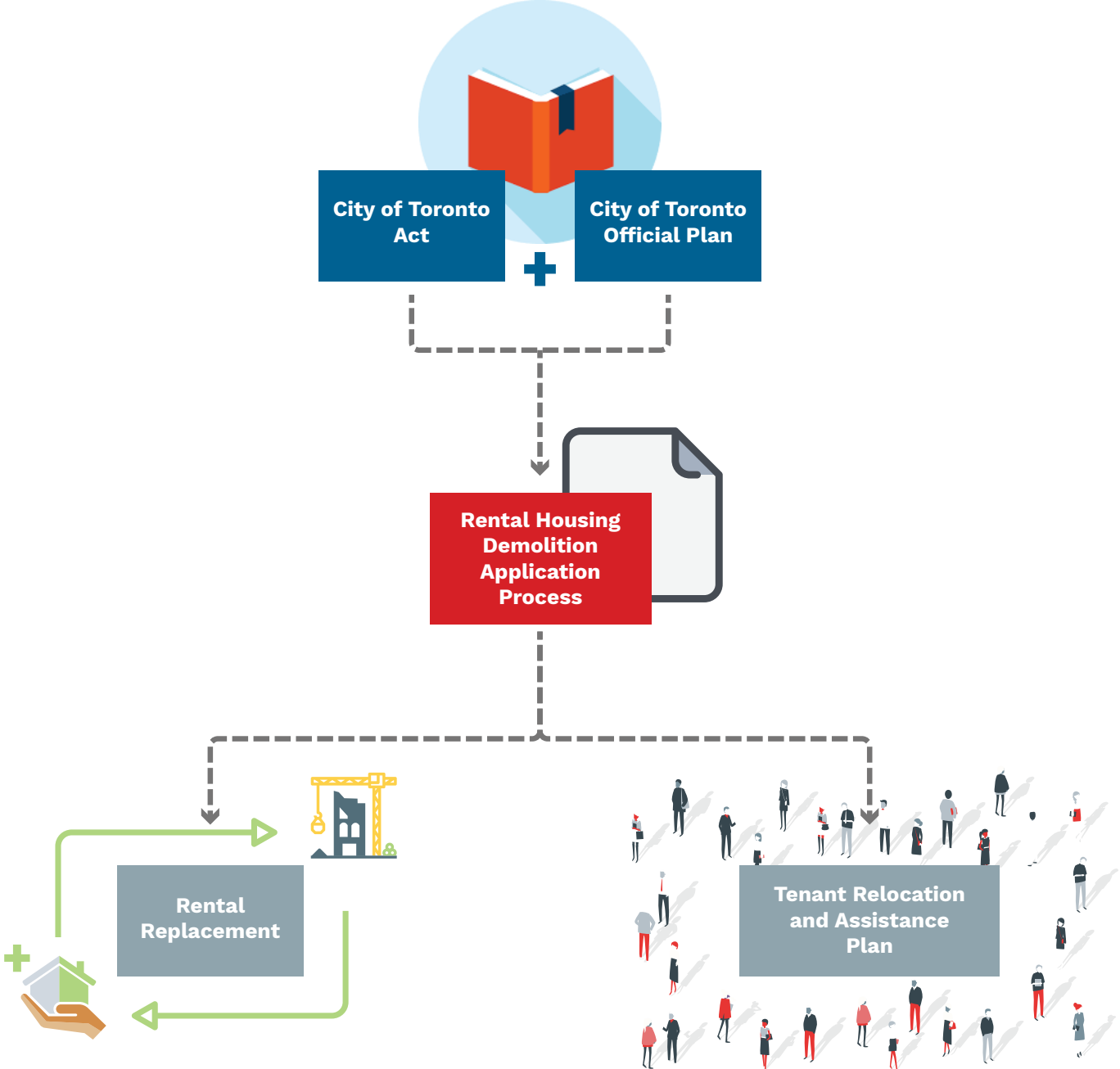
Rental replacement units
Notice to tenants
Compensation
Rents
Tenure

Questions Asked

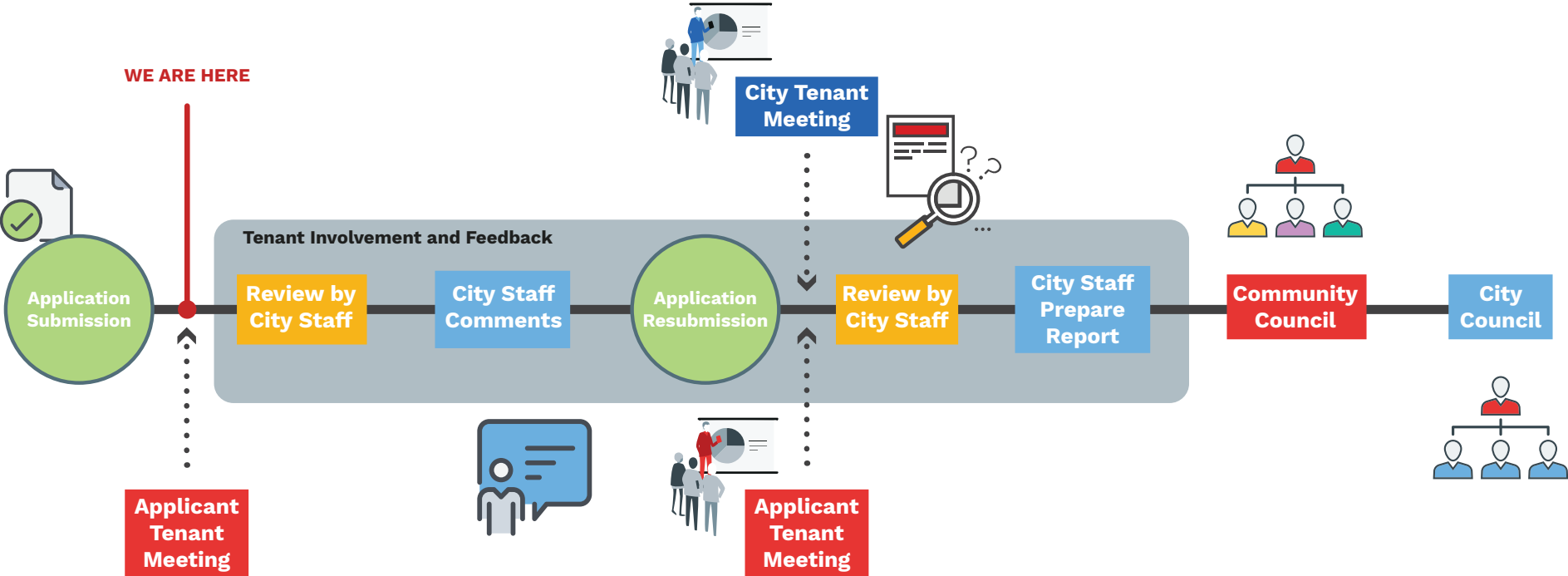
How tall will the building be?
What kind of retail is going into the building?
Are windows going to be overlooking the park?
What community amenities are being provided?

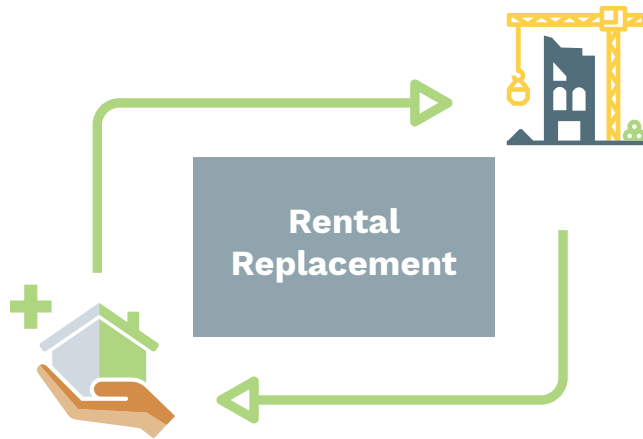
When will I have to be out of my unit?
Do I have the right to return to my unit?
Will I be paying the same rent?
Will my moving costs be covered?

RENTAL HOUSING FRAMEWORK



RENTAL HOUSING DEMOLITION APPLICATION





Focused on the physical unit (square footage, number of bedrooms), rent and tenure

- Units specifically set aside to replace the existing units
- Informed by Official Plan policies
- Initial proposal was to replace the total square footage on-site today and the same number of units
- This proposal is subject to discussions with Staff and future revisions



A document developed in collaboration between City Staff, the tenants and the applicant to manage the interim inconveniences related to redevelopment of the site. The Plan also guides how you (the tenants) will leave and return to your unit.

- The Residential Tenancies Act requires applicants to provide
 - 4 months notice
 - 3 months rent
- City Staff requires the applicant to develop a plan that goes beyond the minimum requirements
- Additional items that could be incorporated into the Plan include
 - additional notice
 - additional compensation (rent, moving costs, special needs)
 - right to return
- Development of the plan is ongoing through discussions with City Staff, the applicant and feedback from tenants



CONCLUSIONS

FREQUENTLY ASKED QUESTIONS

How does this application **affect me** today?

What is the **timing** of this application?

When will I have to **vacate my unit**?

Am I eligible for the Tenants Relocation and Assistance Plan?

Has a **Tenant Relocation and Assistance Plan** been proposed?

When do I **decide** if I would like **to return**?

Will I be **paying** the same/similar **rent when I return** to a new replacement unit?

Will we have access to the **proposed amenities** (indoor and outdoor, etc.) within the new building?



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