

Tenant Consultation Meeting

7-11 Rochefort Drive

October 22, 2025 at 6:30pm at Marc Garneau Collegiate Institute





Agenda

- 6:30** Welcoming remarks and introductions
- 6:40** Presentation (City staff and Applicant)
- 7:15** Questions and comments (Tenants)
- 8:30** Wrap up meeting

Introductions

City of Toronto

- **Denise McMullin**, City Planning
- **Councillor Burnside**
- **Michelle Charkow**, Development Review
- **Kate Macmillan**, City Planning

Applicant

- **Sean Meyer**, Damis Property Inc.
- **Mariana Talvan**, Briarlane Rental Property Management Inc
- **Rogelio Orea**, Briarlane Rental Property Management Inc
- **Scott Walker**, NBLC
- **Francisco Cordero**, NBLC
- **Lilly Kraljevic**, Diamond Schmitt Architects
- **Liviu Budur**, Diamond Schmitt Architects
- **Katie Pystchula**, Pooni Group

Meeting Purpose

- **Inform** tenants of the process and their rights
- **Review** the City's rental housing policies and process
- **Learn** about the rental replacement proposal
- **Discuss** the tenant relocation and assistance plan
- **Answer** questions and receive feedback

Please remember to be respectful

- **City of Toronto is an inclusive public organization.** Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated (you will be asked to leave the meeting);
- **Be a good listener and keep an open mind;**
- **Raise hand to ask questions;**
- **Limit yourself to one question or comment at the time; and**
- **Be direct and frame questions to specific speakers.**

Planning Policy



Role of Housing Policy

As a Housing Policy Planner, my role is to:

- **Review** development applications under the City's housing policies
- **Implement** the City's rental housing policies and process
- **Help ease** the negative impacts associated with the redevelopment of existing rental housing

City of Toronto Official Plan

Toronto's Official Plan seeks to address the following broad housing goals:

- **Stimulate the production of new** private sector rental housing supply;
- **Preserve the existing stock** of affordable and mid-range rental housing.

Official Plan & By-law requires:

- **Replacing and securing:**
 - Rental units by the same type, number and size
 - Replacement rents restricted
 - Replacement rental tenure
 - A Tenant Relocation and Assistance Plan

Process and proposal



Consultation

December 1, 2021	City receives Rental Housing Demolition Application
February, 2022	Notice of Rental Housing Demolition Application delivered to tenants
May 16, 2022	Community Consultation Meeting
May 9, 2024	Staff conduct site visit
June 3, 2024	Applicant appealed Planning Application to the Ontario Land Tribunal
May 21, 2025	City Council adopts settlement to approve the development application in principle
October 8, 2025	Notice of tenant meeting
Today	City-led tenant meeting

Rental Demolition Summary

Unit Type	Existing units to be demolished	Proposed units to be replaced
Two-Bedroom	128	128
Total	128	128

- Units with eligible tenants will be replaced with new units of the same average size as existing units (by unit type)
- Tenant assistance and the right to return provided to all eligible tenants.

Tenant Relocation and Assistance



Tenant Relocation and Assistance

Provincial requirements:

- 4 months notice to move out
- 3 months rent compensation

Residential Tenancies Act (RTA)



City of Toronto requires:

- 6 months notice period to move out
- Special needs compensation if qualified
- right to return to replacement unit at similar rent

Rental Housing Demolition By-law,
Chapter 667 - Municipal Code

Eligibility for additional compensation

Eligible Tenants

- Tenant who moved in before **December 1, 2021** OR tenants who moved in after this date and did not sign the tenancy agreement addendum by the City

Post-application tenant

- Someone who moved in after **December 1, 2021** AND who signed the tenancy agreement **addendum** provided by the City

Tenant Relocation and Assistance Plan for Post Application Tenants

- **Six** months written notice before the date tenants would need to move out
- **Residential Tenancies Act Compensation**, three (3) months' rent equivalent—when notice is given
- **4 months' City of Toronto Average Rent additional compensation for Special Needs Tenants**, for example: at least 65 years of age; or experience significant physical or mental health condition

Tenant Assistance Plan for Eligible Tenants

- **Six (6) months written notice** before the date tenants would need to move out
- RTA required compensation (equal to **3 months' rent**)
- Special needs compensation (equal to **4 months' City of Toronto Average Rent**) if eligible
- **Rent Gap payment** to mitigate hardship during displacement period
- **Moving Allowances** (\$1,500-\$2,500)
- **Right to Return** to return to a replacement unit at similar rent
- **Leasing agent** available to assist with finding an alternative unit

Moving compensation

Move-Out Allowance*	Move-Back Allowance*
\$2,500	\$2,500

- * Not conditional on tenants providing receipts or proof of expenses
- * Moving allowances are indexed to inflation

Rent Gap Payment

- Intended to **cover the difference** between tenant's current rent and the rents that reflect asking rents on the market by bedroom type in the local area (CMHC 2015+ Zones 5-17).
- Calculated and provided as a lump sum when you move out
- All financial payments you receive are not taxable
- Based on the expected displacement period, beginning when you move out.
 - Covers any months you move out early during the 6 month notice period + 36 month construction period.
 - If the displacement period lasts longer than anticipated the rent gap payment will be topped up.
 - Market rents will be indexed upwardly to better reflect changes in market conditions

Tenant Relocation and Assistance Plan

Example of a rent gap payment calculation for a tenant moving out at the end of the 6-month notice period:

Average rent for a 2-bedroom apartment unit built in 2015+ (CMHC Zones 5-17)	Eligible Tenant's existing monthly rent (2024)	Monthly rent gap at time of vacant possession	Estimated construction timeline (months)	TOTAL RENT GAP PAYMENT
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$$\boxed{} - \boxed{} = \boxed{} \times 36 = \boxed{}$$

Leasing Agent

A leasing agent will be made available to eligible tenants during the 6 month notice period upon request to:

- Provide tenants with a list of rental vacancies in the neighbourhood
- Co-ordinate referrals and references from the current landlord
- Provide additional assistance commensurate with the tenant's needs (e.g. physical listings and help completing application forms, face-to-face meetings nearby, etc.)

Right to Return

- Replacement unit: same bedroom type
- Unit selection based on seniority
- At similar rent:
 - Increased by annual guidelines increases between move out and move back.
 - Future rent increases in replacement unit limited to Provincial Rent Increase Guidelines.

Summary

Form of Assistance	Description
Notice Period	Minimum of 6 months' notice
Right to return	Right to return to replacement rental unit of similar size and same number of bedrooms at similar rent
Financial compensation	Rent gap payment based on average rent for CMHC 2015+(CMHC Zone) and RTA compensation (3 months' rent)
Moving allowances	Move-out and move-back allowances
Special needs assistance	Compensation equal to 4 months of City of Toronto Average Rent (must be 65 years or older and/or have physical or mental limitation)
Leasing agent	Available upon request

Expectations

Your landlord/property owner

During the entire application review process, the City of Toronto expects property owners to:

- Properly maintain the rental premises – internally and externally
- Properly communicate with tenants including bi-annual updates on the status of the construction timeline

You as a tenant

- Continue to pay rent
- Provide the landlord/owner with your updated contact information after you move and throughout the construction process
- If you have any unaddressed issues related to property standards, please contact Municipal Licensing & Standards or Toronto Buildings by calling 311

Development Proposal



What Can Returning Tenants Expect?



**A new
High-Quality Unit**



Air Conditioning



**In-suite Laundry
& Dishwasher**



**Indoor & Outdoor
Amenities**



**Internalized
Garbage & Loading**



**Modern Building
Operations**



**High-quality Bike
Storage & Facilities**

Proposal Highlights

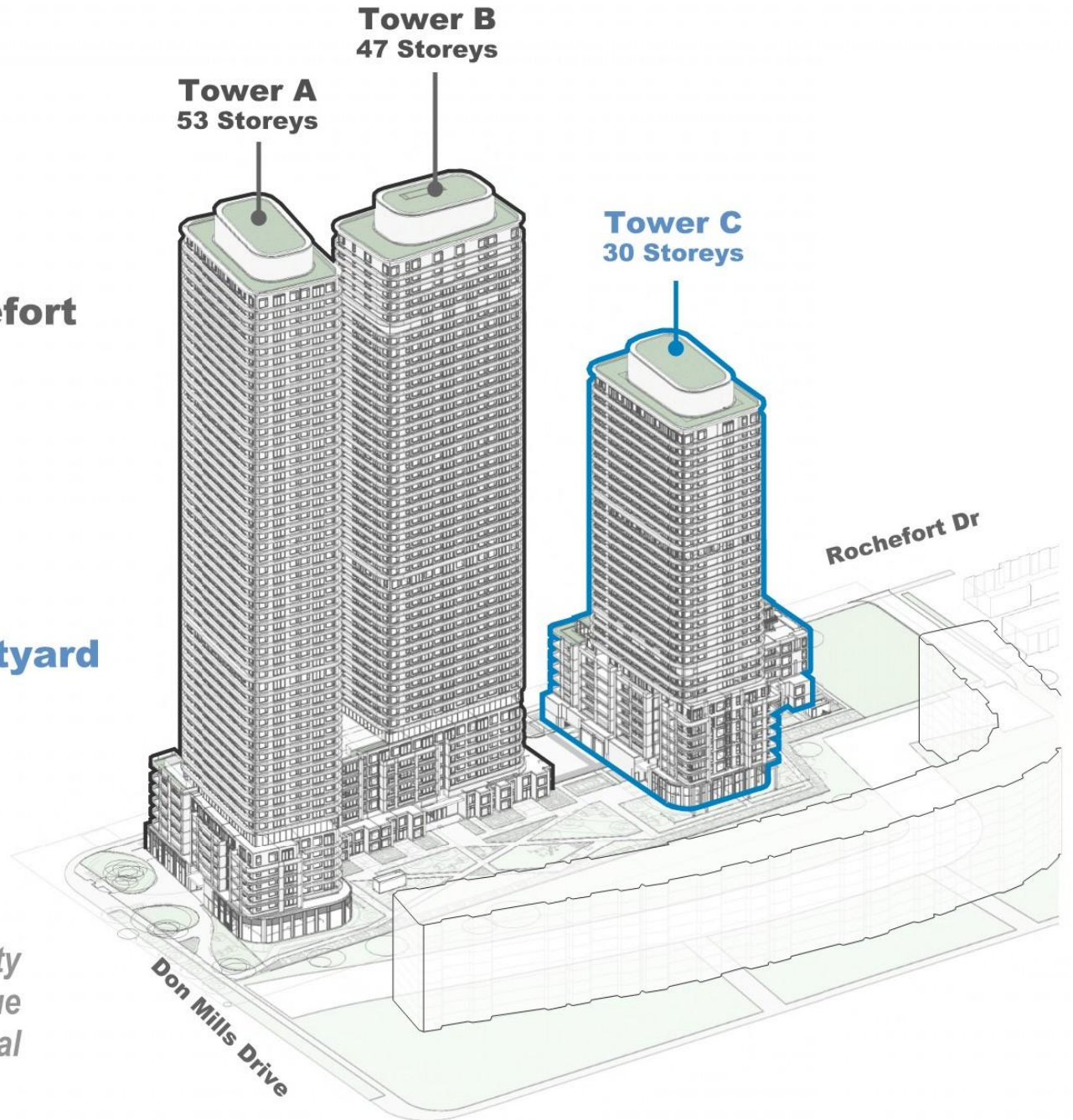
Three New Towers

- 1368 new units
- All 128 units from 7 & 11 Rochefort to replaced.

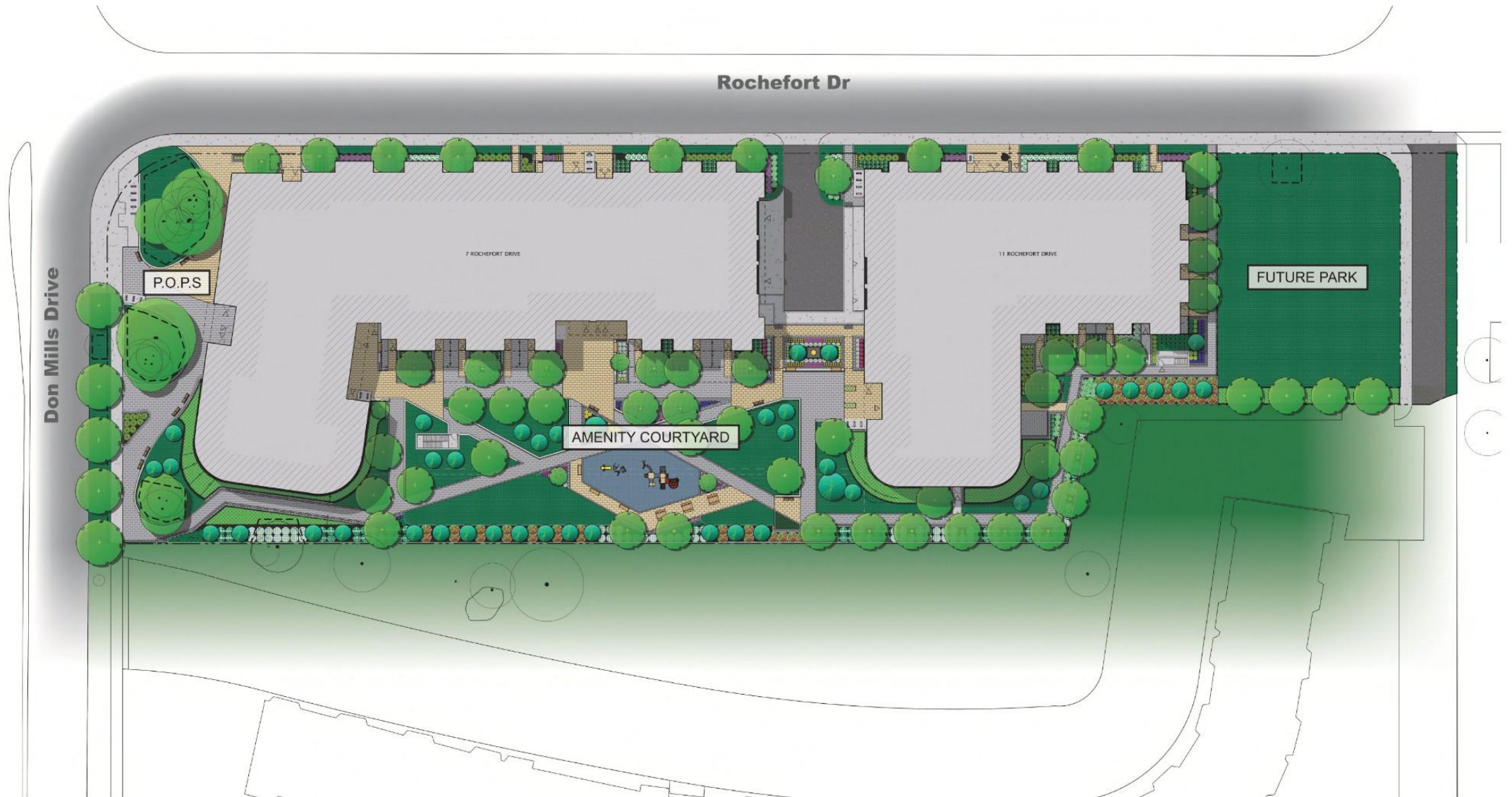
Total of 1496 units

- 3,062sm of Interior Amenity
- 4,293sm of Outdoor Amenity & Landscaped Courtyard
- 1,323sm of Public Park
- 1,160sm of Privately Owned Public Space (POPS)

There are no immediate changes to the property or your status at this time, and you can continue to live in your unit as usual



Proposal Highlights - Landscape Plan



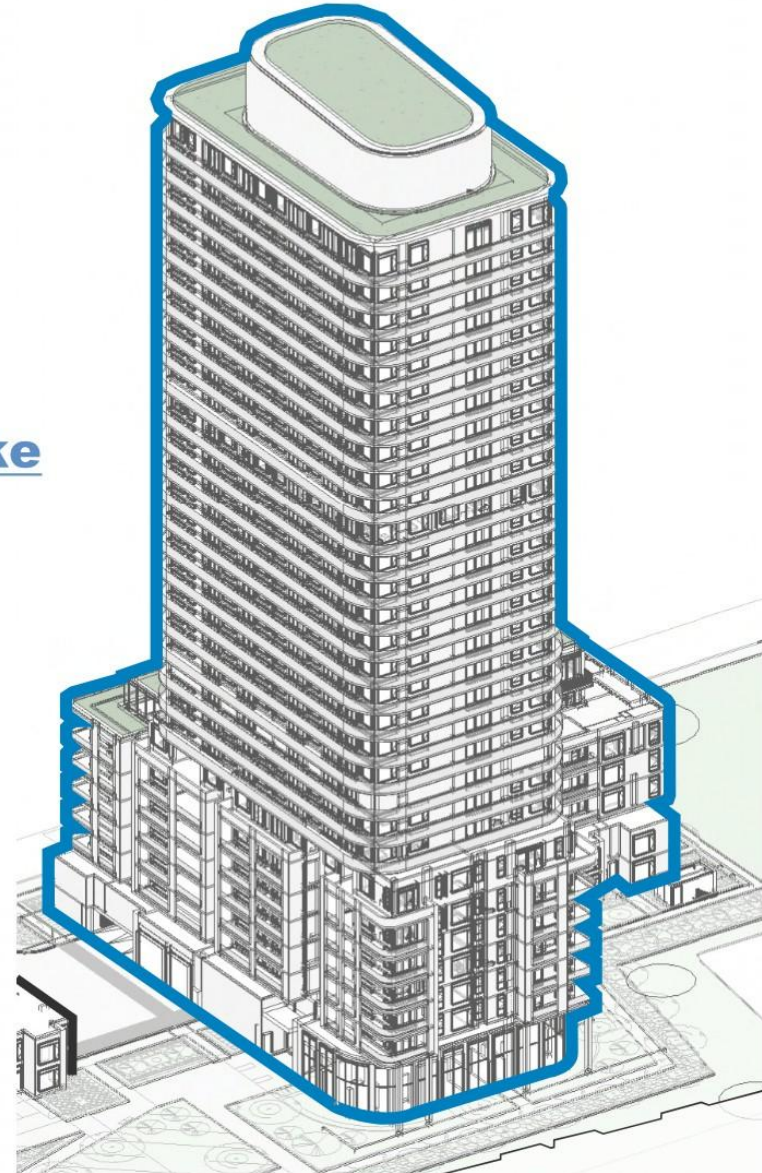
Proposal Highlights of Tower C

- 255 new units
- 128 replacement 2-Bed units
 - ↳ Located on Levels 2 to 12
 - ↳ Units to be replaced with Like - for - Like

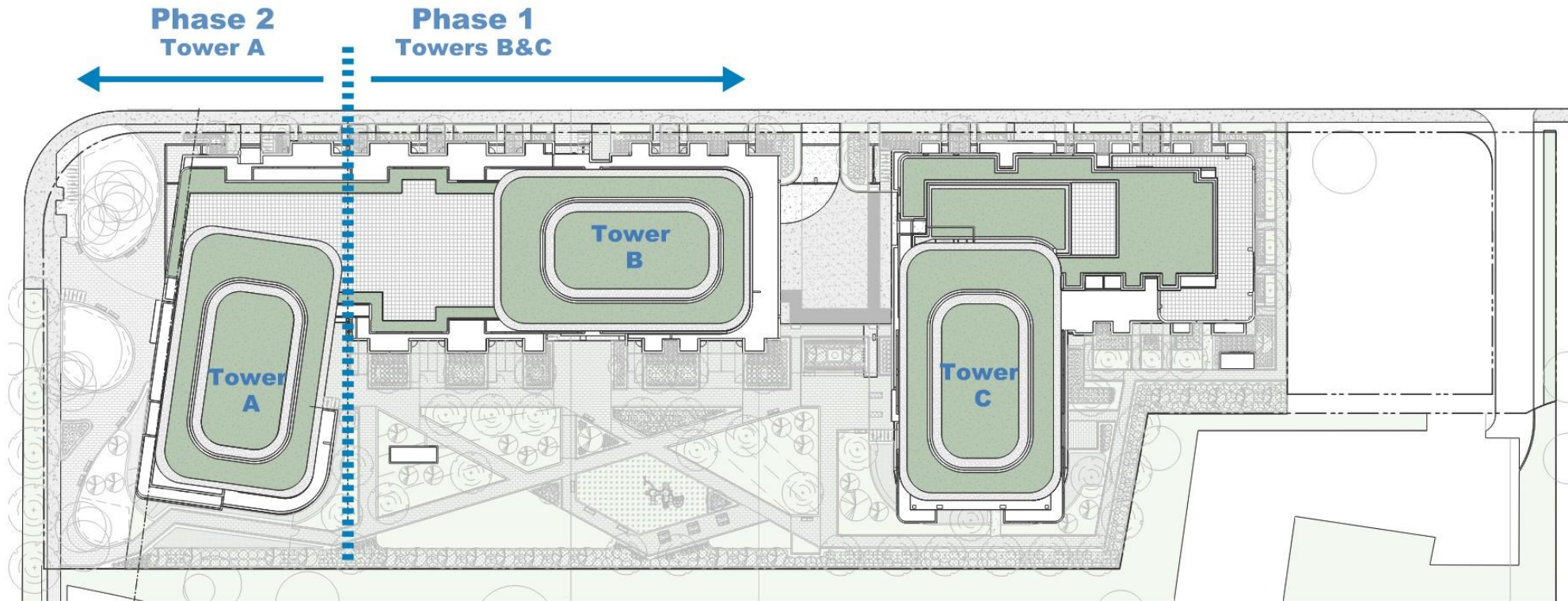
Total of 383 units in Tower C

- 805sm of Interior Amenity
- 80sm of Outdoor Amenity

*There are no immediate changes to the property
or your status at this time, and you can continue
to live in your unit as usual*



Project Phasing

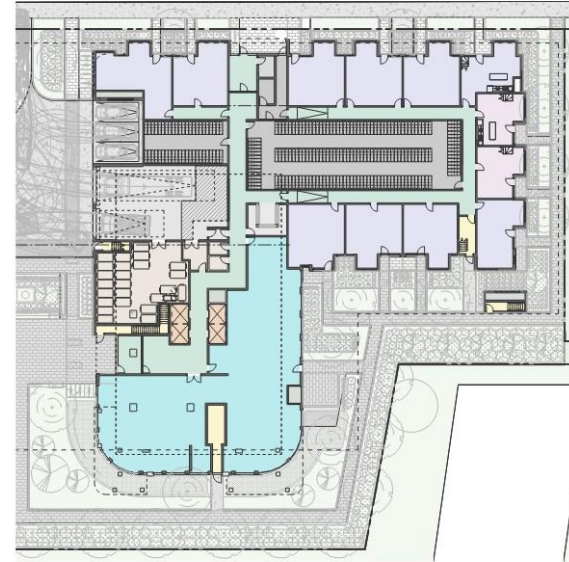


In the event of **Phasing**,

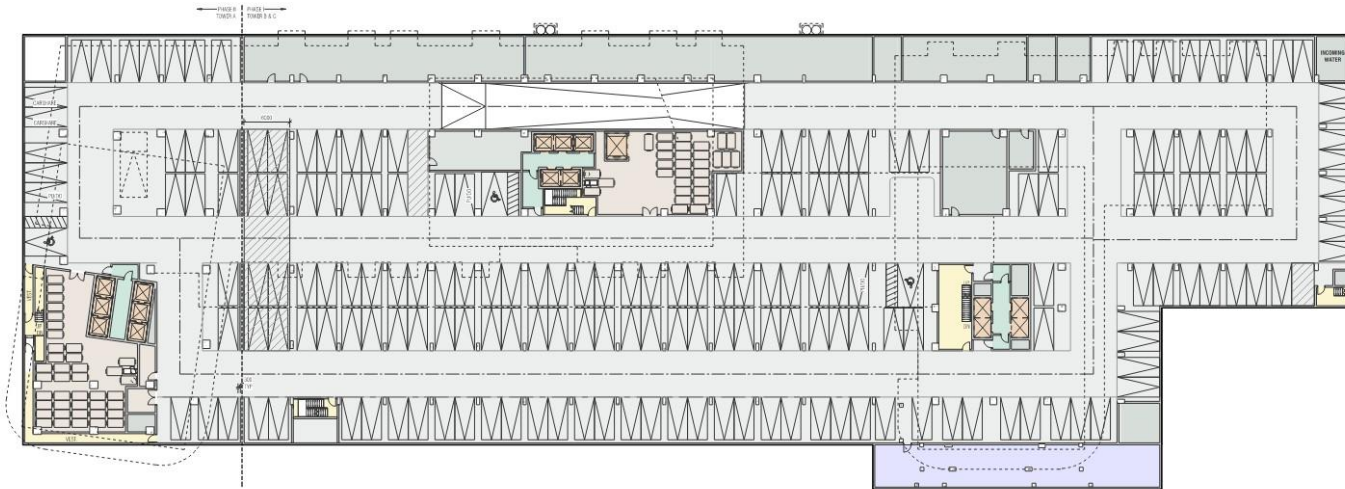
- **Tower C** will be part of **Phase 1** to be able to replace the units as soon as possible
- **Tower C** will be the farthest from the construction of **Tower A** in **Phase 2**

Parking and Services

- **Two levels of Below Grade Parking**
- **74 Visitor Vehicle Parking Stalls**
- **6 PUDOs (3 at Grade / 3 on P1)**
- **353 Residential Vehicle Parking Stalls**
(70 stalls dedicated to returning tenants)
- **Internalized Waste Storage & Loading**
- **92 Visitor Bike Storage Stalls**
- **336 Residential Bike Storage Stalls**



- vehicle parking & loading
- bicycle storage
- waste storage
- storage

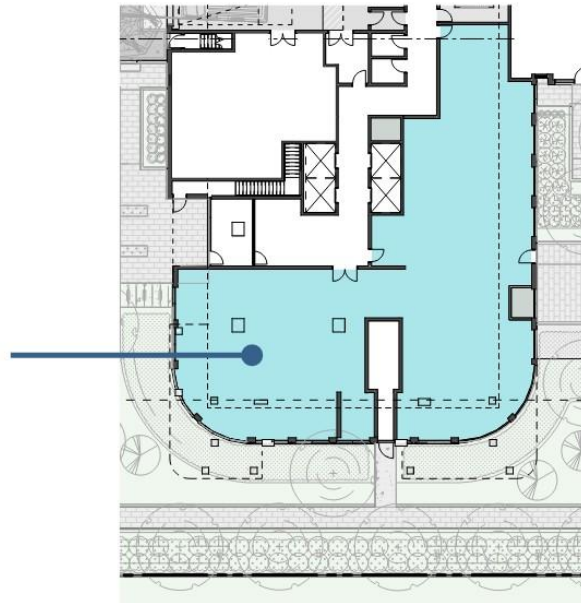


Interior & Exterior Amenity

The programming of the amenity areas is still to be determined, but they may include features such as:

- *Fitness centre*
- *Party room / social lounge*
- *Co-working space*
- *Outdoor terrace with BBQs*

**Interior
Amenity**



**Interior
Amenity**

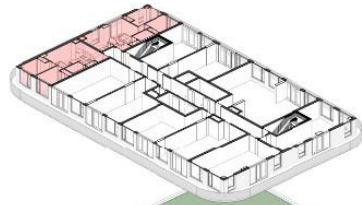
**Outdoor
Amenity**



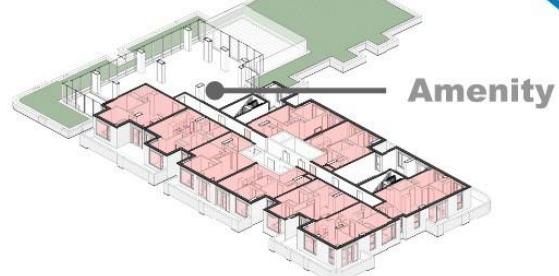
**Guest
Suite**

Replacement Units

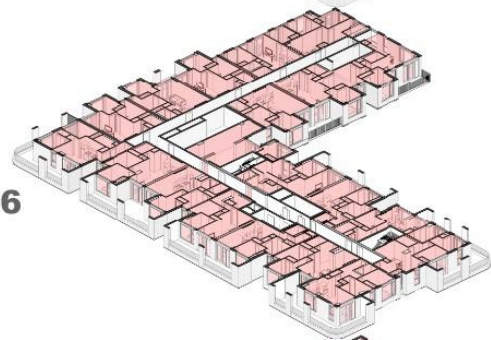
Tower Levels 8 to 12



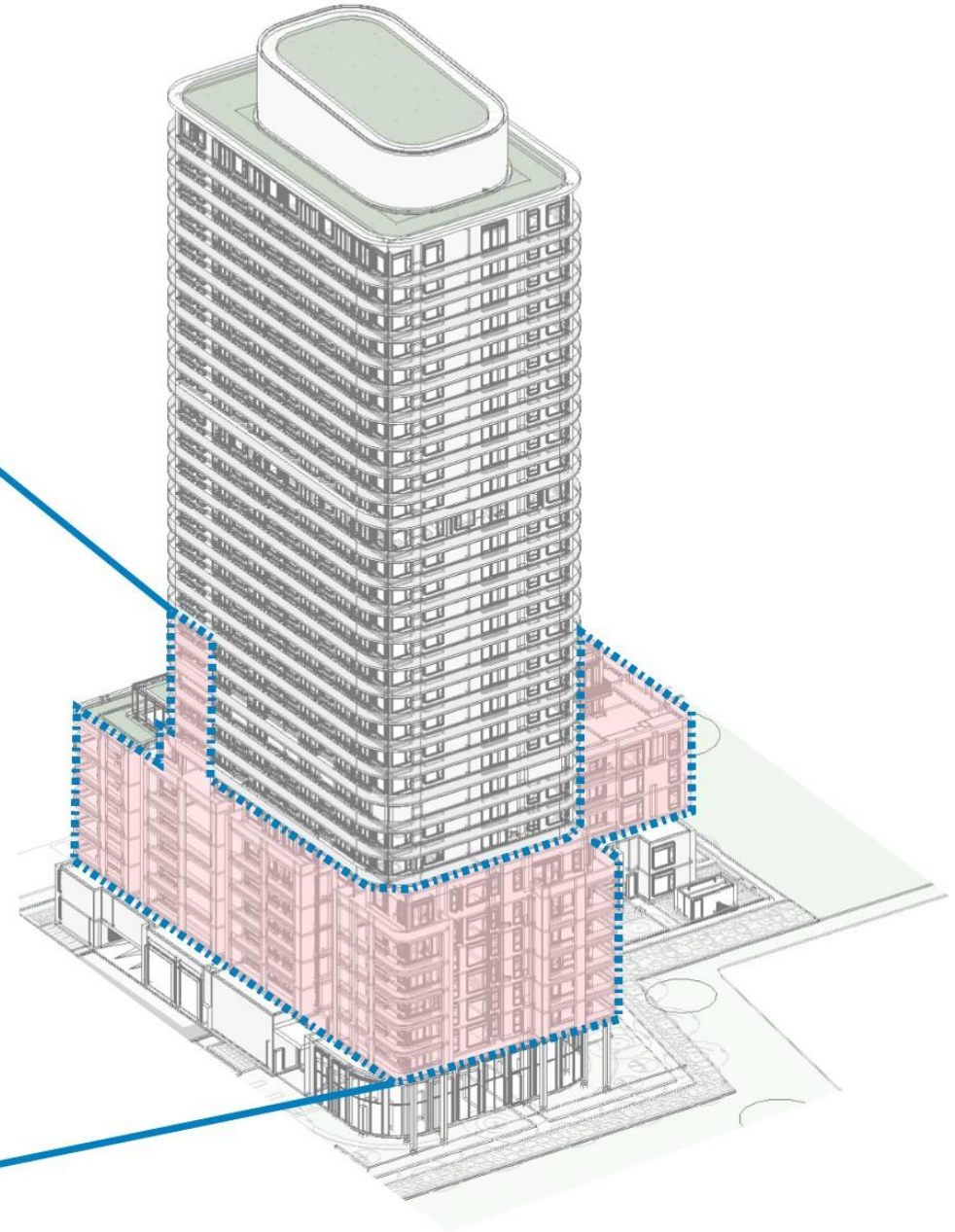
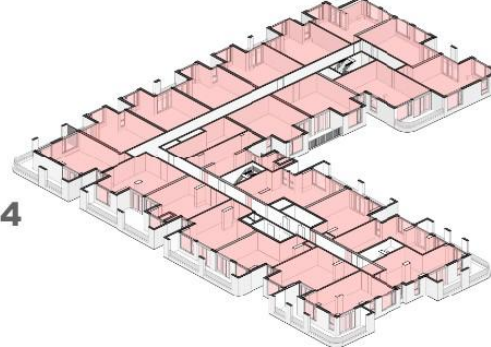
Tower Level 7



Podium Levels 5 to 6

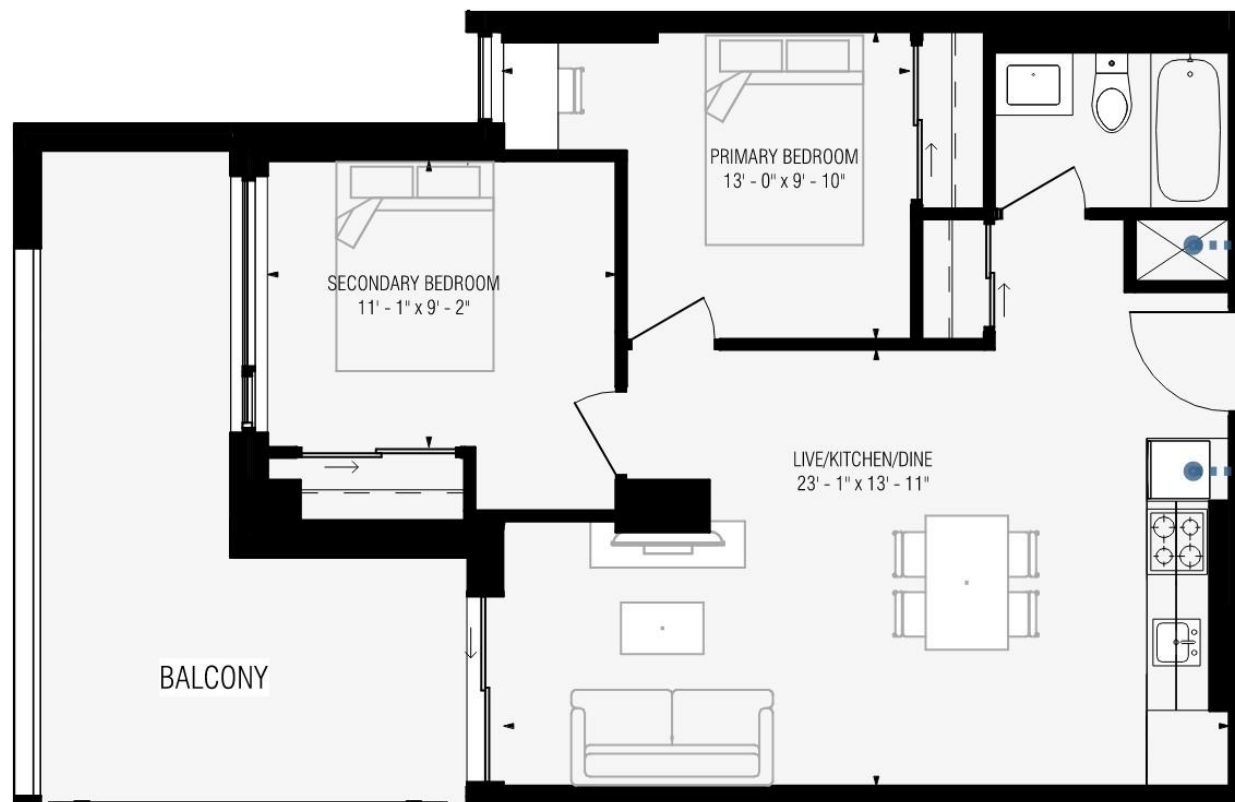


Podium Levels 2 to 4



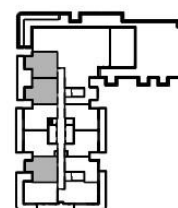
Rental Replacement Units



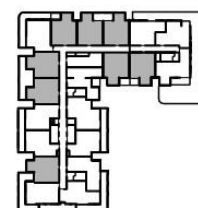


Unit Type A

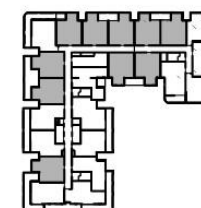
715 sq.ft



Level 7



Levels 5 to 6



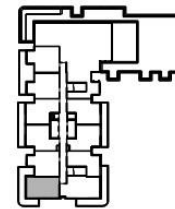
Levels 2 to 4



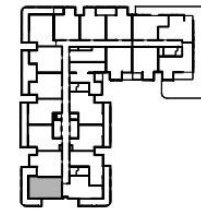


Unit Type D

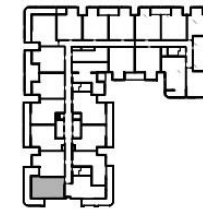
707 sq.ft



Level 7

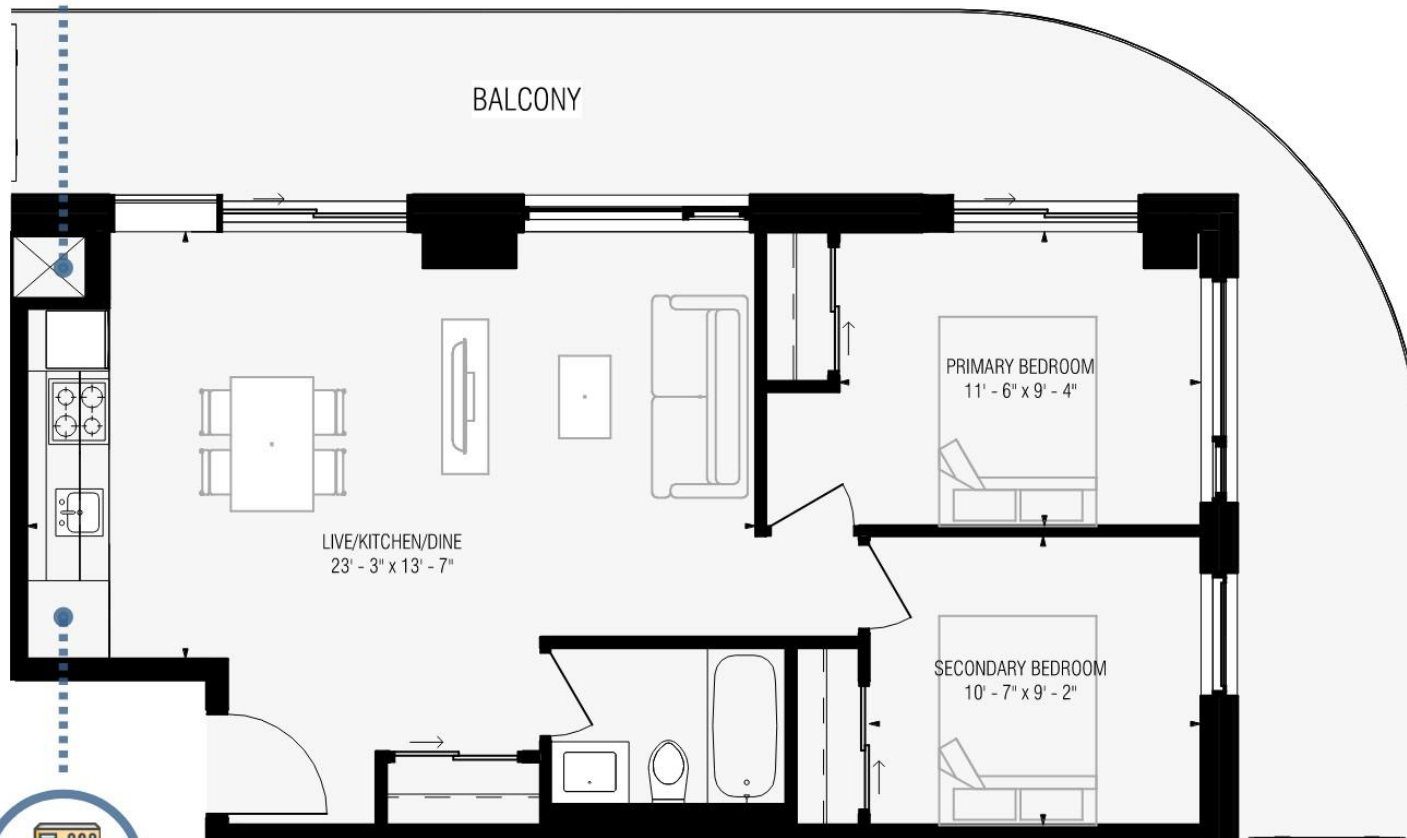


Levels 5 to 6



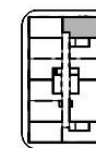
Levels 2 to 4





Unit Type Q

776 sq.ft



Level 8



Pull-out Exhaust Hood



Dishwasher Drawer



Pull-out Caddy

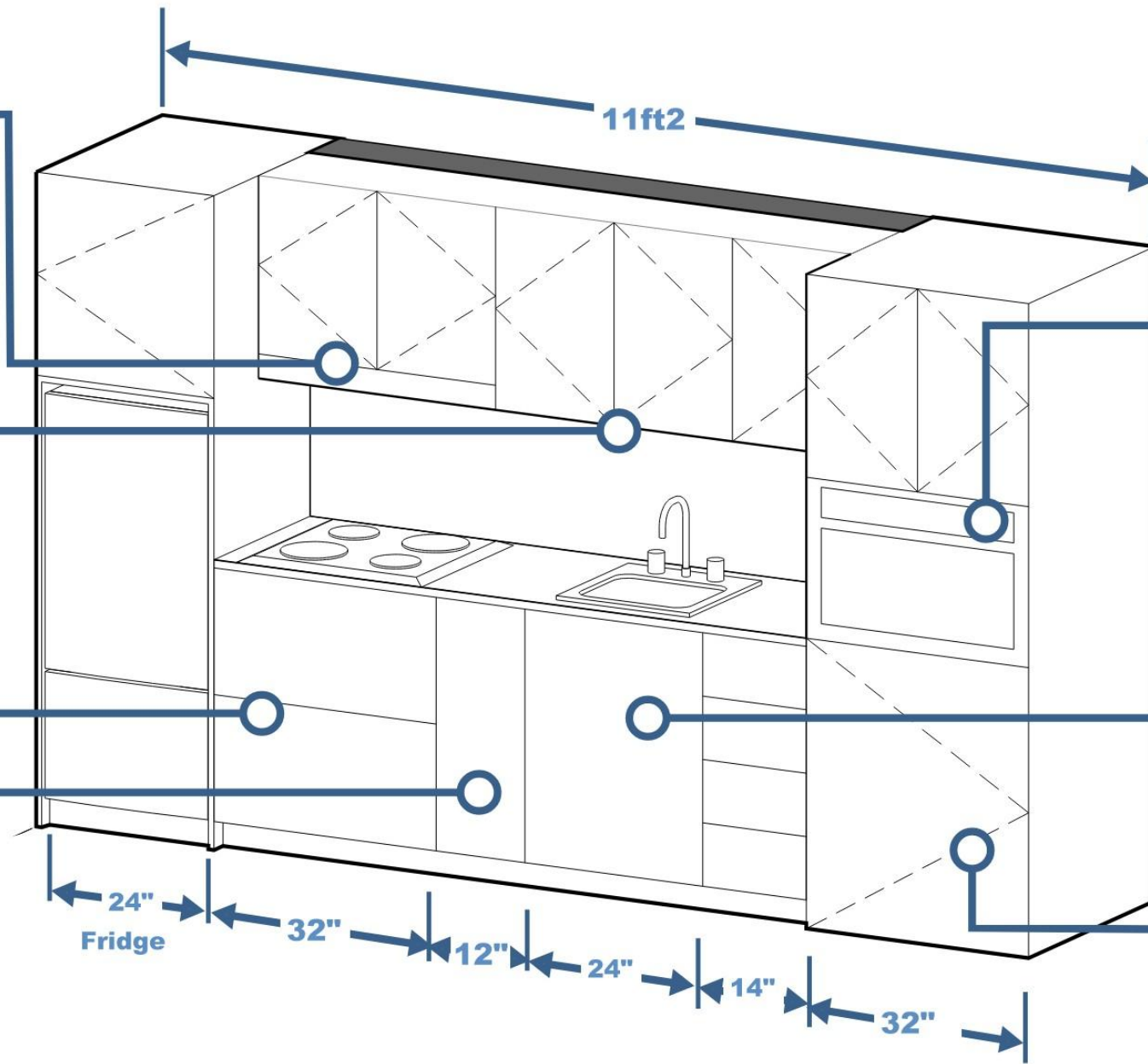
Wall Oven



Under Sink Pull-out Bins



All-in-One Washer/Dryer



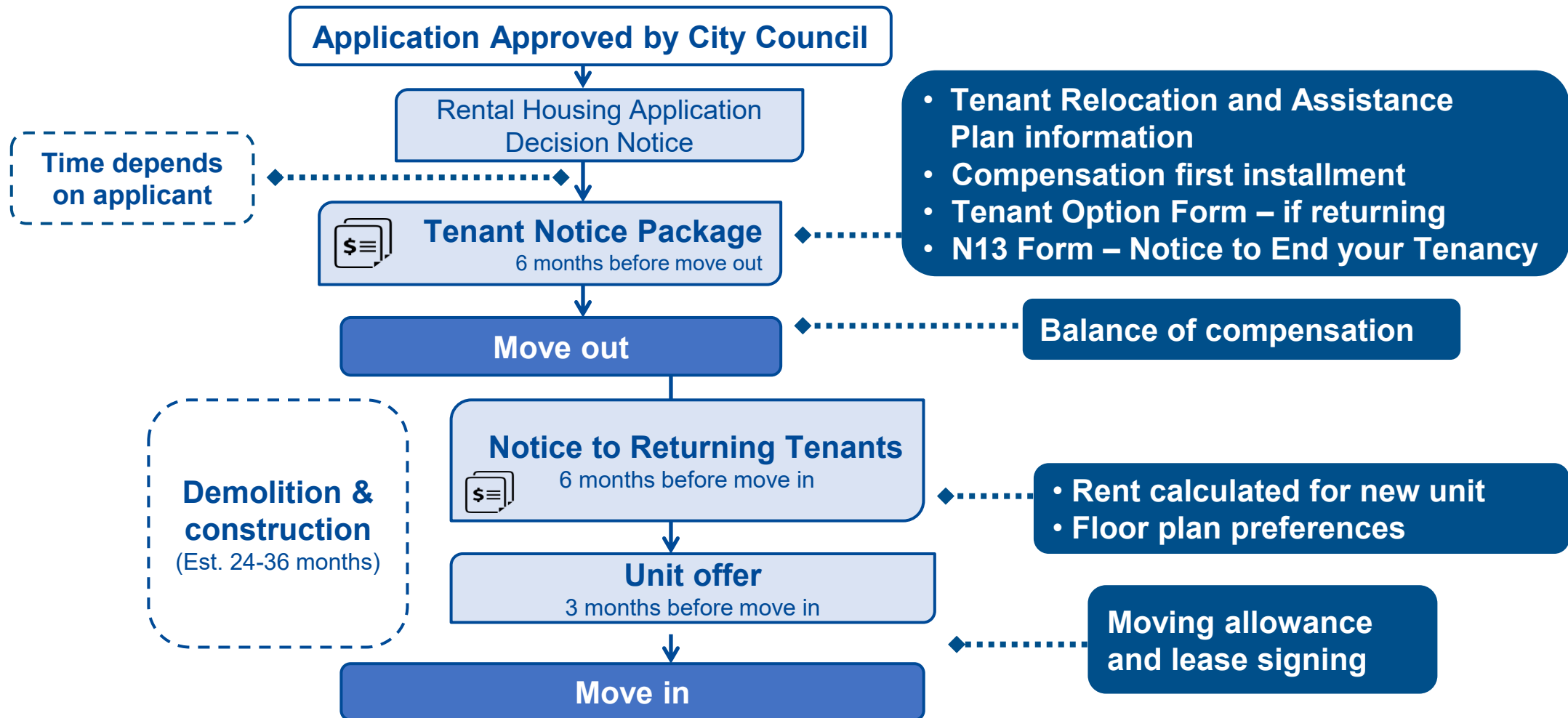
Next Steps



Next Steps

Tenant Meetings Timeline	Meeting Format	Status
Prior to Approval of Rental Demolition application	In-person	Held today, October 22, 2025
When Notice to Vacate is Issued	Online	To be determined
At the beginning of the occupancy process	Online	To be determined

If approved...



Where can I find more information?

- City of Toronto Housing Policy
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>
- Toronto Municipal Code – Chapter 667
https://www.toronto.ca/legdocs/municode/1184_667.pdf
- *Residential Tenancies Act, 2006*
www.ontario.ca/laws/statute/06r17
- Landlord and Tenant Board
www.sjto.gov.on.ca/lrb/

Questions and Comments





Contact

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