



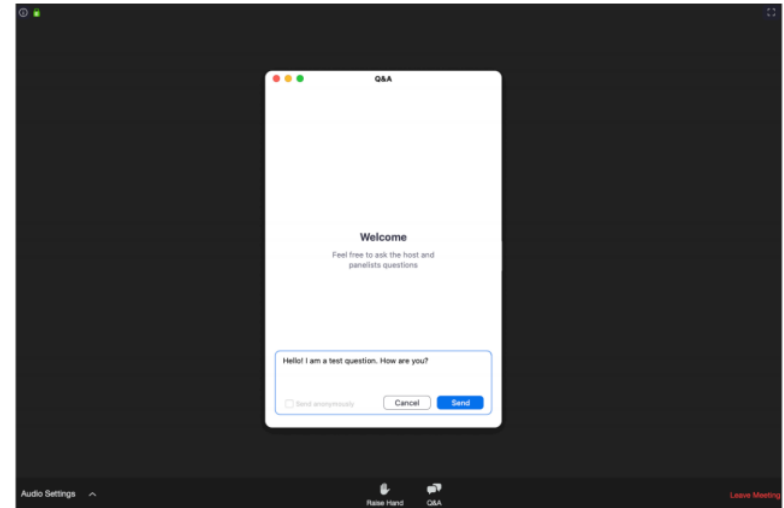
1053 Don Mills Road & 2, 4, 4R, and 6 The Donway East

Tenant Information Meeting 28 September



How To Participate

- Attendee mics & cameras are turned off
- If you cannot hear, make sure your audio is turned on and volume up. Check your Zoom settings ensure that audio is connected
- To ask a question, type your question by clicking the Q&A button at the bottom of your Zoom window
- You can also ask a question by raising your virtual hand, using the raise hand function. We will enable your audio to allow you to ask your question aloud



We will endeavor to get to all of your questions, taking them in the order that they come in. If we did not answer your question, or you have further questions, you can reach out to: **Kiran Marok at kmarok@plazapartners.com or 416.481.2222 ext. 252**

Summary of Community Consultations

- **Pre-Consultation Meeting with City Staff – December 2020**
- **Tenant Information Meeting (Pre-Application) – August 2021**
- **Community Information Meeting (Pre-Application) – August 2021**
- **First Rezoning Submission – October 2021**
- **Site Visit with City Housing Staff – March 2022**
- **Community Consultation Meeting by City Staff - April 2022**
- **Tenant Consultation Meeting – July 2022**
- **Rezoning Resubmission – April 2023**

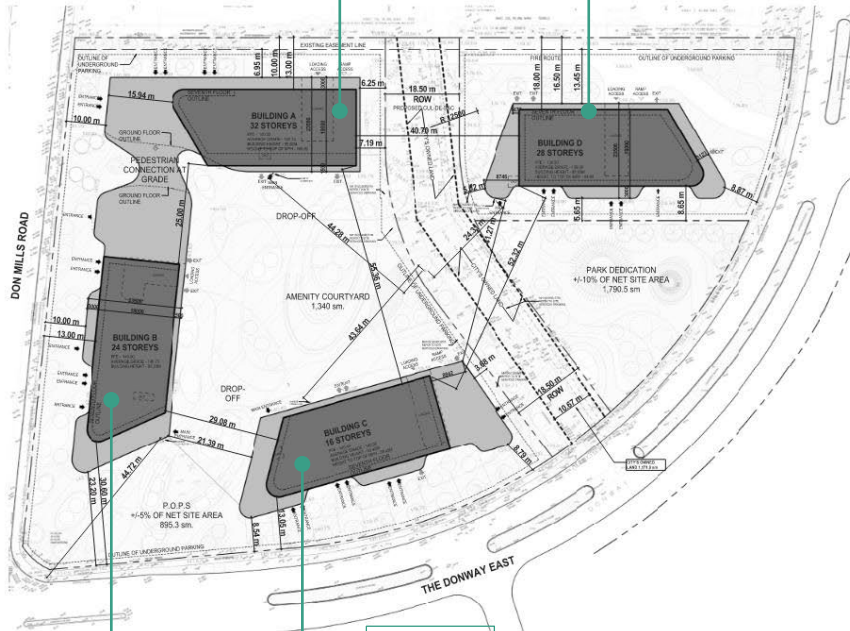


Summary

October 2021 submission

BUILDING A
32 STOREYS

BUILDING D
28 STOREYS



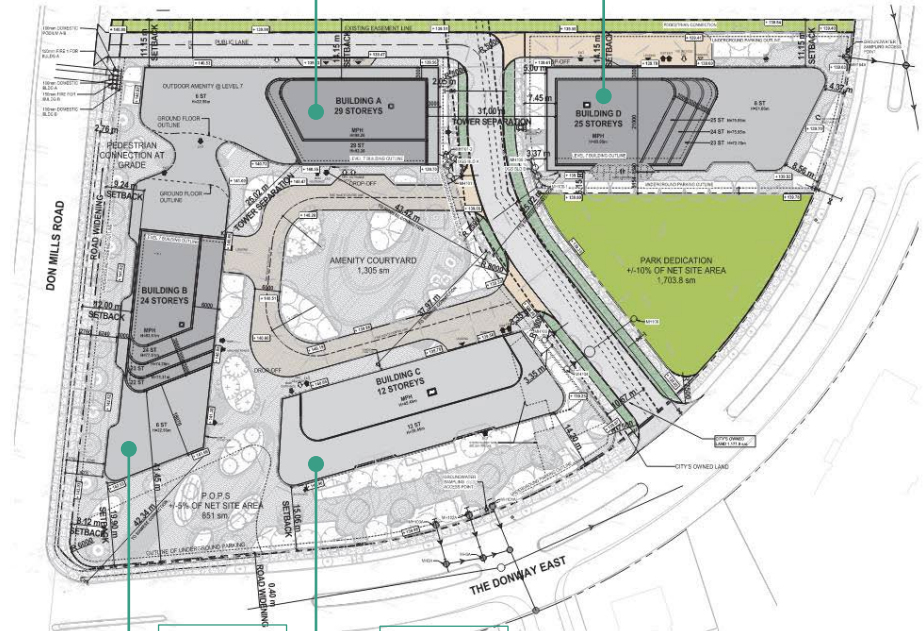
BUILDING B
24 STOREYS

BUILDING C
16 STOREYS

Current Proposal

BUILDING A
29 STOREYS

BUILDING D
25 STOREYS



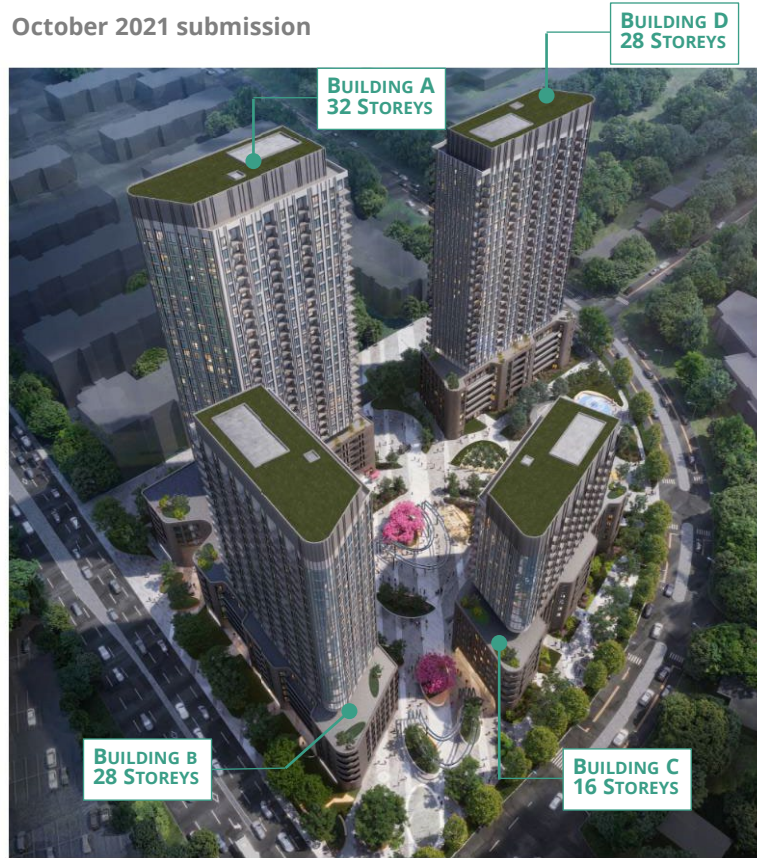
BUILDING B
24 STOREYS

BUILDING C
12 STOREYS

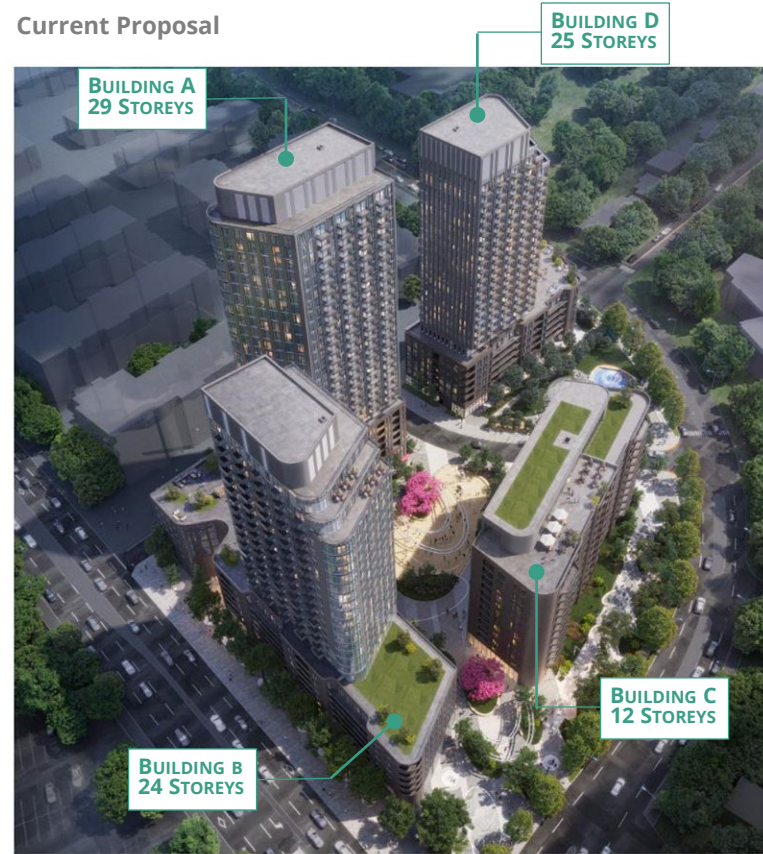
- CONNECTION TO DON MILLS HAS BEEN INTRODUCED
- NORTH-SOUTH CONNECTION RELOCATED FOR BETTER PHASING
- BUILDING D RELOCATED TOWARDS THE WEST
- EAST-WEST PEDESTRIAN CONNECTION INCORPORATED AT THE NORTH
- BUILDING MOVED TOWARDS THE NORTH FOR IMPROVED PUBLIC REALM
- TOWER HEIGHTS REDUCED AND STEPPING INCORPORATED, 3 TOWERS AND 1 MIDRISE BEING PROPOSED.

Summary

October 2021 submission



Current Proposal

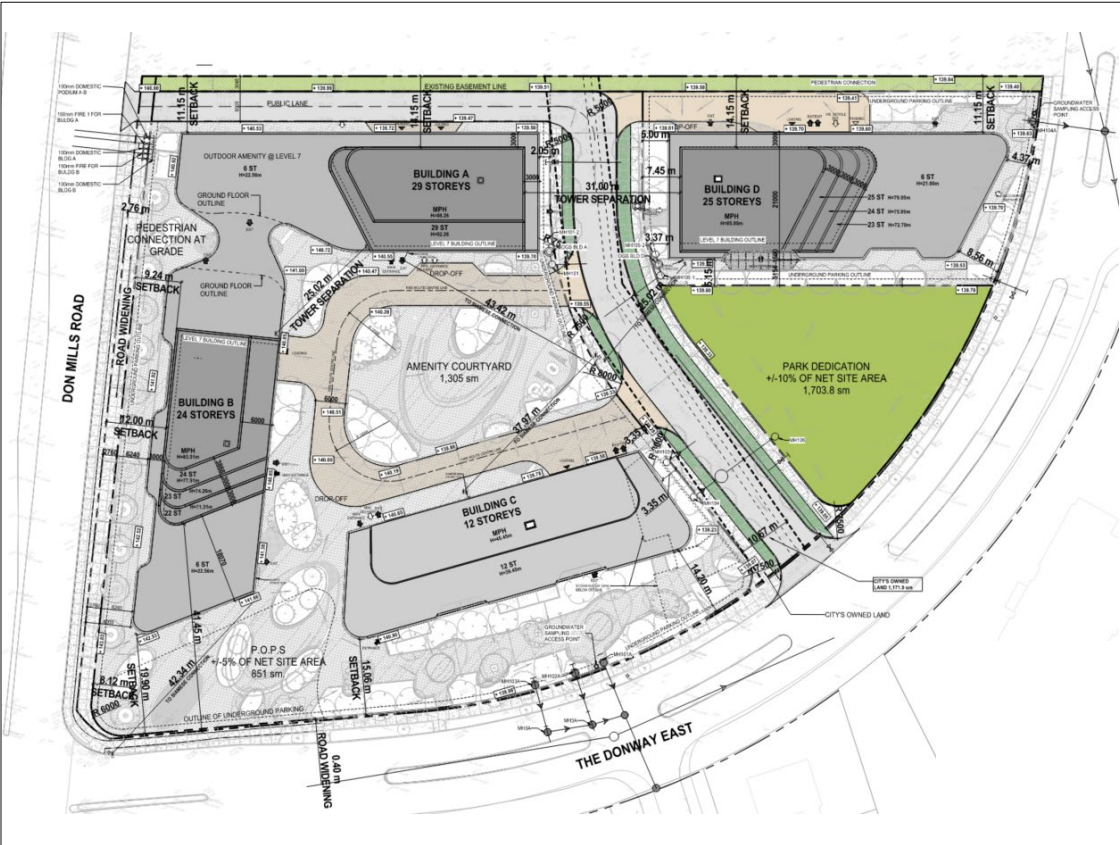


- 3 TOWERS AND 1 MIDRISE BUILDING

- TOWER LOCATION SETBACKS INCORPORATED FOR IMPROVED STREET LEVEL EXPERIENCE

- IMPROVED VEHICULAR CIRCULATION

Site Plan



Connecting the Neighbourhood



DON MILLS AND THE DONWAY EAST VIEW LOOKING NORTH-EAST

Street View



VIEW ALONG DON MILLS ROAD

Amenity Courtyard and POPS



Views



AERIAL VIEW FROM THE SOUTH-EAST CORNER



AERIAL VIEW FROM THE SOUTH-WEST CORNER

TENANT RELOCATION & ASSISTANCE

Tenant Relocation & Assistance

Provincial requirements:

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



City of Toronto requires:

- extended notice period to move
- additional financial compensation
- right to return to replacement unit at similar rent

Tenant Relocation & Assistance

The City of Toronto will work with us on the tenant relocation and assistance plan, to help determine what is appropriate.

Tenants can also contact the Housing Planner on this file at the City.

Johanna Hashim (she/her)
Senior Planner

Strategic Initiatives, Policy & Analysis
City Planning
City of Toronto
Metro Hall, 55 John St, 22nd Floor
416-396-4288

Tenant Relocation & Assistance

Eligible Tenants have a right to:

- Six (6) months written notice before the date would need to move out
- Compensation and the right-to-return on a per unit basis
- Replacement rental dwelling unit tenure secured for at least 20 years
- Returning tenant rent increases limited to Provincial Rent Increase Guidelines
- Cash payments, not free rent

Eligible Tenants

- Any existing tenants except those who have signed a City-authorized (and City-provided) lease addendum and occupied a unit after the date of application submission.
- Those who have signed a lease addendum are still get the benefit of a longer notice to vacate period, and will provided with some compensation.

Other Rights / Common Practices

- Financial Compensation
- Monthly Rent Gap Payments
- Special Needs Tenants
- Moving Allowances
- Right to Return
- Similar Rent Means
- Providing Access to Leasing Agent to Assist with Home Search

What is expected of property owners?

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

What is expected of tenants?

- Continue to pay rent.
- Provide the 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.

Project Timeline

We are in the early stages of the planning process, the redevelopment will take several years.

There continue to be numerous engagement opportunities throughout the process. We are committed to keeping you informed.



Thank You