

2/3/2023

Minister's Office, Ministry of Municipal Affairs and Housing  
College Park, 17<sup>th</sup> Floor  
777 Bay Street  
Toronto, ON M7A 2J3

Attention: Hon. Steve Clark, Minister of Municipal Affairs and Housing

Dear Minister Clark:

**RE: City of Toronto Official Plan Amendment 591 (By-Law 1106-2022), for the properties municipally known as 250 Bowie Avenue, 640-682 Caledonia Road and 450 Dufferin Street in the City of Toronto**

**ERO File No.: 019-5868**

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We appreciate this opportunity to provide our feedback on Toronto's Official Plan Amendment 591 (OPA 591) with respect to the Site and Area Specific Policies (SASP) that will affect the development of our properties at 250 Bowie Avenue and 640-682 Caledonia Road (250 Bowie Avenue) and 450 Dufferin Street. In this package you will find analysis by our planning consultants (Attachments 1 and 2) and our recommended redline edits to OPA 591 (Attachment 3).

#### **Hullmark: Design-led Urban Developer**

Hullmark is as unique player in Toronto and Ontario's development sector. We see opportunities that others miss and move quickly to make things of lasting value. With our communities spanning commercial, residential and industrial sectors, we bring our personal experience, expertise and passion for Toronto to all our projects, with a focus on high-quality design and long-lasting building materials. With an outcomes-focused, long-term ownership mindset, our team and partners work with tenants, citizens and city builders to transform Toronto with communities where creative forms of living and working can be achieved. You will find the overarching theme of our comments and proposed changes are about consistency, flexibility, and achievability.

#### **Consistency**

We believe that the SASPs should conform with up-to-date City-wide policies and Provincial policy direction. This is particularly pertinent when considering affordable housing and parkland. Our proposed modifications would align the OPA policies for 250 Bowie Avenue and 450 Dufferin Street with the City's policies for Inclusionary Zoning (IZ) market areas and the Province's proposed IZ regulations.

To be clear, Hullmark does not object to providing affordable housing in its developments; we believe that those discussions are most effective during the zoning bylaw amendment

process as more detail emerges about the final form(s) of development proposals and not outside of the IZ framework.

Further, we note that the province instituted an upper limit on Parkland Dedication of 10 percent for sites less than 5 hectares in size, such as 250 Bowie Avenue. While we may seek to increase the provision of parks and open space on this site, we believe the minimum requirement should align with overall Provincial direction, allowing for an equal treatment of sites such as this when compared to others in the city.

## **Flexibility**

We share the broad vision of the City to develop complete communities throughout Toronto. Our amendments would enable us to provide well-connected residences, spaces for employment, and parkland. Specifically, they allow for greater flexibility in how we achieve those objectives, particularly at the design and programming level, which is where we excel in our developments.

We also propose to eliminate subjective criteria that will be difficult to measure with any objectivity, particularly around the community composition of our projects and their physical integration with their surroundings.

We also believe that for the plan to succeed in its intent to create vibrant hubs of commercial activity connected to well-designed living spaces, flexible live-work spaces should be accommodated for. Our analysis shows that live-work spaces are desirable in planning for economically healthy, sustainable, and resilient communities and should be part of the mix of uses.

## **Achievability**

Finally, given the changing needs of Toronto's employment and housing market we believe the employment area policies affecting our sites need to recognize a wider range of options for how and where work will be conducted in the future.

1:1 replacement of existing employment gross floor area for successful conversion requests is a sufficient replacement ratio to maintain, and in some cases, such as our sites, improve and modernize places of work. This is particularly important for smaller infill properties such as 450 Dufferin Street which propose employment spaces integrated into the same structure, rather than as separate buildings. More specifically, maintaining the current level of employment space allows for less complex design decisions to be made for infill sites such as this, ultimately saving costs and allowing for efficient buildings to exist for future residents and workers, while not detracting from the employment potential whatsoever.

## **The City of Toronto is a Valued Partner**

Hullmark greatly values its partners in the City of Toronto. From elected Councillors to planning staff, we have worked with representatives from most departments at the City to make our projects economically successful, environmentally sustainable, and overall better

places for future residents and workers. Our proposed amendments are not meant as criticisms to their work in general or on these files in particular.

We share with our partners in Toronto a desire to do things the right way for the right reasons. These proposals reflect our unique knowledge and experience in the development space, and our own business, as well as several changes in the land use and development field since we last spoke with the City on these topics. We are committed to continue building strong relationships and strong communities with Toronto officials in the future.

Thank you for your consideration of these proposed changes, we hope to discuss them with you in the near future. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Charles Arbez,  
*Director, Development*

Encls.

Cc: Mr. Ryan Amato (Ministry of Municipal Affairs and Housing)  
Ms. Kirstin Jensen (Ministry of Municipal Affairs and Housing)  
Ms. Alexandra Earthy (Ministry of Municipal Affairs and Housing)

**Attachment 1: 250 Bowie Avenue Planning Memo**



3 February 2023

Minister's Office, Ministry of Municipal Affairs and Housing  
College Park, 17<sup>th</sup> Floor  
777 Bay Street  
Toronto, ON  
M7A 2J3

**Re: Planning Letter on Requested Modifications to Site and Area Specific Policy 788 within the City of Toronto's Official Plan Amendment 591**

Dear Minister Clark,

At the request of Hullmark, SVN Architects + Planners have prepared the below planning opinion letter in support of requested modifications to Toronto's Official Plan Amendment (OPA) 591 with respect to Site and Area Specific Policy (SASP) 788. The amendment pertains to Hullmark's properties at 250 Bowie Avenue and 640-682 Caledonia Road. OPA 591 proposes new and updated policies and mapping related to employment, including 24 site-specific employment conversions.

This letter is being submitted to contribute to a public commenting period for ERO 019-5868. This planning letter supplements the primary covering letter from Hullmark, which outlines the key themes of the proposed changes. A redline version of OPA 591 outlining the requested modifications is also included as part of the submission package.

In our planning opinion, the requested modifications as outlined below are appropriate and defensible. The requested modifications maintain the full replacement of existing on-site employment uses while introducing greater flexibility for the future development schemes and better aligning the SASPs with the current in-force provincial and municipal planning framework.

**Site and Area Specific Policy (SASP) 788 - 250 Bowie Avenue and 670 and 680 Caledonia Road**

Through SASP 788, the properties are re-designated from *General Employment Areas* to *Mixed Use Areas* and *General Employment Areas*. The requested modifications to SASP 788, and their rationale, are as below:



1) ***Allow 'live-work spaces' as a permitted use on the lands***

This modification will expand the use permissions for the site. The modification introduces additional flexibility for the future development scheme and would permit opportunities to support small-scale creatives and artists on-site. From a planning perspective, live-work uses are compatible with and will complement the existing mix of employment and non-employment uses permitted for the site, including uses that support the design and creative industries.

2) ***Replace 'shared office' with 'co-working space' within the list of encouraged employment uses***

This modification is proposed for clarification only. These terms are often used interchangeably.

3) ***Modify the parkland dedication requirement to 10 percent of the total site area***

This modification will bring the parkland dedication requirement in line with the cap imposed by Bill 23 – *the More Homes Built Faster Act, 2022* – which received Royal Assent on November 28, 2022.

Bill 23 makes various amendments to the Planning Act, including reducing and establishing maximums for parkland dedication requirements. This includes an amendment which caps the alternative dedication rate such that the maximum amount of land that can be conveyed or paid in lieu is 10 percent of the land or its value, for sites under 5 hectares (Section 42, (3.3)). As the 250 Bowie Avenue and 670 and 680 Caledonia Road property is less than 5 hectares in size, the proposed modification would serve to align the SASP with current Provincial direction.

4) ***Remove policies requiring minimum affordable housing requirements and remove existing reference to a 'mixed-income' development***

This modification will remove affordable housing requirements for the site, which will align the SASP with in-force Provincial and municipal planning requirements.

Inclusionary zoning (IZ) is a land use planning tool, authorized under the *Planning Act*, that gives municipalities the ability to require affordable



housing units in residential developments of 10 or more units in identified Protected Major Transit Station Areas (PMTSAs) or Community Planning Permit System (CPPS) Areas ordered by the Minister. The City of Toronto's in-force inclusionary zoning policy, implemented through Official Plan Amendment 557 and Zoning By-law 941-2021, limits the implementation of these requirements to certain lands which fall under delineated IZ market areas. For lands which fall out of these market areas, no minimum affordable housing requirements apply.

The 250 Bowie Avenue and 670 and 680 Caledonia Road property is not located within an IZ market area. This modification is proposed to remove the minimum affordable housing requirement from the SASP, which will align it with the existing municipal planning framework. This will provide more programmatic and financial flexibility to the development scheme, and ensure that no extraneous requirements are placed upon the site as compared to other sites outside of the IZ market areas. In addition, the modification serves to align the proposed SASP with the Province's stated intention through the passing of Bill 23 - *The More Homes Built Faster Act, 2022*, to introduce an upper cap of 5% of total affordable housing units that can be required via IZ, which differs significantly from the requirements currently included in SASP 788.

5) ***Update the Block Context Plan requirements to remove reference to 'public' road network within the site, replaced with 'publicly-accessible' private roads***

This modification will update the requirement for the future Block Context Plan to permit a road network consisting of publicly-accessible private roads, providing greater flexibility for the future development scheme. Any development scheme will be required to demonstrate its compliance with municipal transportation and servicing requirements, and will be supported by the requisite transportation / traffic studies.

Thank you for considering these comments. If you have any questions or require additional information, please do not hesitate to contact us.

Best regards,



A handwritten signature in black ink, appearing to read 'J. Tinney'.

Jonathan Tinney, MCIP RRPP  
Principal, SvN Architects + Planners



Attachment 2: 450 Dufferin Street Planning Memo

February 1, 2023

Hullmark  
474 Wellington St W, Suite 200  
Toronto, Ontario M5V 1E3

**Attn: Charles Arbez  
Director, Development**

Dear Mr. Arbez,

**Re: Proposed amendments to City of Toronto Site and Area Specific (SASP) Policy 794  
with regard to 450 Dufferin St**

Hullmark has asked Urban Strategies Inc. to consider whether an amended Site and Area Specific Policy (SASP) 794 would, in our opinion, represent good planning. SASP 794 applies to the lands known municipally as 450, 452, 458, and 474 Dufferin St (“450 Dufferin” or “the site”). SASP 794 was introduced through City of Toronto OPA 591, which addresses city-wide employment policies and conversion requests. The proposed amendments to the as-adopted SASP 794 relate to:

- the building typology permitted;
- the amount of non-residential gross floor area provided;
- the uses permitted as part of the *Core Employment Areas* uses, comprising a minimum of 51 percent of the required non-residential gross floor area; and
- affordable housing requirements.

In our opinion, the amended SASP 794 would represent good planning. The amended SASP 794 would permit mixed-use intensification on a site that is well positioned to accommodate new housing and commercial space. The site has good access to existing and planned transit (both local and regional), as well as a range of other private commercial amenities and public services and infrastructure. The site is also in an area undergoing significant renewal and mixed-use redevelopment with a combination of new mid-rise and taller buildings. The amended SASP 794 would continue to permit context-appropriate intensification that would provide new housing options and job space.

The amended SASP 794 would ensure that 450 Dufferin continues to support jobs and the local economy by requiring a 1:1 replacement of the existing employment GFA on the site. SASP 794 reflects the surrounding area’s current and historical function as a hub of artistic and creative industries, by permitting uses such as performing arts studios, artist studios, studios and workshops, light manufacturing, cultural industry spaces, and showrooms. The amended SASP

794 would also permit other contemporary employment uses such as office, institutional, labs, research and development facilities, media, information and technology facilities, and incubator and/or co-working spaces. The amended SASP 794 would expand the permitted non-residential uses to permit showroom functions, which align with and may support creative industries in the area. The amended SASP 794 would also permit live/work units in addition to non-residential floor area requirements, allowing for flexible residential forms that complement the required employment space while adding needed housing.

The amended SASP 794 would not require affordable housing. The affordable housing requirements in SASP 794 as adopted by Council were based on the Inclusionary Zoning (IZ) framework, which will be applied within protected major transit station areas (PMTSAs) once the IZ framework is in force and effect. The amended SASP 794 reflects the fact that the 450 Dufferin site is not within a PMTSA. It also responds to the Province's stated intent through the passing of Bill 23 – the *More Homes Built Faster Act, 2022* to introduce regulations placing an upper limit of 5 per cent to the total number of units that can be required to be affordable under Inclusionary Zoning. Once in effect, those regulations would differ significantly from what was adopted in SASP 794. As noted above, the amended SASP 794 would represent good planning in respect to housing provision by enabling new housing options as part of a compact and mixed-use development in an area well served by transit, amenities and services, as well as job-supportive space on-site.

Respectfully,  
URBAN STRATEGIES INC.

Josh Neubauer, MCIP, RPP  
Partner

**Attachment 3: OPA 591 Redline Requests**

Authority: Planning and Housing Committee Item  
PH35.15, adopted as amended, by City of Toronto Council  
on July 19, 20, 21 and 22, 2022



**CERTIFIED TRUE COPY**  
John D. Elvidge, City Clerk

**CITY OF TORONTO**

**BY-LAW 1106-2022**

Digitally signed document  
Use PDF reader to verify

2022-07-28

**To adopt Amendment 591 to the Official Plan for the City of Toronto with respect to  
Economic Health Policies and Policies for Employment Areas.**

Whereas authority is given to the City of Toronto under the Planning Act, R.S.O. 1990, c. P. 13,  
as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided information to the public, and held an open  
house and special public meeting in accordance with the requirements of Sections 17 and 26 of  
the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 591 to the Official Plan is hereby adopted pursuant to the  
Planning Act, as amended.

Enacted and passed on July 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

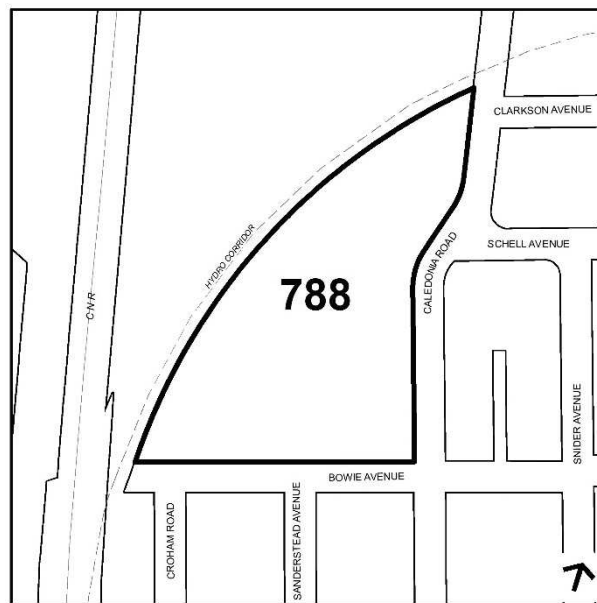
**NOTE: Redline revisions applicable  
to 250 Bowie Avenue (Page 33-37)  
and 450 Dufferin Street (Page 45-47)**

**Only these pages have been  
included.**

- i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and
  - ii) The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- f) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy b) and Policy c) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy b) and Policy c) above.'

M. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 788 for the lands known municipally in 2021 as 250 Bowie Avenue, and 670 and 680 Caledonia Road, as follows:

**'788. 250 Bowie Avenue and 670 and 680 Caledonia Road**



250 Bowie Request  
1/5:

Remove the words  
"and mixed-income"  
as shown

A mixed-use ~~and mixed-income~~ development is permitted provided that:

- a) A minimum of 22,300 square metres or 18 percent of the total gross floor area, whichever is greater, will be employment gross floor area and:
  - i) will be constructed in each phase, prior to, or concurrent with residential gross floor area to provide a balance of employment and residential uses in all phases of development;

Replace "shared offices" with "co-working" for clarity

250 Bowie Request 2/5:

Insert new clause:

"d) "Live/work units will be a permitted use on the lands"

250 Bowie Request 3/5:

Reduce parkland requirement to 10% to align with cap imposed by Bill 23.

Remove language about gateway to provide flexibility in design.

Replace with: "10"

- ii) will be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses; and
- iii) may be comprised of employment uses on lands designated *General Employment Areas* and *Mixed Use Areas*.
- b) A minimum of 12,000 square metres of employment gross floor area will be provided on the portion of the lands designated *General Employment Areas*.
- c) The following ~~employment and~~ employment uses are encouraged:
  - i) Uses that support the design and creative industries, including design studios and workshops, artist studios, galleries, showrooms, shared offices, and supporting retail;
  - ii) Flexible, multi-level manufacturing space in the portions of lands as *General Employment Areas*;
  - iii) Office, and institutional; Insert: "...designated..."
  - iv) A variety of employment types, including a range of employment unit sizes and value-added creative uses; and
  - v) Retail and services uses which serve the local community as well as a larger area.
- d) New residential, retail, service, office, and institutional uses on the south side of York Beltline Trail will be located and designed to mitigate impacts from, be compatible with, and allow for the continuation of the existing nearby employment uses and rail corridor.
- e) Employment uses in the lands designated as *General Employment Areas* will be located and designed to mitigate impacts from and be compatible with existing nearby employment uses and the rail corridor.
- f) 15 percent of the total site area will consist of a public park ~~and serve as a gateway to the pedestrian crossing proposed by Metrolinx and the York Beltline Trail system.~~
- g) As part of a Zoning By-law Amendment application, a Land Use Plan will be prepared and approved that will:
  - i) Support the development of complete communities;

Remove language regarding requiring affordable housing on this site. The policies no longer comply with the details prescribed in Bill 23.

This site is also not in a market area.

- ii) Support the planned economic function of the lands by providing for a broad range of employment uses to support a diverse economy;
- iii) Strategically locate land uses to phase development, animate the public realm and support transit-oriented densities; and
- iv) Provide for an integrated and expanded public open space network that connects new and existing public parks and open spaces.

- h) New development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
  - i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing; or;
  - ii) the affordable housing shall be secured at affordable rents or affordable ownership prices for a period of at least 99 years from the date of first residential occupancy of the unit; and
  - iii) the unit mix of the affordable housing shall reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.
- i) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2025, the affordable rental housing required in Policy h) i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- j) The provision of affordable housing required by Policy h) and Policy i) shall be secured through one or more agreements with the City.
- k) Conditions to be met prior to the removal of a holding ("H") provision shall include the following:
  - i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and
  - ii) The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.



l) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy h) and Policy i) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy h) and Policy i) above.

m) Prior to approval of a zoning by-law that permits residential uses, a Block Context Plan for the lands will be prepared to inform any amendment to this Site and Area Specific Policy and/or Zoning By-Law Amendment and will address:

i) a complete road network consisting of public and private roads and alignment of streets;

ii) height and built form characteristics;

iii) pedestrian/cyclist connections;

iv) tenure and mix of housing;

v) ensure adequate land is allocated to accommodate the minimum employment gross floor area required; and

vi) compatibility between the site and nearby land uses including the City Works yard and rail corridor.

n) A Phasing Strategy and Implementation Plan will be developed and approved to ensure the orderly development of a mix of uses on the subject lands. The Phasing Strategy and Implementation Plan may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.

o) A Compatibility/Mitigation Study will be prepared, in accordance with the Compatibility/Mitigation Policies set out in Section 2.2.4 of the Official Plan. The Compatibility/Mitigation Study will identify:

i) any uses and Major Facilities on Employment Areas lands outside of but near to the subject lands, including the lands located north of the York Beltline Trail, that may impact or be impacted by sensitive land uses, including residential uses;

ii) the Influence Area of any Major Facility outside of but near to the subject lands; and;

250 Bowie Request 4/5:

Remove language regarding requiring affordable housing on this site. The policies no longer comply with the details prescribed in Bill 23.

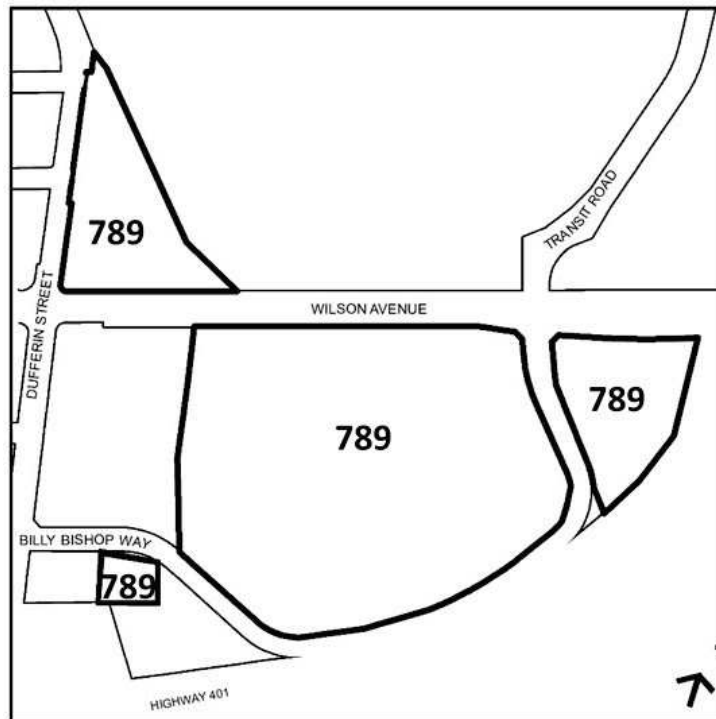
This site is also not in a market area and this can be discussed as a benefit provided through our ZBA.

250 Bowie Request 5/5:

Remove "public and..." as shown to allow for the streets to be publicly accessible private roads

- iii) potential and/or required mitigation measures for land use designations that permit residential or other sensitive land uses near Employment Areas outside of the subject lands.
  - p) Notwithstanding that space within a portion of a building situated within an Employment Area may be used for parking, loading, service, access and/or mechanical facilities that serve both the users of the Mixed Use Areas portion of the development and users of the Employment Areas portion of the development, the shared use of that space for these limited, functional facilities shall not be considered to be a conversion of lands within an Employment Area.
  - q) A Community Services and Facilities Strategy will be prepared. The Community Services and Facilities Strategy will:
    - i) Identify community space and facility needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and
    - ii) set out priorities to support growth which may include potential locations and recommended phasing as well as opportunities for co-location.
- N. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 789 for the lands generally along Wilson Avenue between Dufferin Street and Allen Road, as follows:

**'789. Wilson Avenue and Allen Road**

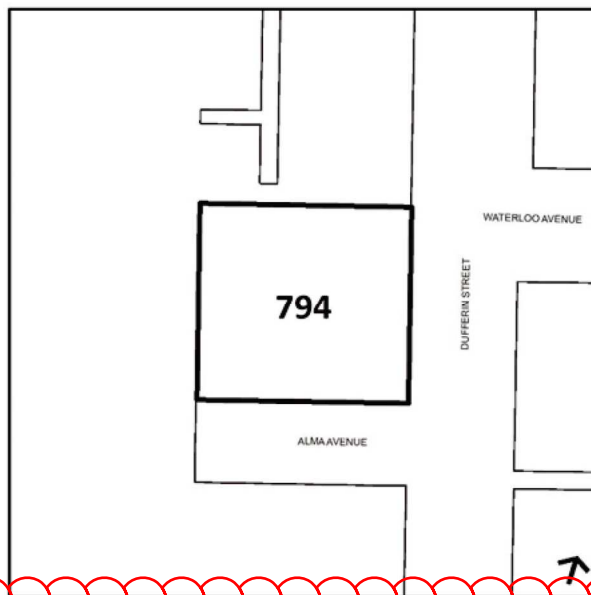


uses, and any new employment uses within the surrounding *Core* and *General Employment Areas*.

- e) As part of a complete Zoning By-law Amendment application for the lands, the following will be submitted:
  - i) Compatibility/Mitigation Study that will be peer reviewed and implemented, at the applicant's expense, to the City's satisfaction; and
  - ii) A Block Context Plan to ensure the appropriate integration with the existing senior's campus to the east.'

R. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 794 for the lands known municipally in 2021 as 450 Dufferin Street, as follows:

**'794. 450 Dufferin Street**



450 Dufferin Request 1/5:

Remove the word "mid-rise" as shown

Remove the words "and mixed-income" as shown

A ~~mid-rise~~, mixed-use and ~~mixed-income~~ development is permitted provided that:

- a) A minimum of ~~8~~ percent of the total gross floor area of the development will be employment gross floor area that:
  - i) will be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* uses that are compatible with residential uses determined by a Compatibility/Mitigation study;
  - ii) will be constructed on the lands prior to or concurrent with any residential gross floor area; and
  - iii) a minimum of 51 percent of the required employment gross floor area shall be *Core Employment Areas* uses, including those that are

450 Dufferin Request 2/5:

Change percentage to 364 m2 (1:1 replacement)

450 Dufferin Request 4/5:

Insert new clause:

"b) "Live/work units will be a permitted use on the lands"

supportive of value-added creative and design industries, such as: office, institutional, performing arts studios, artist studios, studios and workshops, labs, research and development facilities, light manufacturing, media, information and technology facilities, cultural industry spaces, and incubator and/or co-working space.

b) Sensitive land uses, including new residential uses, will be located, designed and buffered to mitigate impacts from, be compatible with, the ongoing operation and expansion of nearby employment uses, and any new employment uses within the surrounding *Core Employment Areas* and *General Employment Areas*.

c) As part of a complete Zoning By-law Amendment application:

- i) a Compatibility/Mitigation Study, Noise Impact Study and Vibration Study shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction; and
- ii) a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.

450 Dufferin Request 5/5:

Remove language regarding requiring affordable housing on this site. The policies non longer comply with the details prescribed in Bill 23.

This site is also not in a PMTSA.

- d) New development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
  - i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing; or
  - ii) if a purpose-built rental development is proposed there is no minimum requirement for affordable rental housing;
  - iii) the affordable housing shall be secured at affordable rents or affordable ownership prices for a period of at least 99 years from the date of first residential occupancy of the unit; and
  - iv) the unit mix of the affordable housing shall reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.
- e) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2025, the affordable rental housing required in Policy d) i) will increase by 0.5 percent per year. Affordable ownership

450 Dufferin Request 5/5:

Remove language regarding requiring affordable housing on this site. The policies non longer comply with the details prescribed in Bill 23.

This site is also not in a PMTSA

- housing requirements will be set at 1.4 times the affordable rental housing requirement.
- f) The provision of affordable housing required by Policy d) and Policy e) shall be secured through one or more agreements with the City.
- g) Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:
  - i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and
  - ii) The submission and acceptance of a Housing Issues Report, authored by the applicant, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- h) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy d) and Policy e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) and Policy e) above.'

S. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 795 for the lands known municipally in 2021 as 1360-1364 Bloor Street West and 55 Wade Avenue, as follows:

**'795. 1360-1364 Bloor Street West and 55 Wade Avenue**



A mixed-use and mixed income development is permitted on the lands provided that: