

# 2280 Dundas Street West

HOUSING ISSUES  
REPORT

JULY 4, 2022



URBAN  
STRATEGIES  
INC .



# INTRODUCTION

The purpose of this report is to provide information related to issues that could affect the City’s supply of affordable and mid-range rental housing and affordable home ownership as they relate to the proposed applications to permit the redevelopment of 2280 Dundas Street West.

This Housing Issues Report has been prepared by Urban Strategies Inc. on behalf of Choice Properties Limited Partnership (the “Applicant”) in support of a Rental Housing Demolition application in relation to Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision applications (“the applications”). The applications are to permit the redevelopment of 2238, 2252, 2264, 2280, 2288, and 2290 Dundas Street West, and 104-105 Ritchie Street (the “site” or “the Subject Lands”) .

The Site is a retail plaza occupied by Loblaws and the LCBO (as well as a large vacant component formerly occupied by Zellers), and a smaller retail area occupied by Kal Tire (and formerly Coffee Time), as well as a Pizza Nova location in a standalone retail building. At the southwest corner of the Site, fronting Dundas St W, is a 3-storey medical building with multiple retail storefronts at grade and office above (total GFA of 4207 m2).

The Site contains an existing 3-storey, residential apartment building with 8 rental units within the property known municipally as 2252 Dundas Street West. The Site is currently underutilized and the proposed comprehensive redevelopment offers an opportunity to improve existing rental housing stock, while offering a broader variety of uses and public amenities.



## SITE STATISTICS

GROSS SITE AREA	43,942 m <sup>2</sup>
PUBLIC RIGHT OF WAY	11,532 m <sup>2</sup>
WIDENINGS	459 m <sup>2</sup>
PARKLAND DEDICATION	4,400 m <sup>2</sup>
NET SITE AREA	27,551 m <sup>2</sup>



# THE SITE AND SURROUNDING CONTEXT

The 2280 Dundas St W Subject Lands are a strategic development opportunity site in Toronto’s west-end, located at the important Bloor-Dundas intersection, the nexus of 5 neighbourhoods, and the point where 4 higher order transit lines converge. Today the site is underperforming. Its 1960s-era site layout creates a car-oriented environment and neighbourhood barrier. The site’s size, location, and surrounding community assets make it a prime opportunity for city building.

The Subject Lands are bounded on the east by the Kitchener GO rail corridor, on the south by the Ritchie-Herman-Golden-Silver residential neighbourhood, by commercial uses to the west, and by the Bishop Marrocco/Thomas Merton School to the north.

The Subject Lands consist of several properties owned by Choice Properties REIT. These properties are known municipally as 2238, 2252, 2264, 2280, 2288, 2290 Dundas St W, and 104-105 Ritchie St. The total combined area of these properties is 43,944 square metres (4.4ha).

The overall Subject Lands have approximately 165 metres of frontage along Dundas St W. The frontage is animated at the south end of the Subject Lands with the small-scale retailers in the existing medical building, but there is little animation elsewhere along the Dundas St W frontage due to the entry and exit to the surface parking lot and the retail being set back behind surface parking.

2280 Dundas St W was most recently developed in 1968. Since that time, it has consisted of low-density retail and surface parking. The site includes a 11,037 square metre facility occupied by Loblaws and the LCBO (as well as a large vacant component formerly occupied by Zellers), and a smaller 803 square metre facility occupied by Kal Tire (and a vacant component formerly occupied by Coffee Time).

At the southwest corner of the Subject Lands, at 2252 Dundas St W there is a 3-storey residential building that contains 8 rental units. These units are further described below.

2238 Dundas St W is a 3-storey medical building with multiple retail storefronts at grade and office above (total GFA of 4207 square metres).

All vehicular access to the Subject Lands occurs from Dundas St W. There is very poor porosity through the Subject Lands, as there are no streets connecting to the neighbourhood to the south, the TCDSB site effectively blocks access to and from Bloor St W, and the rail corridor prevents east-west movement. There are two pedestrian connections to the neighbourhood to the south (one at Ritchie Avenue and one near Herman Avenue), but the Subject Lands cannot be easily traversed by pedestrians or cyclists because there are few sidewalks through the large surface parking lot. A network of internal drive aisles is the only mechanism in place to organize vehicular transportation.

The Proposed Development will transform a large, hardscaped gap in the neighbourhood fabric into a vibrant, mixed-use community that appropriately responds to its context.



Retail on the site is set back from the street edge



The current retail and parking on the site do not support sustainability or neighbourhood connectivity



Current site access is car oriented and leaves a large gap in the street edge

EXISTING BUILDING UNIT MIX

This section provides a summary of the existing rental units by type, quantity, and rent levels, including whether the unit is being rented at or below-market, mid-range or high-end rental rates as determined by the Canadian Mortgage and Housing Corporation.

Existing Rental Units		
Apartment No.	Bedrooms	Size (sq ft / sq. m)
101	1	511 / 47.47
102	1	516 / 47.9
201	3	962 / 89.37
202	3	969 / 90
301	2	952 / 88.44
302	2	963 / 89.46
401	2	978 / 90.85
402	2	974 / 90.48
Total Units	8	
Total Area*	6825 / 633.97m2	



15. West elevation of 2252 Dundas Street West (ERA, May 2022).





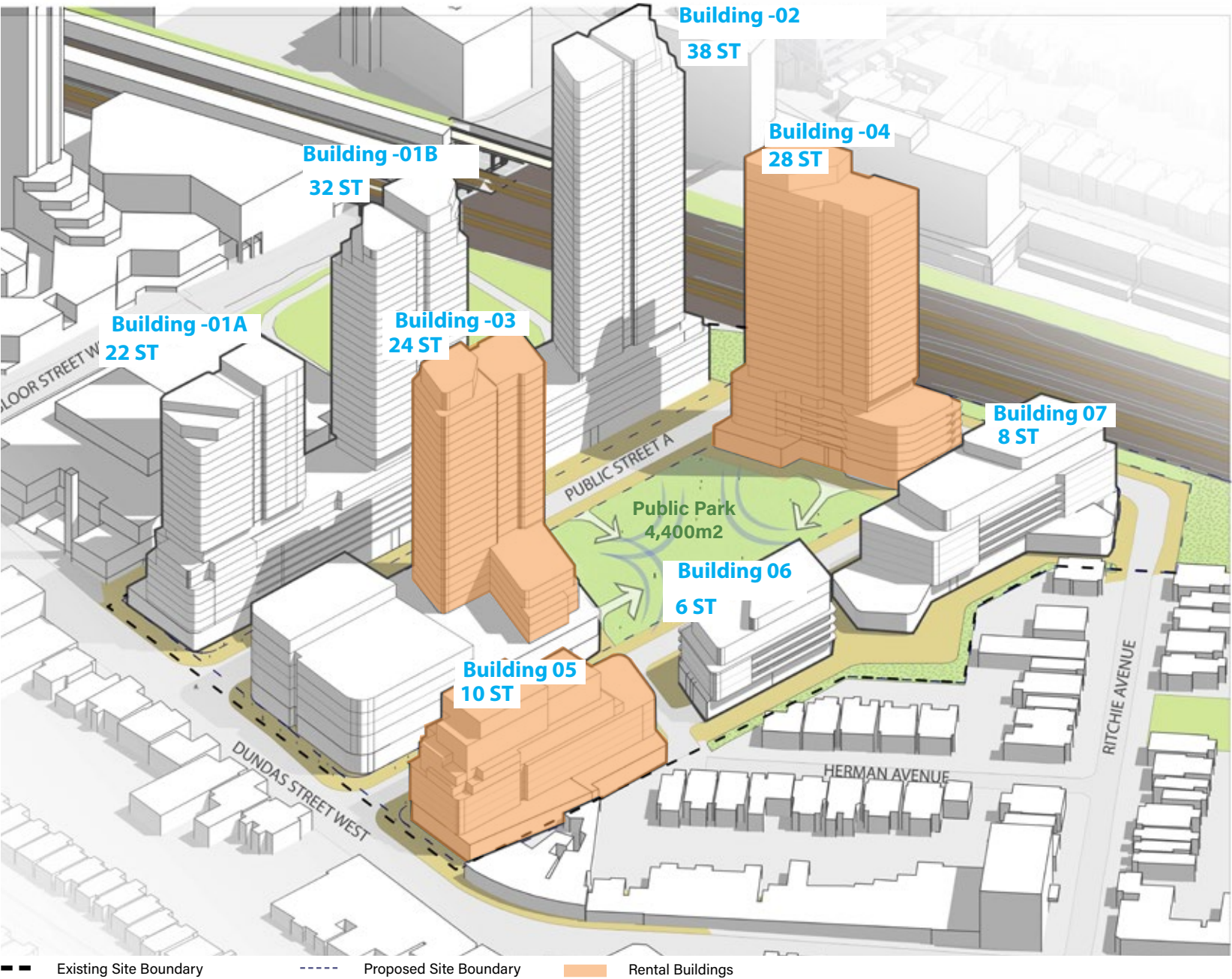
THE PROPOSED DEVELOPMENT

The Proposed Development will redevelop the site to support mixed-use, transit-oriented intensification while achieving a range of city building and urban design objectives. The Proposal includes seven mixed-use and residential buildings (including five residential towers) on four development blocks. It will offer both ownership and rental housing options, and will be anchored around a new community public park and public street system.

The redevelopment proposes a total gross floor area of 151,895 square metres comprised of 135,274 square metres of residential and 16,621 square metres of non-residential uses (including 9,025 square metres of retail and 7,596 square metres of office). The Proposed Development includes approximately 1,923 residential units in a range of unit sizes, and includes 735 rental units within 3 rental buildings. The proposal includes a large 4,400 square metre public park and a series of other open spaces around the site. A new u-shaped public street system will provide connections to the neighbourhood, including a vehicular connection at Ritchie Ave and a pedestrian connection at Herman Ave.

DEVELOPMENT STATISTICS

GFA		
TOTAL RESIDENTIAL GFA	135,274 m2	89%
TOTAL NON RESIDENTIAL GFA	16,621 m2	11%
TOTAL DEVELOPMENT GFA	151,895 m2	100%
TOTAL RESIDENTIAL UNITS	1,923	
RENTAL UNITS	735	



## PURPOSE OF THIS REPORT

Since the Proposed Development will result in the demolition and replacement of rental units, this report has been prepared to summarize the existing rental supply, the proposed rental replacement strategy, and the proposed tenant relocation and assistance plan.

The following report responds to the City of Toronto Official Plan housing policies including those that speak to the need to preserve and enhance the City's existing stock of affordable and mid-range rental housing and make gains in the supply of new affordable housing (both rental and ownership). For reference, the relevant section of the City's Terms of Reference for a Housing Issues Report, as they relate to the Official Plan Amendment being sought, are described below.

As there is an existing rental building with 8 units on the Development Site on the property known municipally as 2252 Dundas Street West, this report also provides an overview of the requirements of the Residential Rental Property Demolition and Conversion Control By-law (Chapter 667 of the Municipal Code) under Section 111 of the City of Toronto Act, 2006.

This report also provides a review of relevant housing policy and concludes that:

- The Proposed Development replaces the existing rental units in the new development at a 1:1 ratio, with units that will be similar in size, bedroom type, and rent levels, at early stages of the redevelopment.
- The Rental Housing Demolition proposal is consistent with applicable housing policy. The proposal is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan (2019) and the housing policies in the Toronto Official Plan.
- The Proposed Development delivers improved rental housing stock with the provision of three rental buildings with 731 rental units.
- A Community Consultation Strategy will be developed to ensure all interested parties have access to information about the project, and have opportunities to ask questions and provide feedback.
- A tenant relocation and assistance plan that exceeds statutory requirements will be developed between the applicant and City staff through the approvals process.

# TERMS OF REFERENCE: HOUSING ISSUES REPORT

Per the Terms of Reference (TOR), a Housing Issues Report should contain:

- a) Description of Proposal – as it relates to the relevant housing policies, including statistics such as the number of existing residential (including rental) units, the number of residential units to be retained and/or added to the site, the types and sizes of such units, whether they are intended to be condominium registered, any relevant phasing issues and site and contextual considerations.*
- b) Relevant Planning Process/Other Applications (i.e., Official Plan Amendment, Zoning By-law Amendment, Condominium Registration).*
- c) Planning Rationale - as it relates to the relevant housing policies, this should address Provincial Policy Statement and Planning Act considerations; relevant Official Plan policies, including information/rationale as to how and why Official Plan policy is being addressed by the proposal; and, relevant Zoning By-law information.*
- d) Analysis and Opinion - as to why the housing proposal is good planning, including issues of impact.*
- e) Summary and Conclusions. The submission should reference the results of all pre-application discussions held with any civic officials, as well as all discussions held in the community regarding any housing issues.*

The TOR further state that “For residential developments greater than 5 hectares in size the Housing Issues Report should contain the following:

- a) Number of proposed new residential units by type and tenure*
- b) Number of and form of new housing units that will be in forms other than single detached and semi-detached*
- c) Estimated rents and/or initial sale prices of the affordable units by type*
- d) Information regarding number of affordable units per phase:*
- e) The applicant will prepare a Community Services Strategy, as per Official Plan Policy 3.2.2.5.”*

Much of the information requested above in a) through d) above, such as the estimated rents and units per phase, will be assessed by the project team as the planning process proceeds, and more detail will be provided in a subsequent Zoning By-law Amendment and Section 111 Applications.

The Gross Site Area is 4.53 hectares, which is less than 5ha, and this policy is not applicable.

A Community Services and Facilities Study (CSFS) has been submitted in accordance with the policies of 3.2.2.5 of the Official Plan under separate cover. The results of the CSFS may inform the provision of social infrastructure and/or community service facilities in the area and within the proposed development, in consultation with City staff.

# RENTAL REPLACEMENT

## RENTAL REPLACEMENT OVERVIEW

While it is recognized that the location, configuration, size, and other characteristics of the rental replacement units are subject to input from City Staff and other stakeholders, it is currently contemplated that the 8 rental replacement units will be integrated within Building 3, which is a purpose-built rental building. As indicated in the table on the facing page, the rental replacement units will include 2 one-bedroom units, 4 two-bedroom units, and 2 three-bedroom units to meet the 1:1 rental replacement requirements outlined in Policy 3.2.1.6(b)(i) of the Official Plan.

## SITE IMPROVEMENTS

A holistic approach to the redevelopment of the Site unlocks an opportunity to improve the existing retail stock on the Site while providing significant residential intensification.

## RENTAL UNITS

The existing rental units do not meet current housing expectations. The units have lower than average ceiling heights (8ft), modest balconies, and small exterior windows. The appliances and finishes are similarly not up to date. The proposed rental replacement units will be designed with contemporary ceiling heights, larger glazed openings, and more spacious balconies. Together, these strategies will provide units with greater access to sunlight and views. Further, the new units will be fitted with new appliances (including in-suite laundry facilities).

## BUILDING OPERATION

The proposed rental replacement units will be more energy efficient to operate and maintain. The Proposed Development has been designed with an enclosed loading area with access to a move-in room on each block. The rental component will have access to a dedicated mail room including secure parcel storage. The new building will be designed with improved physical accessibility and modern fire and security systems. The building will also be designed with contemporary tri-sorter garbage chutes.

## AMENITIES

The existing building has limited indoor amenities. The units do not have access to parking and there is no bike storage. While the existing building is surrounded by small informal open spaces, these spaces are not well-programmed. There is no seating or space for tenants to gather or socialize inside or outside of the building.

The Proposed Development incorporates a variety of amenities, including indoor amenity space within base buildings, individual lockers for secure storage, outdoor amenity space on rooftop terraces, a pet relief area towards the southeastern corner of the Site, a significant amount of secure bicycle parking, and underground parking spaces.

## ON-SITE IMPROVEMENTS

Finally, the comprehensive redevelopment of the Site sets up the possibility to introduce various site improvements. Key aspects towards making the Site more walkable, vibrant, complete, and inclusive include:

- A large 4,400m<sup>2</sup> public park, which will serve all tenants and the broader community.
- Two new public streets (Street A and Street B) making a U-shape with ample sidewalks;
- The provision of two north-south pedestrian connections linking the Site to Herman Avenue and Ritchie Avenue to promote pedestrian connectivity;
- An expanded sidewalk and planting zone, allowing for a double row of trees on the north side of Street A and south side of Street B; and
- The integration of public art to add visual interest and improve the public realm.

As demonstrated above, the proposed rental replacement units represent a significant improvement to the units that exist today.



RENTAL REPLACEMENT STRATEGY

Policy 3.2.1.6(b)(i) of the Official Plan states that “at least the same number, size and type of rental housing units are to be replaced and maintained with rents similar to those in effect at the time the redevelopment application is made.”

It is observed that there is no definition of either “size” or “type” in the Official Plan. Based on a full reading of the Official Plan and an understanding of how the policy has been historically applied, it is our interpretation that the term “size” is understood to refer to the actual square footage of the units, but with a consideration for reasonable allowances to take into consideration modern design efficiencies. The term “type” is understood to refer to the number of bedrooms rather than the building form (for example in the definition of affordable rents, the Plan refers to “unit types (number of bedrooms)”).

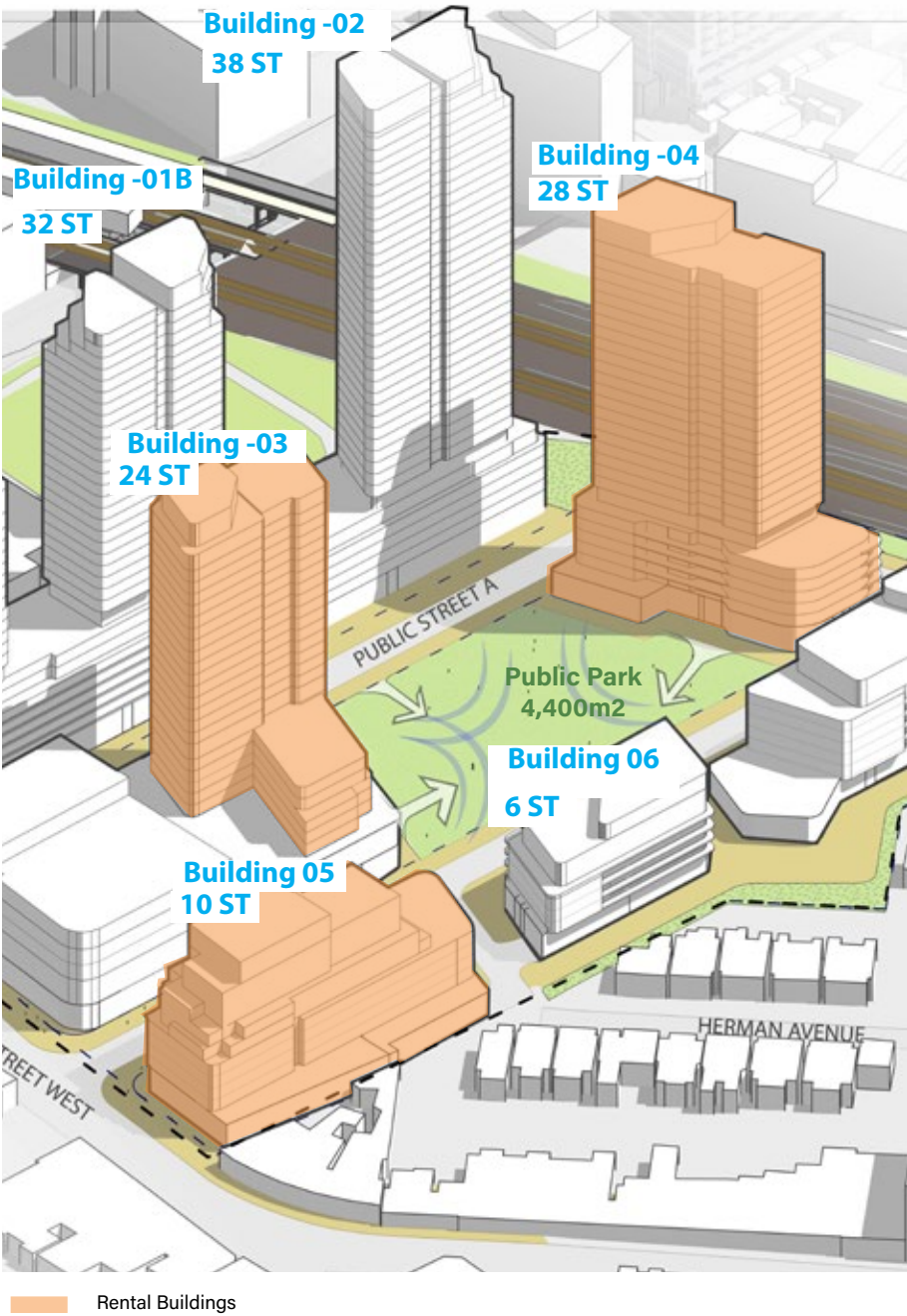
Policy 3.2.1.6(b)(ii) requires the rents for the replacement units to be “similar to those in effect at the time the redevelopment application is made,” and that for a period of at least 10 years, the rents be increased annually “by no more than the Provincial Rent Increase or a similar guideline as Council may approve

from time to time,” along with a one-time increase of 4% for new construction.

Choice Properties will replace the existing 8 rental units that will be demolished as part of this proposal. Based on the rent roll dated July 4, 2022, 8 rental units are required to be replaced. As indicated in the table below, the Proposed Development will replace all of the existing rental units in the proposed Building 3, with the same number and type of units for a minimum of 10 years.

As illustrated in Table 6, the average size of the proposed rental replacement units will be similarsmaller to what exists today. The marginal decrease in size is reasonable and appropriate recognizing the significant improvements in terms of the quality of housing, building operation, amenity, and overall site configuration.

Existing Rental Units			Replacement Rental Units				
Type	Units	Average Size (sq. m)	Type	Units	Average Size (sq. m)	Min / Max Unit Sizes (sq. m)	Average Size % Difference
1-bed	2	47.7	1-bed	2	Min. 47.7	TBD	TBD
2-bed	4	89.8	2-bed	4	Min. 89.9	TBD	TBD
3-bed	2	89.7	3-bed	2	Min. 89.7	TBD	TBD
Total Units	8		Total Units	8			
Total Area*	634m2 (6,825ft2)		Total Area	Minium 634m2			



## PLANNING POLICY

**This section provides an overview of the planning framework governing the Site. It focuses primarily on applicable Provincial Policy Statement (2020), Growth Plan (2019), and City of Toronto Official Plan policies. A Zoning By-law Amendment and Section 111 applications have been submitted to enable the development proposal with appropriate built form and urban design guidelines.**

**The more fulsome Planning Rationale, which is provided under separate cover, should be reviewed in tandem with this Housing Issues Report.**

### PROVINCIAL POLICY STATEMENT (2020)

The proposed development is representative of the land use and development pattern supported by the Provincial Policy Statement (PPS). The project's consistency with specific sections of the PPS is outlined below.

#### SECTION 1.1: MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS

Policy 1.1.1 outlines the ways in which healthy, livable, and safe communities are sustained by promoting efficient development patterns and accommodating a range of uses including residential and employment uses.

Policy 1.1.2 states that land shall be made available through redevelopment to accommodate a range and mix of employment opportunities, housing, and other land uses to meet projected needs for a period of up to 20 years, or an alternative time period established by a provincial planning exercise or Provincial Plan.

Policy 1.1.3 establishes settlement areas as the focus of growth and promotes their intensification and redevelopment.

Policy 1.1.3.3 further states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment, taking into account the existing building stock or areas with suitable infrastructure and public service facilities.

Policy 1.1.3.6 states that new development shall have a compact form, mix of uses, and density that allow for the efficient use of land, infrastructure, and public service facilities.

The Proposed Development seeks to create a mixed-use community hub in an area identified for intensification, with a range of employment uses, a diverse offering of housing types and tenures, an enhanced public realm, a large park, and other community uses. In doing so, the Proposed Development contributes to the longevity of a healthy, liveable, and safe community, directly responding to the objectives identified in the PPS (Policy 1.1.1). The Proposed Development is consistent with PPS policy 1.1.3.2 in that it promotes the efficient use of land and infrastructure, specifically existing and planned transit infrastructure.

#### SECTION 1.4: HOUSING

The PPS directs planning authorities to provide for an appropriate mix and range of housing options in order to meet projected requirements. To do so, planning authorities shall maintain the ability to meet residential growth for a minimum of 15 years through intensification and redevelopment, and maintain land with servicing capability sufficient for a 3-year supply of residential units (1.4.1).

Section 1.4.3 illustrates the methods whereby planning authorities can ensure this appropriate range and mix of housing options. This section states that planning authorities shall provide for an appropriate mix and range of housing densities and options to meet projected affordable and market-based needs by:

- Implementing minimum targets for the provision of affordable housing that align with applicable housing and homelessness plans;
- permitting all housing options required to meet the needs of current and future residents as well as all types of residential intensification;
- directing new housing development to areas with appropriate levels of public service facilities and infrastructure;
- promoting densities for new housing that use land, infrastructure, public service facilities, and resources efficiently and support the use of active transportation and transit;
- prioritizing intensification and requiring transit supportive development;
- establishing development standards for residential intensification, redevelopment, and new residential development to facilitate compact form and minimize the cost of housing (1.4.3)

The Proposed Development is consistent with Sections 1.4.1 and 1.4.3 of the PPS. The proposed 1,923-unit development with a range of unit sizes and tenures, including rental and affordable rental, will expand the range of housing options and tenures and will contribute to residential intensification on a site identified for growth and that is supported by both soft and hard infrastructure, including public transit, site servicing, and community services. Furthermore, the Proposed Development facilitates the efficient use of an underutilized property that can effectively accommodate the proposed residential and employment density.



## GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”), enacted in 2019, is a Provincial Plan that directs how regional growth in the Greater Golden Horseshoe (GGH) is to be managed to 2041. Effective May 16, 2019, this plan replaces the Growth Plan for the Greater Golden Horseshoe, 2017 that initially took effect on July 1, 2017. Subsequent amendments to the Growth Plan took effect on August 28, 2020. One of the main objectives of the Growth Plan is to reduce urban sprawl, and to that end it carries forward many of the policies in the PPS while providing more direction on where intensification should be focused. Numerous elements of the proposed development support Growth Plan policies. Relevant sections of the Growth Plan are outlined below.

### 2.2.1 MANAGING GROWTH

The population forecast for the City of Toronto is 3,650,000 for 2051. The employment forecast for the City of Toronto is 1,980,000 for 2051. As of 2021, the total population in Toronto was 2,794,356 people.

According to the Growth Plan, the majority of growth is intended to be located in an area that has a delineated built boundary and can support the achievement of a complete community, as per Section 2.2.1 Managing Growth. The City of Toronto, including the Subject Lands, are within the built-up area.

As per the Growth Plan, municipalities must ensure that efforts to meet minimum intensification targets in delineated built-up areas also support the achievement of complete communities. Complete communities provide convenient access to a variety of transportation options, include a diverse range and mix of housing including housing that accommodates the needs of all household sizes and incomes, and ensure the development of mixed-use buildings comprised of compact built forms that facilitate vibrant public realms (2.2.1.4).

Complete communities that offer opportunities for people to “conveniently access most of the necessities for daily living” including a mix of “jobs, local stores, and services, a full range of housing, transportation options and public service facilities” are encouraged in the 2019 Growth Plan (Definitions: Complete Communities).

The Proposed Development is located within the Bloor GO and Dundas West Major Transit Station Areas (MTSAs), as defined in the Growth Plan. The Site also benefits from proximity to multiple forms of higher order transit, including the Dundas West TTC Subway Station, the Bloor-Lansdowne GO Station, the Lansdowne TTC Subway Station and the Bloor GO Station, which provides a connection to commuter rail and the UP Express.

The proposed development recognizes the unique position of the Subject Lands. It focuses growth and intensification to an existing built-up area that is highly transit supportive, and introduces a mix of residential, employment, retail and open spaces on the site to create a compact and complete community.

### SECTION 2.2.4 TRANSIT CORRIDORS AND STATION AREAS

The Growth Plan establishes minimum density targets for MTSAs. The Proposed Development is located within the Bloor GO and Dundas West MTSAs. For MTSAs served by subways, the minimum density target is 200 residents and jobs combined per hectare. For MTSAs served by the GO Transit rail network, the minimum density target is 150 residents and jobs combined per hectare.

As stated in Section 2.2.4.6, “within major transit station areas on priority transit corridors or subway lines, land uses and built form that would adversely affect the achievement of the minimum density targets of this Plan will be prohibited.”

The Plan indicates that MTSAs should be planned to support transit and to achieve multi-modal access to stations by providing both connections to local and regional transit services and infrastructure to support active transportation (2.2.4.8). Further, development within MTSAs will be supported by reduced parking standards and a mix of uses, including affordable housing (2.2.4.9).

Policy 2.2.4.2 details that single-tier municipalities “will delineate the boundaries of major transit station areas in a transit-supportive manner that maximizes the size of the area and the number of potential transit users that are within walking distance of the station.”

The City of Toronto Official Plan (2006) was enacted prior to the province setting the MTSA density targets outlined in Section 2.2.4.3 of the Growth Plan. In order to bring the Official Plan into conformity with the Growth Plan, the City is, through a Municipal Comprehensive Review (MCR), identifying MTSAs and Protected Major Transit Station Areas (PMTSAs) along the priority corridors and supporting corresponding appropriate densities and built form. The City has delineated draft MTSA boundaries for the purpose of consultation. The MCR process established proposed minimum density targets for people and jobs per hectare within MTSAs. The Bloor GO and Dundas West PMTSAs both have minimum targets of 300 people and jobs per hectare.

Until the City’s PMTSA delineations are finally approved by the Minister, site-specific applications, such as this one, for lands within draft PMTSAs, should conform to (or not conflict with) the policies in the Growth Plan and help meet the appropriate minimum density targets.

## SECTION 2.2.6 HOUSING

The Growth Plan specifies that upper- and single-tier municipalities will develop a housing strategy that identifies a diverse range and mix of housing options and densities, and establishes targets for affordable ownership housing and rental housing. The City of Toronto Official Plan (2006) contains housing policies that emphasize the importance of producing new private sector rental housing, preserving existing rental housing, achieving a range of housing objectives, and working in partnerships to encourage new affordable and social housing production.

Policy 2.2.6.3 directs municipalities to consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes. The proposed development will provide a diversity of housing options to support individuals and families.

The Proposed Development conforms to the Growth Plan by providing a range of unit types and sizes in order to accommodate a diverse range of household sizes, in close proximity to exceptional transit access. This proposal optimizes the use of land and infrastructure in order to support growth in a compact and efficient form. All of the existing rental units will be replaced within the Proposed Development with units that will be offered at similarly affordable and mid-range rents. In addition, new residential units in a variety of sizes, tenures, and configurations will be introduced, including three purpose-built rental towers. This will ensure that the Proposed Development is accommodating a diverse range of household types and incomes. The intensification of the Site will also allow for more community based amenities to be provided, contributing to the achievement of a complete community.



# CITY OF TORONTO OFFICIAL PLAN, 2006

The City of Toronto Official Plan (the Official Plan) is the primary planning tool used to guide overall growth and development in the city over the next 30 years. The Official Plan identifies that the city’s future development will be in the form of infill and redevelopment, and must fit in, respect, and improve the character of the surrounding area. The Official Plan states that development should be located, organized, and massed to fit within its existing and/or planned context. The Subject Lands are located within a designated Mixed Use Area. The relevant Official Plan policies are described below:

## CHAPTER 2: SHAPING THE CITY

### 2.3.1 Healthy Neighbourhoods

The Healthy Neighbourhoods section of the Official Plan outlines policies that have been designed to protect the character of established Neighbourhoods and Apartment Neighbourhoods in the City. While intensification is to be directed to the City’s Centres and Avenues special consideration should be paid to the locations where the Neighbourhoods and growth areas (Centres and Avenues) meet. Development within these areas should demonstrate a transition in height, scale and intensity to ensure residential areas are not negatively affected by new development.

New development in Mixed Use Areas that are adjacent or within close proximity to Neighbourhoods are required to address the following criteria as outlined in section 2.3.1.2:

- be compatible with those Neighbourhoods;
- provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those Neighbourhoods;
- maintain adequate light and privacy for residents in those

Neighbourhoods; and

- attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those Neighbourhoods.

The southern boundary of the site is adjacent to lands designated as Neighbourhoods, characterized by 2 – 3 storey ground-related single detached homes and townhouses.

The Proposed Development has been designed in a way which acknowledges the surrounding neighbourhood context. Building heights transition from the northern edge down to the Neighbourhoods along the southern boundary of the Site. The proposed mixed use development will also include new community services, a diverse retail offering, and open space areas that will support and enhance surrounding Neighbourhoods.

## CHAPTER 3: BUILDING A SUCCESSFUL CITY

### 3.2.1 Housing

Section 3.2.1 of the Official Plan outlines the need for a full range of housing options to meet distinct housing needs in the City. The range of housing to be supported in the city includes ownership and rental housing, and affordable and mid-range rental and ownership housing (3.2.1.1). The creation of housing stock through intensification and infill is also encouraged (3.2.1.2).

Policy 3.2.1.6 states that new development that will result in the loss of six or more rental housing units will not be approved unless:

- a. All of the rental housing units have rents that exceed mid-range rents at the time of application, or
- b. In cases where planning approvals other than site plan are sought, the following are secured:
  - i. At least the same number, size and type of rental housing

units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;

ii. For a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and

iii. An acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship, or

- c. In Council’s opinion, the supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents. This decision will be based on a number of factors, including whether:

i. Rental housing in the City is showing positive, sustained improvement as demonstrated by significant net gains in the supply of rental housing including significant levels of production of rental housing, and continued projected net gains in the supply of rental housing;

ii. The overall rental apartment vacancy rate for the City of Toronto, as reported by the Canada Mortgage and Housing Corporation, has been at or above 3.0 per cent for the preceding four consecutive annual surveys;

iii. Proposal may negatively affect the supply or availability of rental housing or rental housing sub-sectors including affordable units, units suitable for families, or housing for vulnerable populations such as seniors, persons with special needs, or students, either in the City, or in a geographic subarea or a neighbourhood of the City; and

iv. All provisions of other applicable legislation and policies have been satisfied.

The Proposed Development is intended to fulfill the policy objectives of this section in a variety of manners. There is an opportunity on the site to create over 1,920 new residential units, including purpose-built rental housing, in a range of unit sizes and types (including 3-bedrooms). The development proposal will provide affordable rental housing, and will replace the 8 existing rental units.

The detailed information regarding the estimated rents and units per phase will be assessed by the owner and/or the project team as the planning process proceeds, and more detail will be provided through the Zoning By-law Amendment application.

At this stage, the owner has committed to providing a full range of housing, in terms of type, tenure, size and affordability on the site. While the specific type and location of rental replacement will be determined through the future Site Plan Application, the Proposed Development will be comprised of 38% purpose-built rental housing. Furthermore, an affordable housing strategy developed for the Site will be provided that will provide residential units as affordable housing.

Lastly, the proposed development will include 3-bedroom units. These commitments conform with the intent of the Official Plan policies related to affordable housing, and provide a basis from which the replacement rental housing and tenant assistance and relocation program will be developed. This information will be incorporated in the future Zoning By-law Amendment and Section 111 applications.

### **3.2.2 Community Services & Facilities**

Section 3.2.2 of the Official Plan contains policies related to quality of life and overall well-being of Toronto residents. These policies are designed to ensure that an appropriate range of community services and facilities are provided in areas of major or incremental physical growth (3.2.2.1.c) and encourage the inclusion of community service facilities in significant private sector developments through development incentives and public initiatives (3.2.2.7).

This Official Plan amendment application articulates the owner's vision for a vibrant mixed-use community in the Bloor-Dundas node. It is intended to provide direction on the owner's objectives for redevelopment that is consistent with the Official Plan policies governing the Subject Lands as well as the high level development principles outlined in Site and Area Specific Policy 335 regarding the public realm, built form and uses and sustainability.

*The Proposed Development conforms to the housing policies of the Official Plan. The Proposed Development conforms to Policy 3.2.1.6 by replacing all of the existing rental units with units that are the same type, similar in size, and offered at similar rents, and by working with City staff to determine an acceptable tenant relocation and assistance plan. The proposal conforms to Policy 3.2.1.1 by contributing to the City's rental housing stock through the creation of new rental units and by replacing and securing affordable and mid-range rental housing. The Proposed Development is in conformity with Policy 3.2.1.2 by providing new housing supply through the intensification of the Subject Lands.*



## SECTION 111 OF THE CITY OF TORONTO ACT, 2006

The City of Toronto Act, 2006, section 111, authorizes Council to regulate the demolition and conversion of residential rental properties located in the City. Pursuant to that authority, Council has adopted By-law 885-2007, now Chapter 667 of the Municipal Code entitled “Residential Rental Property Demolition and Conversion Control”. This By-law functions in conjunction with policy 3.2.1 of the City of Toronto Official Plan.

Chapter 667 allows the City to protect rental residential properties, including those that are not the subject of planning approvals but are subject to the City’s Official Plan policies. Generally, the policies and the by-law apply to properties containing six or more rental units. Chapter 667 prohibits any person from demolishing or converting to a purpose other than residential rental property the whole or any part of a residential rental property unless the person has received a permit from the City and except in accordance with the terms and conditions in that permit.

Pursuant to Chapter 667, Council may impose conditions of approval on an application for demolition of rental housing units. These conditions may include conditions with respect to the impact on the supply of rental housing or tenants, such as:

- A requirement that the owner of the residential rental property notify any tenants (who reside in rental units affected by the changes permitted under the approval) of the relevant provisions in the Residential Tenancies Act, 2006.
- In the case of a demolition, requirements to replace the rental units with rental units at similar rents, and for tenant relocation and other assistance, including the right to return to the replacement rental housing.
- A requirement that other conditions to the approval shall be secured by an agreement with the City.

Given the early stages of the development approval process, and that the units are all vacant at this time, it would be premature to define the exact parameters of the replacement rental housing and tenant assistance and relocation program. Much of the required information will be assessed by the owner and/or the project team as the planning process proceeds, and more detail will be provided in a subsequent Zoning By-law Amendment, Site Plan Application and Section 111 applications. At this stage, the owner has committed to providing a full range of housing on the Site, in terms of type, tenure, size, and affordability and to meeting its rental replacement obligations.

## CONSULTATION AND MITIGATION

### TENANT COMMUNICATION

As described above, there are no tenants in the existing rental building at 2252 Dundas St W. Details on key messages describing how the project team plans to engage with tenants are outlined in the Community Consultation Strategy by Urban Strategies Inc. All engagement efforts to date, and discussions going forward, will be discussed with and agreed upon by City of Toronto Community Policy staff.

One key component of the engagement strategy includes the creation of a project website and associated email address where members of the community can learn more about the project, ask questions, and provide feedback.

### TENANT RELOCATION AND ASSISTANCE

Policy 3.2.1.6(ii) of the Official Plan states that “an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship” will need to be secured through the approvals process. The Official Plan does not provide specific terms for the tenant assistance and relocation plan.

The Residential Tenancies Act, 2006 (RTA) sets out the rights and responsibilities of landlords and tenants who rent residential properties. The RTA requires that a landlord compensate a tenant in an amount equal to three months rent or offer the tenant another rental unit acceptable to the tenant.

The owner is prepared to work in collaboration with City staff to determine if a tenant relocation and assistance plan is required given that the 8 existing units are currently vacant.



## ANALYSIS & SUMMARY

**It is our opinion that the proposed Official Plan and Zoning By-law Amendments represent good planning. This proposal is a unique opportunity to establish the Development Site as a vibrant mixed use community at the nexus of several vibrant neighbourhoods with unparalleled access to higher-order transit. The relocation of the existing large format retail store will help expand the retail and office uses on the Site by providing for office space and a range of smaller retail units at the base of new residential buildings.**

The Proposed Development will intensify and optimize an underutilized property in close proximity to significant transit investment, public amenities, and other infrastructure with a significant number of new, high-quality rental units, a variety of uses, and a broader variety of public amenities. A variety of housing sizes and tenures, including affordable units and rental housing, will be introduced to support the establishment of an active neighborhood around higher order transit stations. A finer grain of streets and blocks will improve circulation on the site and the introduction of a high quality park and open spaces will create an enhanced neighbourhood setting and offer improved connections.

The Proposed Development will replace all 8 rental units with the same number and type of units that are similar in size and offered at similar rents. The Proposed Development will diversify housing and tenure types within the Bloor-Dundas node, and 40% of the total units will be two or three bedroom units, creating family-sized housing options at this strategic location.

The Proposed Development will also significantly improve the existing tenant experience by providing new rental units with improved lay-outs and modern in-unit amenities, as well as markedly improved indoor and outdoor amenities. Tenants will have access to new community facilities such as the proposed public park. Significant landscape improvements will also result in a more attractive and functional streetscape and public realm.

The owner is prepared to work with City staff to address individual tenant needs as part of the development process.

*Given the overall benefits that the Proposal will deliver to both tenants and the broader community, and the Proposal's consistency and conformity with the housing policies in the PPS, Growth Plan, and City of Toronto Official Plan, it is our opinion that the application for rental housing demolition and conversion is appropriate and represents good planning.*

