

Authority: Toronto and East York Community Council
Item TE19.2, adopted as amended by City of Toronto
Council on February 5, 2025
City Council voted in favour of this by-law on March 27,
2025

CITY OF TORONTO

BY-LAW 221-2025

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2024, as 450 Dufferin Street.

Whereas authority is given to Council 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 adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 791 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on March 31, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

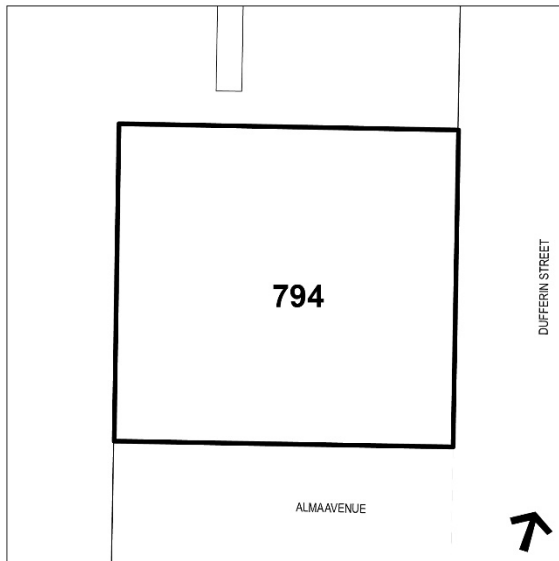
(Seal of the City)

AMENDMENT 791 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 450 DUFFERIN STREET

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 794 is amended by deleting the existing text and replacing with the following:



794. 450 Dufferin Street

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

- a) A minimum of 364 square metres of total gross floor area of the development will be non-residential gross floor area that:
 - i) will be comprised of, for a minimum of 51 percent of the required non-residential gross floor area, uses that are supportive of value-added creative and design industries, such as: office, 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;
 - ii) will be constructed on the lands prior to or concurrent with any residential gross floor area; and
 - iii) will include only non-residential uses that are compatible with residential uses determined by a Compatibility and Mitigation Study.
- 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 Risk 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.
- 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 40 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) The provision of affordable housing required by Policy d) shall be secured through one or more of the following agreements with the City and be met prior to the removal of a holding ("H") provision on the lands:
 - 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 Executive Director, Development Review or their designate, Director, Community Planning, 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 d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) above.