

APPENDIX "A"
MM9.54 – Made public on October 13, 2015

SITE SPECIFIC AMENDMENTS TO OPA 197 HOUSING POLICIES 4.3.3 AND 4.3.12 AS THEY RELATE TO 2313 AND 2323 LAKE SHORE BOULEVARD WEST

- 4.3.3 Significant new development on sites containing six or more rental units where existing rental buildings will be maintained in the new development:
- a) will secure the existing rental buildings that have affordable rents and mid-range rents as rental housing [~~Delete: "for at least 20 (twenty) years"]~~; and
 - b) should enhance the viability of the existing rental housing to meet the current and future housing needs of tenants by:
 - i. Securing any needed improvements and renovations to the existing rental housing, including residential amenities and recreational space, without pass through of the costs to tenants; and
 - ii. Encouraging the inclusion of renewal opportunities that would extend the life of the building among the improvements to be secured.
- 4.3.12 Where infill development is proposed on a site containing existing apartment buildings, the development will contribute to the reduction of energy and water consumption in these existing buildings [~~Delete "through renovations, retrofits and changes to management practices" and replace with "through the completion of audits and strategies, changes to management practices, and renovations and retrofits."~~] applications for infill development on existing multi-unit apartment building sites will be required to undertake the following for all existing buildings to be retained on the site:
- a) completion of a building condition assessment and an implementation strategy to undertake any identified physical repairs or maintenance that are anticipated during the [~~Delete "minimum 20 years" and replace with "period"~~] the building is secured as rental housing;
 - b) completion of a water audit and water efficiency strategy to implement items identified to have a payback period of five years or less;
 - c) completion of an energy audit and energy reduction strategy to implement measures, retrofits or upgrades that have a payback of five years or less; and
 - d) completion of a waste audit and strategy to implement waste reduction and diversion measures to achieve [~~Delete "a 35% diversion target" and replace with "significant improvements in diversion targets"~~] through reuse and recycling.