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.