

Rapid Housing Initiative - 222 Spadina Avenue and 877 Yonge Street

Date: April 8, 2021

To: Planning and Housing Committee

From: Chief Planner & Executive Director, City Planning and Executive Director, Housing Secretariat

Wards: Ward 10 - Spadina - Fort York and Ward 11 - University-Rosedale

SUMMARY

The purpose of this report is to recommend that City Council request the Minister of Municipal Affairs and Housing to make two Minister's Zoning Orders in order to permit the creation of supportive affordable housing in existing buildings at 222 Spadina Avenue and 877 Yonge Street.

At its meeting of October 27, 2020, City Council adopted Item MM25.32 - Implementation of the Federal Rapid Housing Initiative (RHI) authorizing staff to: enter into an agreement with the Canada Mortgage and Housing Corporation to secure the City's allocation of \$203.3 million through this program; and, identify projects that can be made available for occupancy within twelve (12) months, in accordance with the terms and conditions of the Rapid Housing Initiative (RHI). City Council also approved approximately \$59 million in pre-approved City Open Door incentives to support the creation of up to 800 affordable rental units under the program, to maximize the RHI opportunity and exceed the minimum unit requirement set out under the RHI.

The acquisition and conversion of space within the existing development at 222 Spadina Avenue to create affordable supportive housing is being advanced under the RHI. The existing development is a ten-storey mixed commercial residential building containing commercial uses, 124 existing residential dwelling units, and 92 hotel rooms on the third, fourth and fifth floors. There are approximately 85 residents in the hotel rooms at 222 Spadina Avenue supported by the Native Child and Family Services, Covenant House and the YMCA. These shelter client residents and the operators will relocate to a new temporary shelter location at 92 Peter Street starting in early May.

The City will acquire the space in mid-April 2021 and undertake interior renovations and alterations on the hotel room floors to convert the 92 hotel rooms to 84 self-contained dwelling units, shared laundry, a communal area and programming space, and a new outdoor amenity space on the 5th floor. There will be 78 bachelor units, 2 one-bedroom units and 4 two-bedroom units. A site specific zoning by-law for the property limits the

building to a maximum of 116 dwelling units. Zoning relief is required to permit the additional residential units that would result from the conversion of the hotel rooms as well as provide full relief from vehicle parking and bicycle parking requirements, including one accessible parking space. Zoning relief is also required to address the current non-compliance of 124 existing residential dwelling units, which exceeds the 116 unit maximum allowable. Site Plan Approval is not required.

The 877 Yonge Street property is a 15-storey building that was formerly operated as a 232 unit senior's residence comprised of 120 one-bedroom units, 34 bachelor units and 78 dwelling rooms. The property has been acquired by the City and will be undergoing interior renovations and alterations to create a total of 252 units, comprised of 120 one-bedroom and 132 bachelor units. In finalizing the renovation designs and drawings, it was determined that the existing conditions represent an excess number of vehicle and bicycle parking spaces relative to the needs of future residents, which will have a high proportion of seniors. Based on this, a lower rate of required vehicle and bicycle parking is proposed, the effect of which will mean there are opportunities to relocate the bicycle parking to a more desirable location within the underground garage and create a dedicated secure space for mobility scooters. Relief to the vehicle and bicycle parking requirements of the in-force zoning by-law for the site are required to address this change.

Community engagement will be undertaken for each site as summarized in the report.

To address the urgent need for creating affordable and supportive housing in Toronto, and according to the terms of the agreement between the City and Canada Mortgage and Housing Corporation with respect to the RHI program these units must be available for occupancy by the end of 2021. Given the terms of the RHI funding with respect to the timing of occupancy, this report recommends that City Council request that the Minister of Municipal Affairs and Housing make a Minister's Zoning Order to provide the necessary relief to permit the conversion of space within the existing development for affordable housing. The *Planning Act* gives the Minister of Municipal Affairs and Housing the power, by regulation, in respect of any lands in Ontario, to exercise any of the powers conferred on Council to zone lands and modify the zoning regulations for a given site.

RECOMMENDATIONS

The Chief Planner & Executive Director, City Planning and Executive Director, Housing Secretariat recommend that:

1. The Planning and Housing Committee request the Executive Director, Housing Secretariat to conduct community engagement for 222 Spadina Avenue and 877 Yonge Street as outlined in this report;
2. City Council request the Minister of Municipal Affairs and Housing to make two Minister's Zoning Orders, pursuant to Section 47 of the *Planning Act* for 222 Spadina Avenue to provide zoning relief for the total number of permitted dwelling units, and minimum required vehicle and bicycle parking spaces, including one accessible parking

space, and for 877 Yonge Street to provide zoning relief for the minimum required vehicle and bicycle parking spaces, as included in Attachments 7 and 8 respectively to this report.

FINANCIAL IMPACT

The acquisition, renovation and other associated costs with respect to the properties at 222 Spadina Avenue and 877 Yonge Street will be fully funded through the Housing Secretariat's 2021-2030 Capital Budget & Plan. The projects have been pre-approved for Open Door incentives through MM25.32 - Implementation of the Federal Rapid Housing Initiative.

The Housing Secretariat will select non-profit operators to manage both properties under a lease arrangement upon completion of construction. Construction is estimated to be completed by the end of December 2021. The non-profit operators will be responsible for managing all residential tenancy arrangements as well as future operating and maintenance costs related to the properties once the buildings have been turned over to them.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT STATEMENT

The HousingTO 2020-2030 Action Plan (HousingTO Plan) envisions a city in which all residents have equal opportunity to develop to their full potential, and is centred on a human rights-based approach to housing. This approach recognizes that housing is essential to the inherent dignity and well-being of a person and to building inclusive, healthy, sustainable and liveable communities. A key component of the HousingTO Plan is to increase the supply of permanent affordable rental and supportive housing to help our most vulnerable and marginalized residents live in dignified housing with appropriate supports.

Access to good quality, safe, affordable housing is an important social determinant of health and also improves the social and economic status of individuals and families. Good quality, affordable housing is also a cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city.

DECISION HISTORY

At its meeting of October 27, 2020 City Council adopted Item MM25.32 - Implementation of the Federal Rapid Housing Initiative authorizing staff to enter into an agreement with Canada Mortgage and Housing Corporation to secure the City's allocation of \$203.3 million through this program; and identify projects that can be made available for occupancy within twelve (12) months, in accordance with the terms and

conditions of the Rapid Housing Initiative (RHI). The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM25.32>

At its meeting of September 30, 2020, City Council adopted, with amendments, Item No. PH16.8, "Addressing Housing and Homelessness in Toronto through Intergovernmental Partnership" which described the advocacy the City was undertaking to secure additional investment from both the Provincial and Federal governments. The report also outlined the City's 24-Month COVID-19 Housing and Homelessness Recovery Response Plan aimed at providing dignified, stable permanent housing options for 3,000 people experiencing chronic homelessness within the shelter system, with the support of the Federal and Provincial governments. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH16.8>

At its meeting of December 17 and 18, 2019, City Council adopted, with amendments, Item No. PH11.5, "HousingTO 2020-2030 Action Plan" and its recommended actions as a strategic framework to guide the City's programs, policies and investments on housing and homelessness needs over the next ten years. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

At its meeting of December 17 and 18, 2019, City Council adopted report PH11.5 - HousingTO 2020-2030 Action Plan as the framework to address Toronto's housing and homelessness challenges by 2030. This Plan includes a number of actions and targets to address critical needs across the housing spectrum including emergency shelters and transitional housing, social and supportive housing, market and affordable rental housing and home ownership. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

At its meeting of June 18 and 19, 2019, City Council adopted MM8.49 - Providing a Rapid Housing Response to Homelessness through a New Modular Supportive Housing Pilot Initiative. Council directed staff to report back on the development of a new modular supportive housing initiative. It call for interdivisional coordination to identify potential sites and to expedite the development of supporting housing. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM8.49>

At its meeting of January 30 and 31, 2019 City Council adopted MM2.9 - Expanding Supportive Housing in Toronto. This report called for an aggressive plan for building supportive and transitional housing. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM2.9>

At its meeting of March 26 and 27, 2018, City Council adopted CD26.5 - Emergency Shelter Services Update. Council set a target of creating 18,000 new units of supportive housing over the next 10 years, approximately 1,800 units per year. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CD26.5>

PROPOSAL

The Federal Government announced the Rapid Housing Initiative (RHI) in September 2020. The RHI will invest \$1 billion nationally to support the construction of modular housing, as well as the acquisition of land and the conversion of existing buildings to affordable housing. Following the September 2020 announcement of the RHI, an interdivisional City and CreateTO staff team compiled a list of properties and sites that could potentially be purchased or rapidly developed to create new permanent housing options. An Investment Plan was submitted to Canada Mortgage and Housing Corporation on November 27, 2020 identifying a list of sites for consideration and approval. Among the sites, 222 Spadina Avenue and 877 Yonge Street were two of the sites identified and approved through the RHI program.

This report recommends that City Council request that the Minister of Municipal Affairs and Housing make two Minister's Zoning Orders, one for 222 Spadina Avenue and the other for 877 Yonge Street, as the fastest process for advancing the creation of new affordable supportive housing by the end of 2021.

Section 47(1) of the *Planning Act* gives the Minister of Municipal Affairs and Housing the authority to zone any property in the Province through a Minister's Zoning Order. While City Council has the authority to zone and re-zone lands through its powers under Section 34 of the *Planning Act*, the Minister has the authority to make an order exercising City Council's power to enact zoning regulations in order to implement the proposals for 84 self-contained residential dwelling units at 222 Spadina Avenue and 252 self-contained residential dwelling units at 877 Yonge Street. This process would have otherwise been advanced through either Zoning By-law Amendments considered by Council, or by way of Minor Variance applications considered by the Committee of Adjustment.

Staff considered advancing the required zoning relief for each site through the Zoning By-law and Minor Variance application processes, but determined that with a 2021 occupancy date, the fastest way of achieving that date would be via a Minister's Zoning Order. As only interior alterations are required to create the units for each site, Site Plan approval is not required.

Site Locations and Proposals

The **222 Spadina Avenue** property is a rectangular site located on the west side of Spadina Avenue mid-block between Queen Street West and Dundas Street West. The property fronts onto Spadina Avenue to the east and Cameron Street to the west. The existing development on the site is a ten-storey mixed commercial residential building (Chinatown Centre). The commercial uses are located on the lower two levels and include retail and restaurant uses that front onto Spadina Avenue. A hotel use is on the 3rd, 4th and 5th floors facing, and with access off, Spadina Avenue. Residential uses are located on the upper floors and accessed from an entrance on Cameron Street.

The proposal is to undertake interior alterations to the hotel rooms on the third, fourth and fifth floors to create 84 homes in the form of self-contained dwelling units, a

commercial kitchen and communal space, administration and counselling rooms, as well as an outdoor amenity area on the fifth floor. There would be 78 bachelor units, 2 one-bedroom units and 4 two-bedroom units. The total gross floor area of the affordable supportive housing space within the development would be 5,590 square metres, plus a 78 square metre outdoor amenity area.

There are currently approximately 85 residents living at 222 Spadina Avenue, supported by Native Child and Family Services, Covenant House and the YMCA. As part of the City's response to COVID-19 and the need for physical distancing in the shelter system, 92 Peter Street has been leased by the City of Toronto to provide replacement space for shelter residents currently living at 222 Spadina Avenue. 92 Peter Street will operate as a temporary emergency shelter serving youth until December 2021 and is one of more than 40 additional sites in 13 Wards opened across the City to support physical distancing.

The **877 Yonge Street** property is located on the east side of Yonge Street, north of Davenport Road. The property is an existing 15-storey residential building formerly operated as a senior's residence. There is a commercial space on the ground floor.

The proposal is to renovate the existing 232 units, consisting of 120 one-bedroom units, 34 bachelor units and 78 dwelling rooms, and create a total of 252 units consisting of 120 one-bedroom and 132 bachelor units. A communal area and programming space will be located on the second floor, as well as outdoor amenity area.

Building Operations and Tenant Selection

Both sites would be operated by a qualified and experienced non-profit housing provider with 24/7 on-site staff providing a range of supports that will help residents achieve housing stability and prevent a return to homelessness. The support services include mental health and substance abuse support, connection to primary care, harm reduction and relapse prevention, support with daily living activities, and connections with community supports such as: volunteer and employment opportunities, food security programs, and income assistance programs.

The homes would be provided to women, Indigenous residents, seniors, people with disabilities and people who are experiencing or at risk of homelessness. Future residents will be identified and referred through the City's Coordinated Access processes and people experiencing chronic homelessness will be prioritized. Coordinated Access is a consistent community-wide approach to assessing, prioritizing and connecting people experiencing homelessness to housing and supports. Tenants for these units will be identified using a prioritization-based approach to connect people to this permanent housing opportunity. There will be no direct referrals.

The City will coordinate the tenant identification process in partnership with street outreach, shelter, 24-hour respite, and hotel/motel program providers. A common assessment is used to understand the types and levels of supports clients will need to maintain housing stability. The City will work with the selected non-profit housing operators to ensure tenants are connected with supports that best meet their needs.

Consideration is given to the type and intensity of support and client choice in regard to their housing preferences.

Community Engagement

There will be a number of opportunities for residents to learn more about the affordable supportive housing proposal at 222 Spadina Avenue, 877 Yonge Street, as well as the opening of the temporary shelter at 92 Peter Street.

222 Spadina Avenue

Ideaspace Consulting has been retained by the City to assist with community engagement. Additional information about the project will be available at www.toronto.ca/222Spadina and will be provided through a variety of methods:

- A project information sheet will be delivered via Canada Post to reach residents and households who might not have access to online information;
- Information signs will be posted on each site;
- The City will be reaching out to local community agencies, BIAs and residents associations to ensure they are informed and provided the opportunity to comment on the proposals; and
- Residents can call the Community Liaison Office at 437-684-5857 (Monday to Friday 9 a.m. to 4 p.m.) or email: communityliaison@bigideaspace.ca to ask questions and share their input.

877 Yonge Street

Two information meetings are scheduled with the local Councillor and City staff on Thursday, April 29 and Wednesday, May 12 at 7 p.m. Based on the expert advice of Toronto's Medical Officer of Health to practice physical distancing to help reduce the spread of COVID-19 and to protect the health and safety of Toronto residents and staff, the meetings will be held virtually.

Additional information about the project will be available at www.toronto.ca/877Yonge and will be provided through a variety of methods:

- A post card will be hand delivered to immediate neighbours to inform them about the project and invite them to a Community Meeting;
- A project information sheet will be delivered via Canada Post to reach residents and households who might not have access to online information;
- Information signs will be posted on-site;
- The City will be reaching out to local community agencies, BIAs and residents associations to ensure they are informed and provided the opportunity to comment on the proposals; and
- Residents can call the Community Liaison Office at 437-684-5857 (Monday to Friday 9 a.m. to 4 p.m.) or email: communityliaison@bigideaspace.ca to ask questions and share their input.

92 Peter Street

The City's Shelter Support and Housing Administration Division is working with the three service operators (Native Child and Family Services, Covenant House and YMCA) to ensure the smooth transition of clients from 222 Spadina Avenue to 92 Peter Street. A Community Engagement Facilitator will be leading a community engagement focussed process to work with the Councillor, local stakeholders and residents to support the success of the temporary service in its new location. A customized engagement plan is being developed to ensure the timely sharing of key project details for the site such as timeline, service delivery information, points of contact and how to be involved.

For more information on the temporary shelter relocation at 92 Peter Street or to learn more about plans and services for those experiencing homelessness during COVID-19 please visit www.toronto.ca/PhysicalDistancingShelters, contact the Community Engagement Facilitator via email at 92peterstreet@gmail.com or phone at 437-522-9510.

COMMENTS

222 Spadina Avenue

The property is designated *Mixed Use Areas* in the Official Plan, and *Mixed Use Areas 3 - Main Street* in the Downtown Secondary Plan. The *Mixed Use Areas* designation permits a wide range of uses including residential and the proposal to convert hotel rooms to residential uses conforms to the Official Plan.

The property is zoned CR 5.0(c2.5, r4.0) SS2, (x2340), and subject to Policy Area 1 under City-wide Zoning By-law 569-2013. The Commercial Residential Zone Category permits a range of uses including residential uses. Exception 2340 sets out additional zoning regulations applicable to the site such as limiting the interior floor area of eating establishments and establishing setback and angular plane regulations. The exception also references former City of Toronto By-law 466-80 as an applicable prevailing by-law for the site. The by-law amendment limits the maximum number of dwelling units to 116, and it also sets site-specific requirements for gross floor area, density, height, parking and loading.

Zoning relief is required from By-law 569-2013, including prevailing By-law 466-80 to: permit a total of 208 dwelling units on the site, being the 8 existing residential units that are in excess of the by-law maximum of 116 units and the 84 affordable supportive dwelling units; and, provide relief from vehicle and bicycle parking requirements for those additional dwelling units. Attachment 7 to this report is a draft Minister's Zoning Order which would provide the necessary zoning relief to permit the supportive affordable housing proposal.

The proposal will be created through interior alterations to the existing building and does not expand the intensity of the land use. As such, Site Plan approval is not required.

A Location Map, Official Plan Land Use Designation Map and Zoning Map are included as Attachments 1, 2 and 3.

877 Yonge Street

The property is designated *Mixed Use Areas* in the Official Plan and *Mixed Use Areas 2 - Intermediate* in the Downtown Secondary Plan. The *Mixed Use Areas* designation permits a wide range of uses including residential uses as proposed. The proposal to create affordable supportive housing at this property conforms to the Official Plan.

The property is zoned CR 4.0 (C1.75; r4.0) SS1 (x2243) under City-wide Zoning By-law 569-2013. The Commercial Residential Zone Category permits a range of uses including residential uses.

Zoning relief is required from By-law 569-2013 to permit a reduced number of vehicle and bicycle parking spaces. Attachment 8 to this report is a draft Minister's Zoning Order which would provide the necessary relief to permit the supportive affordable housing proposal.

The proposal will be created through interior alterations to the existing building and does not expand the intensity of the land use. As such, Site Plan approval is not required.

A Location Map, Official Plan Land Use Designation Map and Zoning Map are included as Attachments 4, 5 and 6.

CONCLUSION

In consideration of the RHI program requirement that projects be available for occupancy by end of 2021, and in response to City Council's request to prioritize the review and expedite the approval process for affordable housing, this report recommends that the Minister of Municipal Affairs and Housing be requested to make two Minister's Zoning Orders pursuant to Section 47 of the *Planning Act* to enable the creation of supportive affordable housing at 222 Spadina Avenue and 877 Yonge Street.

CONTACT

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Valesa Faria, Director, Housing Secretariat, 416-392-0602, valesa.faria@toronto.ca

SIGNATURE

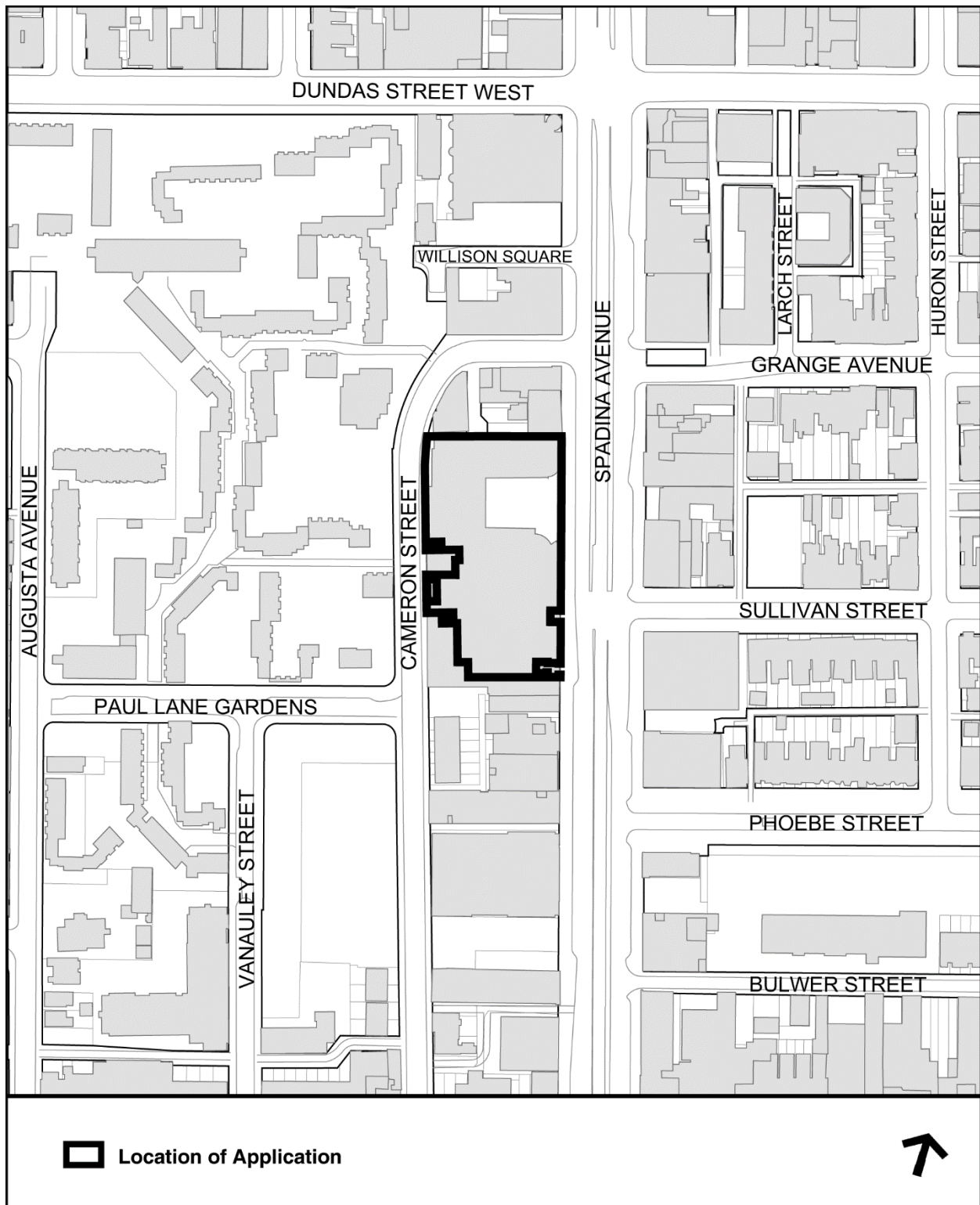
Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director, City Planning

Abigail Bond
Executive Director, Housing Secretariat

ATTACHMENTS

Attachment 1: Location Map - 222 Spadina Avenue
Attachment 2: Official Plan Land Use Designation Map - 222 Spadina Avenue
Attachment 3: Zoning Map - 222 Spadina Avenue
Attachment 4: Location Map - 877 Yonge Street
Attachment 5: Official Plan Land Use Designation Map - 877 Yonge Street
Attachment 6: Zoning Map - 877 Yonge Street
Attachment 7: Draft Minister's Zoning Order - 222 Spadina Avenue
Attachment 8: Draft Minister's Zoning Order - 877 Yonge Street

Attachment 1: Location Map - 222 Spadina Avenue



Attachment 2: Official Plan Land Use Designation - 222 Spadina Avenue



Official Plan Land Use Map #18

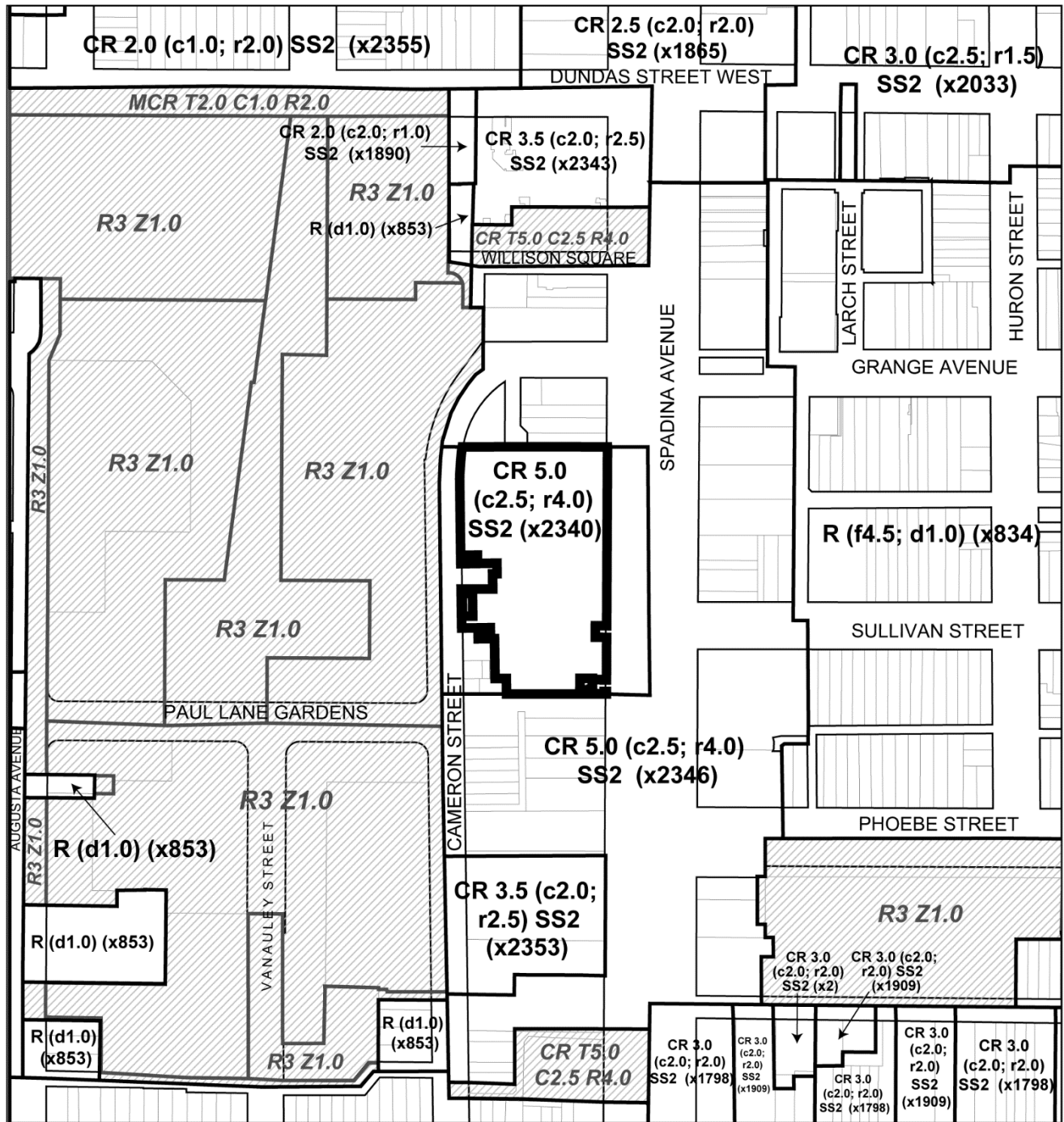
222 Spadina Avenue

File # 21 123456 TEY 00 0Z



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Not to Scale
Extracted: 03/16/2021

Attachment 3: Zoning Map - 222 Spadina Avenue



Zoning By-law 569-2013

222 Spadina Avenue

File # 21 123456 TEY 00 0Z

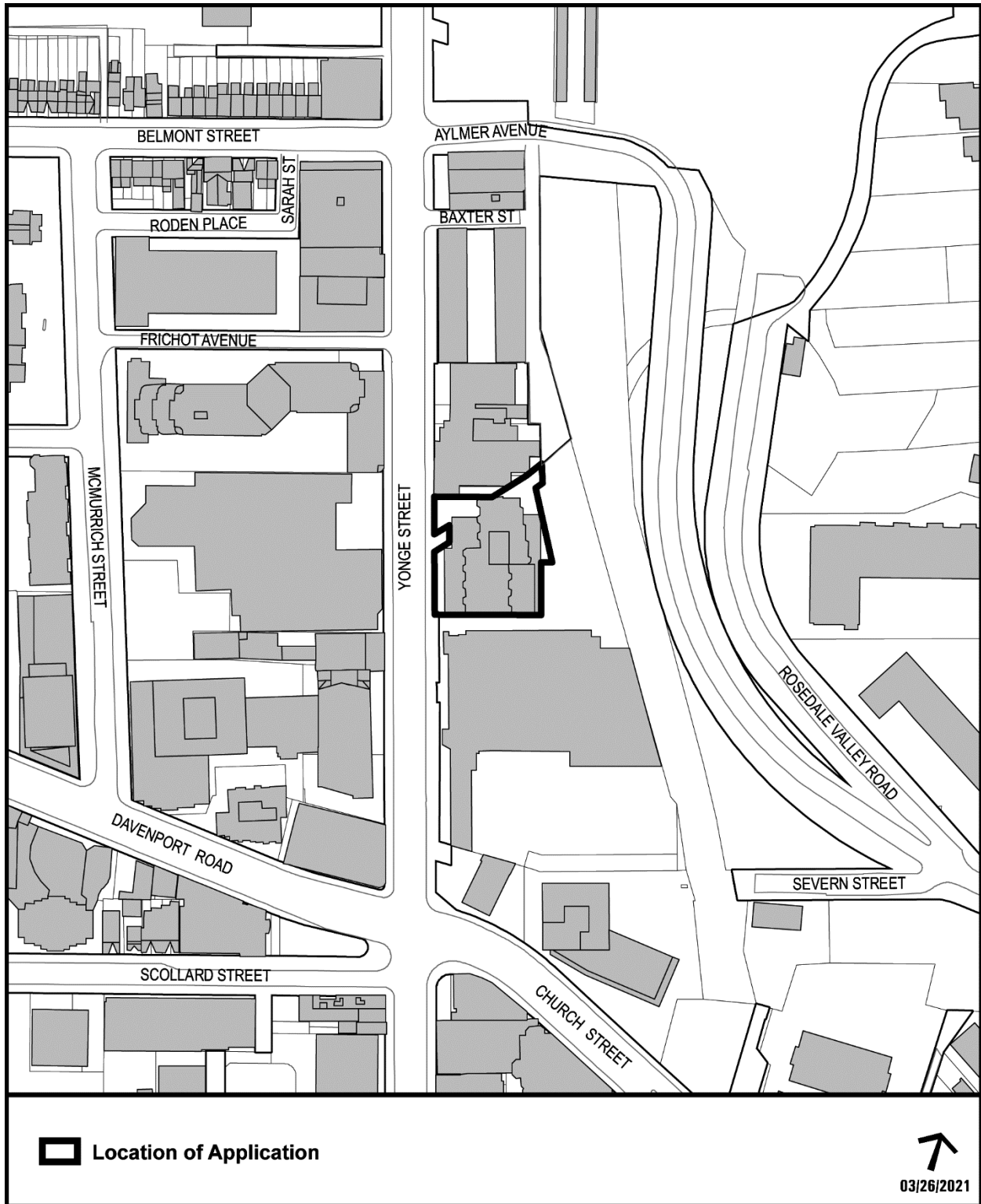
 Location of Application
R Residential
CR Commercial Residential

 See Former City of Toronto By-law No. 438-86
R3 Residential District
MCR Mixed-Use District
CR Commercial Residential

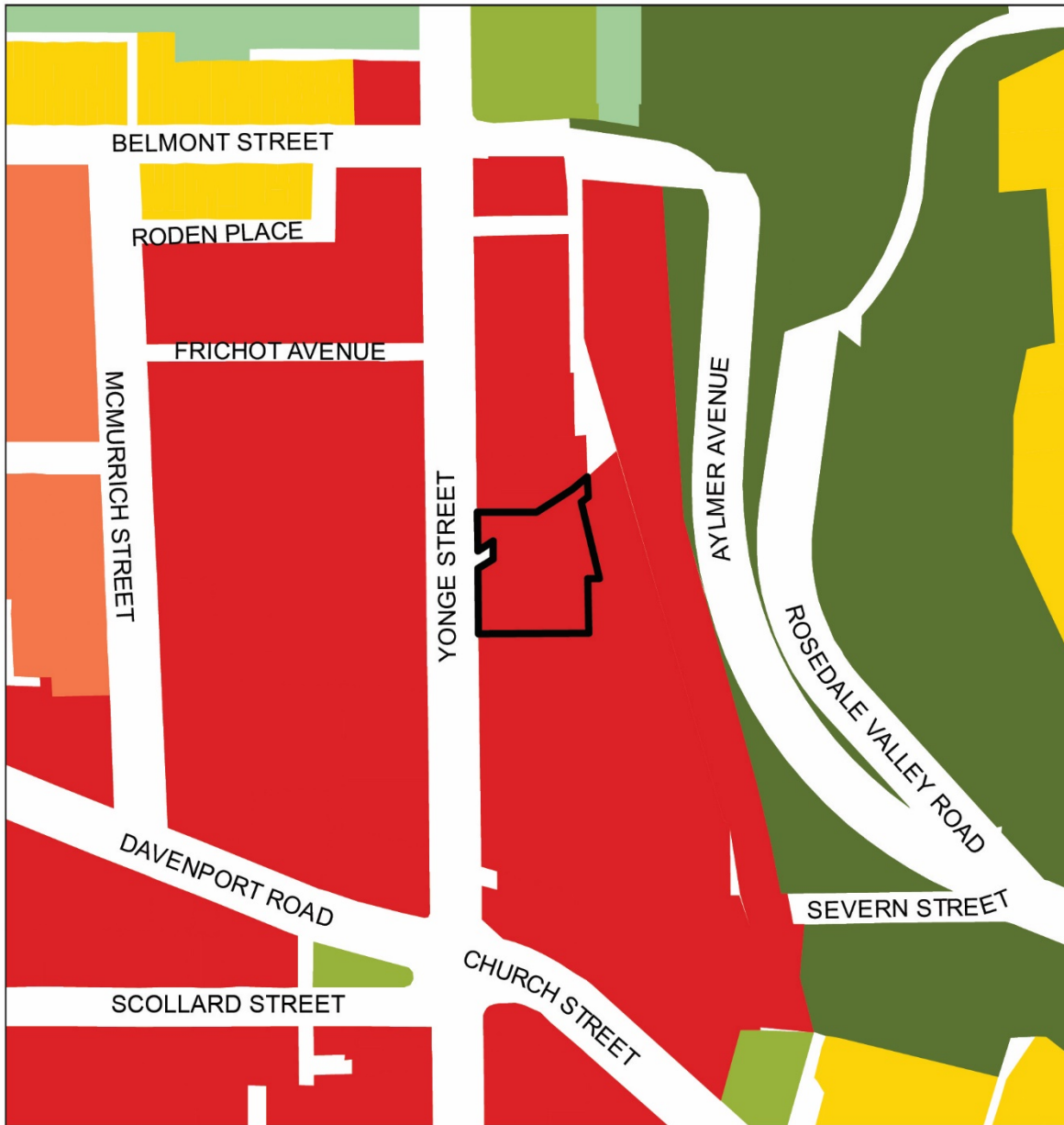


Not to Scale
 Extracted: 03/16/2021

Attachment 4: Location Map - 877 Yonge Street



Attachment 5: Official Plan Land Use Designation - 877 Yonge Street



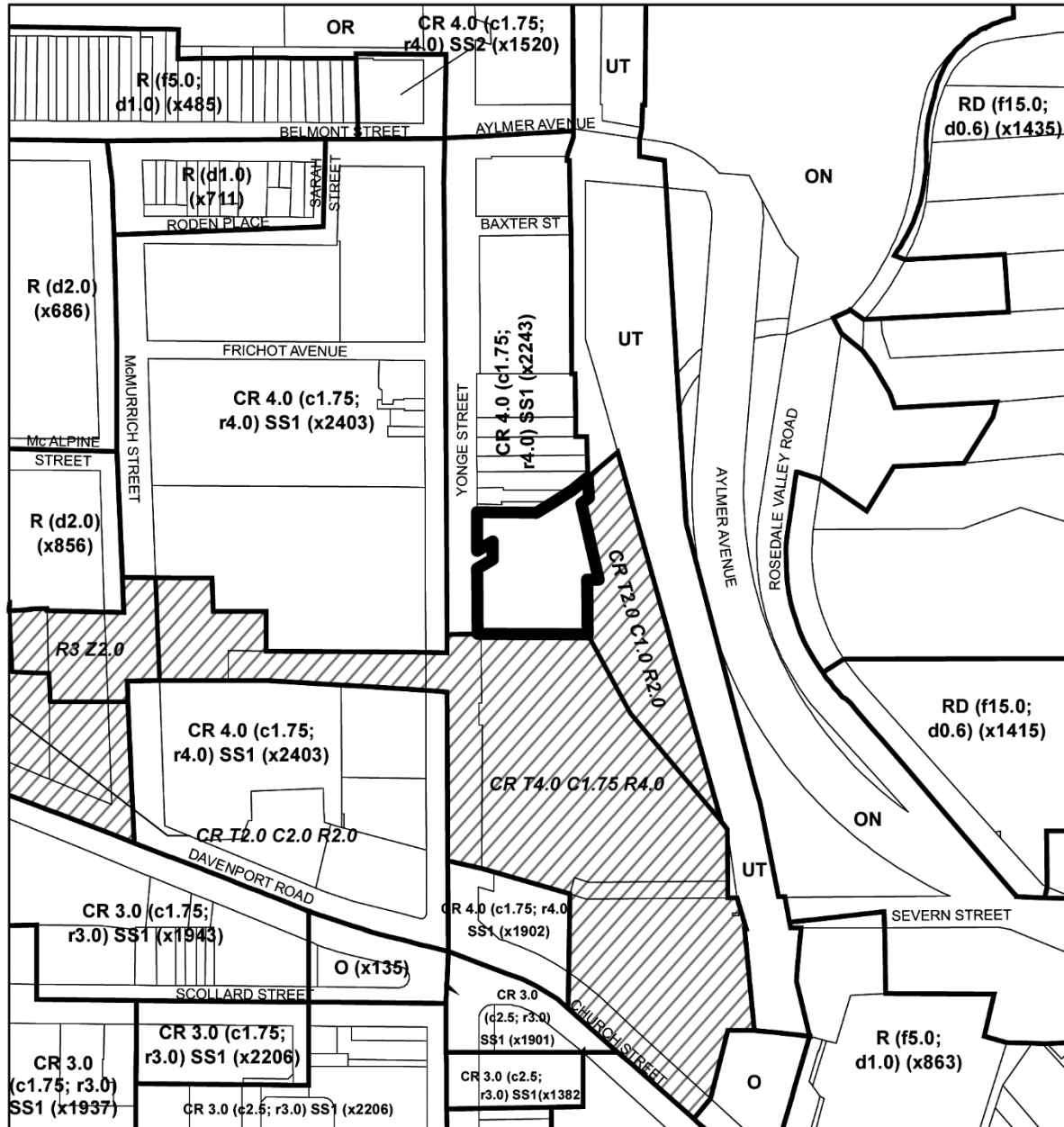
877 Yonge Street

Official Plan Land Use Map #18

- | | |
|--|--|
|  Location of Application |  Natural Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods |  Other Open Space Areas |
|  Mixed Use Areas | |

↑
Not to Scale
03/29/2021

Attachment 6: Zoning By-law - 877 Yonge Street



Zoning By-law 569-2013

877 Yonge Street

Location of Application

- R Residential
- RD Residential Detached
- CR Commercial Residential
- O Open Space
- ON Open Space Natural
- OR Open Space Recreation
- UT Utility and Transportation

See Former City of Toronto By-law No. 438-86

- R3 Residential District
- CR Mixed-Use District



Not to Scale
Extracted: 03/26/2021

Attachment 7: Draft Minister's Zoning Order (222 Spadina Avenue)

Definitions

1. In this Order,

"zoning by-law" means City of Toronto Zoning By-law No. 569-2013, and applicable Prevailing By-law 466-80.

"dwelling unit" means living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.

Application

2.(1) This Order applies to lands in the City of Toronto in the Province of Ontario, being:

Legal Description:

Firstly:

PIN 12096-0001 (LT): UNIT 1, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO.

Secondly:

PIN 12096-0002 (LT): UNIT 2, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO.

Thirdly:

PIN 12096-0003 (LT): UNIT 3, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 &

D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO.

Fourthly:

PIN 12096-0004 (LT): UNIT 4, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO.

Fifthly:

PIN 12096-0005 (LT): UNIT 5, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO.

Sixthly:

PIN 12096-0006 (LT): UNIT 6, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO.

Seventhly:

PIN 12096-0007 (LT): UNIT 7, LEVEL 2, METRO TORONTO CONDOMINIUM PLAN NO. 1096 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS: PT PCL 26-2, SECT AD-79 BEING PT PARK LOT 16, CON 1, FTB, DES. AS PARTS 7, 19, 67, 78, 83, 84, 86, 90, 92, 93, 94, 103, 106, 112 & 131 ON PLAN 66R16105 AND PARTS 2, 3, 4, 6 & 13 ON PLAN 66R16508, SAVE AND EXCEPT PARTS 23 & 25 ON PLAN 66R16508. S/T & T/W AS IN D238784, D371217 & D459144 AND T/W AS CREATED IN DECL. D468812. ALL FULLY DESCRIBED IN SCHEDULE 'A' OF DECL. D468812. CITY OF TORONTO.

Zoning Requirements

3.(1) Despite the zoning by-law, the requirements for the lands described in section 2 are amended as follows:

1. An additional 84 dwelling units are permitted, provided the maximum permitted number of dwelling units is not to exceed 208; and

2. For the additional 84 dwelling units:

No parking spaces are required.

No accessible parking spaces are required.

No bicycle parking spaces are required.

(2) Except as provided in subsection (1), the provisions of the zoning by-law continue to apply.

Terms of use

4.(1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

5. This Order is deemed for all purposes, except the purposes of section 24 of the Planning Act, to be and to always have been a by-law passed by the council of the City of Toronto.

Attachment 8: Draft Minister's Zoning Order (877 Yonge Street)

Definitions

1. In this Order,

"zoning by-law" means City of Toronto Zoning By-law No. 569-2013.

Application

2.(1) This Order applies to lands in the City of Toronto in the Province of Ontario, being:

Legal Description:

PIN 21110-0157(LT): LT 4-5 PL 235E TORONTO; PT LT 1, B, C, D, E PL 241 TORONTO; PT YORKVILLE PARK DR PL 241 TORONTO (FORMERLY LANE PL 104) (AKA GIBSON'S LANE, 20 FT PUBLIC HWY RUNNING ELY FROM YONGE ST) CLOSED BY EM38683 AS IN CA693267; S/T CA576802; CITY OF TORONTO

Zoning Requirements

3.(1) Despite the zoning by-law, the requirements for the lands described in section 2 are amended as follows:

For 252 dwelling units:

1. A total of 20 parking spaces are required;
2. No accessible parking spaces are required;
3. A total of 100 bicycle parking spaces are required of which 76 shall be long-term spaces and 24 shall be short-term spaces

(2) Except as provided in subsection (1), the provisions of the zoning by-law continue to apply.

Terms of use

4.(1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

6. This Order is deemed for all purposes, except the purposes of section 24 of the Planning Act, to be and to always have been a by-law passed by the council of the City of Toronto.