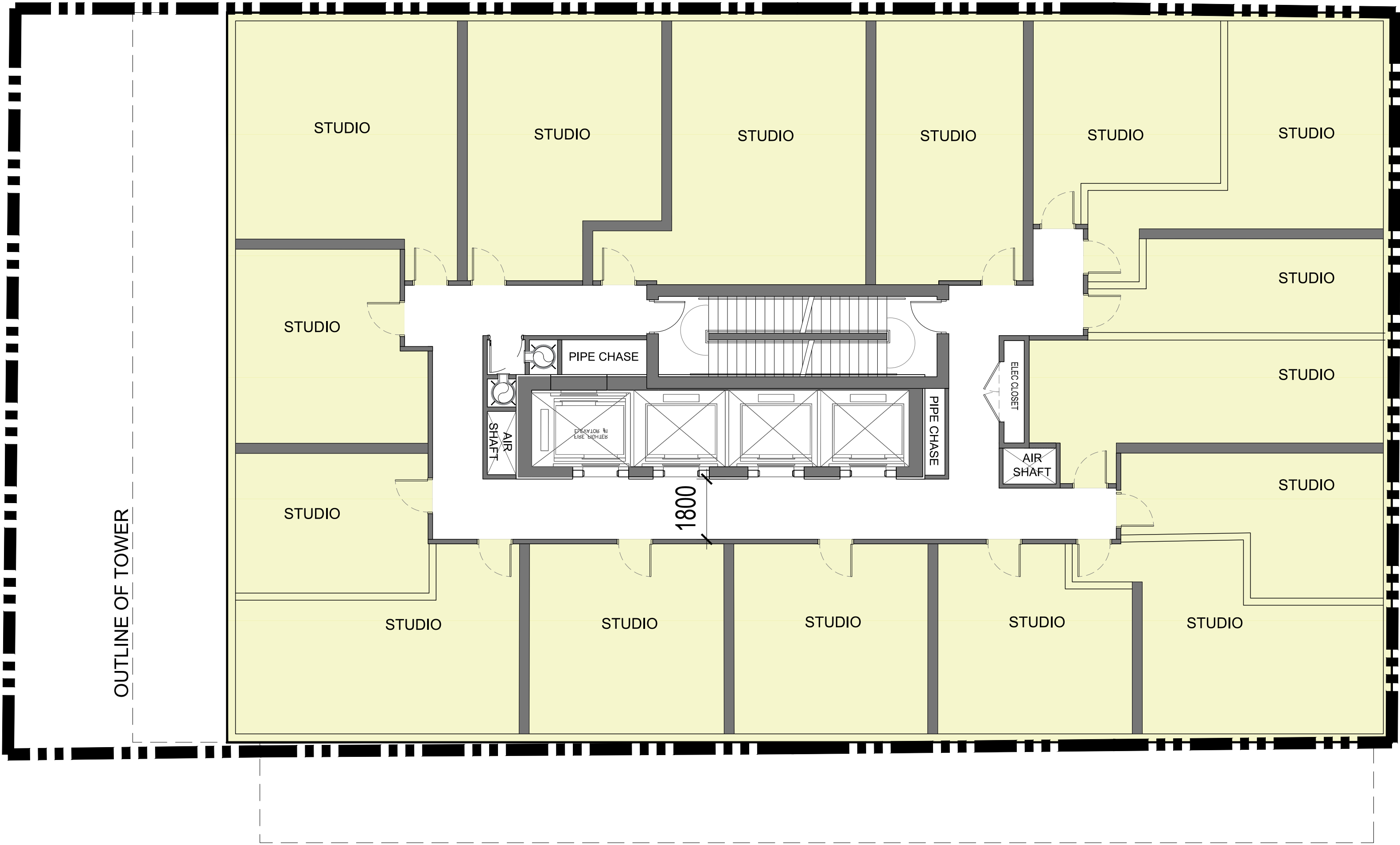


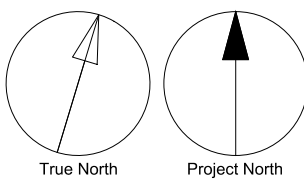
JARVIS ST



EXISTING RENTAL AREA: 1,270 sm
REPLACED RENTAL AREA: 1,270 sm

RENTAL REPLACEMENT
614.9 m² / 6619.2 ft²

16 UNITS



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ISSUES

No.	DESCRIPTION	DATE
1	ZBA/SPA/OPA SUBMISSION-1	2022/11/11
2	ZBA/SPA/OPA RESUBMISSION	2023/07/27
3	WITHOUT PREJUDICE ZBA SUBMISSION	2023/12/04

KEY PLAN

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PROJECT

295 JARVIS STREET

PROJECT NO:
142481

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

SHEET TITLE

FLOOR 6

SHEET NUMBER

A107

SCALE

1:100

DATE

2024-04-01

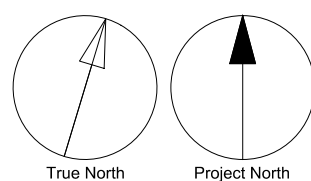
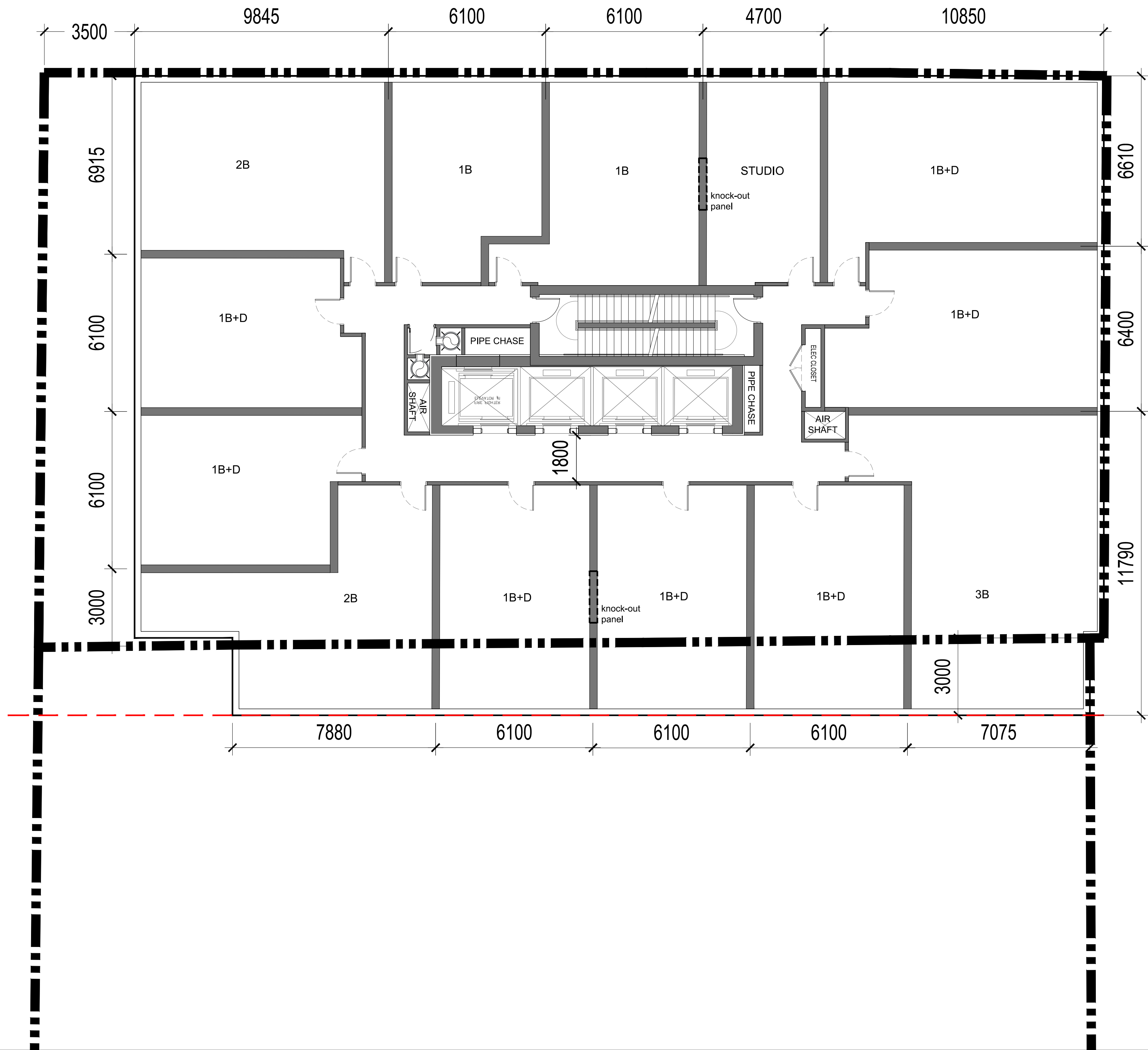
ISSUE

SCALE CHECK

1/16

Version

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No.	DESCRIPTION	DATE
1	ZBA/SPA/OPA SUBMISSION-1	2022/11/11
2	ZBA/SPA/OPA RESUBMISSION	2023/07/27
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SHEET TITLE

LOWER TYPICAL TOWER
FLOORS 7-27

SCALE

1:100

DATE

2024-04-01

SHEET NUMBER

A108

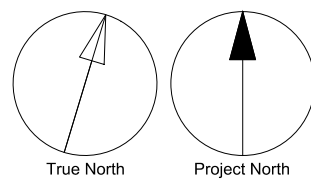
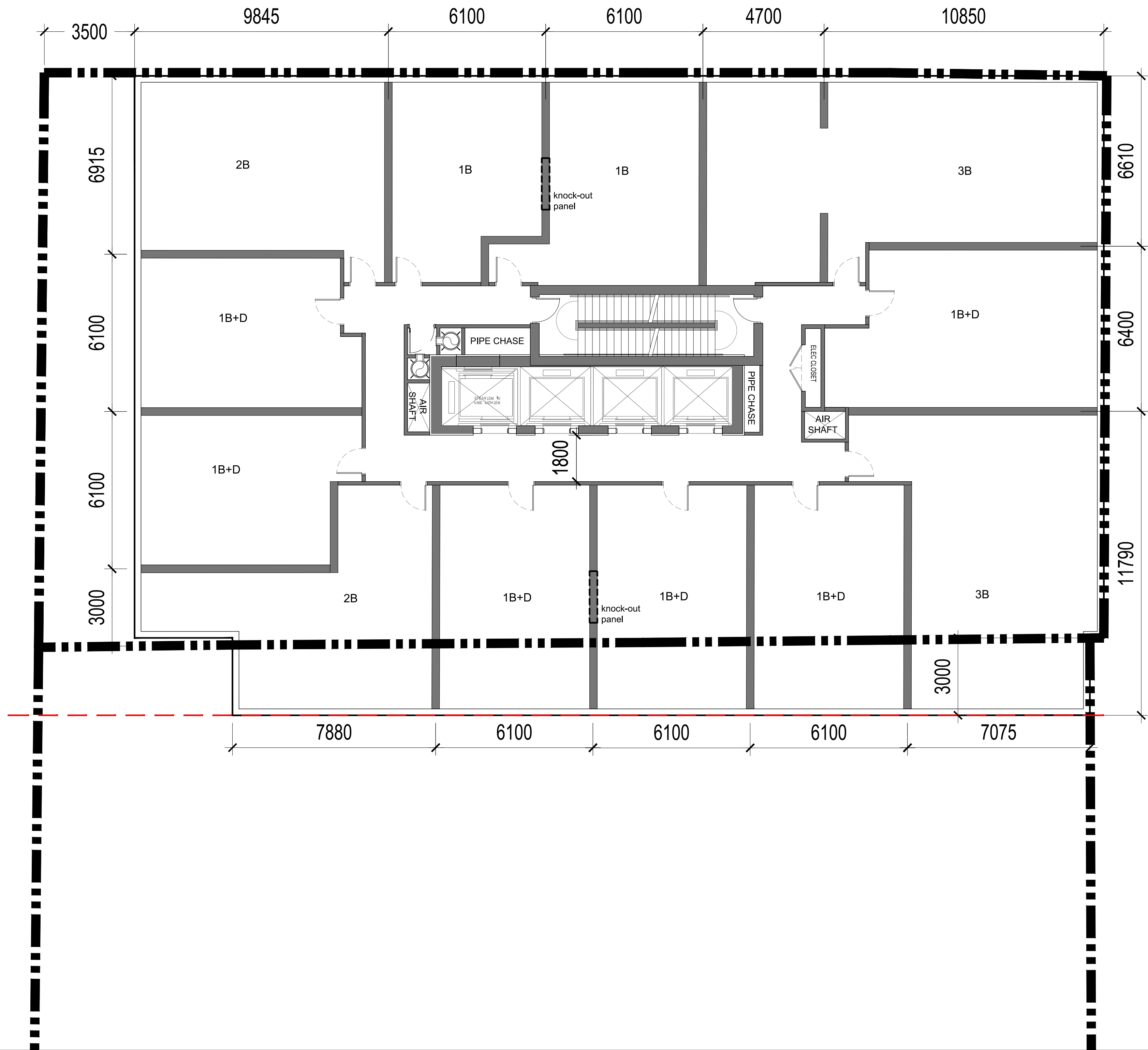
ISSUE

SCALE CHECK

1/10

Version

JARVIS ST



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No.	DESCRIPTION	DATE
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2	ZBA/SPA/OPA RESUBMISSION	2023/07/27
3	WITHOUT PREJUDICE ZBA SUBMISSION	2023/12/04

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SHEET TITLE

UPPER TYPICAL TOWER
FLOORS 28-36

SCALE

1:100

DATE

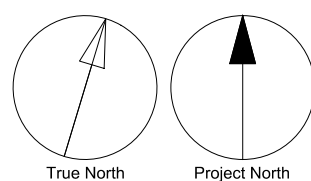
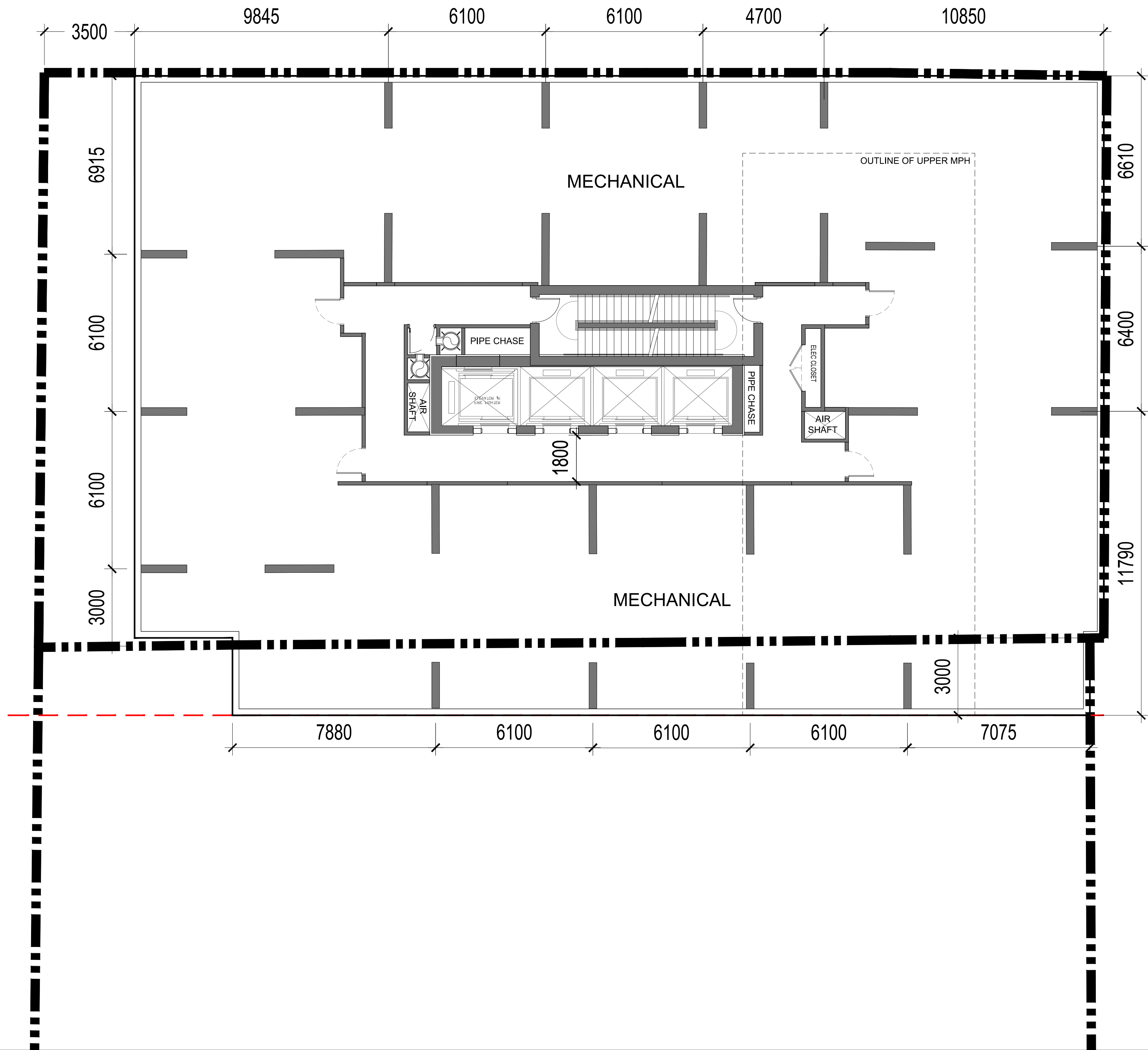
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SHEET NUMBER

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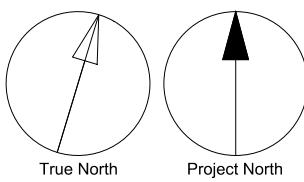
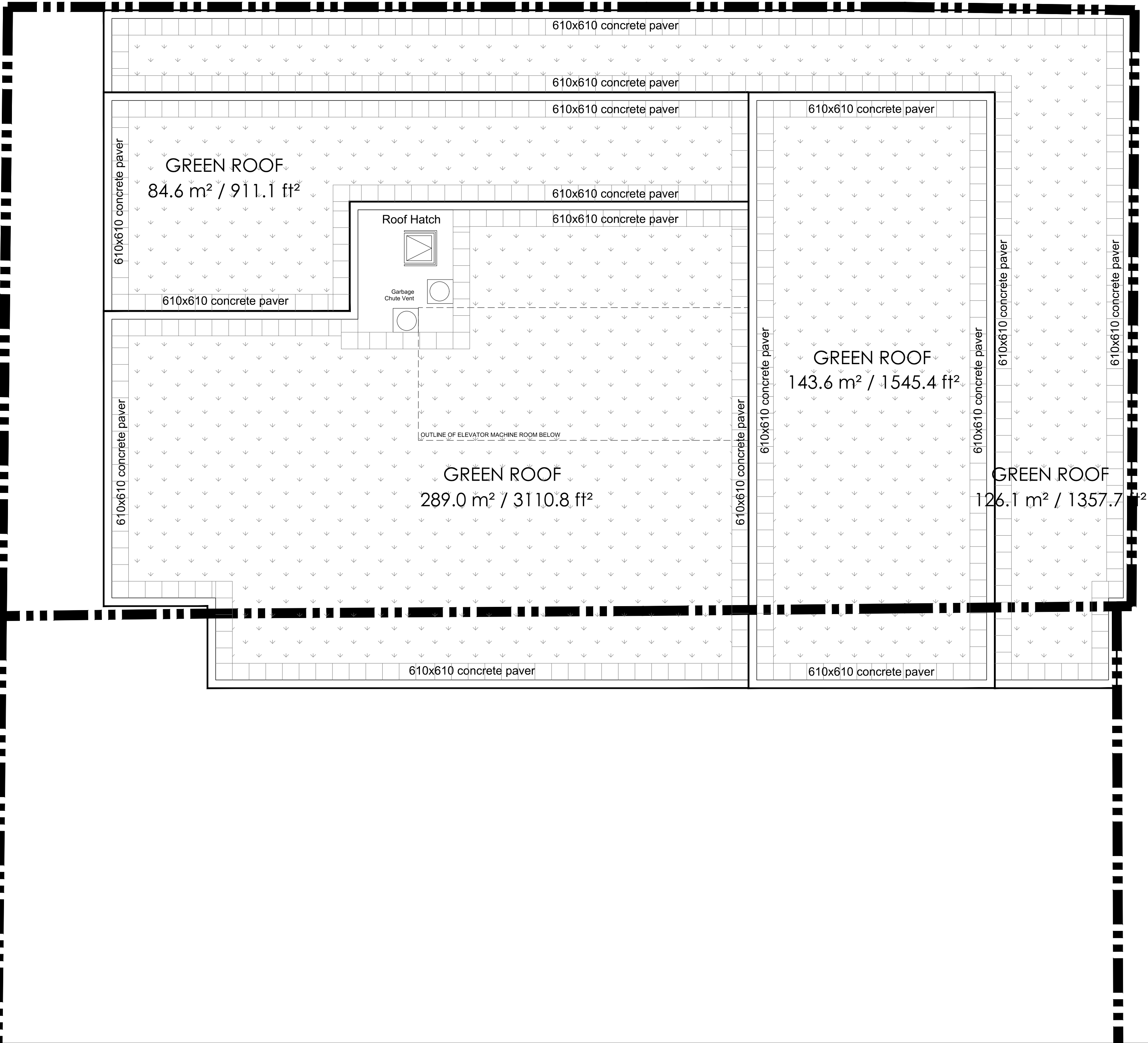
ISSUE

JARVIS ST



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ISSUES		
No.	DESCRIPTION	DATE
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3	WITHOUT PREJUDICE ZBA SUBMISSION	2023/12/04
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PROJECT NO: 142481		
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PROJECT MGR:	APPROVED BY:	
SHEET TITLE		SCALE
MECHANICAL PENTHOUSE		1:100
SHEET NUMBER		DATE
A110		2024-04-01
SHEET NUMBER		ISSUE
A110		

JARVIS ST



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SHEET TITLE
ROOF PLAN

SCALE
1:100

DATE
2024-04-01

SHEET NUMBER

A111

ISSUE

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ISSUES

No.	DESCRIPTION	DATE
1	ZBA/SPA/OPA SUBMISSION-1	2022/11/11
2	ZBA/SPA/OPA RESUBMISSION	2023/07/27
3	WITHOUT PREJUDICE ZBA SUBMISSION	2023/12/04

KEY PLAN

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SEAL

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1/100

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ISSUES

No.	DESCRIPTION	DATE
1	ZBA/SPA/OPA SUBMISSION-1	2022/11/11
2	ZBA/SPA/OPA RESUBMISSION	2023/07/27
3	WITHOUT PREJUDICE ZBA SUBMISSION	2023/12/04

KEY PLAN

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PROJECT

295 JARVIS STREET

PROJECT NO:
142481

DRAWN BY:

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PROJECT MGR:

APPROVED BY:

SHEET TITLE

SOUTH AND WEST
ELEVATION

SCALE

1:400

DATE

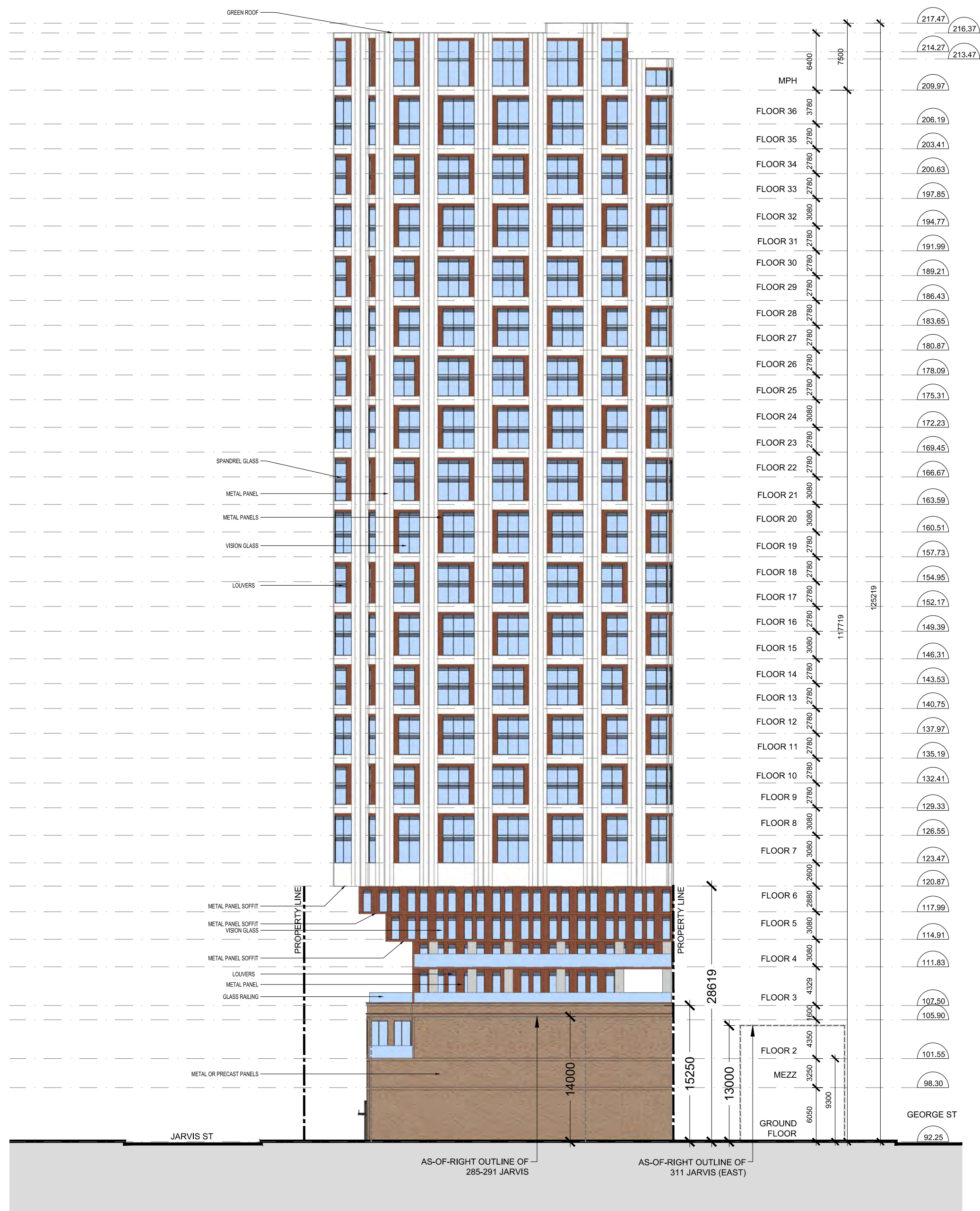
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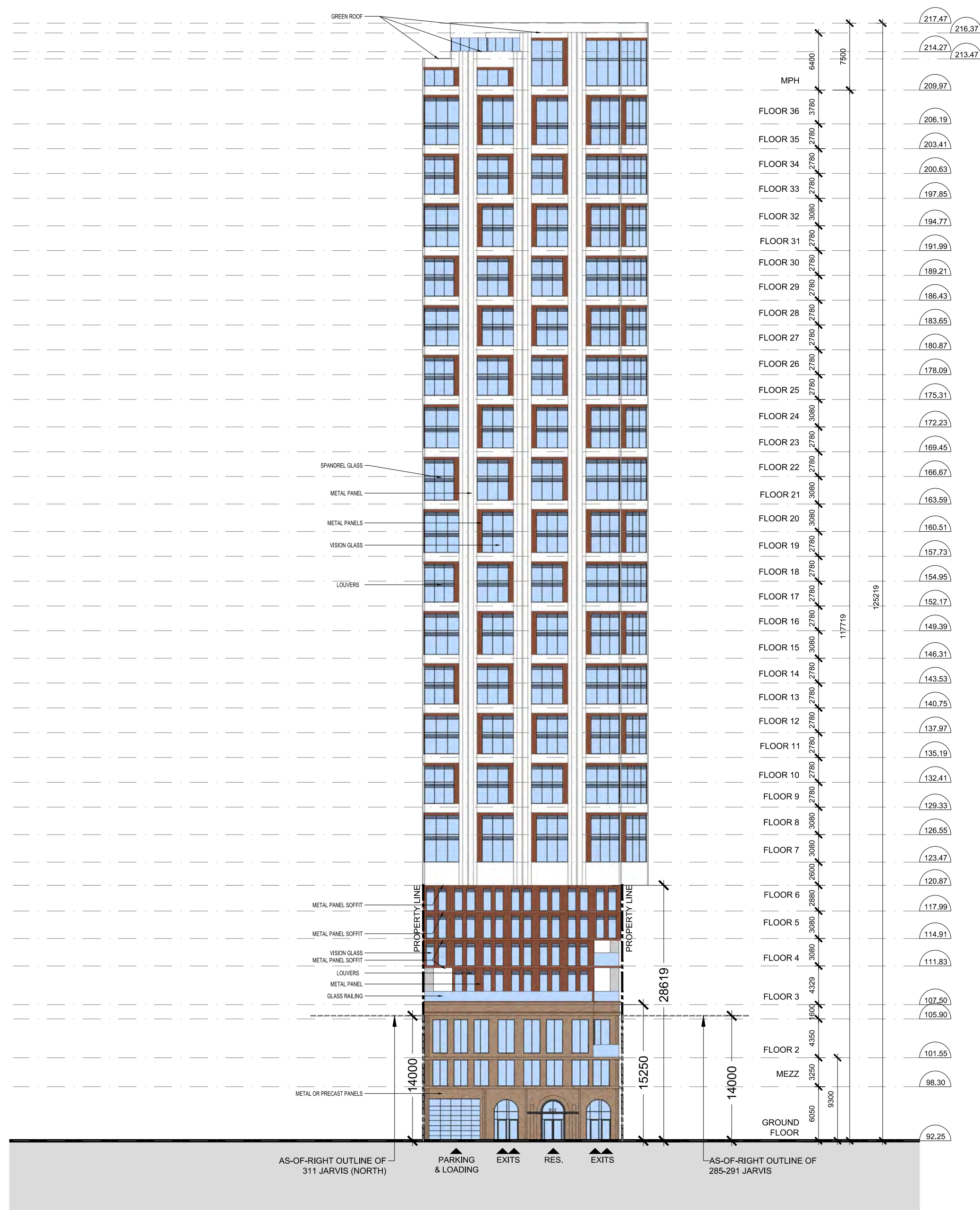
A200

ISSUE

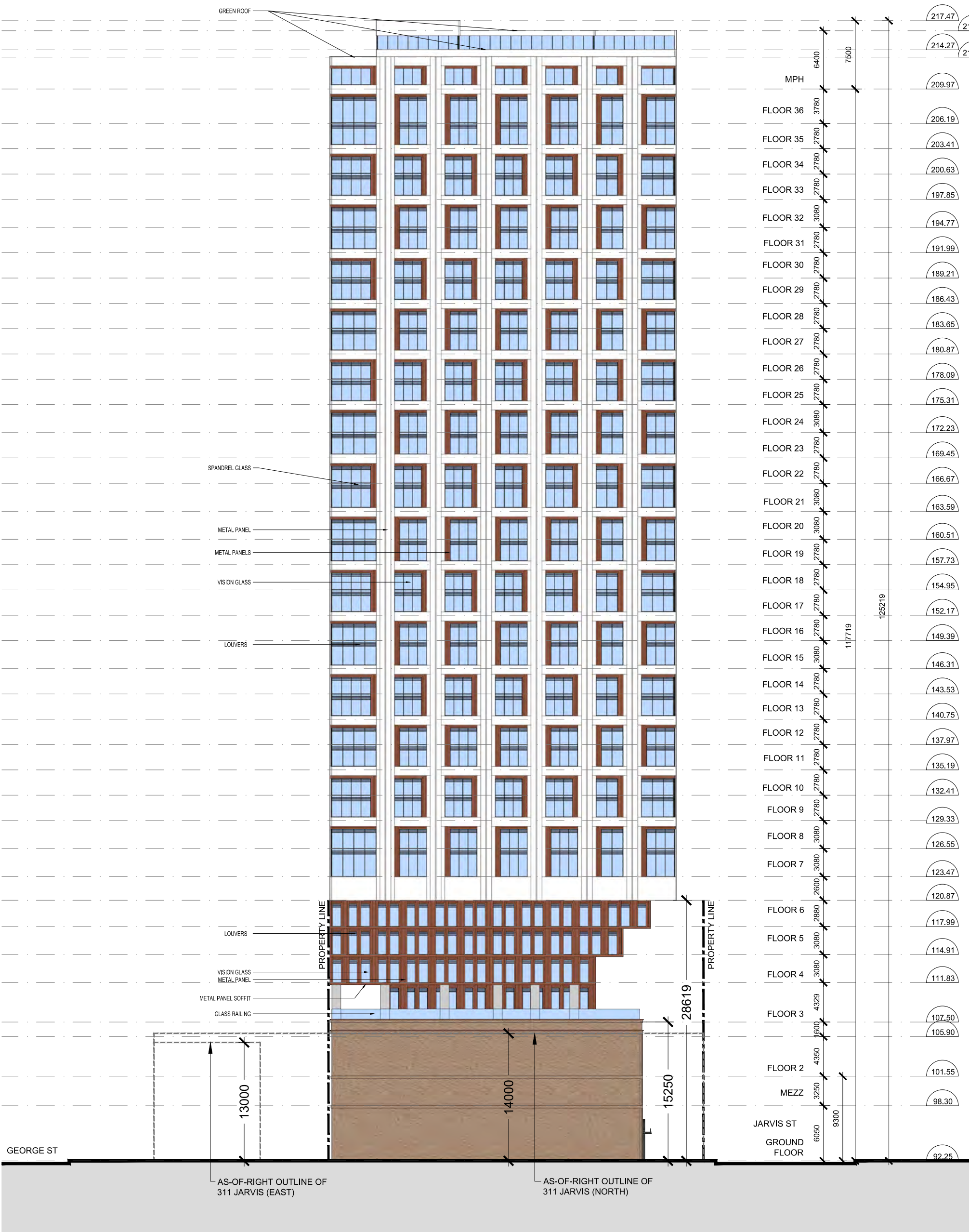
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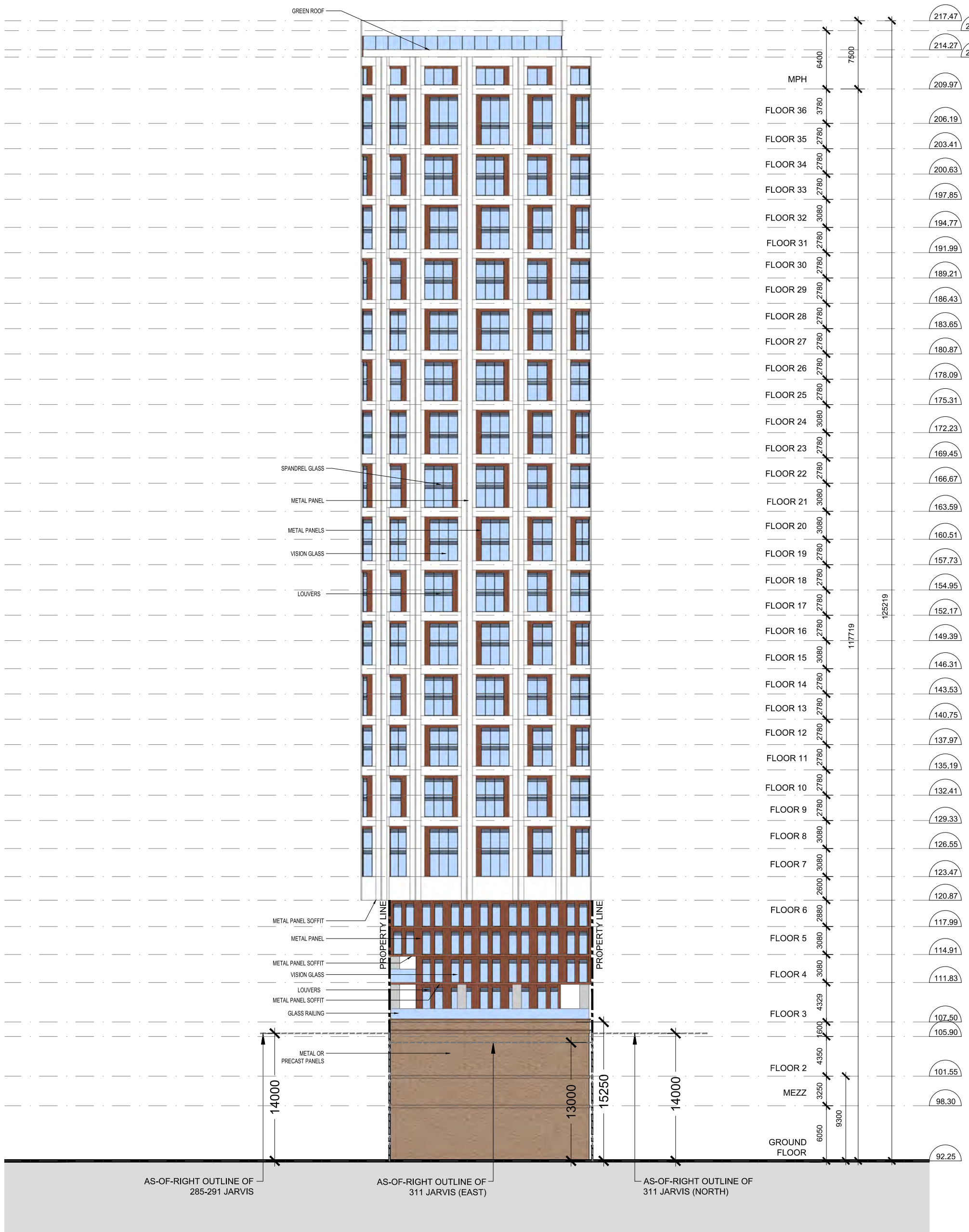
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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2	ZBA/SPA/OPA RESUBMISSION	2023/07/27
3	WITHOUT PREJUDICE ZBA SUBMISSION	2023/12/04

KEY PLAN

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PROJECT

295 JARVIS STREET

PROJECT NO:
142461

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PROJECT MGR:

APPROVED BY:

SHEET TITLE

NORTH AND EAST
ELEVATION

SCALE
1:400

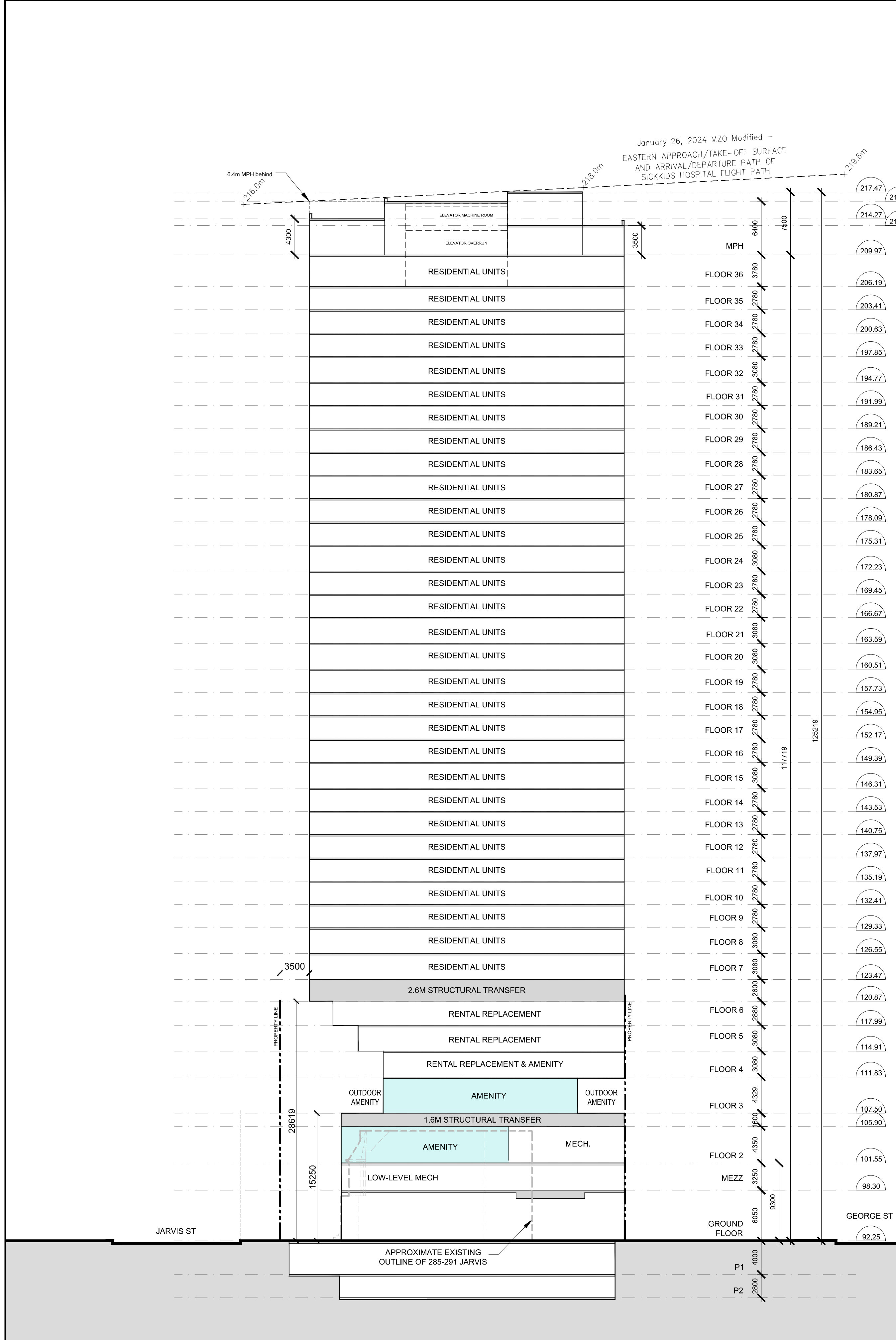
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2024-04-01

SHEET NUMBER

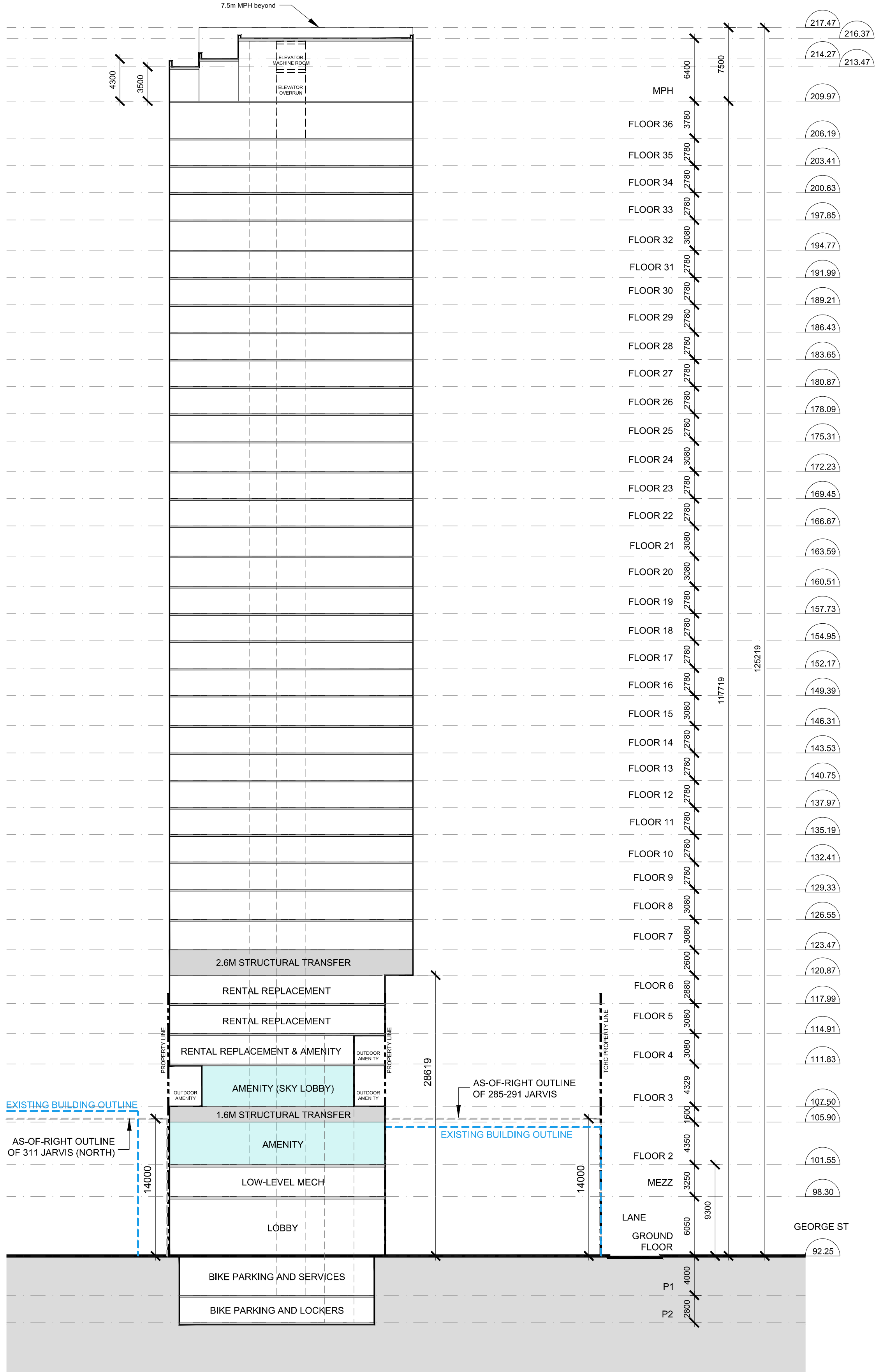
A201

ISSUE

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1/10



SECTION A-A



SECTION B-B

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Arcadis Architects (Canada) Inc.		
ISSUES		
No.	DESCRIPTION	DATE
1	ZBA/SPA/OPA SUBMISSION-1	2022/11/11
2	ZBA/SPA/OPA RESUBMISSION	2023/07/27
3	WITHOUT PREJUDICE ZBA SUBMISSION	2023/12/04
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PROJECT		
295 JARVIS STREET		
PROJECT NO: 142481		
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PROJECT MGR:	APPROVED BY:	
SHEET TITLE		SCALE 1:300
SECTIONS		DATE 2024-04-24
SHEET NUMBER		ISSUE
A300		

SCHEDULE B

HOUSING REPLACEMENT TERMS

Our client proposes the following tenant relocation and assistance plan for tenants residing in the existing building on the Lands and dwelling room replacement obligations in the proposed redevelopment (the “**Project**”), to be secured in a registered agreement to the satisfaction of the City:

1. Dwelling Room Replacement

Full replacement of the gross floor area (as defined in applicable City of Toronto By-laws, “**GFA**”) of the existing dwelling rooms on the Lands, equal to One Thousand Two Hundred and Seven (1,270.00) square metres of GFA (“**Replacement GFA**”).

The Replacement GFA will be provided in the form of bachelor units with air-conditioning, self-contained kitchens and bathrooms, with a minimum unit size of Two Hundred and Twenty-Five (225) square feet (“**Dwelling Room Replacement Units**”). Our client agrees to work with the City to maximize the number of Dwelling Room Replacement Units within the Replacement GFA by minimizing unit sizes. The Dwelling Room Replacement Units shall be located within the podium of the Project in contiguous vertical and/or horizontal groups. Our client’s objective is to maximize the number of Dwelling Room Replacement Units in the Project.

The Dwelling Room Replacement Units are expected to be available for occupancy no later than the date by which Seventy Percent (70%) of the other dwelling units in the Project, exclusive of the Dwelling Room Replacement Units, are available for occupancy

Tenants of the Dwelling Room Replacement Units will have access to indoor and outdoor amenities of the Project, including long term bike parking, at no additional cost and will share the same entrance and exit to the Project as all other residents.

2. Rental Tiers & Right to Return

Based on the rent rolls provided on November 22, 2022, the existing dwelling rooms have the following breakdown of rents:

Table 2 - Summary of Rents of Rental Units

Rent Classification	Dwelling Rooms
Tier 1 Affordable	1
Tier 2 Affordable	23
Tier 1 Mid-Range	63
Tier 2 Mid-Range	3
Vacant	5
TOTAL	95

As the number of existing dwelling rooms exceed the number of Dwelling Room Replacement Units provided in the Project, the Dwelling Room Replacement Units shall first be secured at the highest affordability rent classification until the number of units per Rent Classification Tier in the table above is reached, before moving onto to securing the rent for the number of units in the next Rent Classification Tier. For clarity, this means using available Tier 1 Affordable units first and then moving to Tier 2 Affordable units, then Tier 1 mid-range, etc.

Tenants that were: (a) an occupant of the existing building on the Lands at the time of the rezoning application submission on November 22, 2022; and, (b) are still an occupant of the existing building on the Lands when vacant possession is sought in advance of construction (“**Eligible Tenants**”) shall have a right to return based on tenant seniority. According to the applicant’s records, there are Fifty-Six (56) Eligible Tenants in the existing building on the Lands as of the date of this letter. This number may be adjusted in the event that a tenant provides appropriate document, to the satisfaction of the Chief Planner, that the tenant meets the criteria to be an Eligible Tenant.

Eligible Tenants who elect to return to a Dwelling Room Replacement Unit will be “Returning Tenants”.

The initial rent for Returning Tenants will equal the last monthly rent paid by the Returning Tenant at the time they were residing in the existing building on the Lands plus any applicable rent increases permitted by the provincially established guideline for bachelor units, as applicable.

If a Dwelling Room Replacement unit is not initially occupied by a Returning Tenant, the Dwelling Room Replacement Unit(s) will be offered to eligible households and the rents will be secured with the following rent classifications:

- The rent for a Tier 1 Affordable Dwelling Room Replacement Unit will not exceed an amount that is Sixty Percent (60.0%) of the most recent average City of Toronto rent for zones 1-17 for a bachelor unit as reported annually by the CMHC less any adjustments if a tenant was paying directly for any of the basic utility costs for heat, electricity, gas and water
- The rent for a Tier 2 Affordable Dwelling Room Replacement Unit will not exceed an amount that is Eighty Percent (80%) of the most recent average City of Toronto rent for zones 1-17 for a bachelor unit as reported annually by the CMHC less any adjustments if a tenant was paying directly for any of the basic utility costs for heat, electricity, gas and water
- The rent for a Tier 1 Mid-Range Dwelling Room Replacement Unit will not exceed an amount that is One Hundred Percent (100%) of the most recent average City of Toronto rent for zones 1-17 for a bachelor unit as reported annually by the CMHC less any adjustments if a tenant was paying directly for any of the basic utility costs for heat, electricity, gas and water
- The rent for a Tier 2 Mid-Range Dwelling Room Replacement Unit will not exceed an amount that is One Hundred and Twenty Percent (120%) of the most recent average City of Toronto rent for zones 1-17 for a bachelor unit as reported annually by the CMHC less any adjustments if a tenant was paying directly for any of the basic utility costs for heat, electricity, gas and water

The Owner shall develop an acceptable Tenant Access Plan that includes using the City's centralized housing access system to fill vacant Tier 1 and Tier 2 Affordable units.

The Owner shall offer any Affordable Replacement Rental Units without Returning Tenants to tenant households who have

demonstrated that they are in need of affordable rental housing and who are on a the City's centralized housing access system or, in the event the centralized housing access system is not available, through a fair and transparent advertising and selection process to the satisfaction of the Chief Planner & Executive Director, Housing Secretariat.

**3. Affordability
Period**

The Dwelling Room Replacement Units will be secured with an affordability period of Fifteen (15) years with an obligation to keep the units as rental for an additional Ten (10) years thereafter.

If any of the Dwelling Room Replacement Rental Units become vacant and are re-rented to new tenants within the Affordability Period, the rent for such new tenants for each Dwelling Room Replacement Unit will not exceed the rent classifications set out in paragraph 2.

Tenants who take up occupancy of a Dwelling Room Replacement Unit within the Affordability Period may have their rent escalated annually by not more than the provincially established guideline until the tenancy ends.

**4. Vacant
Possession
Notice**

At least 6 months' notice to all tenants of the date they must vacate their dwelling room unit.

5. Rent Gap Payments

Financial compensation in the form of monthly rent-gap payments equal to the difference between the current monthly rent paid by the Eligible Tenant at the time they were residing in the existing building on the Lands and the Market Area Rent, which is defined as Private Apartment Average Rents, for bachelor units, for Zone 1 Toronto (Central) as reported annually by CMHC (a “**Rent Gap Payment**”). The Rent Gap Payment is exempt from the new rent gap approach endorsed by City Council at its meeting commencing April 17, 2024 (Item 2024.PH11.10). The Rent Gap Payment shall be indexed in accordance with the approach endorsed by Planning and Housing Committee at its meeting on June 1, 2023 (Item 2023.PH4.9).

The total Rent-Gap Payment will be equal to the total accrued monthly rent-gap over at least thirty (30) months, with additional rent-gap payments in increments if construction is delayed or takes longer than 30 months.

Only Eligible Tenants will be eligible for Rent Gap Payments

6. Moving Allowance

A move-out moving allowance equal to One Thousand Five Hundred Dollars (\$1,500) and a move-back moving allowance equal to One Thousand Five Hundred Dollars (\$1,500) (a “**Moving Allowance**”)

Only Eligible Tenants will be eligible for a Moving Allowance.

7. Financial Compensation

Financial compensation equal to Three (3) months of rent with rent equal to the last monthly rent paid by the tenant at the time they were residing in the existing building on the Lands at the time of notice to vacate (“**Tenant Financial Compensation**”).

All tenants will be eligible for the Tenant Financial Compensation

8. Special Needs Compensation

Special needs compensation equal to Four (4) months of rent with rent equal to the last monthly rent paid by the Eligible Tenant at the time they were residing in the existing building on the Lands at the time of notice to vacate for Eligible Tenants aged 65+ years and/or who suffers from a physical or mental health challenge (“**Special Needs Compensation**”).

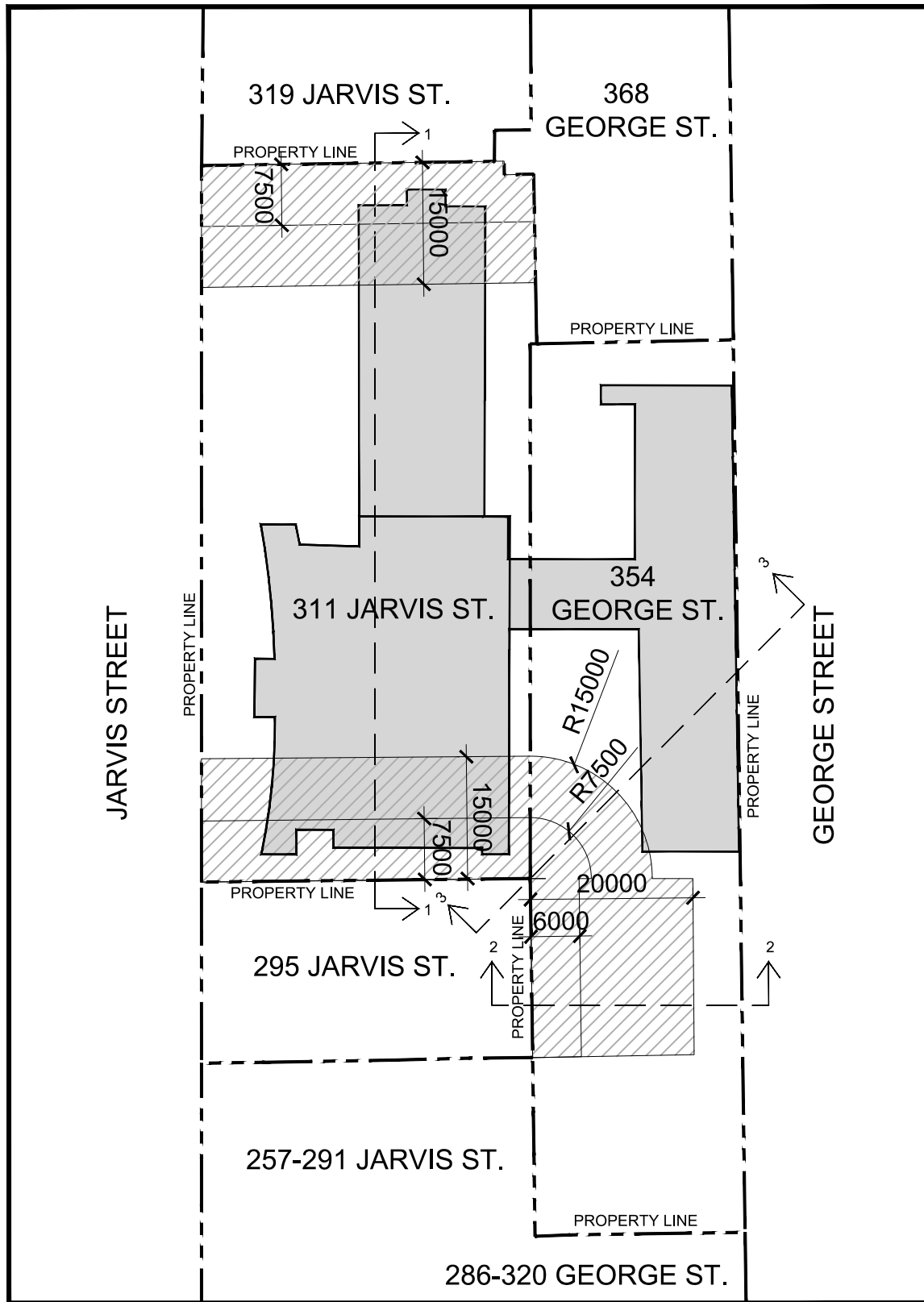
Eligible Tenants and Post-Application Tenants will be eligible for Special Needs Compensation.

- | | |
|-------------------------------------|--|
| 9. Leasing Agent | A leasing agent will be made available upon request for Eligible Tenants. |
| 10. Community Benefit Charge | Replacement GFA to be secured as an in-kind contribution community benefit representing 100% of the CBC requirement for the Project. |



SCHEDULE C

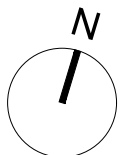
LIMITING DISTANCE AREAS

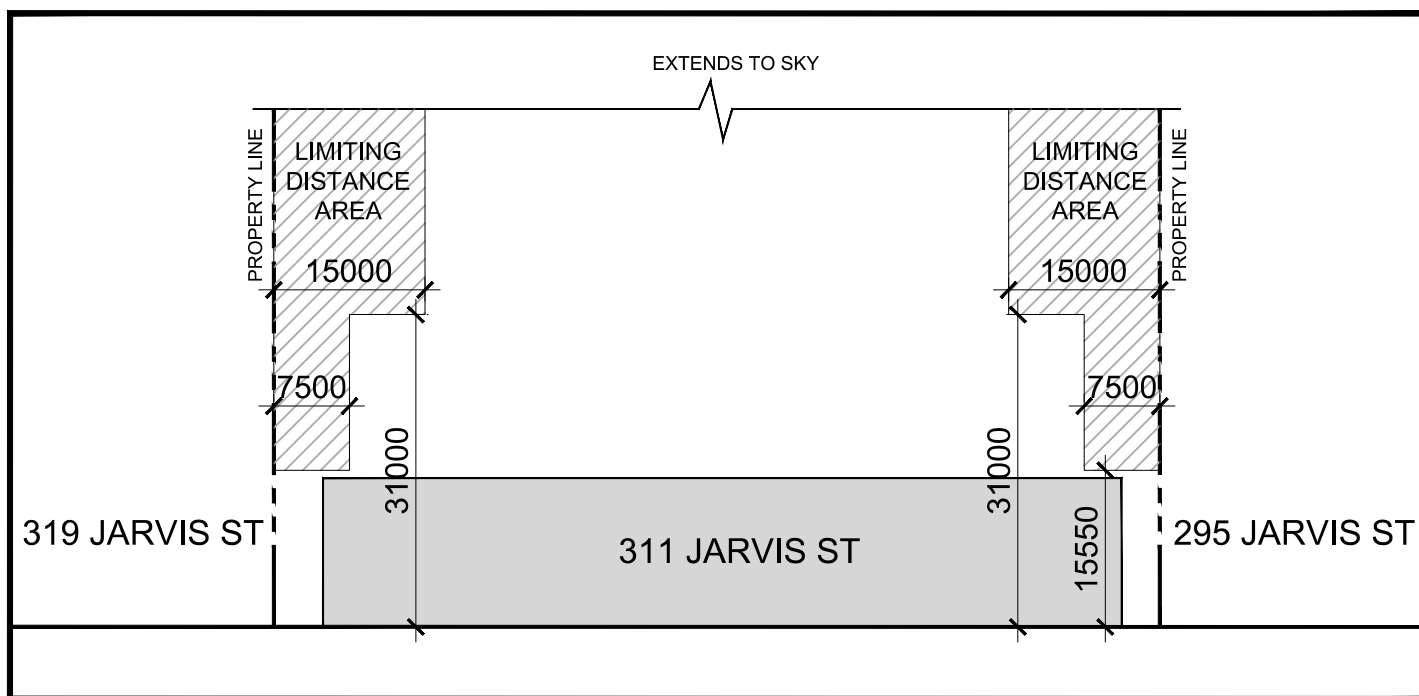
Infrastructure Ontario Limiting Distance Area





SITE PLAN

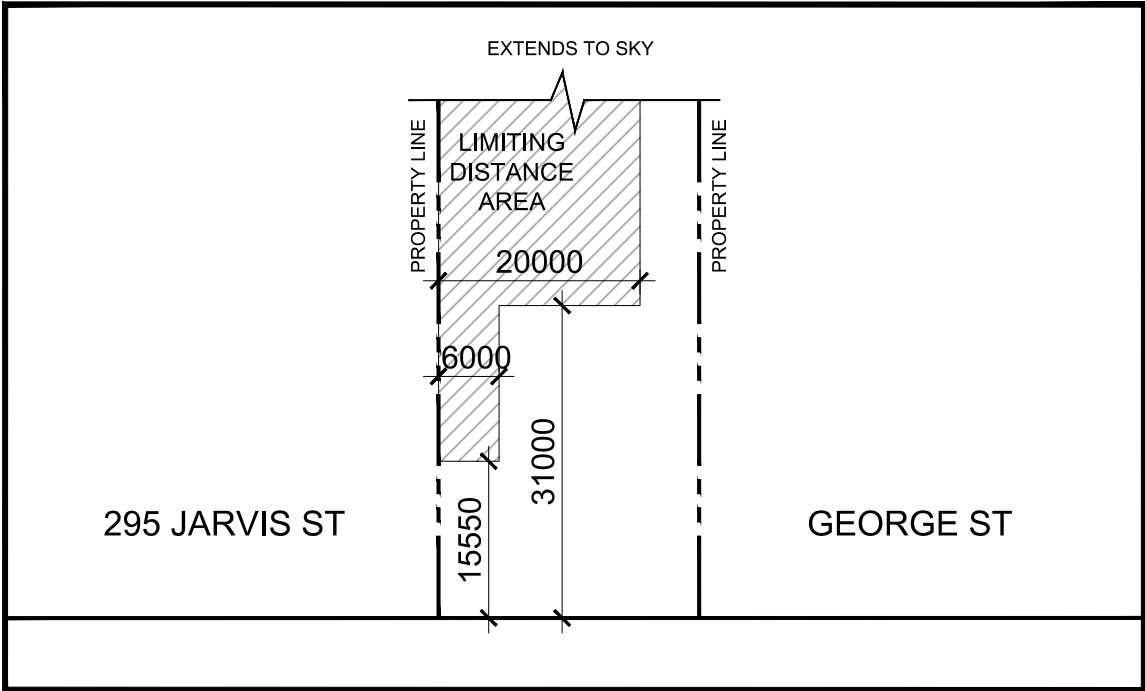
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-  EXISTING BUILDING







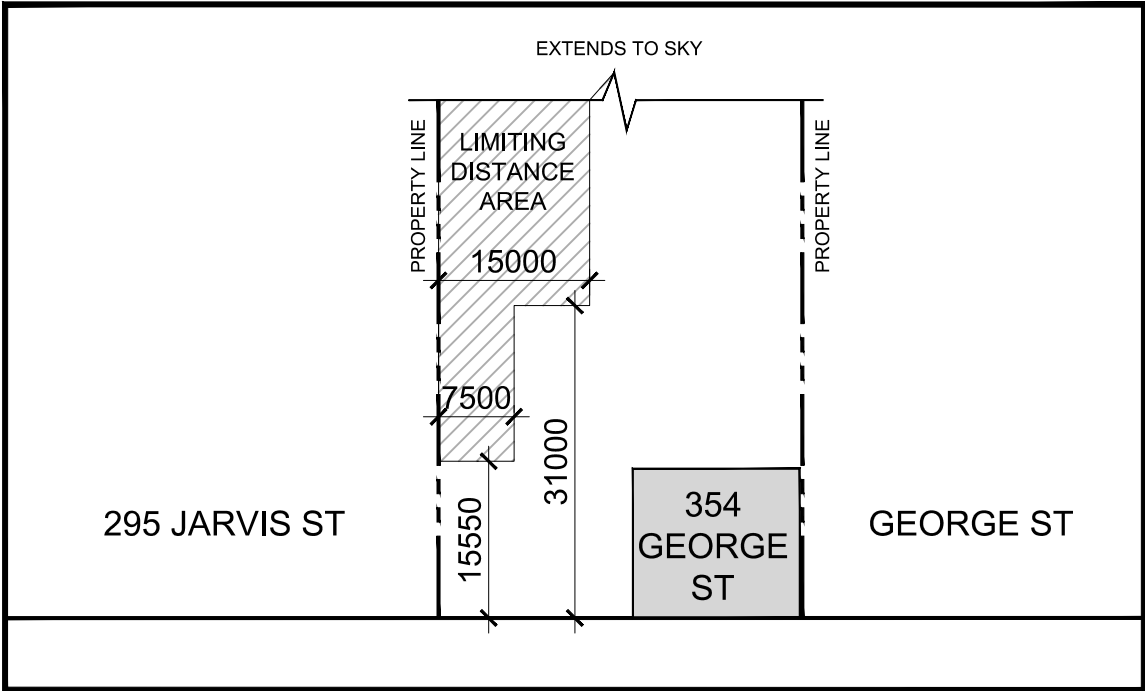
SECTION 1-1

-  LIMITING DISTANCE AREA
-  EXISTING BUILDING





SECTION 2-2

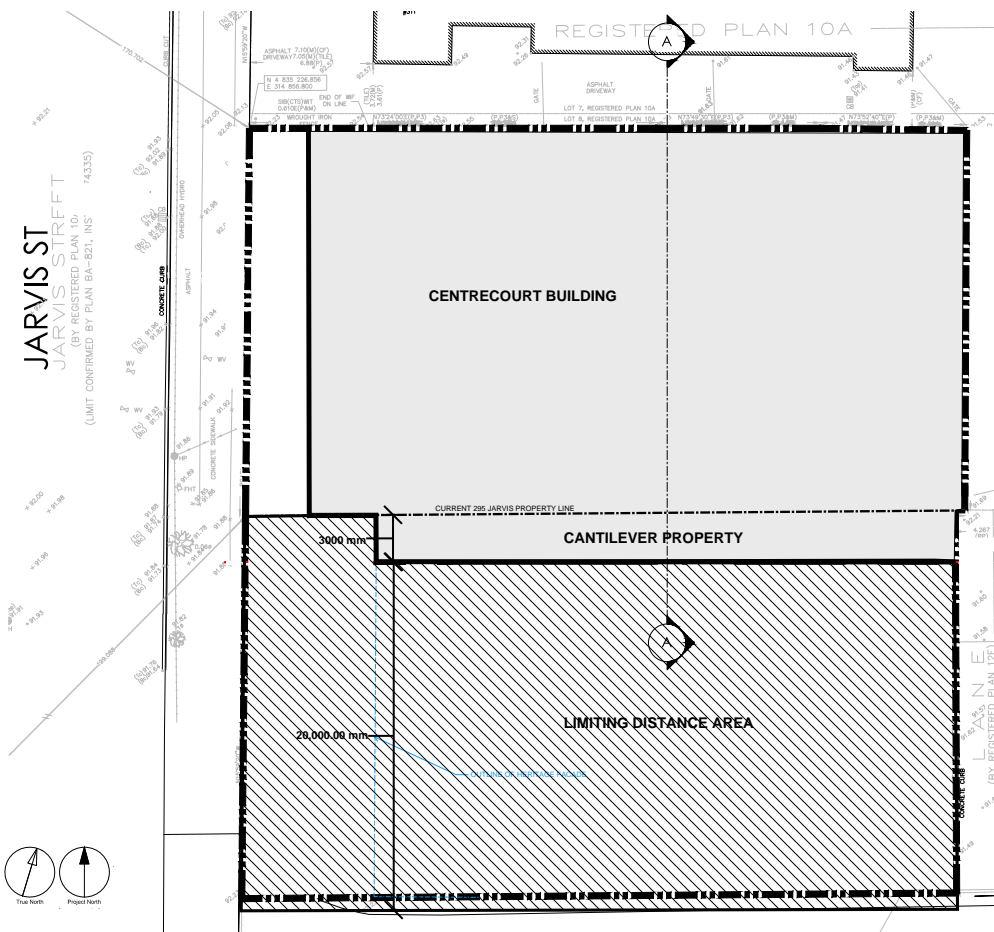
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-  EXISTING BUILDING



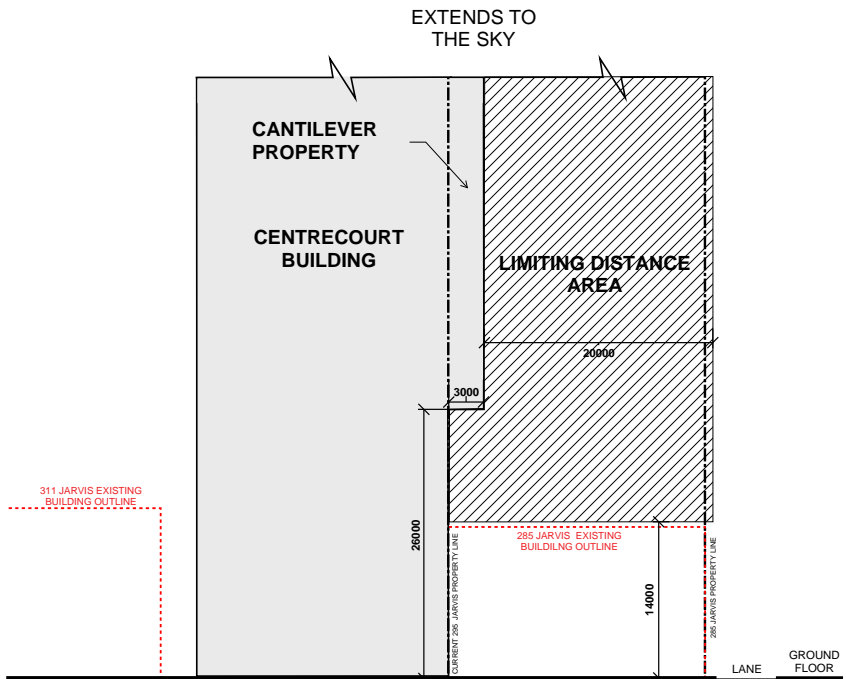
SECTION 3-3

-  LIMITING DISTANCE AREA
-  EXISTING BUILDING

TCHC Limiting Distance Area



SITE PLAN



SECTION A-A

SCHEDULE D

DRAFT OPA

1377-4776-3721

AMENDMENT NO. 738 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
295 JARVIS STREET

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

1. Chapter 7, Site and Area Specific Policy 461, Table 4.2 Character Area Performance Standards is amended by deleting the following text from the North George Street Character Area row:

Block 2

- i. Two towers are permitted on **Block 2**.
- ii. A mid-block connection will be provided in **Block 2** connecting George Street with Jarvis Street as shown on map 6.

2. Chapter 7, Site and Area Specific Policy 461, Table 4.2 Character Area Performance Standards is amended by adding the following text to the Hazelburn Character Area row:

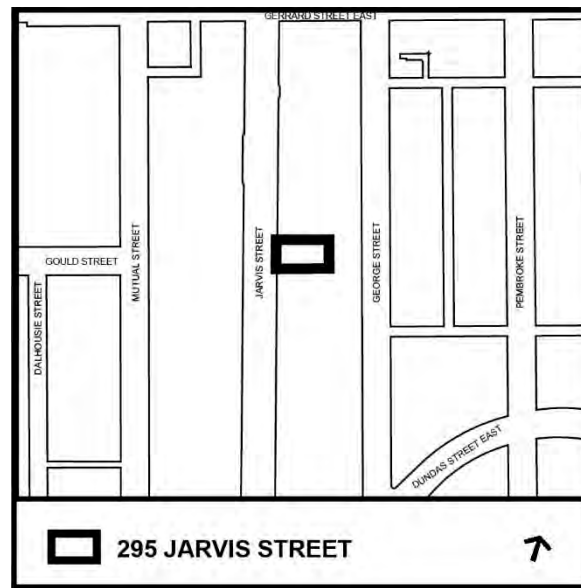
Block 5

- i. Two towers are permitted on **Block 5**.
- ii. A mid-block connection will be provided in **Block 5** connecting George Street with Jarvis Street as shown on map 6.

3. Chapter 7, Site and Area Specific Policy 461, is amended by adding new Site Specific Policy 7.2 under Section 7. Site Specific Policies, as follows:

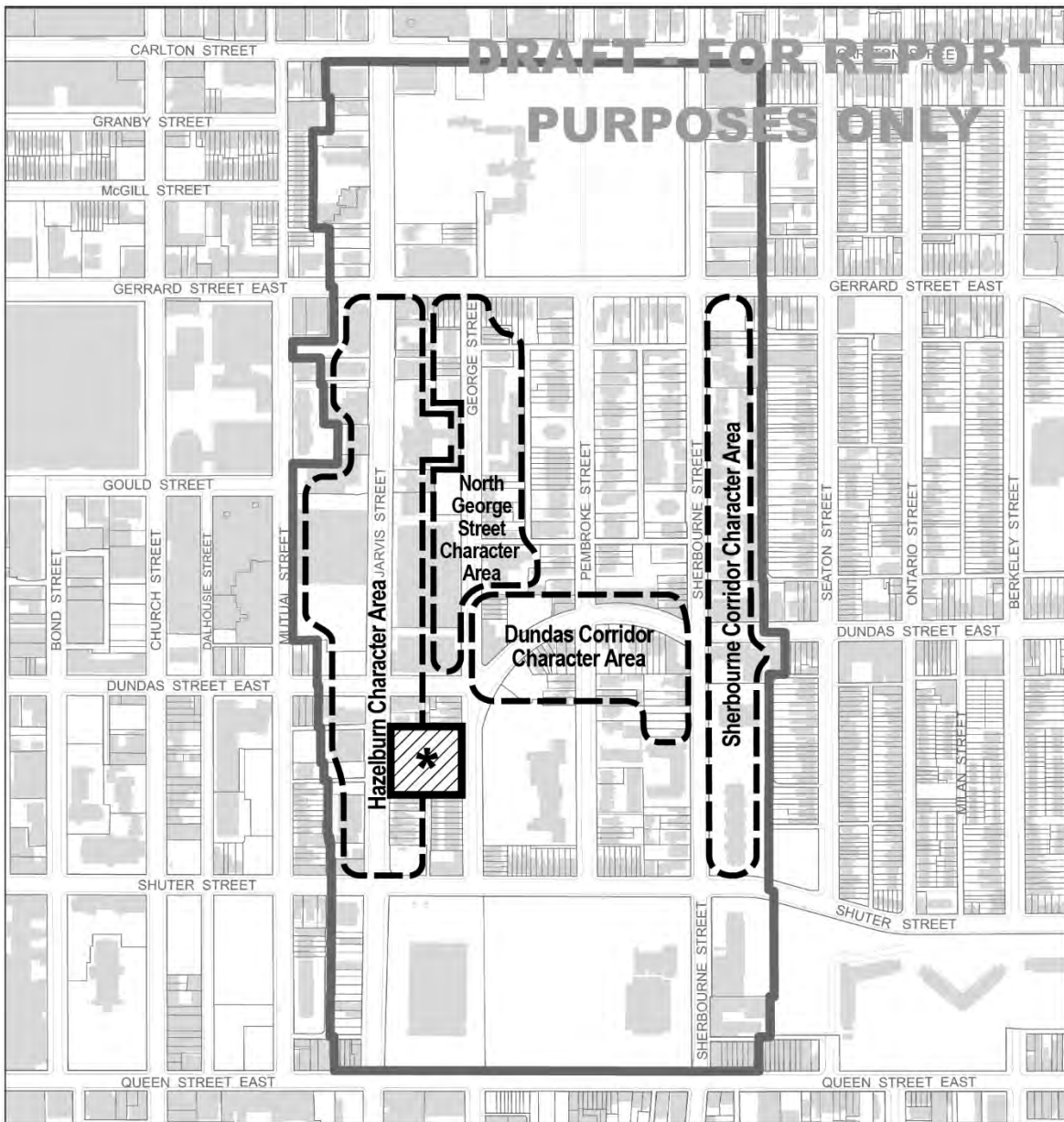
7.2 295 Jarvis Street (2 on Map 7)

- i. Despite Policy 3.4, development at 295 Jarvis Street shall not cast net new shadows on conservatory buildings in Allan Gardens or any significant permanent structures that exist or are planned at the time of the development application, as measured on March 21, September 21, June 21 and December 21 at all times of the day, except between the hours of 12:15 p.m. to 12:40 p.m. on December 21.
- ii. Any approval of a zoning by-law amendment for the lands known municipally as 295 Jarvis Street that would result in a loss of the existing dwelling rooms shall require the replacement of 1,270.00 square metres of gross floor area as rental housing for a period of at least 15 years with similar rents to the dwelling room rents in effect at the time the development application is made, all to the satisfaction of the Chief Planner & Executive Director, City Planning. The replacement housing and tenant assistance must be secured in an agreement with the City and registered in priority against title to the lands to secure the obligations in accordance with this Policy.



4. Chapter 7, Site and Area Specific Policy 461, Map 1 – Garden District Area Specific Policy Character Areas is amended by modifying the boundary between the Hazelburn Character Area and the North George Street Character Area, as shown on Schedule A.
5. Chapter 7, Site and Area Specific Policy 461, Map 2 – North George Street Character Area is amended by modifying the boundary of the Character Area and removing Block 2, as shown on Schedule B.
6. Chapter 7, Site and Area Specific Policy 461, Map 4 – Hazelburn Character Area is amended by modifying the boundary of the Character Area and adding Block 5, as shown on Schedule C.
7. Chapter 7, Site and Area Specific Policy 461, Map 7 – Site Specific Policy Areas is amended by adding the lands known municipally in 2023 as 295 Jarvis Street as Site Specific Policy 2, as shown on Schedule D.




Schedule A



Toronto City Planning
Character Areas

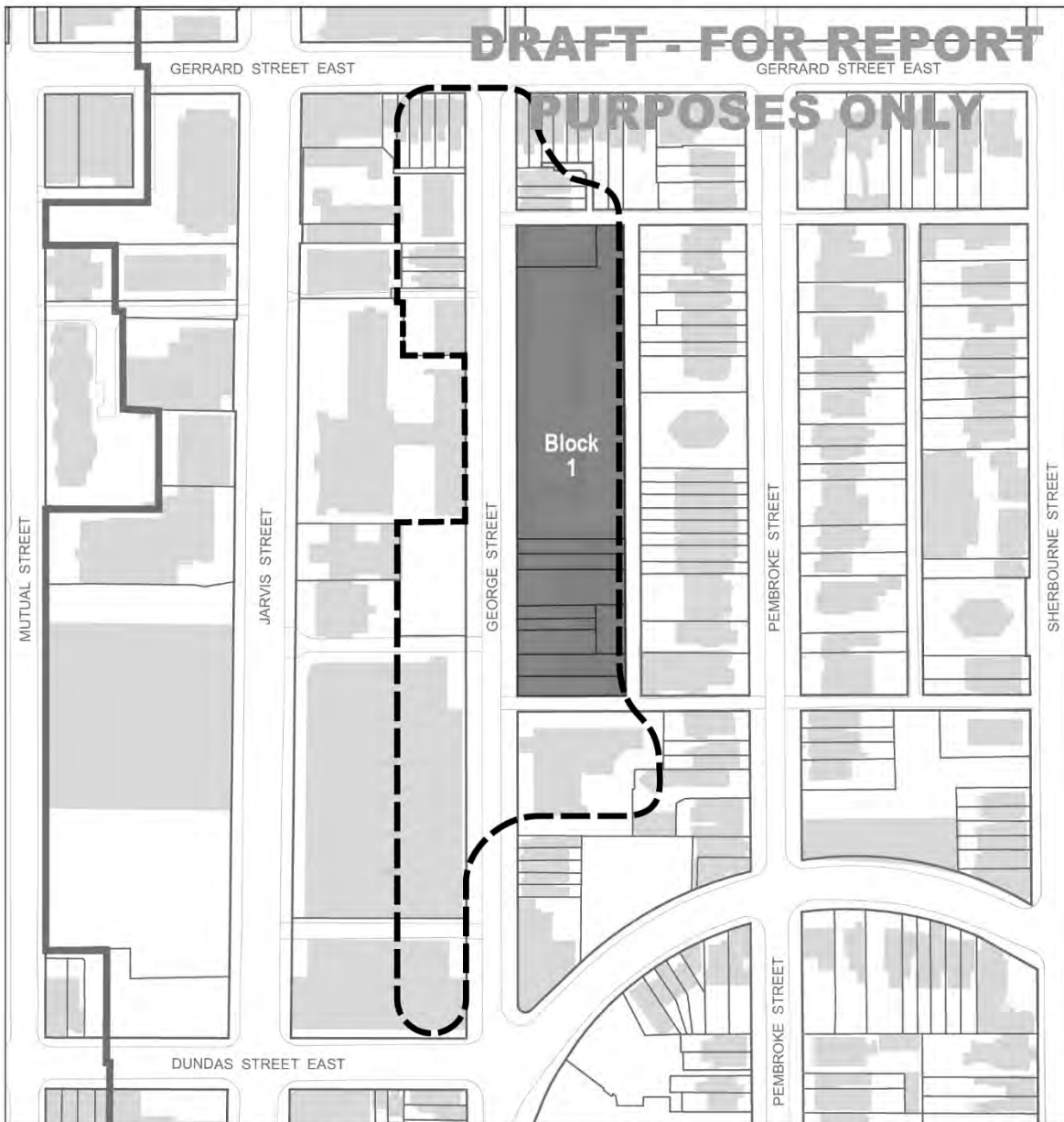
Area Bounded by Jarvis Street, Carlton Street,
Sherbourne Street and Queen Street East

File # 21 229720 STE 13 02

-  Study Area Boundary
-  Character Area
-  Excluded from the limits of Site and Area Specific Policy 461

↑
Not to Scale
05/3/2024

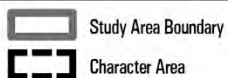
Schedule B



Toronto City Planning
North George Street
Character Area

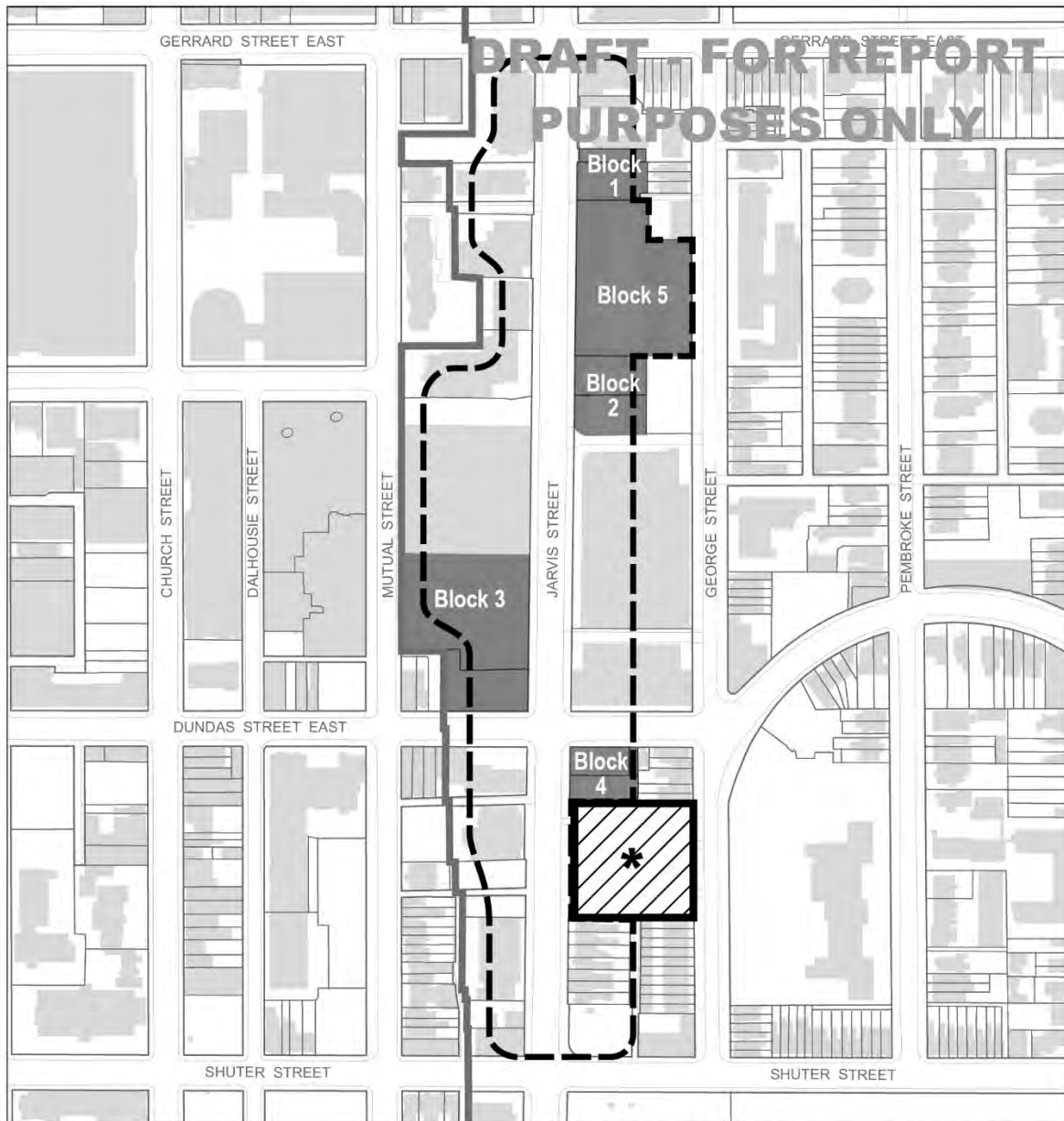
Area Bounded by Jarvis Street, Carlton Street,
 Sherbourne Street and Queen Street East

File # 21 229720 STE 13 0Z



↑
 Not to Scale
 05/3/2024

Schedule C



Toronto City Planning
Hazelburn Character Area

Area Bounded by Jarvis Street, Carlton Street,
Sherbourne Street and Queen Street East

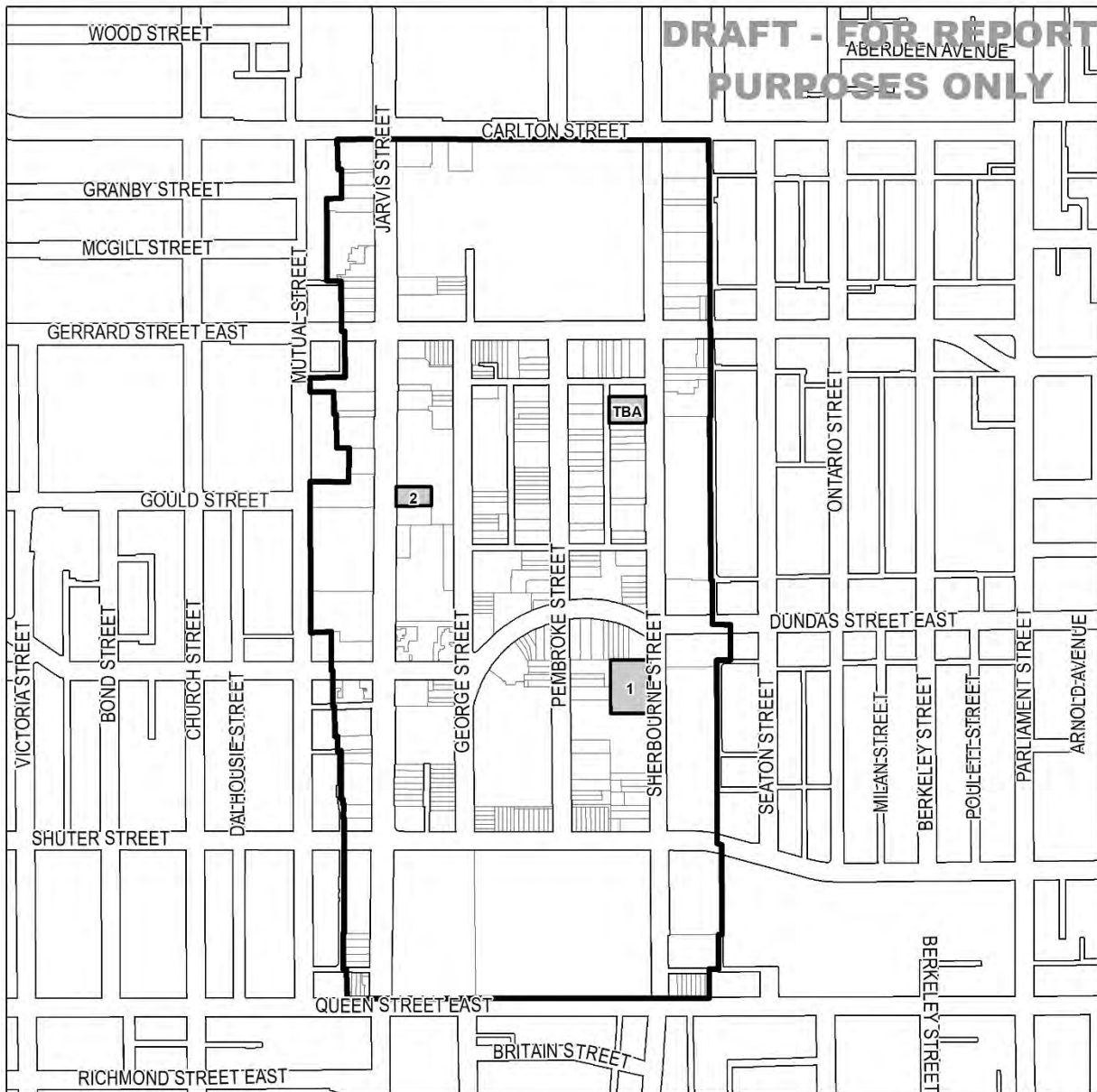
File # 21 229720 STE 13 0Z

-  Study Area Boundary
-  Character Area
-  225 Jarvis Street – Excluded from the limits of Site and Area Specific Policy 461. Policies of Site and Area Specific Policy 461 do not apply



Not to Scale
05/3/2024



Schedule D



Site Specific Policy Areas

The shaded areas on the map are subject to the specific policies set out in the Garden District Site and Area Specific Policy, Section 7

File # 21 229720 STE 13 0Z

-  Site Specific Policy Areas
-  SASP 461 Boundary



05/03/2024