

## **Attachment 1 - Proposed Policy Directions**

The proposed policy directions follow the objectives set out in this report. For the basis of targeted and focused stakeholder engagement, staff seek Planning and Housing Committee's endorsement of the following policy directions.

### **On/off Switch**

- A new replacement policy that directs staff to revisit the policy framework every four (4) years or until, in Council's opinion, the supply and availability of office in the City has returned to a healthy state, putting in place a temporary office replacement policy framework that is responsive to market conditions and Council priorities.

### **Extent**

- A new replacement policy that varies on location within the city, with a focus on the geographies corresponding to existing replacement policies of Chapter 3 (3.5.1.9), Downtown Plan and Yonge-Eglinton Secondary Plan.

### **Percentage Replacement**

- A revised replacement policy that reduces office replacement from 100% to a minimum of 25% of existing office space and that such replacement may be replaced with other identified alternative uses.

### **Alternative Uses**

- A new replacement policy that allows the replacement of office space with any other non-residential use and a combination of affordable and/or supportive housing.

### **Implementation**

- A new replacement policy that is based on the above and includes wording that allows the temporary policy framework to prevail over existing Secondary Plans contained in Chapter Six of the Official Plan in the case of a conflict.