



Friday, July 5, 2024

## **RE: Medical - Office Facilities/Affordable-Seniors Residential Project in Continuum of Care Setting**

### **Summary**

4646 Dufferin Street is at the heart of the City's Russian Jewish community in a location well placed to contribute to serving the acknowledged need of this community for a wide range of convenient healthcare facilities and seniors and affordable housing, both rental and ownership; all to be provided within the context of aging in place and continuum of care.

This medical, office and residential proposal supports the City's housing initiatives to accelerate housing supply and improve affordability and Provincial policies promoting medical facilities closer to local communities to make access more convenient and cost effective.

The proposal aims to utilize the 6.17-acre site as follows:

- Six buildings conceived in the context of a continuum of care;
- 432,000 square feet of non-residential employment, commercial and medical uses (1,200 permanent jobs); and
- A minimum of 770 residential units, inclusive of 350 seniors units (independent serviced, assisted living and memory care) supported by a grouping of medical support personnel; and 225 market rental units (of which 20%-30% are proposed to be affordable rental units for a period of 99 years).

This is a request for a Minister's Zoning Order (MZO) to permit this mixed-use development. As such, site plan approval would continue to be required to review the proposal against functional servicing, transportation, and other technical compliance requirements. Requiring site plan approval would enable City staff and the proponent to work collaboratively to resolve site specific details to ensure a successful implementation of the MZO.



## Recommendations

Planning and Housing Committee recommends that:

1. City Council request that the Minister of Municipal Affairs and Housing make a Minister's Zoning Order (MZO) pursuant to section 47 of the Planning Act in order to permit a mixed use development of six buildings containing approximately 432,000 square feet of non-residential employment, commercial and medical uses, along with a minimum of 770 residential units, including 350 rental units intended for seniors and 225 rental units of which 20%-30 % should be affordable for a period of 99 years.
2. City Council request that the Minister's Zoning Order sets out that site plan approval authority remains the City's jurisdiction and section 114 of the City of Toronto Act, 2006 shall apply to the lands described in the Minister's Zoning Order.
3. City Council request that the Ministry of Municipal Affairs and Housing undertake a review of the Minister's Zoning Order in two years from its issuance and if progress on the proposed development has not occurred and is attributable to the owner, then the Minister consider rescinding it following consultation with the City.

Thank you for your consideration. Sincerely,

**Councillor James Pasternak**

Toronto - Ward 6, York Centre



416-392-1371



[www.JamesPasternak.ca](http://www.JamesPasternak.ca)



416-392-7299



[councillor\\_pasternak@toronto.ca](mailto:councillor_pasternak@toronto.ca)



PasternakTO



PasternakTO



JamesPasternak