

350 Bloor Street East – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: March 14, 2024

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 11 - University-Rosedale

Planning Application Number: 22 172660 STE 11 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 63-storey mixed-use building with 806 dwelling units, and a minimum of 400 square metres of non-residential gross floor area. 1,300 square metres of gross floor area will be dedicated to new affordable housing.

The Official Plan Amendment is required to permit development within 10 metres of the top-of-bank of a ravine, and to allow for the reduction of office uses and provision of a minimum gross floor area as affordable housing.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend the Official Plan, for the lands at 350 Bloor Street East substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 350 Bloor Street East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council direct the City Solicitor to withhold the necessary Bills for enactment, until the owner has, at its sole cost and expense:

a. entered into an agreement for the conveyance of at least 16 new affordable rental housing units with the City of Toronto and operator of the social housing program pursuant to Section 453.1 of the City of Toronto Act, 2006 to secure the provision of a social housing program on the lands and registered it in priority against title to the lands, with such terms and conditions satisfactory to the Chief Planner and Executive Director, City Planning, and Executive Director, Housing Secretariat and the City Solicitor, and with such terms and conditions outlined in Attachment 7 of the report (March 14, 2024); and

b. submitted a revised Functional Servicing and Stormwater Management Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

c. entered into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required; and

d. submitted a detailed Reconstruction Plan, prepared by a qualified heritage consultant that is substantially in accordance with the reconstruction strategy set out in the Heritage Impact Assessment dated February 12, 2024, prepared by ERA Architects Inc., for the property at 350 Bloor Street East, to the satisfaction of the Senior Manager, Heritage Planning.

5. City Council request that the owner make reasonable commercial efforts to convey off-site parkland to the City equal to the value of the on-site parkland dedication, in fulfilment of the parkland dedication requirements pursuant to Section 42 of the Planning Act, with the off-site parkland dedication to be acceptable to the General Manager, Parks, Forestry and Recreation and free and clear of any above or below grade encumbrances, with the exception of any encumbrances as may be otherwise approved by the General Manager, Parks, Forestry and Recreation, to be conveyed prior to the issuance of the first above grade building permit; and

a. in the event that the off-site parkland dedication is less than the value of the on-site parkland dedication, then the owner will pay cash-in-lieu of parkland to make up for the shortfall in parkland dedication, prior to the issuance of the first above grade building permit;

b. in the event that the owner is unable to provide an acceptable off-site parkland dedication to the City, the owner will be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu; and

c. the value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services and payment will be required prior to the issuance of the first above grade building permit.

6. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the local Ward Councillor and the City Solicitor, to continue to work with the applicant to explore an in-kind community benefit package pursuant to 37(6) of the Planning Act, and to report back to City Council for further instruction on any offer of in-kind community benefits made by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description: The site located on Bloor Street East. To the west of the site is Mount Pleasant Road, and to the east is a mixed use building. The Rosedale Ravine is immediately to the north.

Existing Use: A vacant 6-storey commercial building which is proposed to be retained and incorporated into the new development. The existing building is within 10 metres of the top-of-bank.

THE APPLICATION

Description: A 63-storey (215 metres, including mechanical penthouse) mixed use building.

Density: 19.41 times the area of the lot.

Non-Residential: A minimum of 400 square metres of non-residential gross floor area at grade.

Dwelling Units: 806 dwelling units, including 92 studio and 477 one-bedroom (70.6%), 156 two-bedroom (19.4%), and 81 three-bedroom (10%) units. This includes 16 affordable housing units comprised of four one-bedroom, ten two-bedroom, and two three-bedroom units.

Parking and Loading: A total of 63 parking spaces, 1 Type C, and 1 Type-G loading space are proposed. Vehicular access is from Bloor Street East, utilizing an existing driveway. 807 bicycle parking spaces are also provided below grade, with direct access on the Mount Pleasant Road on-ramp frontage.

Additional Information: See Attachments 1, 2, 8, and 10 of this report for the Application Data Sheet, project in context, a site plan of the proposal, and three-

dimensional representation, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre.

Revisions: The current proposal incorporates numerous revisions from the original application as summarized below:

- Grading for vehicular access on Bloor Street East improved;
- Increased stepbacks on east side of development and simplified building massing;
- A minimum of 1,300 square metres of gross floor area for new affordable rental units will be secured.

Reason for the Application: The Official Plan Amendment application is required to allow for a building within 10 metres of the top-of-bank of the ravine and valley, and to allow for the replacement of office space with residential uses, including affordable housing.

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including: height; massing; and density.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, and shall conform to provincial plans.

Official Plan: *Mixed Use Area.* See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Plan: The site is designated Mixed Use Areas 2 - Intermediate. Development in Mixed Use Areas 2 will include building typologies that respond to their site context, including midrise and some tall buildings. The site is located in the Bloor-Bay Office Corridor. The policies of the Downtown Plan require that development within the Bloor-Bay Office Corridor will ensure no net loss of office and non-residential gross floor area.

Site and Area Specific Policy (SASP) 211: The site falls within a Height Ridge under SASP 211. The tallest buildings in the Bloor Yorkville/North Midtown Area will be located in the Height Peak area around Yonge and Bloor, and generally descend in height the further out one gets along the Height Ridges.

Zoning: The site is zoned CR 4.0 (c2.0; r4.0) SS1 under Zoning By-law 569-2013, which permits a range of commercial and residential uses. The maximum permitted height is 30 metres, and the maximum permitted density is 4.0 times the area of the lot.

See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines; and
- Growing Up Guidelines Planning for Children in New Vertical Communities.

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard (TGS)

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on December 12, 2022. Approximately 54 people participated. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- support for improving pedestrian access to Rosedale Valley Ravine;
- support for affordable housing in this area;
- concern about the proposed vehicular access and safety of pedestrians and cyclists;
- concern regarding pedestrian safety at bottom of Mount Pleasant Road on-ramp;
- the proposed height and density;
- concern about the shadow impact on shadow sensitive areas, including neighbouring buildings and the ravine;
- the proposed floor plate as it relates to the tall building design guidelines; and
- concerns about construction impacts on Bloor Street East, the ravine, and surrounding properties.

The issues raised through community consultation have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcasted live over the internet and recorded for review.

COMMENTS

Provincial Land-Use Policies

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement, and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Public Realm

City staff are satisfied that the proposal conforms to the applicable public realm policies of the Official Plan.

The ground floor of the retained office building facade is being repurposed to serve as a residential lobby and new non-residential space fronting Bloor Street, providing animation to the street. The existing building extends approximately 2.6 metres over a pedestrian colonnade along the Bloor Street frontage and is set back from the property line by a minimum of 2.3 metres. The Bloor Street right-of-way includes a 3.7 metre pedestrian clearway and space for benches and planters, and new street trees.

The existing bike lanes will be upgraded to raised bike lanes as part of this development. Improvements are also proposed along the vehicle access ramp to the site, with the grading being reworked to adjust sightlines from the existing driveway to Bloor Street, improving pedestrian and cyclist safety.

Public realm improvements are also proposed along the west side of the property, where an existing north-bound ramp to Mount Pleasant Road is proposed to be reconfigured to improve pedestrian and vehicular safety. The additional space created with this reconfiguration will be used to provide enhanced landscaping, additional street trees, and a wider sidewalk.

Built Form

City Planning staff are satisfied that the built form and massing of the proposed building conforms to the policies of the Official Plan and Downtown Plan, and meet the intent of the Tall Building Design Guidelines.

Height

The site is within the area designated as a 'Height Ridge' as defined in SASP 211 and the Bloor-Yorkville/Midtown Urban Design Guidelines. Building heights in the 'Height Ridge' are to provide a transition in height and scale from taller buildings located in the 'Height Peak', at the intersection of Yonge Street and Bloor Street.

The building height provides a transition in height and scale from the 'Height Peak' at Yonge Street and Bloor Street, to the east edge of the 'Height Ridge' at Bloor Street and

Sherbourne Street where an existing building at 387 Bloor Street East is 167.3 metres (52-storeys) in height. Given the proximity to rapid transit, and compliance with height policies in SASP 211, 215 metres (63-storeys) is acceptable at this site.

Massing - Base Building

The base of the proposed building incorporates the existing 6-storey (29.5 metre) office building's façade, with non-residential uses on the ground floor to animate Bloor Street East. The setbacks along the ground floor will be maintained as a result of the existing building being preserved.

The base building has a height of 29.5 metres (6-storeys) with a 4.0 metre stepback above the seventh floor on the Bloor Street East frontage, and a 6.3 metre stepback on the Mount Pleasant Road frontage.

Massing - Tower Component

The tower meets the intent of the Tall Building Design Guidelines, providing a 12.5 metre setback to the east property line. Additional stepbacks on the east elevation at a height of 82.5 metres, and 163.3 metres increase the tower setback to the adjacent property to 14 metres, and 15.5 metres respectively. To the north and west of the site, adjacent to the ravine and Mount Pleasant Road, the tower is stepped back 3.5 metres from the base building on the north, and 6.3 metres on the west. The proposed tower floor plate varies between 785 to 682 square metres and is acceptable. The Tall Building Guidelines state that the tower floor plate should be limited to 750 square metres or less per floor. The Downtown Plan states that the tower floor plate will generally have a maximum of 750 square metres, and notes that increases may be appropriate where the impacts on wind and shadow are addressed.

Heritage Impact and Conservation Strategy

The property at 350 Bloor Street East is designated under Part IV, Section 29 of the Ontario Heritage Act (By-law 799-2023). The building was built into the upper portion of the Rosedale Valley Ravine's south embankment in 1968-1970 to the designs of renowned Modernist architect, John C. Parkin. It is a significant representative example of architectural precast concrete in Toronto. It features an identical expression on its principal (south), west and north elevations with the precast concrete cladding creating wedge-shaped columns and deep inset window openings above a recessed, transparent base. The precast concrete cladding panels are identified as heritage attributes.

A Heritage Impact Assessment was submitted and reviewed by city staff that proposes the demolition of the existing 6-storey building. The cultural heritage value and heritage attributes of this Parkin building are directly tied to the non-structural pre-cast cladding that is connected, with concealed anchors, to the building's perimeter beams. These panels are proposed to be disconnected, removed and later re-attached to the structural frame of the new building. This allows for the construction of a tower while commemorating historic Parkin building and re-using most of the original concrete cladding. This is commemoration not conservation; but the modular and repeatable aspect of the building's design would enable the new building to honour all the heritage values and attributes of the original Parkin building. It also supports the character and

sense of place of this portion of Bloor Street East which includes many 20th-century commercial and office buildings of distinctive high-quality design including a number of mid-century modern buildings.

The replacement structure will appropriately commemorate the original building by being designed and constructed in accordance with the approved architectural plans and drawings and by including the reinstatement of the precast concrete panels of the existing building on the podium of the new building. A Heritage Planning report dealing with the required approvals under the Ontario Heritage Act is scheduled to be considered concurrently with this report by City Council.

Land Use

In lieu of replacing the full office gross floor area, the applicant proposes to provide 16 affordable rental housing units for 99-year affordability period and partial replacement of the existing non-residential gross floor area with a minimum of 400 square metres of non-residential space at-grade.

Although the proposal does not provide the total non-residential replacement required in the Downtown Plan, the proposal delivers community benefits through the provision of 16 affordable rental units, which will be secured over and above the Community Benefits Charge. In addition, it achieves other city-building objectives such as the partial non-residential replacement, provision of affordable housing, activation of the public realm, the creation of a complete community and providing a mix of uses in an area supported by high order transit.

Affordable Housing

The applicant is proposing to convey 16 affordable rental housing units to a non-profit housing provider at a significantly reduced cost. The units will be comprised of four one-bedroom, ten two-bedroom and two three-bedroom units with a total gross floor area of approximately 1,300 square metres. The units would be located on the second floor of the building. The affordable rental units would have full access to all residential amenities in the building. In addition, a small amenity room and management office is included on the floor with the affordable rental units.

The units will be operated by a non-profit housing provider as affordable rental housing for a minimum of 99 years and rented at the lower of no more than 80% of average market rent or the City's income-based affordable rental definition. The proposed terms, including the permanent conveyance of units to the non-profit housing provider and the length and depth of affordability all combined represent a significant contribution towards affordable housing. The units would be secured under section 453.1 of the City Toronto Act, which enables the City to provide increased residential densities on sites where social or affordable housing that is owned and/or operated by a non-profit organization is provided. The conveyed units would be secured over and above the Community Benefits Charge.

Unit Mix

The proposed development will exceed the requirements in the Growing Up Guidelines, consisting of 19% two-bedroom, and 10% three-bedroom units whereas the guidelines call for a minimum of 15% two-bedroom and 10% three-bedroom units.

The Downtown Plan calls for an additional 15% of the total number of units to be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2 and 3 bedroom units through the use of accessible or adaptable design measures. The applicant is proposing additional two-bedroom units above the 15% requirement, and has designed the building with units that can be converted in the future to meet the additional 15% target of the Downtown Plan.

Shadow Impact

The shadow impacts resulting from the proposal are acceptable. The proposal adequately limits shadow impacts on shadow sensitive areas, including the ravine, particularly during the spring and fall equinoxes.

The applicant-submitted shadow studies show the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21). While the shadow does extend into the ravine during the spring and fall equinoxes, it does not extend into any parks. The shadow does not cross Rosedale Valley Road at any point during the summer solstice, and is in line with existing shadows cast during winter solstice. There is no shadow impact on the Bloor Street public realm at any time during the year.

Wind Impact

A Pedestrian Level Wind Study reflecting the proposed building indicates that all areas at grade will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

Open Space/Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the owner is required to satisfy the parkland dedication requirement through the conveyance of off-site parkland dedication in order to expand an existing local park or create a new park within 800 metres of the subject site.

As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Should the value of the off-site dedication not fulfill the value of the on-site dedication, the remaining value shall be provided in cash-in-lieu, prior to the issuance of the first above grade building permit.

If the owner has demonstrated, to the satisfaction of the General Manager, Parks, Forestry and Recreation, that the pursuit of an off-site parkland dedication has not been successful, payment of cash-in-lieu of parkland will be required prior to the first above grade building permit.

Ravine Protection

The site falls within a Toronto Regional Conservation Authority (TRCA) Regulated Area, and within the City of Toronto Ravine and Natural Feature Protection By-law area. The proposal includes a building within 10 metres from top of bank, requiring an Official Plan Amendment (See attachment 5). The applicant is proposing to maintain the existing retaining wall along the north limits of the site, while building the new tower within the existing footprint, satisfying both Urban Forestry and the TRCA.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and requires the owner to enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The site specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features, including, but not limited to, the following:

- A total of 807 bicycle parking spaces; and
- Three new street trees and planters on Bloor Street, and four new street trees with enhanced landscaping on the northbound Mount Pleasant Road ramp.

The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

Chris Pereira, Planner, Tel. No. 416-338-7418,
E-mail: Chris.Pereira@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Affordable Housing Terms and Conditions

Applicant Submitted Drawings

Attachment 8: Site Plan
Attachment 9: Elevations
Attachment 10: 3D Model in Context

Attachment 1: Application Data Sheet

Municipal Address: 350 Bloor Street East Date Received: July 6, 2022
Application Number: 22 172660 STE 11 OZ
Application Type: OPA and Rezoning
Project Description: A 63-storey mixed-use building

Applicant	Architect	Owner
Laurie Payne	Hariri Pontarini Architects	Rogers Communication Inc

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 4.0 (c2.0; r4.0) SS1 (x2412)	Heritage Designation: Y
Height Limit (m):	30	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	2,530	Frontage (m):	48	Depth (m):	60
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	575	575		575
Residential GFA (sq m):			48,627	48,627
Non-Residential GFA (sq m):	8,638		484	484
Total GFA (sq m):	8,638		49,111	49,111
Height - Storeys:	6	6	63	63
Height - Metres:	26	26	215	215

Lot Coverage Ratio (%)	22.73	Floor Space Index:	19.41
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	48,409	218
Retail GFA:	484	
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			806	806
Other:				
Total Units:			806	806

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		92	477	156	81
Total Units:		92	477	156	81

Parking and Loading

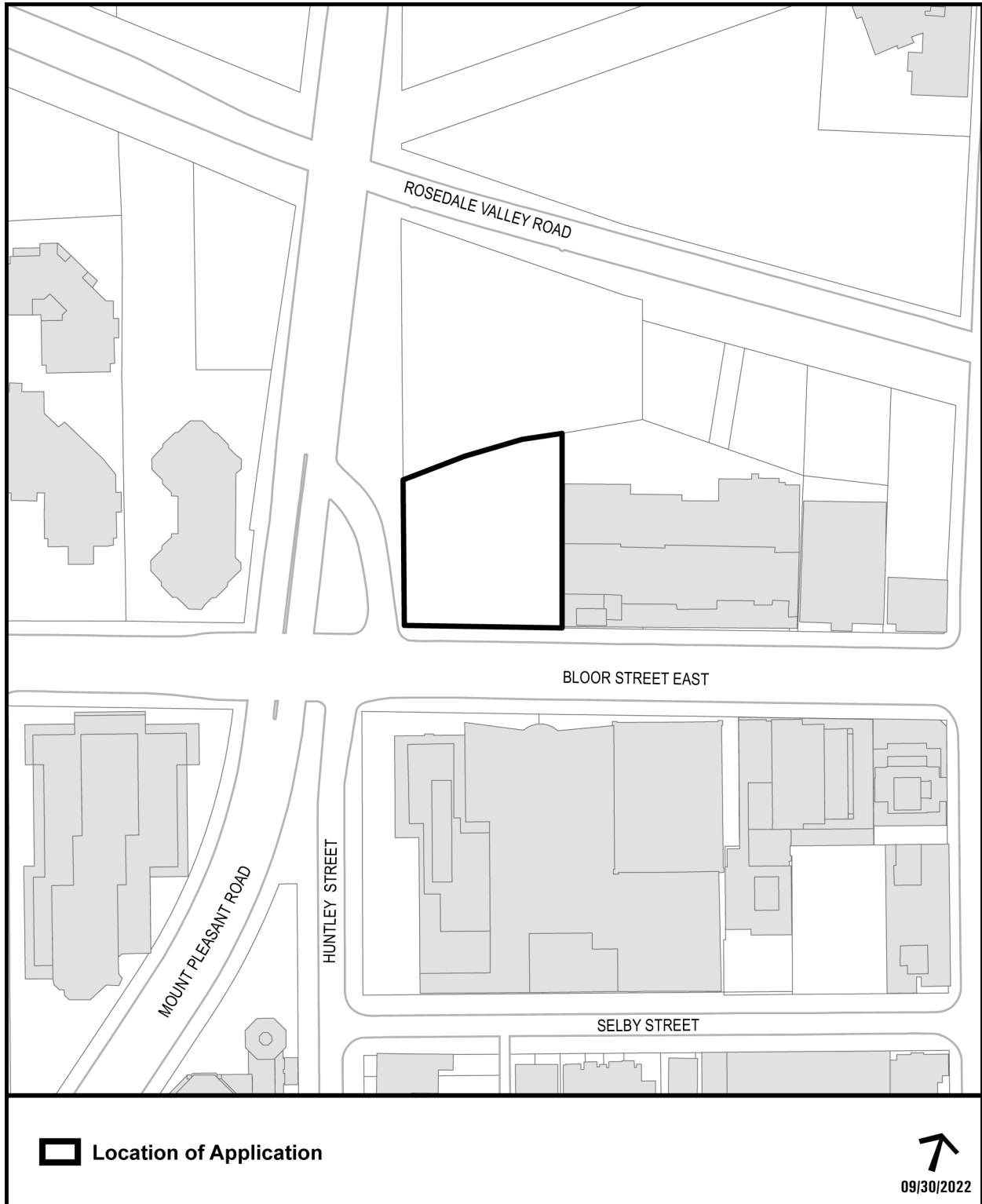
Parking Spaces:	63	Bicycle Parking Spaces:	807	Loading Docks:	2
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CONTACT:

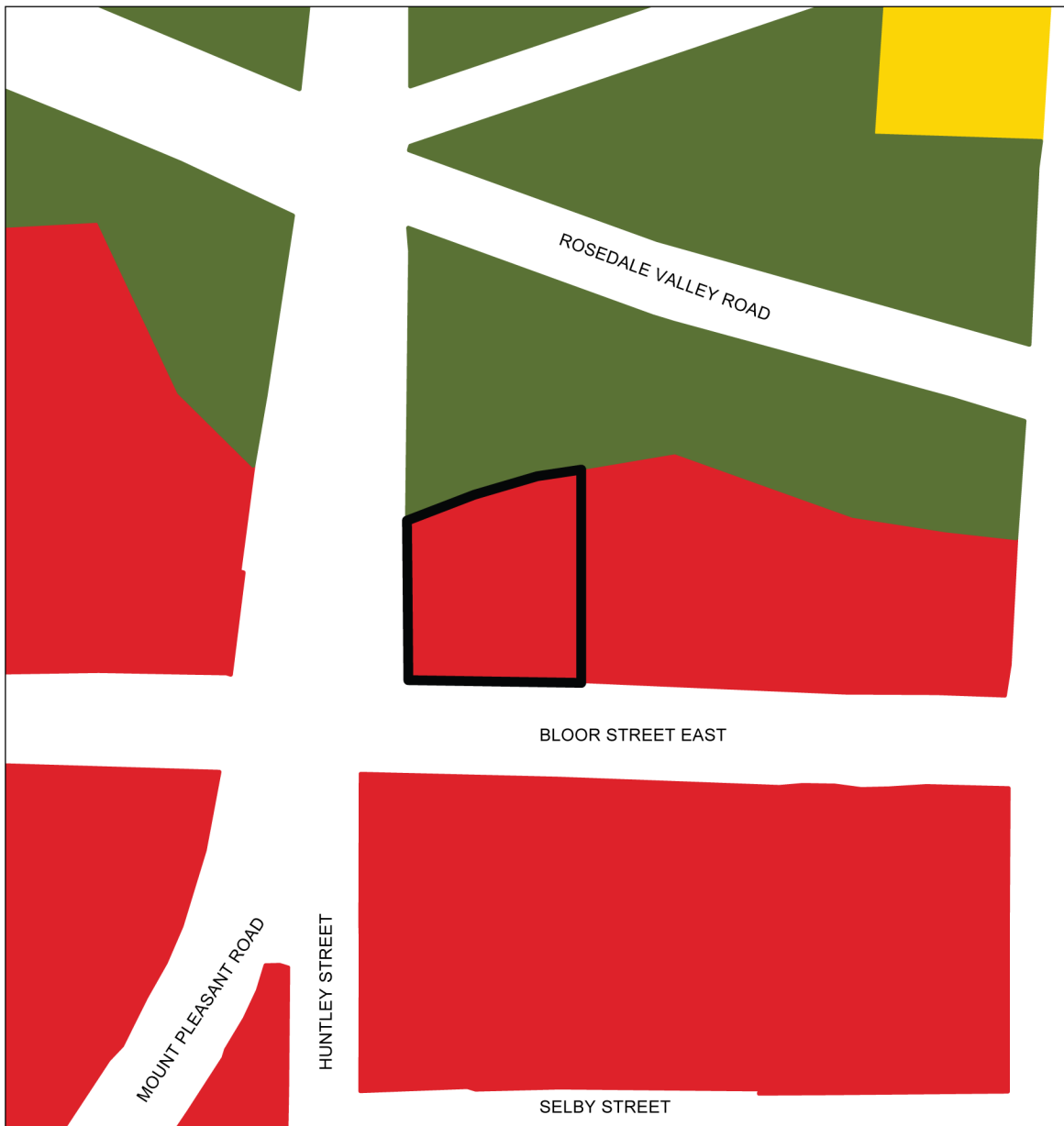
Chris Pereira, Planner

Chris.Pereira@toronto.ca

Attachment 2: Location Map





Attachment 3: Official Plan Land Use Map



350 Bloor St E

Official Plan Land Use Map #18

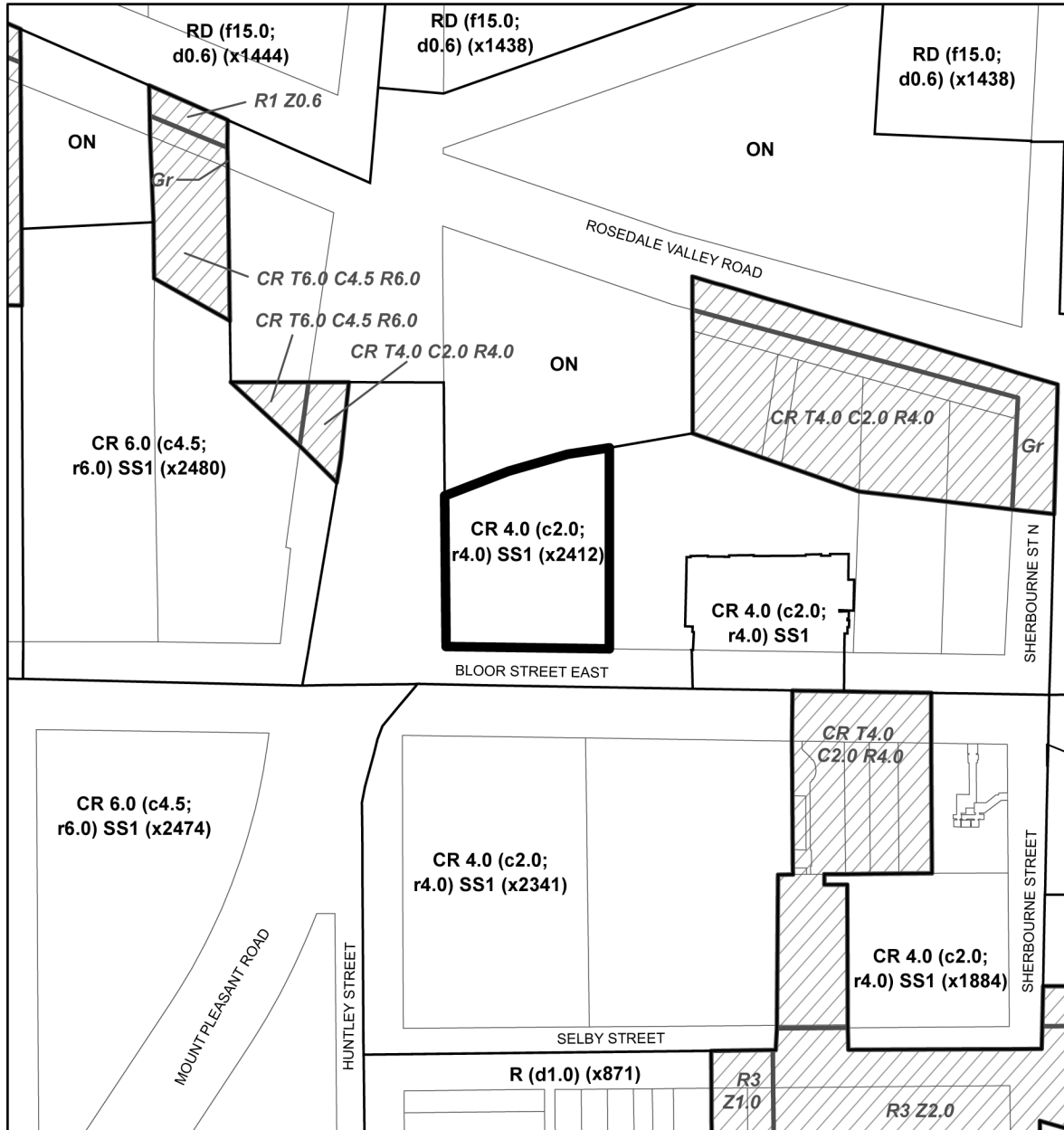
File # 22 172660 STE 11 OZ

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Natural Areas



Not to Scale
10/03/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

350 Bloor St E

File # 22 17259 STE 11 SA

Location of Application

R Residential
RD Residential Detached
CR Commercial Residential
ON Open Space Natural



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

R1 Residential District
R3 Residential District
CR Mixed-Use District
Gr Parks District



Not to Scale
Extracted: 09/30/2022

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2023, as
350 Bloor Street East**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. ~~~ to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

ULLI S. WATKISS,
City Clerk

(Seal of the City)

AMENDMENT NO. 726 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
350 BLOOR STREET EAST

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding the following new section 11 to Site and Area Specific Policy No. 211 for the lands known municipally in 2023 as 350 Bloor Street East as follows:

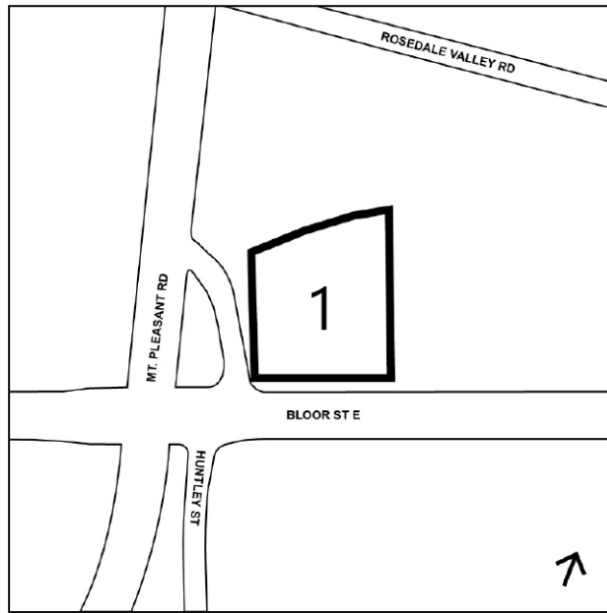
11. 'Site Specific Policies' Number: 1

11.1 350 Bloor Street East

a) Despite Policy 3.4.8 of the Official Plan, a 63-storey mixed-use building is permitted within 10 metres of the top-of-bank of the valley and ravine, provided the foundation walls of the existing building are maintained.

b) Despite Policy 6.7.2 of the Downtown Secondary Plan, development of the lands may be permitted without replacing the existing office gross floor area, provided that such redevelopment includes a minimum of 1,300 square metres of gross floor area dedicated to a social housing program authorized under Section 453.1 of the City of Toronto Act, 2006.

c) Any approval of a zoning by-law amendment for the lands known municipally as 350 Bloor Street East permitting a tall building shall require, pursuant to section 453.1 of the City of Toronto Act, 2006, the provision of a social housing program and the owner of the lands and the operator of the social housing program shall be required to enter into an agreement with the City and register it in priority against title to the lands which secures the provision of the social housing program in accordance with this Policy and the requirements of the zoning by-law amendment.



2. Chapter 7, Site and Area Specific Policy 211, is amended by adding map 3 'Site Specific Policies' for the lands known municipally as 350 Bloor Street East, as follows:



Map 3: Site Specific Policies

File # 22 172660 STE 11 0Z

-  SASP 211 Boundary
-  Site Specific Policy Areas



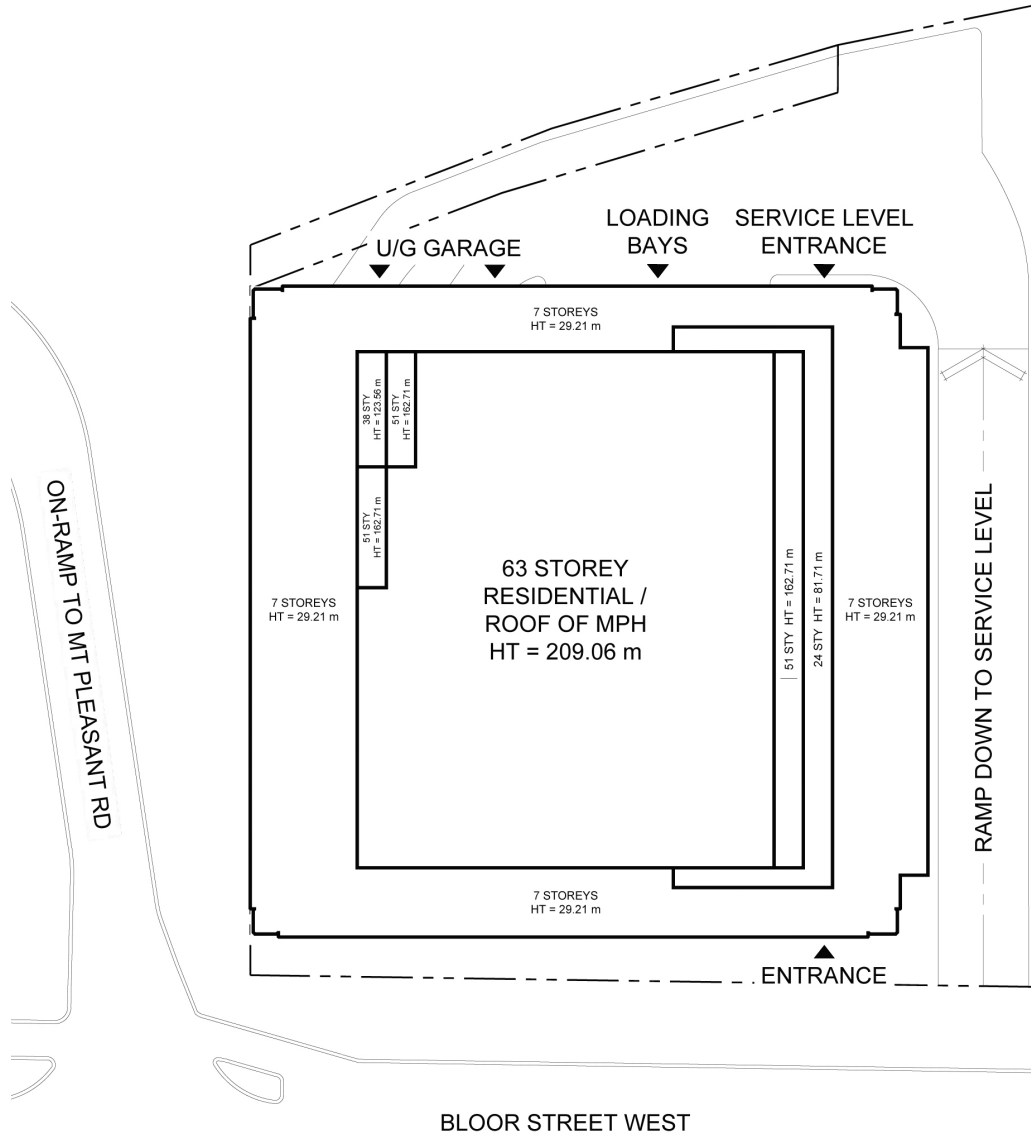
Attachment 6: Draft Zoning By-law Amendment

The draft by-law amendment will be made available on or before the April 3, 2024, Toronto and East York Community Council meeting.

Attachment 7: Affordable Housing Terms and Conditions

The terms and conditions relating to the securing of affordable housing in this proposed development will be made available on or before the April 3, 2024, Toronto and East York Community Council meeting.

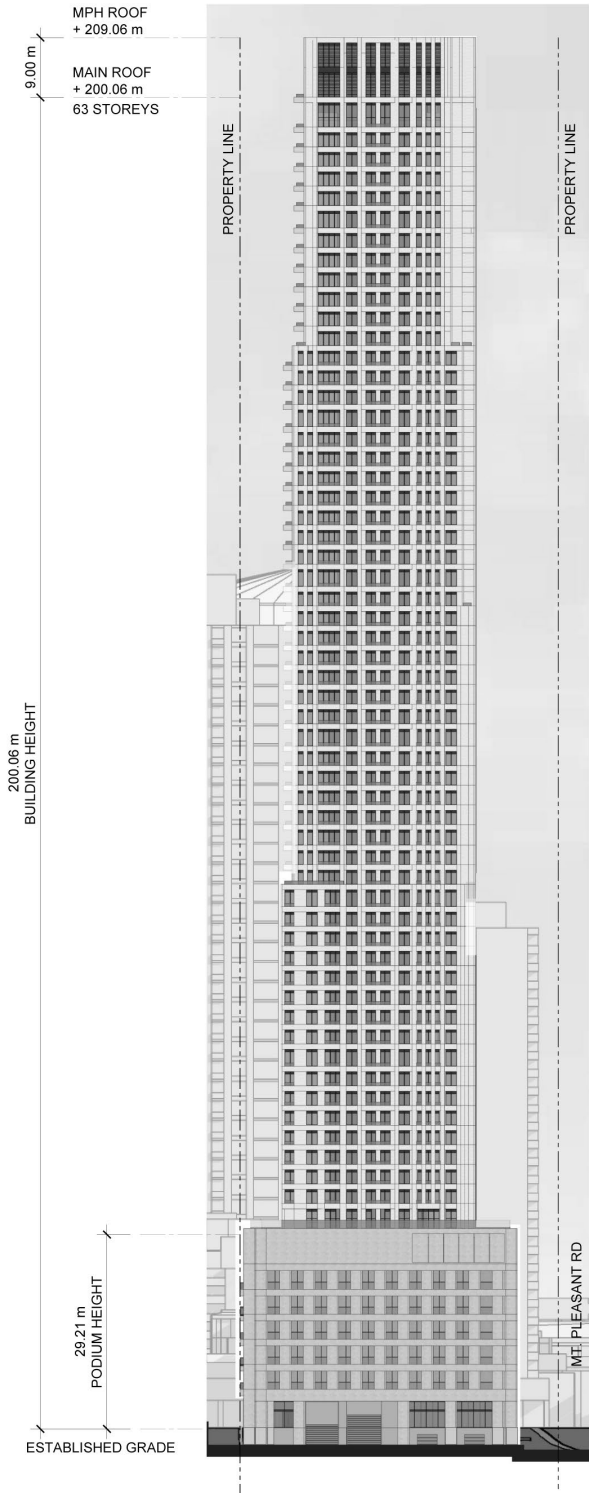
Attachment 8: Site Plan



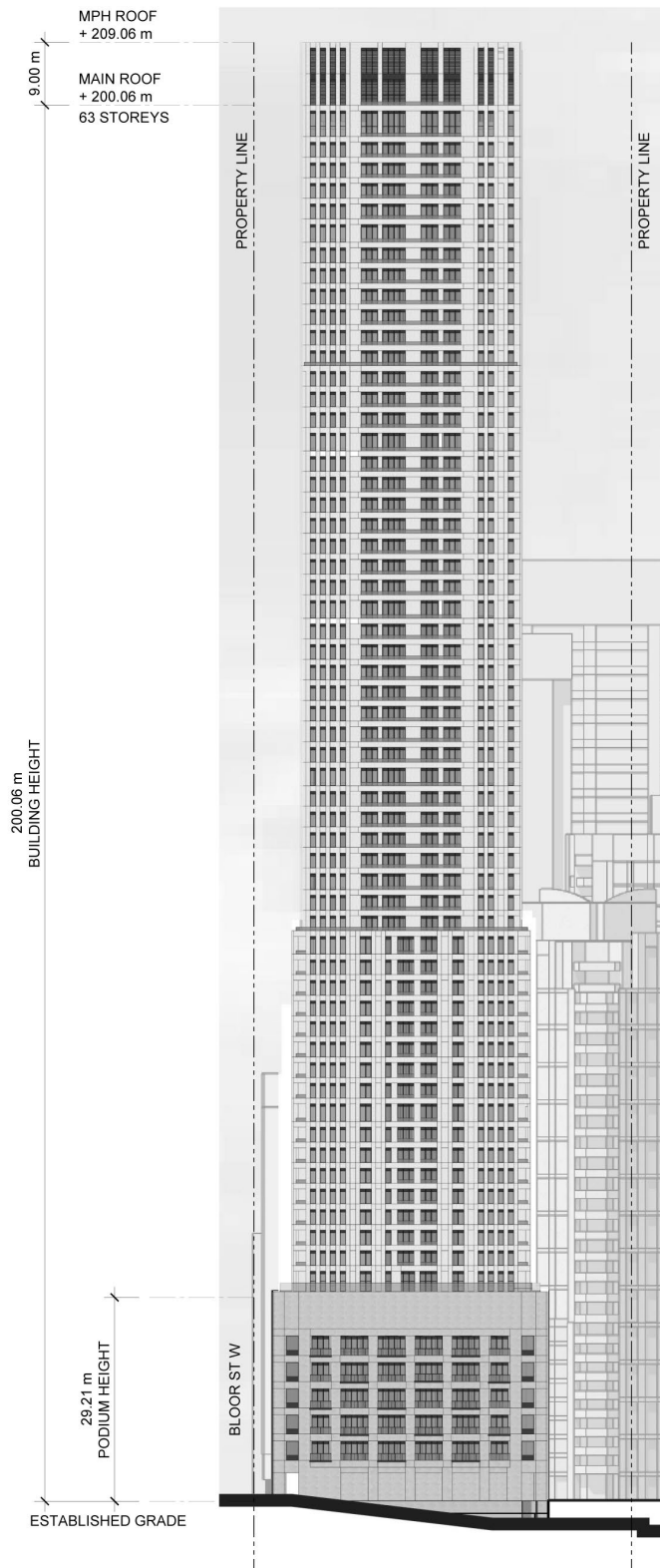
Site Plan



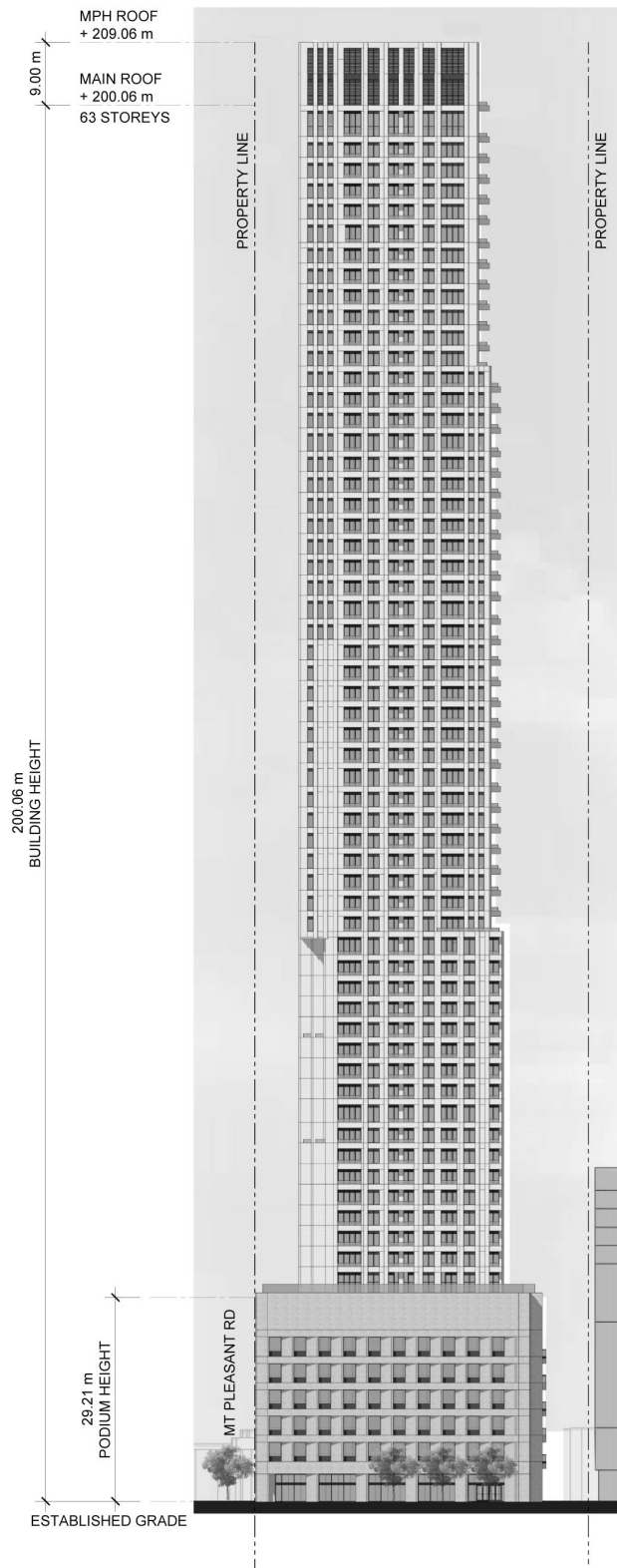
Attachment 9: Elevations



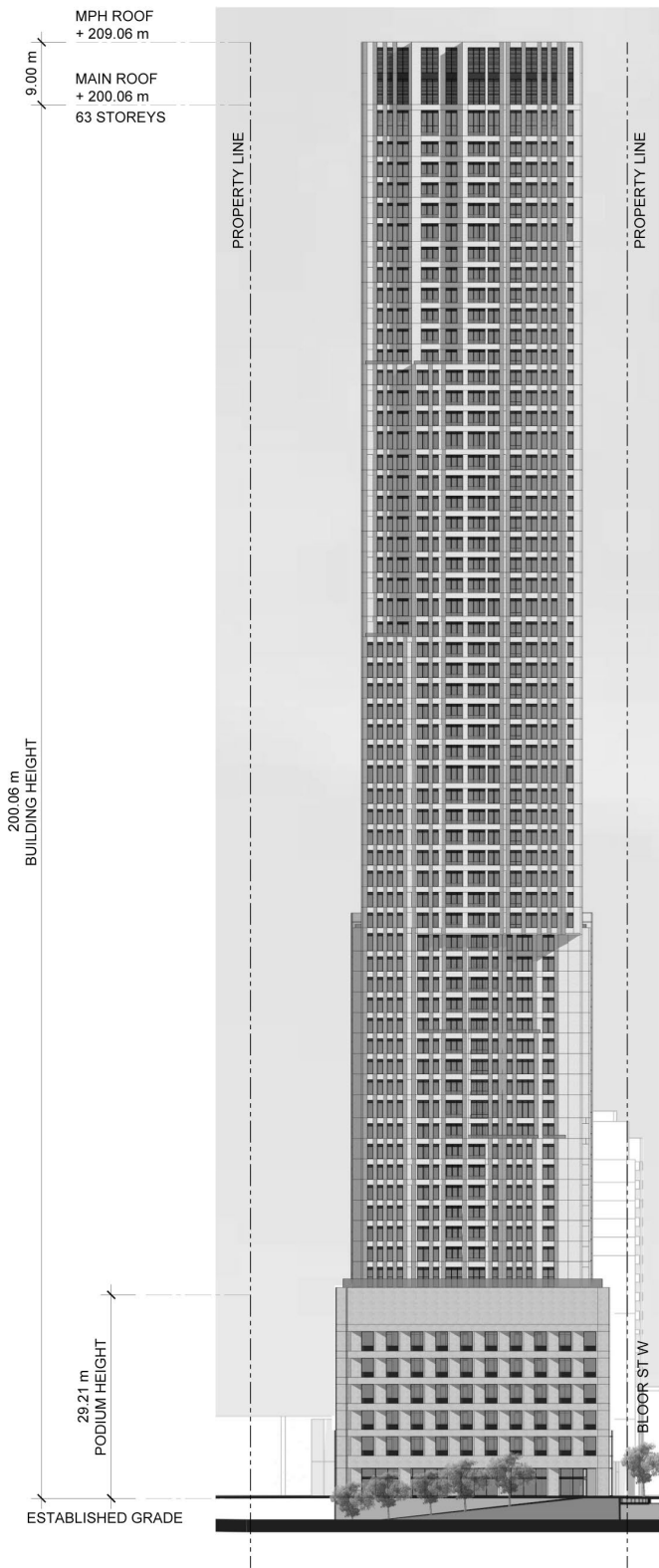
North Elevation



East Elevation

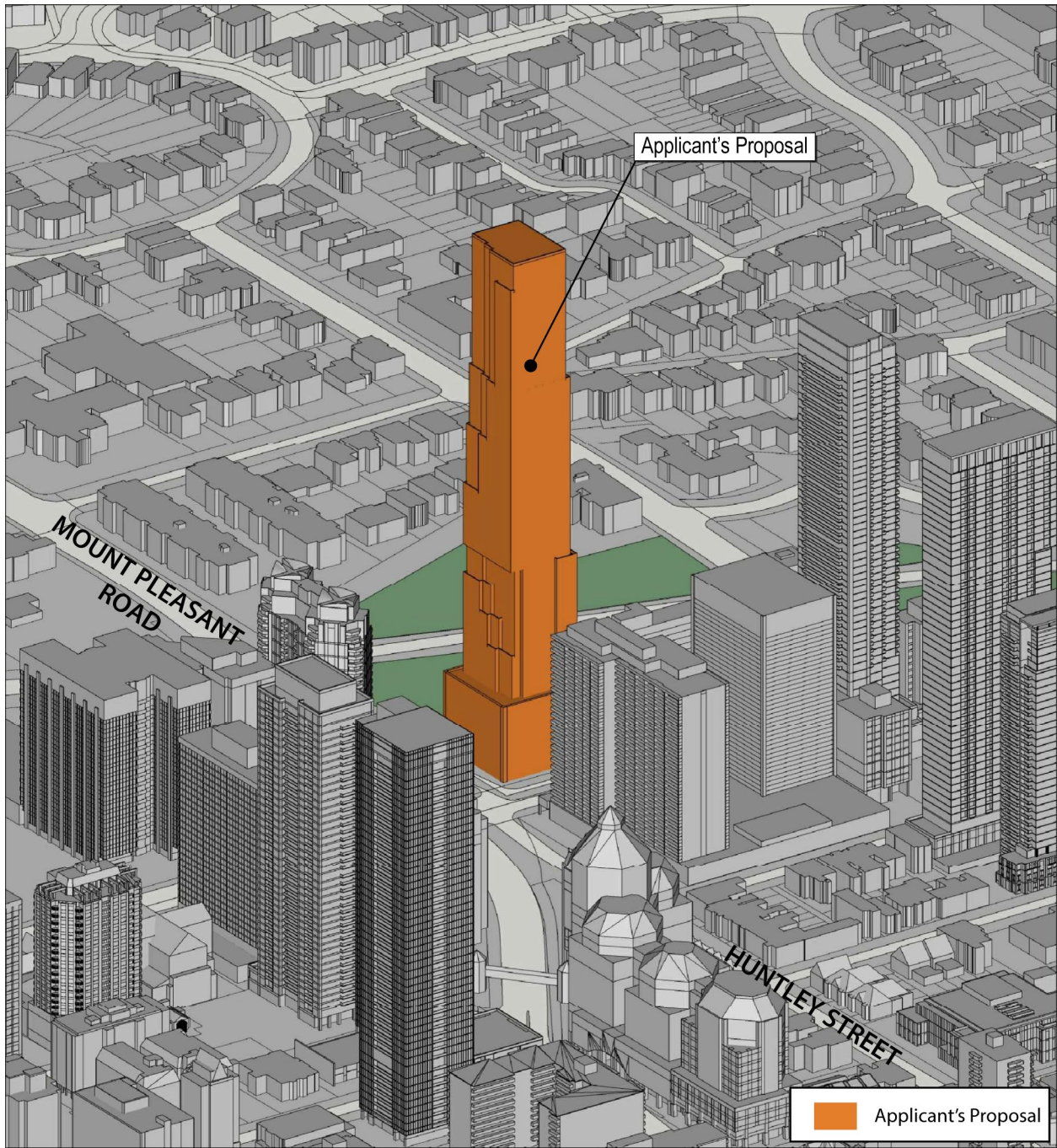


South Elevation



West Elevation

Attachment 10: 3D Model in Context



View of Applicant's Proposal Looking Northeast



10/03/2022