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February 19, 2025

Toronto City Council
City of Toronto
100 Queen Street West
Toronto, ON
M5H 2N2

RE : TE20.6 - 250 Dundas Street West - Official Plan and Zoning By-law Amendment - Approval

Mayor Chow and City Councillors,

Our **HousingNowTO.com** civic-tech and affordable housing volunteers from Toronto-East York – have actively watched the City Planning processes for the property at 250 Dundas Street West over the past half-a-decade, and fully support the revised 57-Storey proposal as presented to you today.



**250 Dundas St W
Proposal**

- Total GFA: 45,500 sqm
- 719 purpose-built rental units, including providing affordable housing (45,425 sqm gross floor area)
- 57 storey tower (190m) maintains east-west height transition and results in no shadow impacts
- Include s.37 Affordable Rental Housing (26 Units)
- 740 sm park
- 250 sqm of retail fronting on Dundas St W, including a retail patio between the building and new park
- Dundas St W streetscape improvements
- Maintained or improved separation to neighbouring buildings
- Podium and rooftop amenity space for residents

In particular, we would like to draw attention to the improved affordable rental housing outcomes that are now being delivered on this site located near St. Patrick subway station at Dundas and University.

As described in the staff report and the **Affordable Housing Terms of Reference** - the "Affordable Rental" deal is a mix of different programs and policies over the last five-years.

The old Section-37 deal from 2020 was for 26 x affordable rental apartments (at that time, consisting of 19 one-bedroom, and 6 two-bedroom units) for 31 x affordable bedrooms.

That has now been reshuffled in the unit mix to align with the City of Toronto's preference for more larger family-sized units. It is now 19 x affordable rental apartments (consisting of 4 studio units, 8 one-bedroom units, 4 two-bedroom units, and 3 three-bedroom units) for 29 x affordable bedrooms out of the old Section-37 deal from 2020.

Now with the added density via greater height, a relaxed tower floorplate - and the reduction in the "Office Replacement" requirement, the developers are providing the City with another 15 x additional affordable rental apartments (consisting of 2 studio units, 6 one-bedroom units, 4 two-bedroom units, and 3 three-bedroom units) for 25 x net new affordable bedrooms being added to the old original Section-37 deal.

FEB 2025 – AFFORDABLE RENTAL HOUSING COUNTS

AFFORDABLE RENTAL UNIT TYPE	UNIT COUNT	BEDROOM COUNT	TOTAL BEDS / BEDROOMS
STUDIO	6	0	6
ONE-BEDROOM	14	1	14
TWO-BEDROOM	8	2	16
THREE-BEDROOM	6	3	18
GRAND TOTAL	34		54

Therefore, the new TOTAL on Affordable Rental apartment delivery at 250 Dundas Street West is now 34 units out of 719 total apartments, or this is an approx. ~5% of R-GFA deal, with a total of 54 affordable bedrooms – with all units appears to be under a 99-year term of affordability.

This is a solid deal – and we would encourage all city councillors and city planners to use this affordable rental agreement at 250 Dundas Street West as a repeatable template for future **employment/office conversions to residential apartments agreements**, and to transparently share the terms & conditions of each of these individual agreements as both stand alone PDF reports in TMMIS – and as trackable, standardized OPEN DATA shared on the City of Toronto Open Data portal.

We also encourage city councillors to enable and encourage these kinds of redevelopments in their wards to facilitate the creation of net-new affordable housing units within larger market-rate developments in major transit station areas (MTSAs).

As always, our open data and civic-tech volunteers are happy to answer any questions that councillors or city staff may have on affordable-housing development best practices – and how to make most effective use of Transit-Oriented Lands to help alleviate Toronto’s rental-housing crisis.

Yours,

A handwritten signature in black ink, appearing to read "Mark Richardson", with a horizontal line underneath.

Mark J. Richardson
Technical Lead – [HousingNowTO.com](https://www.housingnowto.com)

Attached

Appendix 'A' – **Attachment 7: Affordable Housing Terms of Reference** (*as extracted from the STAFF REPORT)

Attachment 7: Affordable Housing Terms of Reference

1. Provision of Affordable Rental Housing Units

- a. A minimum of fifteen (15) affordable rental housing units (“Affordable Rental Housing Units”) shall be designed, constructed, finished, maintained and provided by the Owner on the lands known in 2024 as 250 Dundas Street West in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning, and Executive Director, Housing Secretariat, and as generally reflected in the terms and conditions outlined below.
- b. The total gross floor area of the Affordable Rental Housing Units shall be no less than 962 square metres.
- c. All Affordable Rental Housing Units will have access to all areas of the development where residents typically have access to, including all common and amenity areas.
- d. The Affordable Rental Housing Units shall be constructed to a fully finished condition, to a similar standard as the market units located in the remainder of the development.
- e. The Affordable Rental Housing Units shall be ready and available for occupancy no later than the time 70% of the other residential units in the Phase are ready and available for occupancy.
- f. The Owner shall maintain the Affordable Rental Housing Units in a contiguous grouping of at least six (6) Rental Dwelling Units.

2. Affordable Rental Housing Units

- a. The unit mix and sizes of the Affordable Rental Housing Units Guidelines shall be to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat and generally be reflective of the following:
 - i. 2 studio units, with an average size of 34 square metres and a minimum unit size of 32 square metres;
 - ii. 6 one-bedroom units, with an average size of 51 square metres and a minimum unit size of 49 square metres;
 - iii. 4 two-bedroom units, with an average size of 67 square metres and a minimum size of 65 square metres;
 - iv. 3 three-bedroom units, with an average size of 86 square metres and a minimum size of 84 square metres.

b. The final unit sizes and breakdown of the Affordable Rental Housing Units will be exclusive of balconies.

c. The size, location and layout of the Affordable Rental Housing Units shall be indicated in the approved drawings for the Site Plan Control application for the Site, subject to minor modifications at the detailed design stage prior to the issuance of the first Above Grade Building Permit for the lands. The Affordable Rental Housing Units shall be located on levels 3, 4 and/or 5 and shall be satisfactory to the Chief Planner and Executive Director, City Planning.

3. Rents

a. The initial rents (charged to the first tenants of the Affordable Rental Housing Units and upon turnover of any Affordable Rental Housing Unit for the duration of the Affordability Period shall not exceed the lower of the City of Toronto Official Plan income-based affordable rental housing definition, as of the date of the Agreement, or affordable rental housing as defined in the Provincial Affordable Residential Units Bulletin.

b. After the first year of occupancy of any of the Affordable Rental Housing Units and for the duration of the Affordability Period, the rent charged to tenants occupying such units may be escalated annually by not more than the applicable annual provincial rent guideline, regardless of whether such guideline is applicable to the units under the Residential Tenancies Act or any successor legislation governing residential tenancies in Ontario, until the tenancy ends.

c. Utilities will be paid directly by the tenant household and the rents will be adjusted in accordance with the Utility Allowance as determined by the City and to the satisfaction of the Executive Director, Housing Secretariat.

4. Affordability Period

a. The Affordable Rental Housing Units shall be maintained as affordable rental housing for a 99-year affordability period. The owner agrees that during the Affordability Period it shall not:

i. Apply to convert any Affordable Rental Housing Unit to a non-Rental Dwelling Unit purpose;

ii. Demolish during the Affordability Period any Affordable Rental Housing Unit without replacement of same, to the satisfaction of the Chief Planner;

iii. Apply for approval of a Description in accordance with the Condominium Act, with respect to any Affordable Rental Housing Unit, or

iv. Register the Replacement Rental Units under the Condominium Act or any other form of ownership tenure, such as life lease or co-ownership as

defined in Chapter 667 that provides a right to exclusive possession of an Affordable Rental Housing Unit; and

v. Upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained approvals necessary to do otherwise.

5. Administration and Renting of Units

a. During the 99-year affordability period, the Owner agrees to work with the City to administer the units in general accordance with the City's Affordable Rental Housing Administration Manual, current as of the date of the Agreement, and subject to any further mutually agreed upon amendments between the Owner and the City of Toronto.

b. The Owner will offer the units to eligible households who have demonstrated that they are in need of affordable rental housing and who are on the City's centralized rental housing access system or, in the event the centralized rental housing access system is not available, through a fair and transparent advertising and selection process to the general satisfaction of the Executive Director, Housing Secretariat, and in accordance with all of the other terms and conditions of the Agreement.

c. At least 6 months in advance of any Affordable Rental Housing Unit first being made available for rent, the housing provider shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat.

d. The Owner shall not lease any Affordable Rental Housing Units as a Short-Term Rental.

6. Amenities

a. Tenants of the Affordable Rental Housing Units shall have equal access to all indoor and outdoor amenity spaces in the building on the same terms as other residents of the building.

b. All Affordable Rental Housing Units will have either a dedicated laundry room, or ensuite laundry provided with no extra charges for appliances.

c. Tenants will have equal access to bicycle parking/bicycle and lockers in accordance with the zoning bylaw.

7. Securing the Affordable Rental Housing Units

a. The Section 37 Agreement dated September 29, 2020 between the Applicant

and the City of Toronto, which was registered on the Property on December 9, 2020 as Instrument No. AT5594374 (the "Section 37 Agreement"), will be amended to provide for an additional fifteen (15) affordable rental housing dwelling units in addition to those affordable rental housing units already secured in the Section 37 Agreement (the "Amending Section 37 Agreement").

8. Reporting and Monitoring

a. The Owner agrees to submit a table of the Affordable Rental Housing Units at the time of initial occupancy which designates the Affordable Rental Housing Units by building address and unit number, identifies each unit's bedroom type and floor area, and specifies the Initial Rent and any vehicle parking and/or storage charges, if any.

b. The Owner agrees to update the table required in 8 a) annually illustrating the rent increase calculations applied to the Initial Rents charged to the Affordable Rental Housing Units, and provide a list of the unit addresses, including tenants names (subject to receiving tenant consent to provide such information), and submit it to the Chief Planner and Executive Director, Housing Secretariat.

c. At the request of the Chief Planner from time to time, the Owner agrees to update the table in 8 a) as appropriate, and submit it to the Chief Planner and Executive Director, Housing Secretariat.