

250 Dundas Street West – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: February 3, 2025

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 24 230187 STE 11 OZ

SUMMARY

This Report reviews and recommends approval of the application to amend the Official Plan and Site Specific Zoning By-law 817-2020 to permit an increase in height from 49 to 57 storeys, changes to the building massing, a reduction in the required non-residential gross floor area, and a new 740 square metre open space (including 232.8 square metres of on-site parkland dedication).

The Official Plan Amendment will secure 962 square metres of affordable housing in lieu of a portion of the required replacement of non-residential gross floor area, should the non-residential gross floor area not be replaced.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 250 Dundas Street West substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend Zoning By-law 817-2020, for the lands municipally known as 250 Dundas Street West 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 and Zoning By-law Amendments as may be required.
4. City Council require the owner of the lands at 250 Dundas Street West to enter into, and register on title, an amending Section 37 Agreement which would amend the

September 29, 2020 Section 37 Agreement registered on title for 250 Dundas Street West as Instrument No. AT5594374 to the satisfaction of the City Solicitor and the Executive Director, Development Review, in consultation with the Ward Councillor. The following will be secured through the required amending Section 37 Agreement:

a. The requirement for 1,154 square metres of affordable rental housing remains the same with an amended unit breakdown as follows: a total of 19 affordable rental housing units consisting of 4 studio, 8 one-bedroom, 4 two-bedroom, and 3 three-bedroom units.

b. The following matters are recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:

i. a minimum of 962 square metres of gross floor area for affordable rental housing, should the non-residential gross floor area not be replaced, in lieu of the required non-residential gross floor area replacement, to provide for an additional 15 affordable rental housing dwelling units in accordance with the terms and conditions outlined in Attachment 7 of this report, and to the satisfaction of the Executive Director, Development Review and the City Solicitor.

ii. terms and conditions related to the on-site parkland dedication, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.

5. City Council approve that in accordance with Section 42 of the Planning Act prior to the issuance of the first above grade building permit, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 232.8 square metres, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.

6. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition.

7. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

FINANCIAL IMPACT

The Development Review 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.

DECISION HISTORY

On January 29, 2020, City Council approved a Zoning By-law Amendment application (18 150969 STE 20 OZ), permitting a 49-storey mixed use building (Site-specific Zoning By-law 817-2020). The Toronto and East York Community Council Decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.TE12.5>

A Section 37 Agreement was secured through site-specific Zoning By-law 817-2020, and includes the following:

- The owner will construct and operate up to 26 affordable rental housing units comprised of a minimum 1,154 square metres of residential gross floor area, substantially in accordance with the Affordable Rental Housing Terms and Conditions outlined in Attachment 3 to the approval report dated January 15, 2020;
- Prior to the issuance of the first above-grade building permit, the owner shall submit a letter of credit of \$500,000.00 to secure public art on the lands in accordance with the City's Percent for Public Art Guidelines; and
- Prior to the issuance of the first above grade building permit, the owner shall submit a cash contribution of \$120,000.00 to secure streetscaping and public realm improvements at the southwest corner of Elm Street and Simcoe Street.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the north side of Dundas Street West, between St. Patrick Street and Simcoe Street. It has an irregular shape with a total area of 2,339 square metres. The site spans the entire width of the block, with frontages measuring approximately 74 metres on Dundas Street West, 41 metres on Simcoe Street to the east, and 27 metres on St. Patrick Street to the west. See Attachment 2 for the Location Map.

Existing Use

The site consists of an 8-storey office building along Simcoe Street, which steps down to 2-storeys towards the west on St. Patrick Street and includes retail uses at grade.

THE APPLICATION

Description

The application seeks an amendment to the existing Site Specific Zoning By-law 817-2020 to permit a 57-storey mixed-use building containing 719 dwelling units, 254 square metres of non-residential uses. The proposal will provide 962 square metres of affordable housing as an alternative to the required replacement of non-residential gross floor area, should the non-residential gross floor area not be replaced.

Some of the modifications from the previous application include:

- An increase in tower height from 49-57 storeys (164.5-188.25 metres);
- Replace the 8-storey base building and with a 1-storey base building and a new 740 square metre open space at the corner of Dundas Street West and St. Patrick Street, inclusive of a 232.8 square metre parkland dedication;
- A minimum of 962 square metres of gross floor area for new affordable rental units in lieu of the required office space replacement;
- An increase in dwelling units from 522 to 719; and
- A reduction in vehicular parking spaces from 85 to 14.

Open Space and Parkland

A 740 square metre open space is proposed at the corner of Dundas Street West and St. Patrick Street, inclusive of a 232.8 square metre on-site parkland dedication.

Density

The proposal has a density of 19.12 times the area of the lot.

Residential Component

The proposal includes 719 dwelling units, 74 studio (10%), 392 one-bedroom (55%), 179 two-bedroom (25%), and 74 three-bedroom units (10%).

Affordable Housing

The existing Section 37 Agreement between the Applicant and the City of Toronto, registered as Instrument No. AT5594374, secures the provision of 26 affordable rental housing units (consisting of 19 one-bedroom, and 6 two-bedroom units), totaling a minimum of 1,154 square metres of residential gross floor area within the building.

The amended agreement will maintain the 1,154 square metres of affordable rental housing, with the number of units revised to 19 units to accommodate more family-sized units. The revised unit mix will consist of 4 studio units, 8 one-bedroom units, 4 two-bedroom units, and 3 three-bedroom units.

In addition to the affordable housing previously secured in the Section 37 Agreement, the proposed Official Plan Amendment requires that, should the existing non-residential gross floor area not be replaced, a total of 962 square metres of affordable housing must be provided on-site. This would result in 15 additional affordable rental units, including 2 studio units, 6 one-bedroom units, 4 two-bedroom units, and 3 three-bedroom units.

Amenity Space

A total of 1,703 square metres of amenity space is proposed, consisting of 1,251 square metres of indoor amenity space and 452 square metres of outdoor amenity space.

Access, Parking and Loading

The primary residential entrances into the building will be located along Simcoe Street with retail entrances along Dundas Street West.

Vehicular and loading access will be from a 6.0-metre-wide driveway from Simcoe Street. A total of 14 vehicle parking spaces are proposed in a 1-level underground parking garage. Two loading spaces, including a Type 'G' and a Type 'C' are proposed for the development, along with 792 bicycle parking spaces.

Additional Information

See the attachments 1, 2, 8, 10 and 11 of this Report for the Application Data Sheet, Location Map, Site Plan, Elevations, and 3D Massing Views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

www.toronto.ca/250DundasStW

Reasons for Application

The Official Plan Amendment is required to replace the existing non-residential gross floor area with the provision of affordable housing, and to redesignate a portion of the subject site from Mixed Use Area to Parks.

The Zoning By-law Amendment proposes to amend Site Specific Zoning By-law 817-2020 to permit the building form, height, density, setbacks, and other performance standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on August 20, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on October 28, 2024 and deemed complete on November 27, 2024, satisfying the City's minimum application requirements. The

reports and studies submitted in support of this application are available on the Application Information Centre at: www.toronto.ca/250DundasStW

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments, including associated conditions of approval.

POLICY & REGULATION 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 Planning Statement (2024).

Official Plan

The site is designated as Mixed Use Areas. See Attachment 3 of this Report for the Land Use Map.

Downtown Secondary Plan

The east portion of the site towards Simcoe Street is designated Mixed Use Areas 1- Growth, and the western portion towards St. Patrick Street is designated Mixed Use Areas 2- Intermediate.

The site is within the Health Science District. Development within the Health Science District is required to replace existing non-residential gross floor area either on site or off-site. Additionally, the Dundas Street frontage of the site is located along a Priority Retail Street.

Zoning

The site is zoned CR4.0 (c2.0; r3.5) SS1(x2398) with a height limit of 164.5 metres under Zoning By-law 817-2020. The maximum permitted gross floor area for all uses is 46,800 square metres on the lot. The Commercial Residential zone permits a range of commercial and residential uses. 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;
- Downtown Tall Building Design Guidelines;
- Growing Up Guidelines for Children in Vertical Communities;

- Pet Friendly Design Guidelines for High Density Communities; and
- Retail Design Manual.

Toronto Green Standard

The Toronto Green Standard (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 TGS. A Site Plan control application was submitted on October 29, 2020.

PUBLIC ENGAGEMENT

Community Consultation

A Virtual Community Consultation Meeting was hosted by City staff on November 25, 2024. Approximately 45 people participated. Following presentations by Staff and the applicant, the following comments and issues were raised:

- View impacts, particularly for residents at 488 University Avenue.
- Traffic impacts on Simcoe Street and surrounding areas.
- Impacts on public infrastructure, including roads, parks, transit systems, and pedestrian congestion, potentially reducing livability.
- Intensification is needed here given the proximity to transit and need for housing.
- Increase unit sizes for families, and wider floor plates for more spacious living.
- Improvement to base building design.
- Duplication of underutilized small park spaces in the area.
- Height transition westward towards 292 Dundas Street West.
- Construction impacts, including noise, dust, reduced air quality, and sidewalk closures impacting accessibility.
- Need to preserve commercial and institutional spaces to support the healthcare and innovation district, including labs, clinics, and storefronts.

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

Statutory Public Meeting Comments

In making their decision, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. The proposal is consistent with the PPS (2024).

Land Use

The proposed Official Plan Amendment is acceptable. The reduced massing at the base of the building provides the opportunity to secure a new 740 square metre open space and affordable housing. The non-residential gross floor area will be replaced with approximately 962 square metres of dedicated affordable housing. The Official Plan Amendment will secure 15 affordable rental housing units with a 99-year affordability period, and partial replacement of the existing non-residential gross floor area with a minimum of 254 square metres of non-residential space at-grade.

Affordable Housing

The existing Section 37 Agreement secures the provision of 26 affordable rental housing units totalling 1,154 square metres of residential gross floor area within the building.

The amended Section 37 agreement will maintain the 1,154 square metres of affordable rental housing, with the number of units revised to 19 units to accommodate more family-sized units. These units will continue to be provided at 90% Average Market Rents through the Open Door Affordable Rental Housing Program.

In addition, the proposed Official Plan Amendment requires that, should the non-residential gross floor area not be replaced, then 962 square metres of affordable housing will be required on site, resulting in 15 affordable rental housing units. These additional affordable rental housing units will be maintained at or below the City's Official Plan income-based affordable rent definition for a minimum of 99 years and will be operated by the owner in a similar fashion to the other market rental units in the building. A summary of the proposed affordable housing terms for these 15 affordable rental units can be found in Attachment 7 to this report.

The affordable rental units will have full access to all residential amenities and common areas in the building. Once ready for occupancy, all affordable rental housing units will be offered through the City's centralized affordable rental housing access system to eligible households.

Site Organization

The proposed site organization is well-integrated into the surrounding context, with retail uses fronting Dundas Street West and primary residential entrances accessed from Simcoe Street. A new open space, inclusive of a parkland dedication portion, is introduced at the corner of Dundas Street West and St. Patrick Street. The building

maintains a 5.0-metre setback from the park, ensuring an appropriate transition to the adjacent park space. Vehicular and loading access is provided via a 6.0-metre-wide driveway from Simcoe Street.

Built Form

The proposal conforms with the applicable Official Plan and Downtown Plan policies with respect to built form and massing. The proposal meets the intent of the Tall Building Design Guidelines. The proposed building height and density are considered acceptable within the existing and planned context.

The 181.25-metre proposal provides an appropriate transition from the taller buildings along University Avenue (208 metres at 488 University Avenue) to the lower heights toward St. Patrick Street (104 metres at 292 Dundas Street West), in line with the intent of the Downtown Tall Buildings Vision.

The reduction of the 8-storey base building to a 1-storey base, and a new open space, has resulted in a decrease of shadowing on the neighbours immediately to the north. The base building setbacks have increased from the previous proposal along Dundas Street West and Simcoe Street providing improved public realm conditions. The west elevation of the building is set back 5-metres from the park at ground level and 4.6 metres at levels 2 to 57. Above the base, the tower steps back by 2.5 metres from Simcoe Street, 1.83 metres from Dundas Street, and 10 metres from the north property line, with the north stepback accommodating outdoor amenity space.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The ground floor is set back between 3.5 to 4.0 metres from the south property line, resulting in a total maximum setback of 6.4 metres from the curb to the building face along Dundas Street West, expanding the public realm to accommodate elements such as trees and seating.

The public realm will be further animated by ground floor retail uses fronting onto Dundas Street West. Along Simcoe Street, the ground floor will serve as a residential lobby to animate this frontage. The proposal will introduce a total of 3 new private tree plantings along Dundas Street West. Staff continue to explore opportunities to introduce new plantings.

The public realm is further improved through the introduction of the 740 square metre open space, inclusive of 232.8 square metres of parkland dedication, on the west portion of the site offering opportunities for passive and active recreation. The west frontage of the building will be further activated through the incorporation of retail patios and seating areas adjacent to the park.

Additionally, public art has been secured as part of the existing Section 37 Agreement. The precise location of the public art within the streetscape and other public realm enhancements will be reviewed in detail during the Site Plan Approval process.

Parkland

In accordance with Section 42(3) of the Planning Act, the parkland dedication requirement is 232.8 square metres. To satisfy the statutory Section 42 parkland dedication requirements, a 232.8 square metre on-site park will be provided, which will make up a portion of the open space. The City is in active discussions to acquire the remaining 507.2 square metres of the 740 square metre open space as parkland. The proposed parkland dedication and additional open space, which is intended to be secured as parkland, is acceptable to the Parks Development Section of Parks and Recreation.

Terms and conditions for the on-site parkland dedication, including details related to environmental assessment and park construction, will be secured in an amending Section 37 Agreement.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Unit Mix

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The proposed unit mix included in the Zoning By-law Amendment meets the policy direction of the Official Plan, and generally meets the intent of the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines by providing additional supply of large, family-sized units.

Shadow Impact

The shadow impacts resulting from the proposal are acceptable. The tower's placement to the east of the newly proposed public park ensures consistent sun access, with minor to moderate shadows in the early morning from March to September. In June, the park will be mostly sunlit from 12:18 pm to 3:18 pm, and partially shaded in the late afternoon. In comparison to the previously approved massing under Site-Specific By-law 817-2020, the revised proposal also improves shadowing conditions for buildings northwest of the site with minimal additional shadow in March.

Wind Impact

A Pedestrian Level Wind Study reflecting the proposed building was submitted in support of this application. The study indicates that wind speeds throughout the year on and around the site, are considered comfortable for the intended pedestrian use at all areas assessed and meet the pedestrian safety criteria. East of the Dundas Street West and Simcoe Street intersection, existing conditions result in uncomfortable wind conditions in the winter, and are predicted to continue. Given that these conditions are already present in the existing environment, staff are satisfied with the assessment, conclusions, and recommendations for additional mitigation strategies contained within the study.

The proposal includes a 3-metre deep canopy along the west and south elevations of the building above the ground level. The Pedestrian Level Wind Study indicates that the proposed canopy will mitigate wind conditions within the proposed open space and sidewalks.

Servicing

Engineering and Construction Services staff has reviewed the submitted materials and have accepted the analysis in support of the application.

Traffic Impact, Access, Parking, and Loading

A Transportation Impact Study (TIS) was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions.

During the Community Consultation Meeting, residents raised concerns about potential traffic impacts on Simcoe Street and the strain on public infrastructure, including roads, parks, transit, and pedestrian congestion, which could affect overall livability. Given the limited number of proposed parking spaces, the resulting minimal vehicular activity, and the site's proximity to transit including St. Patrick Subway station, the study concludes that the development will have a negligible impact on the surrounding transportation network.

Tree Preservation

The Arborist Report and Tree Protection Plan indicates that the development proposes to remove a total of 4 trees on and within six metres of the subject property. Of these trees, all 4 are regulated under Toronto Municipal Code, Chapter 813, 1 is privately owned, and 3 trees are growing on the City road allowance.

The applicant is to submit a tree planting deposit to ensure the planting and survival of 3 new City trees. In addition, Staff require the planting of 3 new trees to replace the 1 private tree proposed for removal. Staff will continue to explore opportunities for additional tree planting in the public realm during the Site Plan Approval process.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS Version 3. The applicant is encouraged to achieve higher tiers of the TGS to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Section 37

The existing Section 37 Agreement between the Applicant and the City of Toronto, registered as Instrument No. AT5594374, will be amended to secure:

- The requirement for 1,154 square metres of affordable rental housing will be amended from 26 affordable rental housing units (19 one-bedroom, and 7 two-bedroom) to a total of 19 affordable rental housing units (4 studio, 8 one-bedroom, 4 two-bedroom, and 3 three-bedroom);
- Terms and conditions related to the on-site parkland dedication; and
- The requirement of a minimum of 962 square metres of gross floor area for affordable rental housing, in lieu of the required non-residential replacement, resulting in 15 additional affordable rental housing units.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- 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 of Reference
- Attachment 8: Site Plan
- Attachment 9: Ground Floor Plan
- Attachment 10: Elevations
- Attachment 11: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 250 Dundas St W Date Received: October 23, 2024

Application Number: 24 230187 STE 11 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A 57-storey mixed-use building and a 740 square metre open space.

Applicant

Dream Asset
Management
Corporation

Architect

Arcadis Architects
Inc.

Owner

Dundeal Canada
(GP) Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Site Specific Exception 2398

Zoning: CR 4.0 (c2.0; r3.5) SS1 Heritage Designation: N

Height Limit (m): 164.5 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,339 Frontage (m): 74 Depth (m): 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,339		1,987	1,987
Residential GFA (sq m):			44,593	44,593
Non-Residential GFA (sq m):	11,296		254	254
Total GFA (sq m):	11,296		44,847	44,847
Height - Storeys:	8		57	57
Height - Metres:	31		188	188

Lot Coverage Ratio (%): 56 Floor Space Index: 19.20

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	44,593	
Retail GFA:	254	
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			719	719
Freehold:				
Condominium:				
Other:				
Total Units:			719	719

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		74	392	179	74
Total Units:		74	392	179	74

Parking and Loading

Parking Spaces:	14	Bicycle Parking Spaces:	792	Loading Docks:	2
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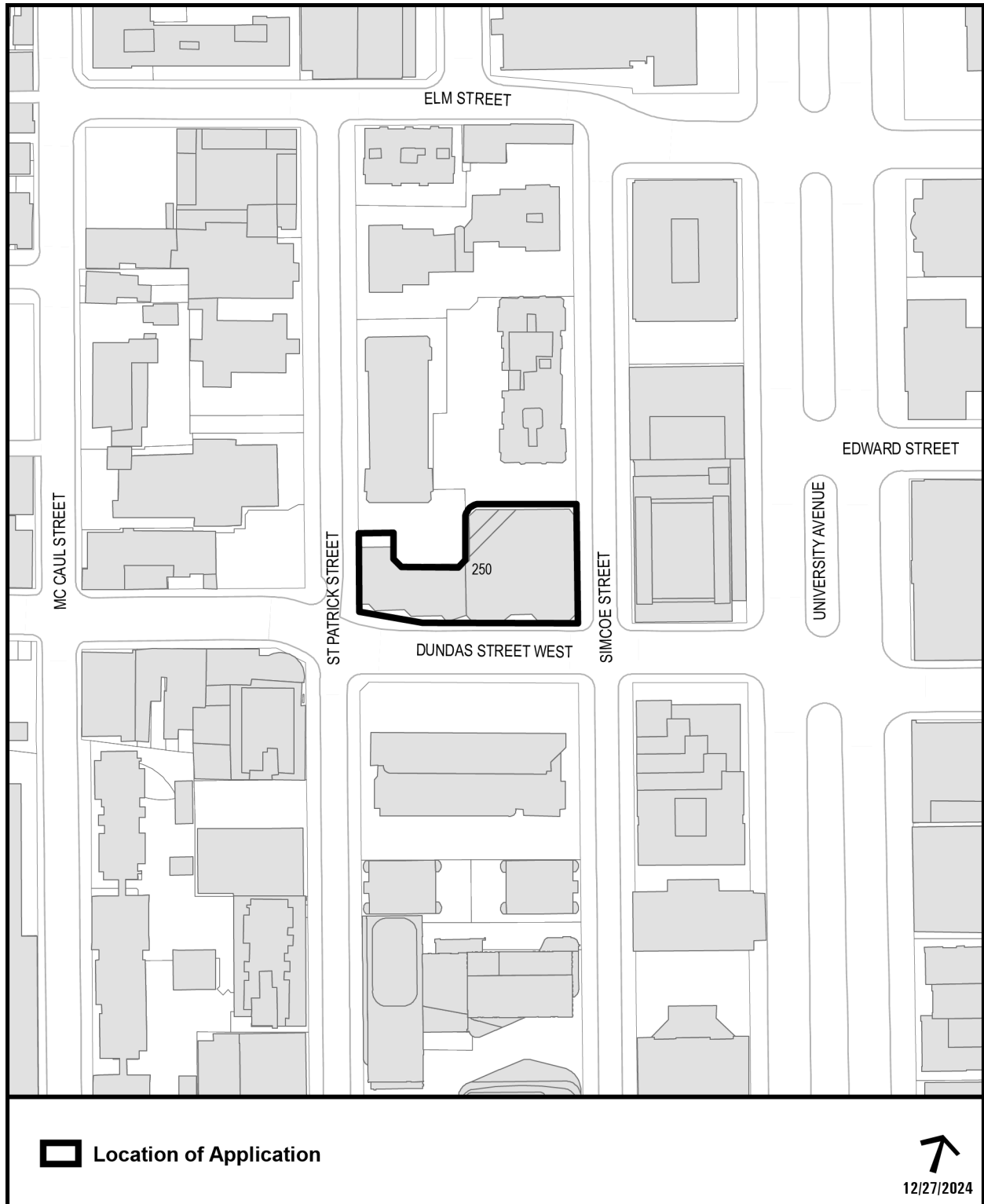
CONTACT:

Konain Edhi, Planner, Community Planning

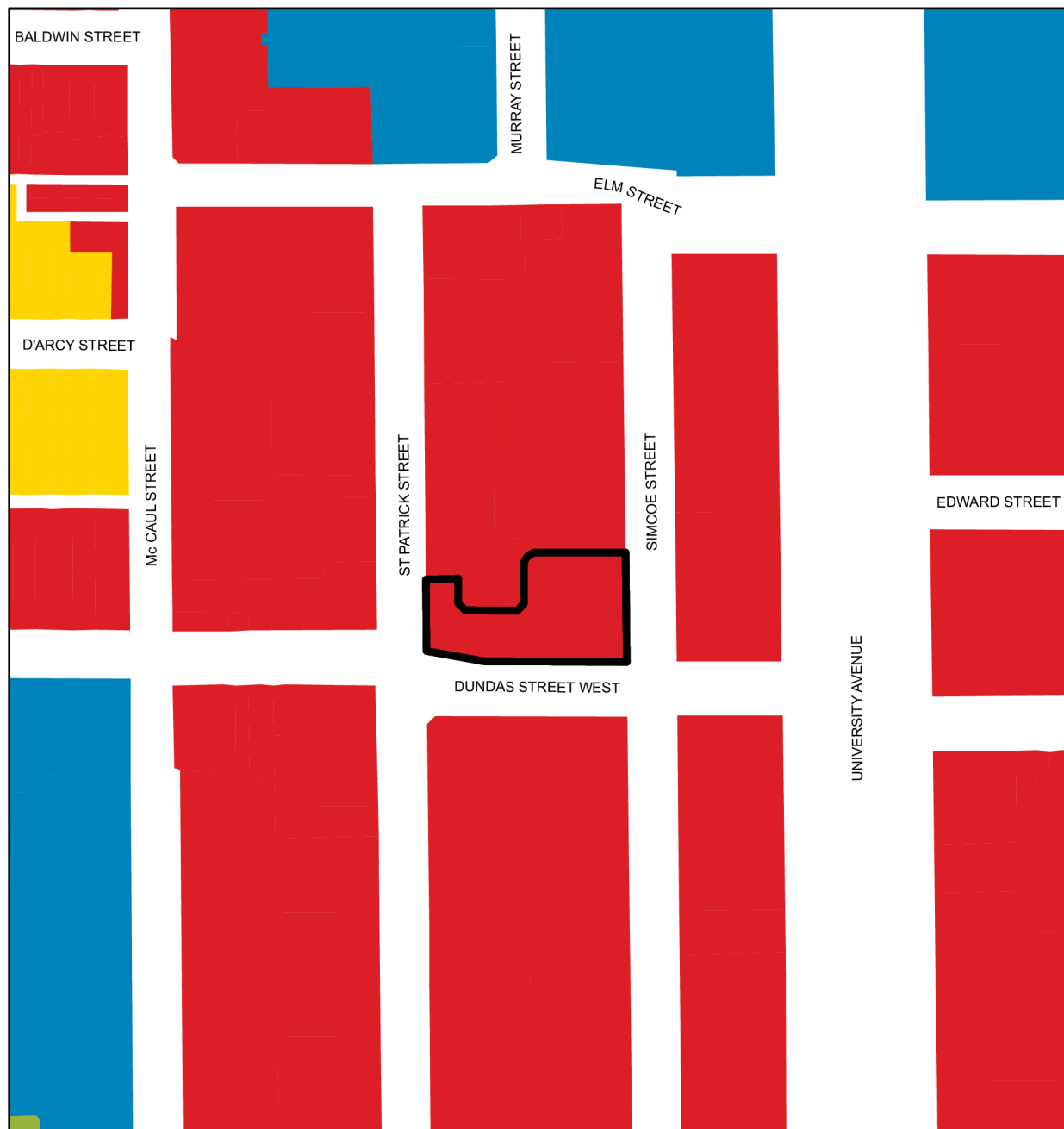
416-396-4254

konain.edhi2@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

250 Dundas Street West

File # 24 230187 STE 11 OZ



Location of Application



Neighbourhoods



Mixed Use Areas



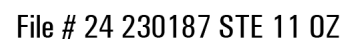
Parks



Institutional Areas



Not to Scale
Extracted: 12/31/2024

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Extracted: 12/27/2024

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2025

Enacted by Council: ~, 2025

CITY OF TORONTO
Bill XXX
BY-LAW 796

To adopt Official Plan Amendment 796 for the City of Toronto respecting the lands known municipally in the year 2024, as 250 Dundas Street West

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

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, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 796 TO THE OFFICIAL PLAN

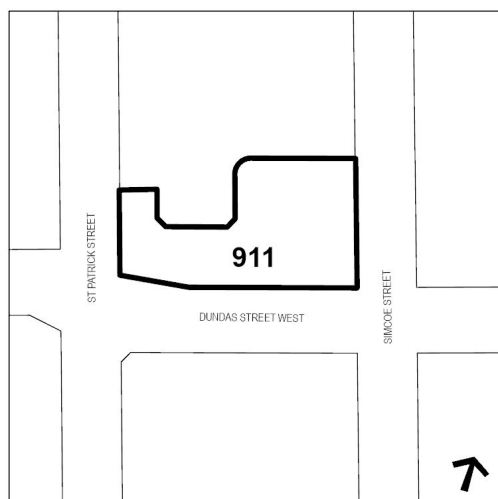
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 250 DUNDAS STREET WEST

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

1. Map 18, Land Use Plan, is amended by re-designating a portion of the lands known municipally in 2024 as 250 Dundas Street West from Mixed Use Areas to Parks, as shown on the attached Appendix A.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 911 for the lands known municipally in 2024 as 250 Dundas Street West, as follows:

911. 250 Dundas Street West

- (a) On the portion of the lands designated Parks, the existing non-residential uses and uses permitted in Mixed Use Areas are permitted within the existing 2-storey non-residential building until the lands are redeveloped.
- (b) Development of the portion of the lands designated Mixed Use Areas is required to provide one of the following:
 - i. A minimum of 2,407 square metres of non-residential gross floor area; or
 - ii. A mixed-use building that includes a minimum of 250 square metres of non-residential gross floor area and a minimum of 962 square metres of gross floor area provided as affordable rental housing for at least 99 years.



3. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2024 as 250 Dundas Street West, as shown on the map above, as Site and Area Specific Policy 911.

4. Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:

- **250 Dundas Street West**

Appendix A



Official Plan Amendment 796

Proposed changes to redesignate lands from Mixed Use Areas to Parks

250 Dundas Street West

File # 24 230187 STE 11 OZ

-  Subject Site
-  Parks
-  Mixed Use Areas



01/28/2025

Attachment 6: Draft Zoning By-law Amendment

Attachment will be made available on or before the February 20, 2025 Toronto and East York Community Council meeting.

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").

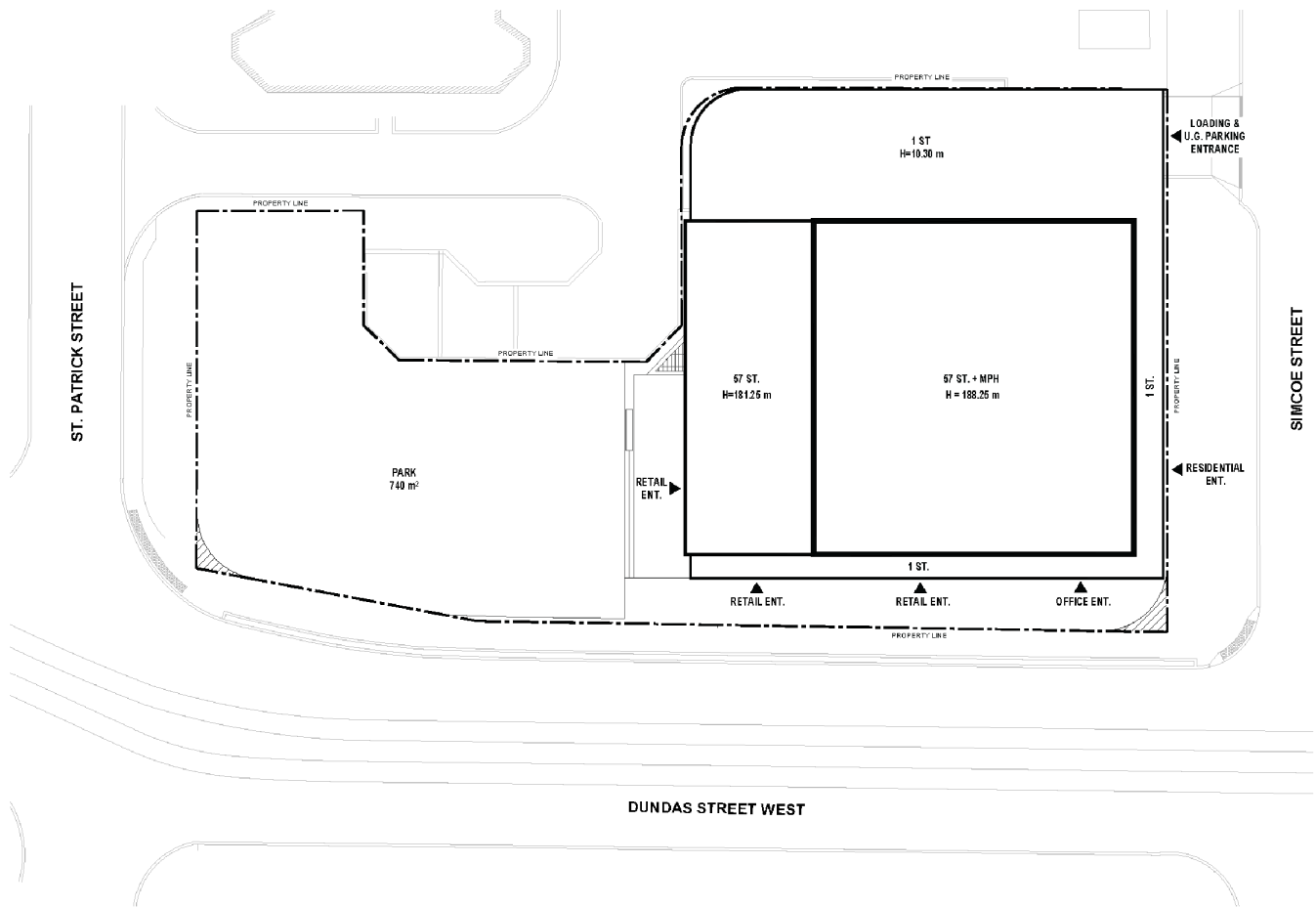
8. Reporting and Monitoring

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.

Attachment 8: Site Plan



Site Plan



BICYCLE PARKING COUNT

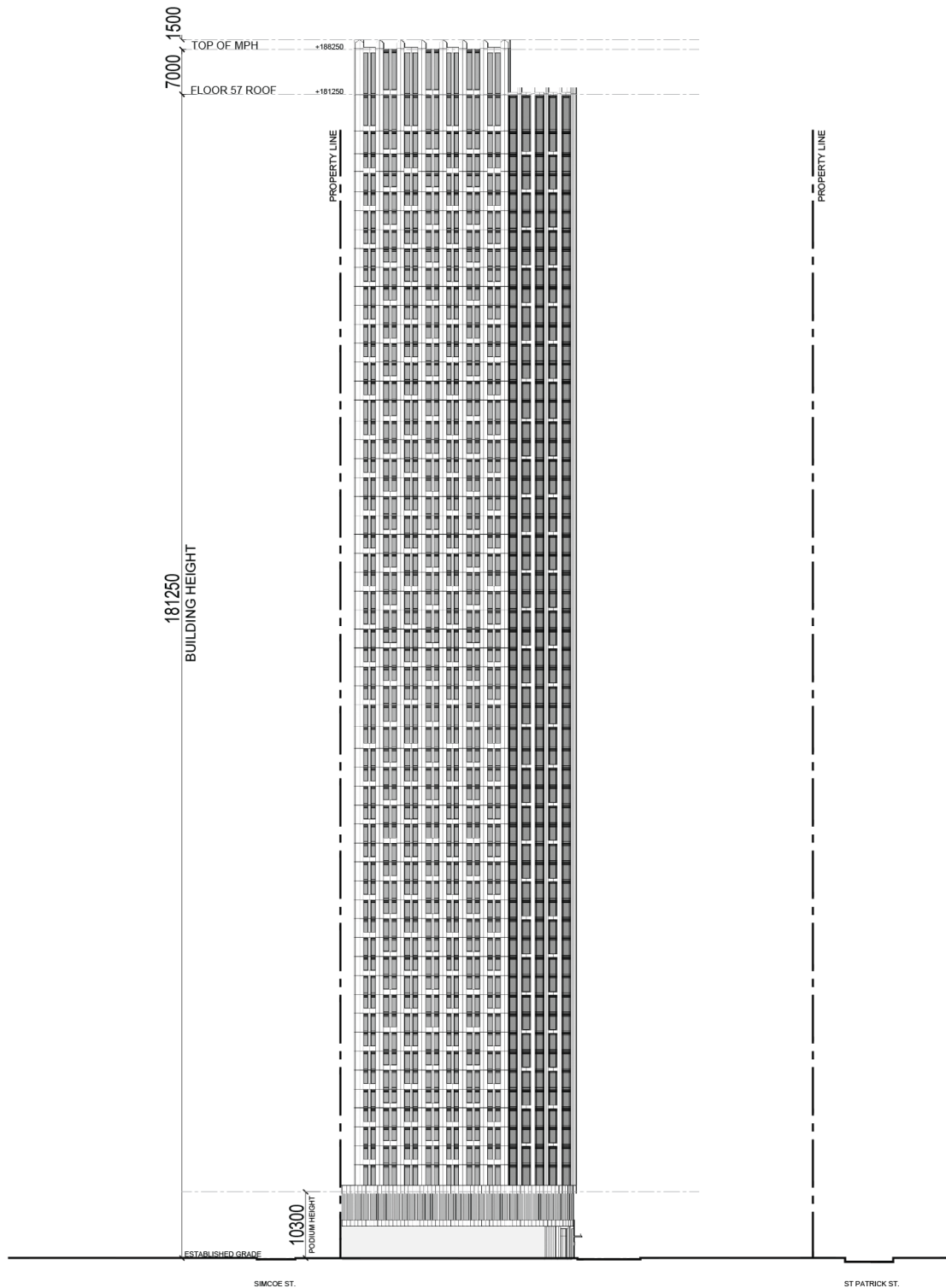
	LONG TERM	SHORT TERM	TOTAL
WALL	848	112	710
GROUND	0	12	12
PI	0	0	0
TOTAL	848	144	792

*PUBLICLY ACCESSIBLE BIKE SPACES ON GRADE

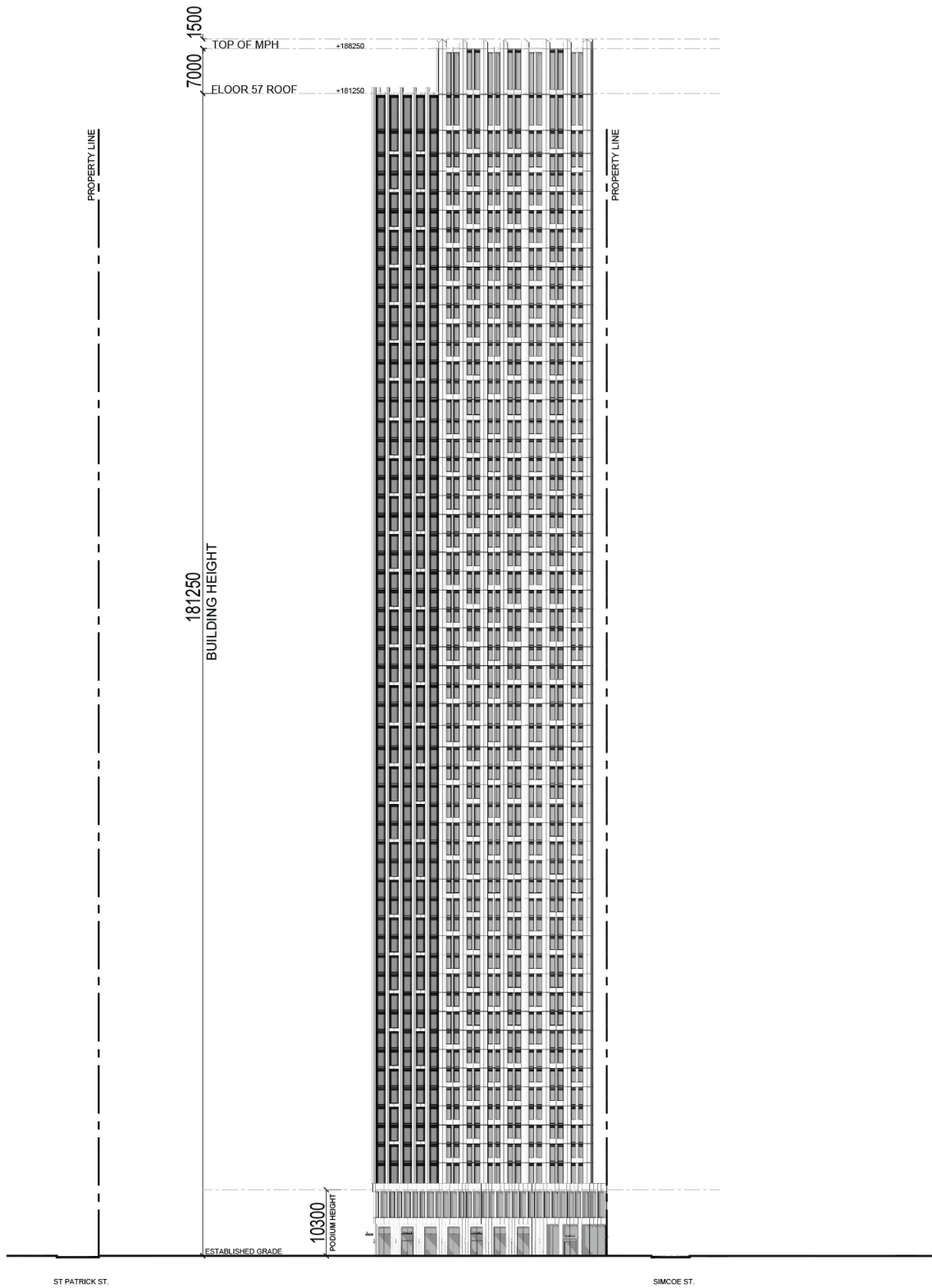
GROUND FLOOR PLAN
1:100

The ground floor plan shows a large parking lot (PARK 740 m²) with a radius of 5000. The building layout includes a central retail area (RETAIL, FFE HEAD), a residential lobby (RESIDENTIAL, ELEVATOR LOBBY), and various other rooms such as a bicycle room (BICYCLE ROOM), a storage room (STORAGE), a parcel room, a concierge, a rental office, and a rental garage. The plan also shows a loading dock, a truck entrance, and a bicycle parking area with a count table. The building is surrounded by a property line and a street (ST. 1000).

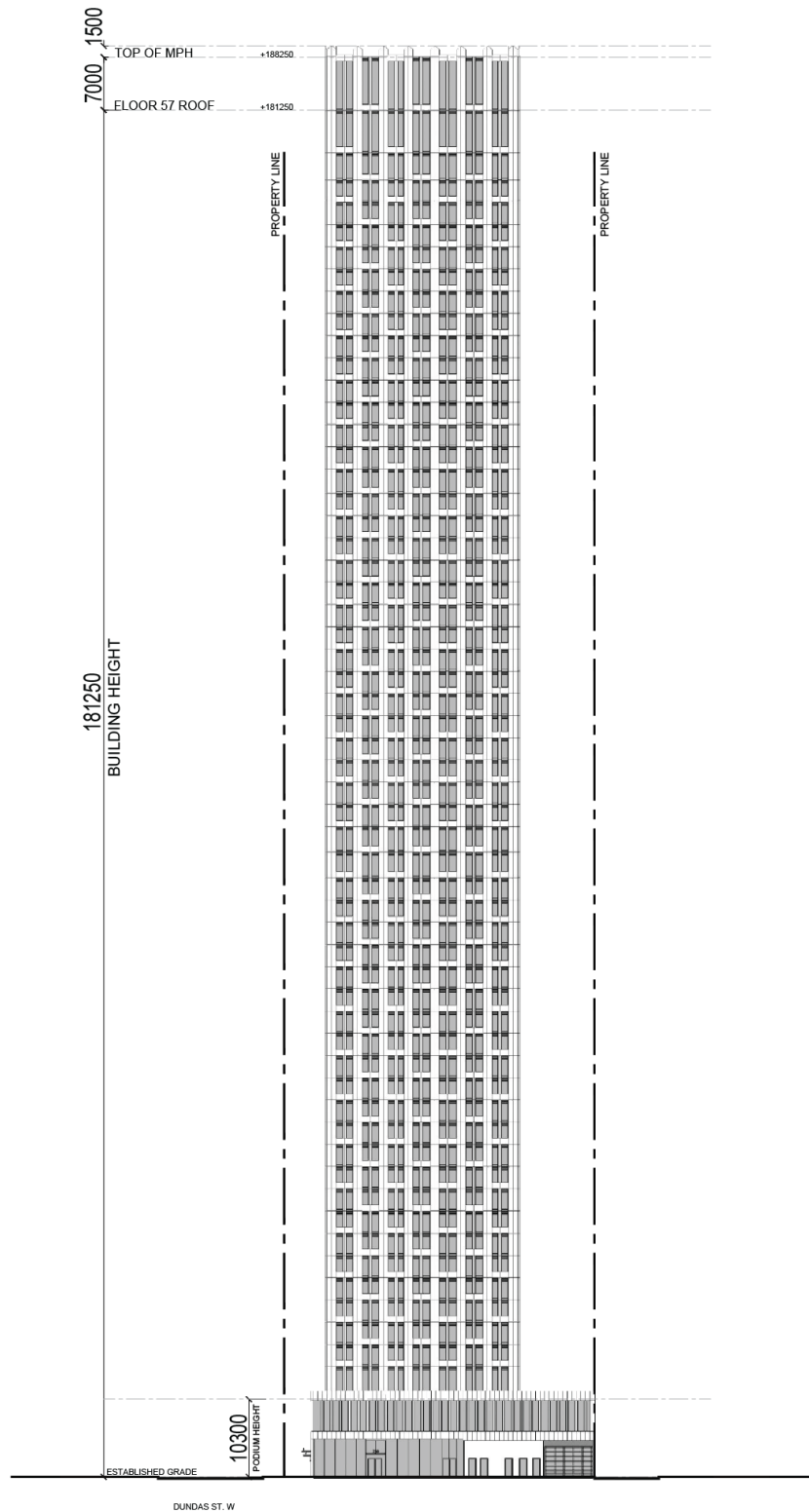
Attachment 10: Elevations



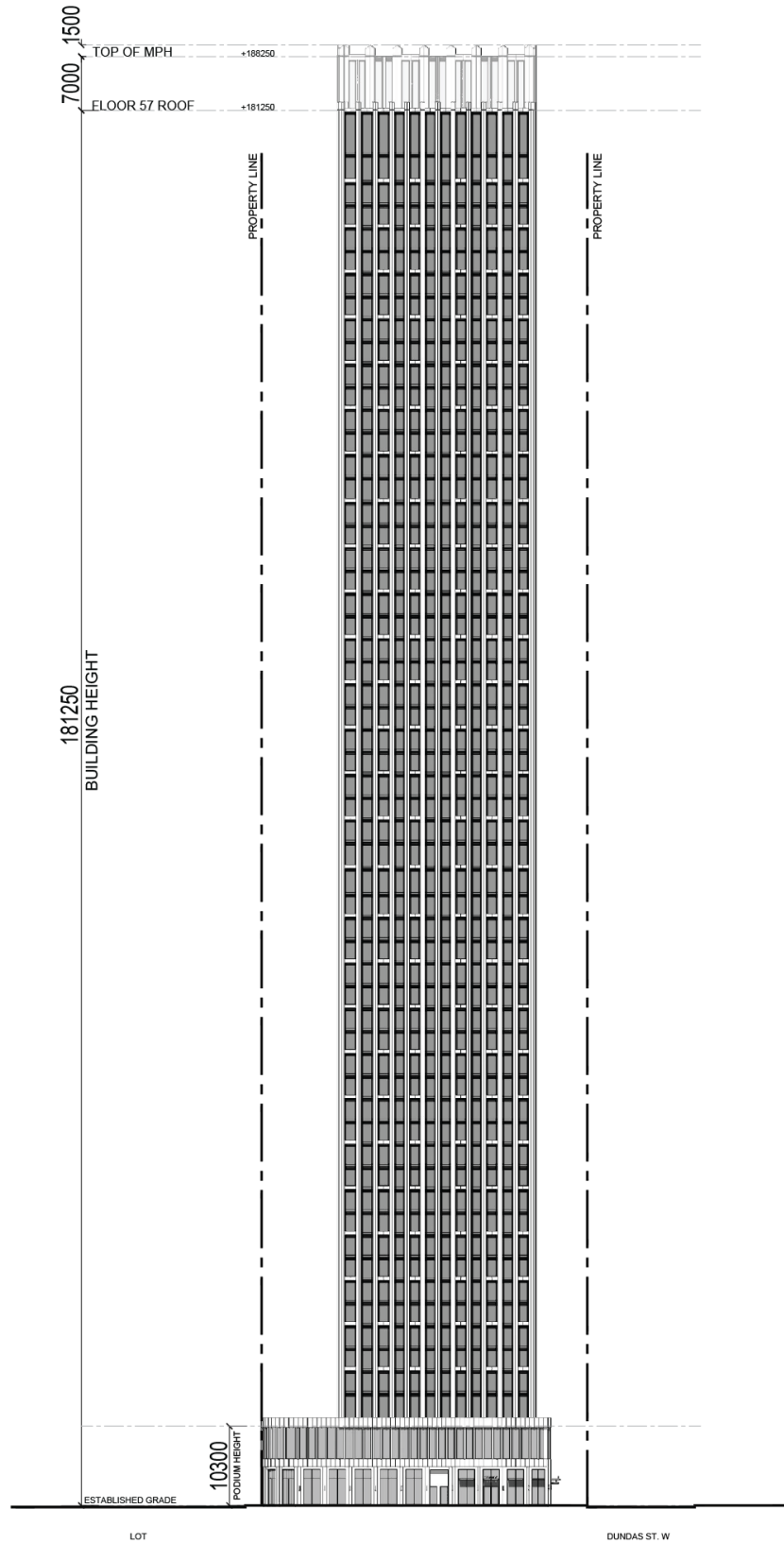
North Elevation



South Elevation

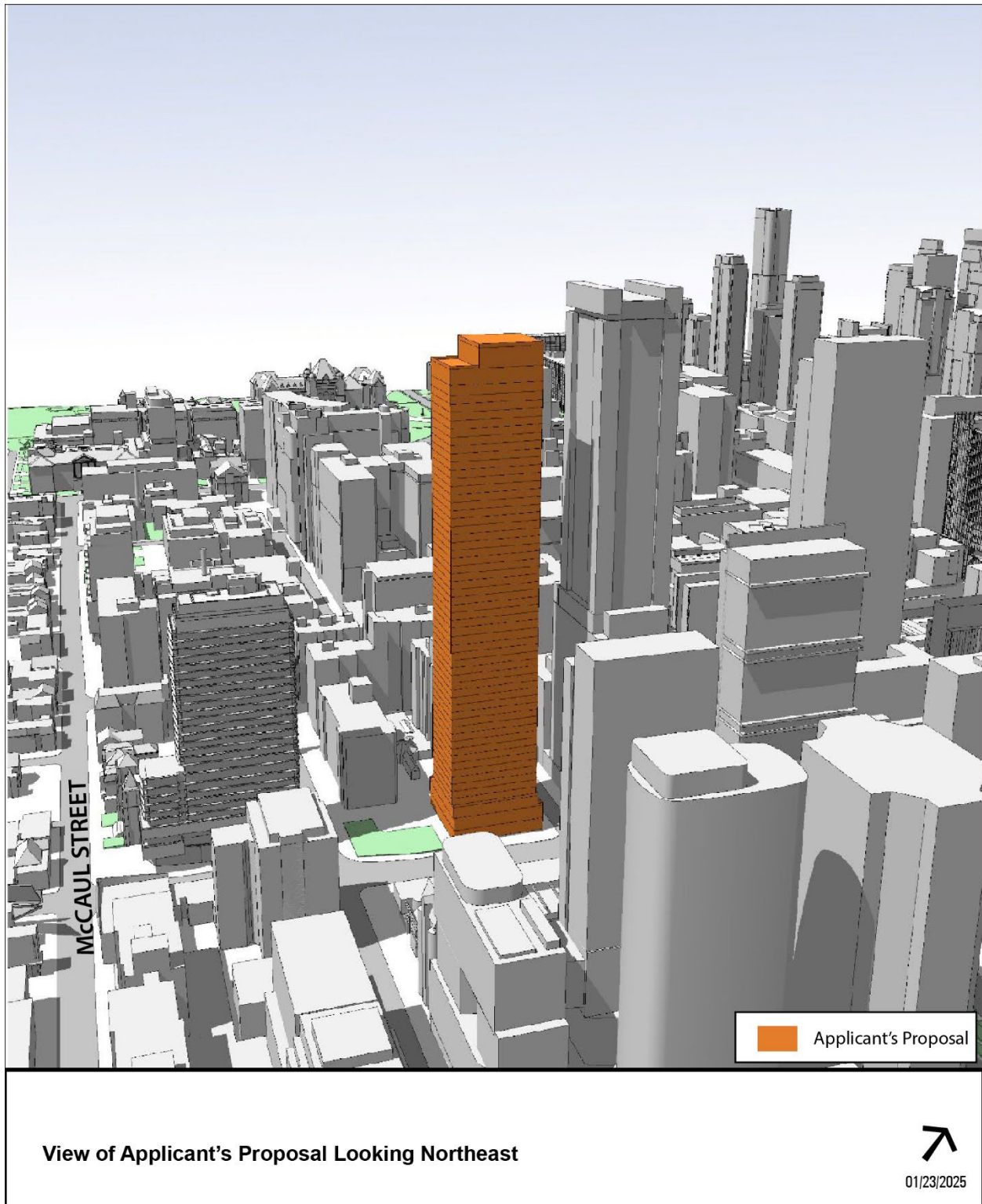


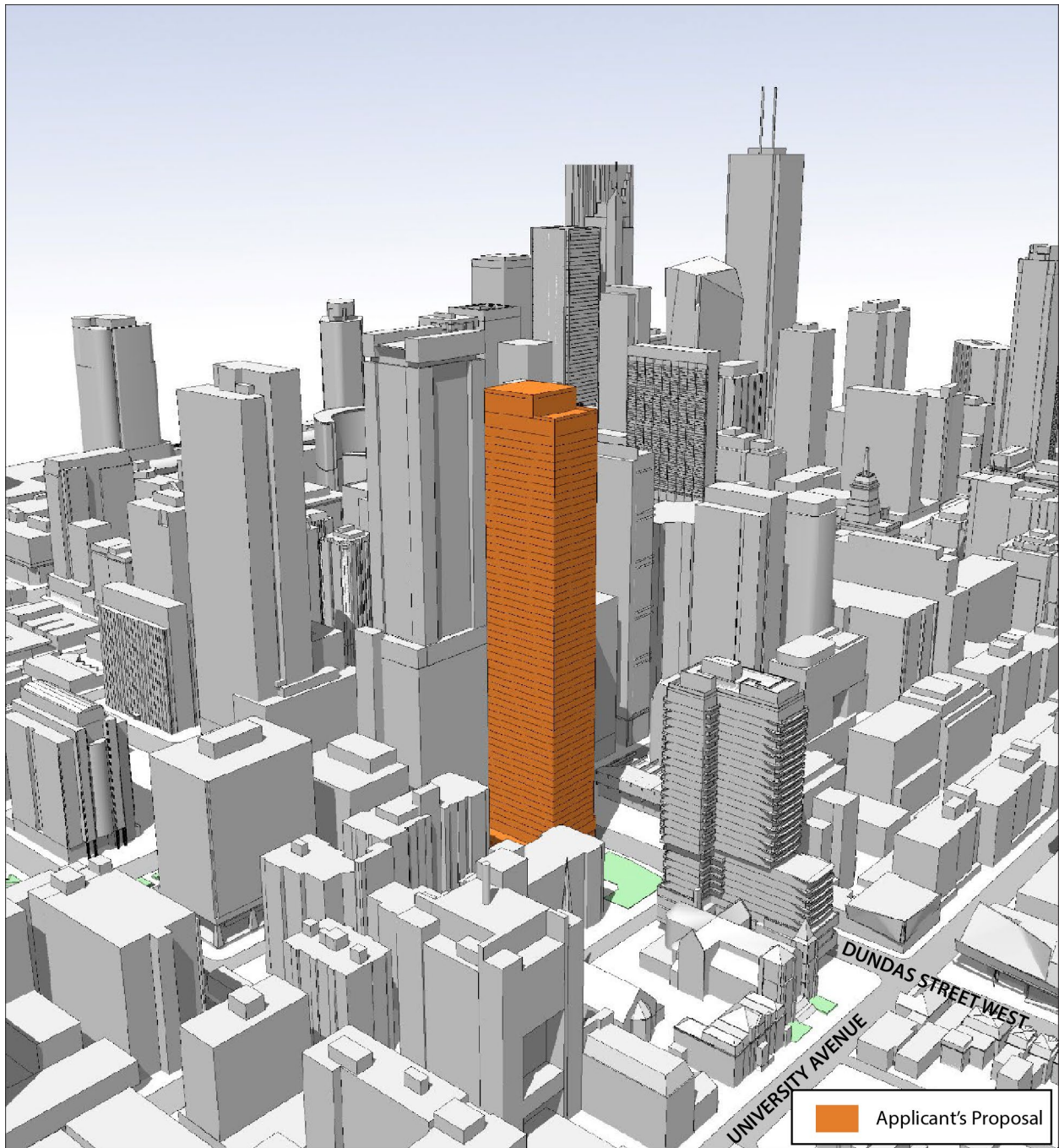
East Elevation



West Elevation

Attachment 11: 3D Massing Model





View of Applicant's Proposal Looking Southwest



01/23/2025