

15 Toronto Street – Official Plan and Zoning By-law Amendment Applications – Decision Report – Approval

Date: September 2, 2025

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 22 185154 STE 13 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law, including a holding provision, to permit a 56-storey (200.5 metres, excluding mechanical penthouse) mixed-use building at 15 Toronto Street.

The proposal includes 394 dwelling units, including approximately 13 social housing units (at least 763 square metres of gross floor area), and 175 square metres of retail space.

The Official Plan Amendment is required to allow for the provision of 763 square metres of social housing in lieu of replacement office space, amend the minimum non-residential gross floor area requirement, and vary the unit mix requirements.

A separate report from the Senior Manager, Heritage Planning, on the proposed demolition of the existing 11-storey building located at 15 Toronto Street in the St. Lawrence Neighbourhood Heritage Conservation District and the design of a replacement structure, in accordance with Section 42(1) 2 and 42(1) 4 of the Ontario Heritage Act will be considered by City Council in conjunction with this report.

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 15 Toronto Street 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 municipally known as 15 Toronto Street substantially in accordance with the draft Zoning By-law Amendment, with a Holding Symbol and conditions for its removal, 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.

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.

THE SITE

Description

The site is located on the northeast corner of Toronto Street and Court Street. The rectangular site has an area of 521.7 square metres and approximate frontages of 17 metres along Toronto Street, 30 metres along Court Street, and 17.2 metres along Court Square. See Attachment 2 for the Location Map.

Existing Use

The site is currently occupied by an 11-storey office building with 3,815 square metres of office space and 345 square metres of retail uses at grade.

THE APPLICATION

Description

A proposed 56-storey mixed use building containing 394 residential dwelling units, 175 square metres of retail space, and 0 car parking spaces. The proposal includes 763 square metres of social housing.

Density

The proposal has a density of 48.3 times the area of the lot.

Dwelling Units

The proposal includes 394 dwelling units, consisting of 41 studio (10%), 224 one-bedroom (57%), 101 two-bedroom (26%), and 28 three-bedroom units (7%).

Non-Residential Uses

The proposal includes a minimum of 175 square metres of retail space, of which a minimum of 90 square metres will be provided on the ground floor.

Office Space and Social Housing

The proposal includes 763 square metres of social housing (resulting in approximately 13 social housing units) that is being provided in lieu of replacement office space. The social housing represents 20% of the gross floor area of the office space required to be replaced. Social housing is a type of affordable rental housing that is owned by a non-profit housing corporation.

Access, Parking and Loading

The proposal includes 0 vehicular parking spaces, 434 bicycle parking spaces (79 short-term and 355 long-term spaces) and 1 Type G loading space. The Type G loading space is proposed to be accessed from Court Square. Court Square is a public lane that operates one-way southbound for the segment abutting the site.

Amenity Space

The proposal includes a minimum of 1.8 square metres of indoor amenity space per dwelling unit and 145 square metres of outdoor amenity space.

Additional Information

See Attachments 1, 2 and 7 to 9 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/15TorontoSt.

Reasons for Application

The Official Plan Amendment application proposes to allow for the provision of 763 square metres of social housing in lieu of replacement office space, amend the minimum non-residential gross floor area requirement, and vary the unit mix requirements.

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to amend the performance standards to permit a 56-storey mixed use building, including building height, density, and setbacks.

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) and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as part of the Downtown and Central Waterfront. The site is designated Mixed Use Areas on Land Use Map 18. See Attachment 3 of this report for the Official Plan Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Downtown Plan

The site is designated Mixed Use Areas 1 - Growth and is located within the Financial District in the Downtown Plan. The Downtown Plan requires that development in the Financial District ensure no net loss of office and overall non-residential gross floor area.

Site and Area Specific Policy (SASP) 517 - Downtown Tall Buildings

SASP 517 applies to the site and provides development criteria for tall building development proposals within the downtown. In addition to considerations for tall buildings, SASP 517 identifies that the proposal shall have regard for a comfortable pedestrian realm; consideration for development proposals on other sites within the block; access to sunlight; views between towers; and wind conditions on and around the subject site.

Zoning

The site is zoned CR 4.0 (c3.0; r4.0) SS1 (x2315) with a height limit of 23.0 metres under Zoning By-law 569-2013. The CR (Commercial Residential) zone category permits a wide array of commercial, residential, and institutional uses. See Attachment 4 of this report for the existing Zoning By-law Map.

St. Lawrence Neighbourhood Heritage Conservation District Plan

The St. Lawrence Neighbourhood Heritage Conservation District (HCD) Plan includes policies and guidelines for alterations to the built environment, the public realm, and archaeological resources. The HCD Plan establishes an understanding of the cultural heritage value of the area and provides direction to guide growth and change while conserving the unique historic character of one of Toronto's oldest neighbourhoods.

Design Guidelines

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

- 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 are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and 3 are voluntary, higher levels of performance with financial incentives.

PUBLIC ENGAGEMENT

Community Consultation

Two Community Consultation Meetings, one virtual and one in-person, were hosted by City staff on March 6, 2023 and April 1, 2025 respectively. Approximately 15 people participated at each meeting, including the Ward Councillor. At the meetings, City staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led question and answer format meetings. Issues raised at the meetings and through written comments and phone calls include:

- support for the proposed social housing;
- the height of the proposal is too tall for the context;
- concern regarding shadow impacts on St. James Cathedral and Park; and
- concern regarding proposed 0 car parking spaces.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, 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

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 Planning Statement (PPS) (2024). Staff find the proposal is consistent with the PPS (2024).

Land Use

The policies of the Downtown Plan require no net loss of office and overall non-residential gross floor area for development within the Financial District. The City is currently undertaking a study to analyze current office market conditions, understand the benefits and risks of converting office space to alternative uses, and explore policy options that would balance office needs in the short-term and long-term, while ensuring the City's economic role remains competitive and resilient. Planning and Housing Committee has endorsed proposed policy directions, including allowing the replacement of office space with other uses such as supportive housing.

The proposed Official Plan Amendment would require the full replacement of the existing office gross floor area or require the provision of a minimum of 763 square metres of social housing (representing 20% of the requirement for replacement office space) in lieu of replacement office space. This approach is intended to provide flexibility for office development on the site without the need to further amend the Official Plan. The Official Plan Amendment also includes a requirement for non-residential uses on the ground floor.

The Zoning By-law Amendment would implement the development as currently proposed, with the provision of social housing in lieu of replacement office space and a minimum non-residential gross floor area requirement. A minimum of 90 square metres of retail space will be provided on the ground floor, fronting onto Toronto Street, with the balance of the space currently proposed on the first level underground. The proposed retail space is approximately half of the area of the existing ground floor retail/restaurant space on the site as a result of the other building functions that will need to be located on the ground floor such as the residential entry and loading.

Social Housing

The proposal includes 763 square metres of social housing, which will be provided as approximately 13 social housing units to be conveyed at a nominal cost to a non-profit housing provider. The units would be comprised of 1 studio unit, 8 one-bedroom units, 3 two-bedroom units, and 1 three-bedroom unit. The units would be located on levels two and five and will have full access to all residential amenities in the building.

The units are proposed to be operated as social housing by a non-profit housing provider for a minimum of 99 years and rented at the lower of the City's income-based affordable rental definition or social housing as defined in the Provincial Affordable Residential Units Bulletin. The units would be secured through an agreement under

section 453.1 of the City of Toronto Act, which enables the City to provide increased residential densities on sites where social or affordable housing is owned and/or operated by a non-profit organization. A summary of the proposed social housing terms can be found in Attachment 10 to this report.

Discussions between the applicant and the City regarding the selection of a non-profit provider and the related funding, partnerships, and/or beneficial financing arrangements are on-going. The required agreement under section 453.1 of the City of Toronto Act is included as a condition to remove the Holding Symbol within the draft Zoning By-law Amendment, included as Attachment 6 to this report.

Unit Mix

The Downtown Plan requires 10% of all units as three-bedroom units, 15% as two-bedroom units and an additional 15% of units as a combination of two- and three-bedroom units or units that can be converted to two- and three-bedroom units.

The application proposes a variation to the required unit mix which would reduce the proportion of three-bedroom units from 10% to a minimum of 7% and increase the proportion of two-bedroom units from 15% to a minimum of 23%. An additional 10% of units as combination of two- and three-bedroom units or units that can be converted to larger units is also proposed.

The proposed unit mix is acceptable to City Planning and Development Review staff and it will be secured in both the Official Plan and Zoning By-law Amendments.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report. Development Review staff find that the proposed built form, including the overall building height, is appropriate given the existing and planned context for the site and surrounding area, and its location in the Financial District and Mixed Use Areas 1 - Growth in the Downtown Plan.

The ground floor of the proposed building is generally setback from the property line, 1 metre from Toronto Street and 1.1 metres from Court Street, apart from several structural columns that may be located within the setback area.

Above the ground floor, the building is proposed to be built to the property lines, with an architectural reveal located at level 4, which is described further in the Heritage Conservation section of this report. The proposed tower floor plate is approximately 506 square metres for the typical tower floors.

The proposal has been reviewed in the context of the overall block, including the development proposal for the abutting property to the north at 17-25 Toronto Street and 55-57 Adelaide Street East (Application Number: 23 138421 STE 13 OZ). The applicants for both proposals have agreed on a Block Plan with tower separation distances that will allow for the block to accommodate a tower on each of the two sites. .

Amenity Space

Amenity space for building residents is proposed underground and on the third and fourth floors, with outdoor amenity space on the fourth floor. The proposed total of 857 square metres (1.8 square metres of indoor amenity space per unit and 145 square metres of outdoor amenity space) is acceptable in this instance, given the size of the site and the context of the proposal in the block.

Heritage Conservation

The site is designated under Part V of the Ontario Heritage Act (OHA) as part of the St. Lawrence Neighbourhood Heritage Conservation District (HCD). The HCD Plan works to protect the character of the District, conserve the existing heritage attributes and resources, and guide future development. The subject property is identified as a 'non-contributing' property in the HCD Plan.

The site is adjacent to 10 Toronto Street (Post Office #7), 17 Toronto Street (Consumers' Gas Company Building), and 36 Toronto Street (Excelsior Life Building), properties designated under Part IV of the OHA and 'contributing' properties in the HCD Plan. The site is also adjacent to 10 Court Street (Courthouse Square) and 1 Toronto Street, properties designated under Part V of the OHA and identified as 'non-contributing' in the HCD Plan.

The HCD Plan includes policy guidance for alterations on 'non-contributing' properties in the HCD. Given that non-contributing properties do not represent the cultural heritage values of the HCD, additions and alterations are reviewed for their impact on the HCD as a whole rather than on the specific non-contributing property. The proposed design of the base building incorporates a reveal that is setback 2.9 metres, located at the west, south, and north elevations of level 4, to align with the adjacent heritage building's 3-storey streetwall, which reinforces the historic scale and streetwall heights along Toronto Street. Glazing is proposed along the ground floor facing Toronto Street and Court Street, which is consistent with the HCD Plan policy to avoid blank walls facing the public realm.

A separate report from the Senior Manager, Heritage Planning, on the proposed demolition of the existing 11-storey building located at 15 Toronto Street in the St. Lawrence Neighbourhood Heritage Conservation District and the design of a replacement structure, in accordance with Section 42(1) 2 and 42(1) 4 of the Ontario Heritage Act will be considered by City Council in conjunction with this report.

Public Realm

Curb extensions are proposed along the Toronto Street and Court Street frontages. The distances between the main wall on the ground floor to the curbs are as follows: 8.0 metres along Toronto Street and 4.6 metres along Court Street. Further refinement of the curb extensions will be secured through the Site Plan Control process, which will include coordination with Transportation Services staff.

Shadow Impact

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impact on Sun Protected Parks (as defined in the Downtown Plan), particularly during the spring and fall equinoxes. The tower will shadow the northwest corner of St. James Park on March 21 and September 21 at 4:18PM.

The St. Lawrence HCD Plan aims to mitigate the potential negative impact of shadows on the cultural heritage values of the HCD, and focuses on specific areas where shadows would have a direct negative impact on specific properties and areas. HCD Plan Policy 5.5.1 states that additions and alterations shall limit net new shadow impacts on St. James Cathedral and St. James Park. A Heritage Impact Assessment, prepared by GBCA Architects Ltd. (dated July 30, 2022, and revised August 24, 2023), was submitted by the applicant with the development application and describes how the proposal limits net new shadow impacts on the HCD and heritage resources.

Wind Impact

A Pedestrian Level Wind Study for the proposed building indicates that areas at grade and on the Level 4 outdoor amenity terrace will be generally suitable for the intended uses throughout the year. Mitigation for wind impacts on the west part of the terrace and Level 53 private terrace will be secured through the Site Plan Control process as necessary.

Servicing and Stormwater Management

Development Engineering staff have reviewed and accepted the submitted Functional Servicing and Stormwater Management Report and supporting materials submitted in support of the application.

Traffic Impact, Access, Vehicular and Bicycle Parking, and Loading

Transportation Services staff have reviewed the proposal and are satisfied with the submitted Transportation Impact Study.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. 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. Additionally, the Toronto Municipal Code Chapter 415-28 requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees) and III (Private Trees).

There are 4 existing by-law regulated City street trees within 6 metres of the subject site. All 4 existing trees are proposed to be removed, requiring 4 replacement trees to be provided. The applicant is proposing to replace 2 trees and Urban Forestry is seeking 1 additional replacement tree (to be confirmed during the Site Plan Control process). The remainder of the required replacement trees would be secured as a cash-in-lieu payment which would fund tree planting by the Urban Forestry Renewals program throughout the City.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding symbol under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding symbol, as set out in the By-law, are satisfied. The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions that do not contain financial implications not previously authorized by Council.

An amending by-law to remove the holding symbol may be enacted when the owner has entered into an agreement under section 453.1 of the City of Toronto Act to secure the social housing program on the site.

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

Katherine Bailey, Acting Manager, Tel. No. 416-397-1761, E-mail:
Katherine.Bailey@toronto.ca

SIGNATURE

Alex Teixeira, MCIP, RPP
Acting 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

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Massing Model

Social Housing Terms of Reference

- Attachment 10: Social Housing Terms of Reference

Attachment 1: Application Data Sheet

Municipal Address: 15 Toronto Street **Date Received:** August 3, 2022

Application Number: 22 185154 STE 13 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: 56-storey mixed use building containing 394 residential dwelling units, 175 square metres of retail space, and 0 car parking spaces.

Applicant

Madison Group

Architect

BDP Quadrangle

Owner

15 Toronto Holdings Limited

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N

Zoning: CR 4.0 (c3.0; r4.0) SS1 Heritage Designation: Y
(x2315)

Height Limit (m): 23 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 522 Frontage (m): 17 Depth (m): 30

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			443	443
Residential GFA (sq m):			25,711	25,711
Non-Residential GFA (sq m):	4,161		175	175
Total GFA (sq m):	4,161		25,916	25,916
Height - Storeys:	11		56	56
Height - Metres:			200.5	200.5

Lot Coverage Ratio (%): 84.91 Floor Space Index: 48.3

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	25,300	411
Retail GFA:	101	104

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			381	381
Other: Social Housing			13	13
Total Units:			394	394

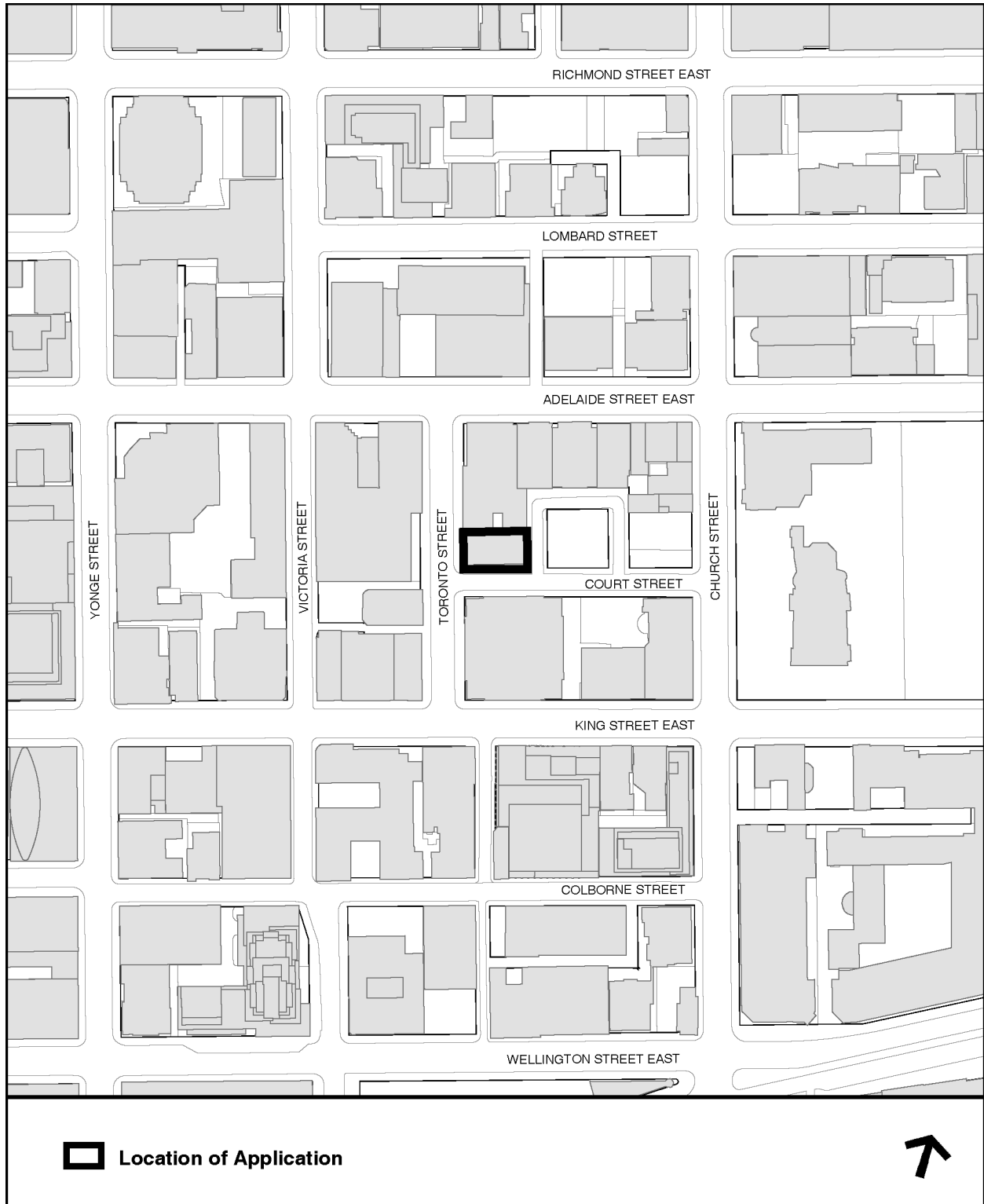
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		41	224	101	28
Total Units:		41	224	101	28

Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	434	Loading Docks:	1
--------------------	---	-------------------------	-----	----------------	---

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

15 Toronto Street
File # 22 185154 STE 13 0Z



Location of Application



Mixed Use Areas



Parks

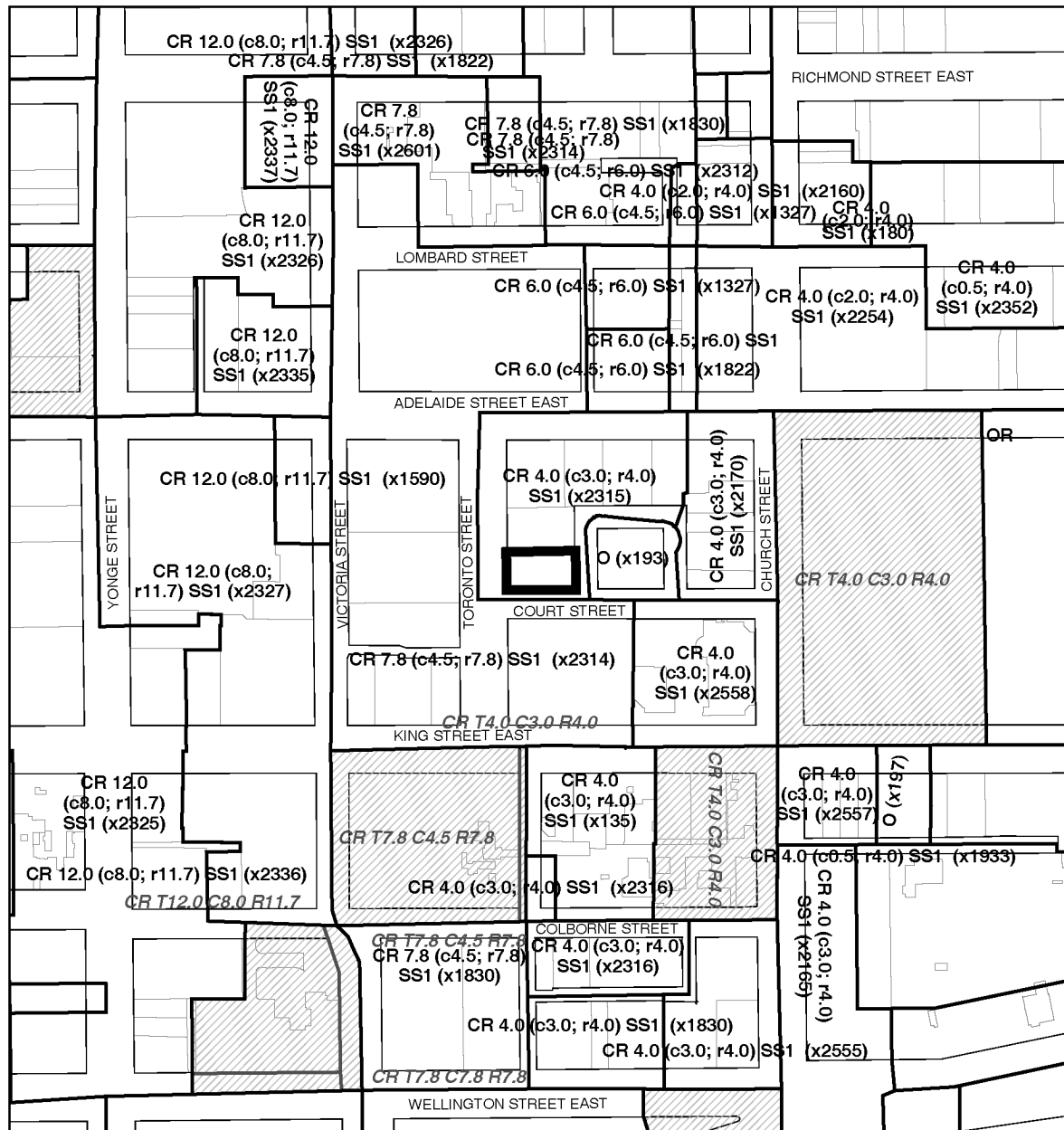


Other Open Space Areas



Not to Scale
Extracted: 08/10/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

15 Toronto Street

File # 22 185154 STE 13 0Z



Location of Application

CR
O
OR

Commercial Residential
Open Space
Open Space Recreation



See Former City of Toronto By-law No. 438-86
CR Mixed-Use District



Not to Scale
Extracted: 08/10/2022

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 ###

To adopt Official Plan Amendment ###
for the City of Toronto
respecting the lands known municipally in the year 2024, as
15 Toronto Street

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. 843 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
15 TORONTO STREET

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

1. Chapter 6, Section 41, Downtown Plan, Section 17, Site and Area Specific Policies, is amended by adding:

- 15 Toronto Street

2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. [] for lands known municipally in 2024 as 15 Toronto Street, as follows:

15 Toronto Street

(a) For development containing more than 80 new residential units:

- i. A minimum of 23 per cent of the total number of units must contain two or more bedrooms;
- ii. A minimum of 7 per cent of the total number of units must contain three or more bedrooms; and
- iii. An additional 10 per cent of the total number of units will be a combination of 2-bedroom and/or 3-bedroom units, and/or units that can be converted to 2-bedroom and 3-bedroom units through the use of adaptable design measures.

(b) Non-residential gross floor area shall be provided on the ground floor in any redevelopment of the lands.

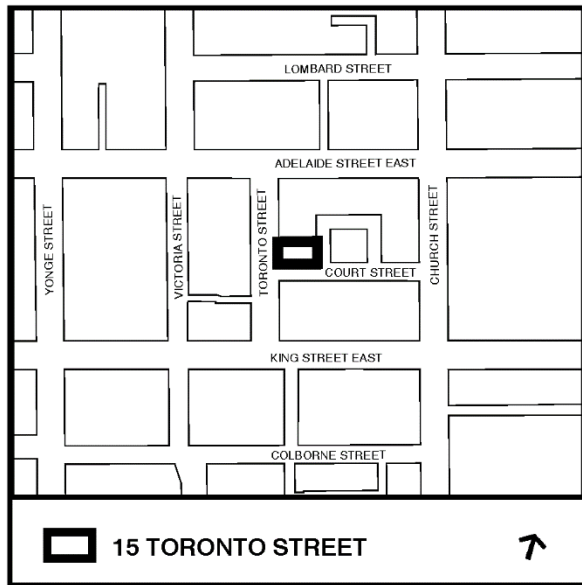
(c) A minimum of 3,816 square metres of non-residential gross floor area shall be provided for office uses in any redevelopment of the lands.

(d) The requirements of (c) above, for the lands may instead be satisfied by:

- i. Providing a minimum of 763 square metres of residential gross floor area of social housing, dedicated to a social housing program authorized under Section 453.1 of the City of Toronto Act, 2006; and

The owner entering into an agreement, pursuant to Section 453.1 of the City of Toronto Act, 2006, that provides a minimum of 763 square metres

ii. of residential gross floor area as social housing within the proposed development. The social housing units will generally match the overall building unit mix, unless otherwise specified, to the satisfaction of the Chief Planner and Executive Director, City Planning.

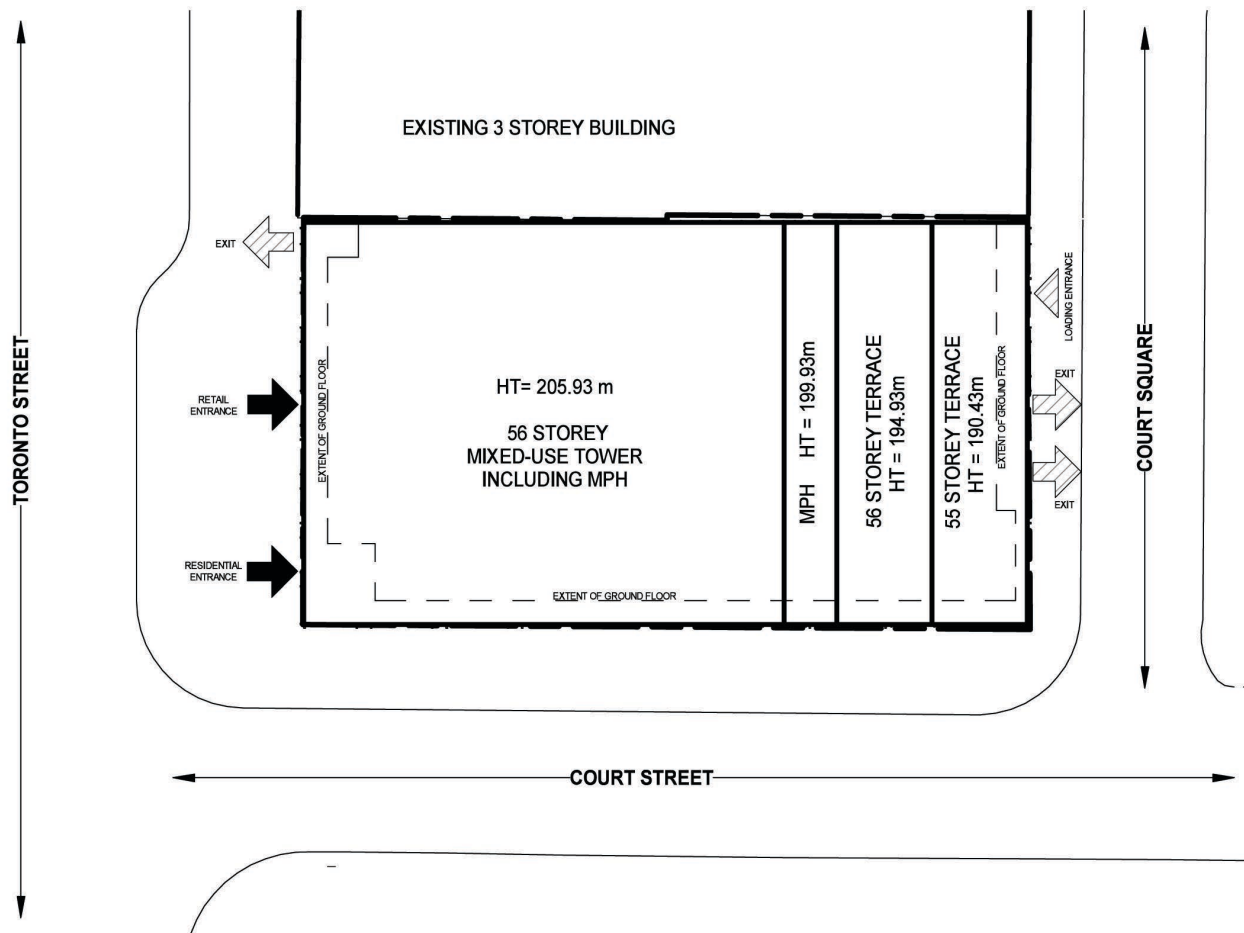


3. Chapter 7, Map 29, Site and Area Specific Policies, is amended to add the lands municipally known in 2024 as 15 Toronto Street, shown on the map above, as Site and Area Specific Policy No. 918.

Attachment 6: Draft Zoning By-law Amendment

To be provided in advance of the September 18, 2025 Toronto and East York Community Council Meeting.

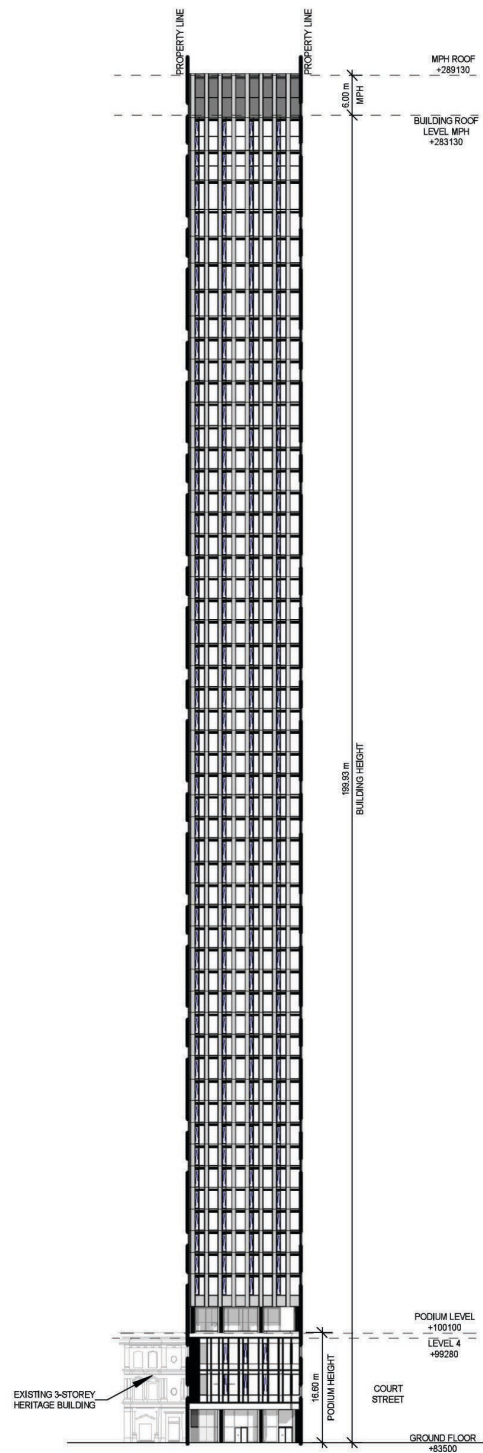
Attachment 7: Site Plan



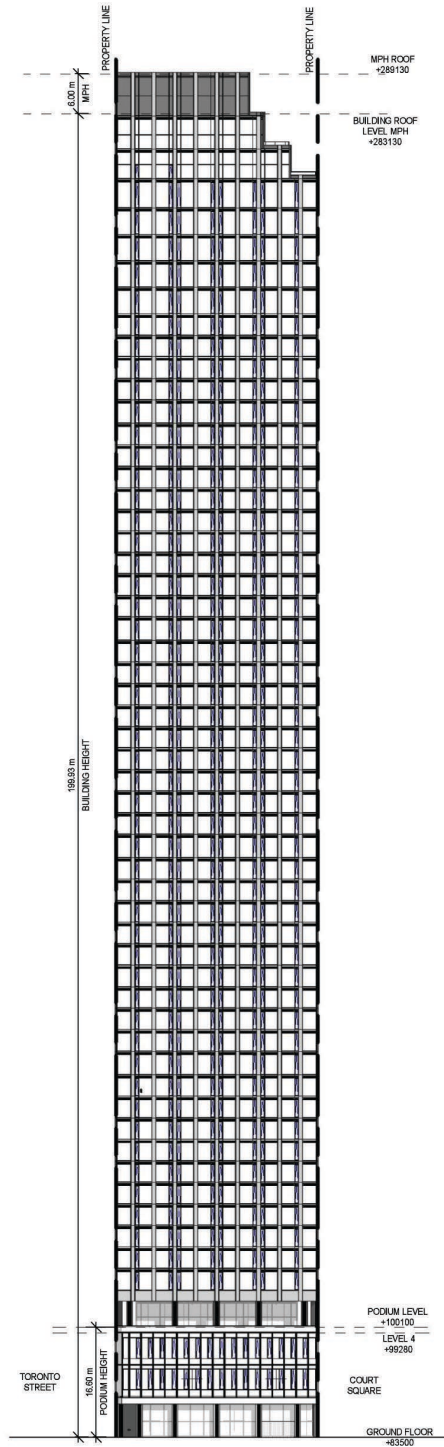
Site Plan



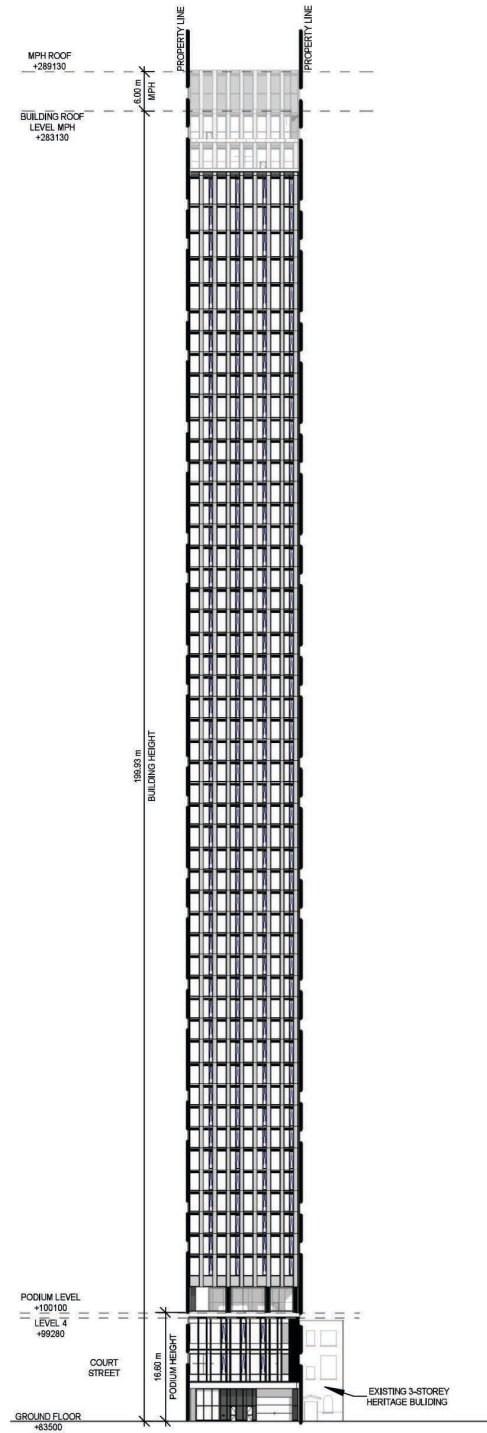
Attachment 8: Elevations



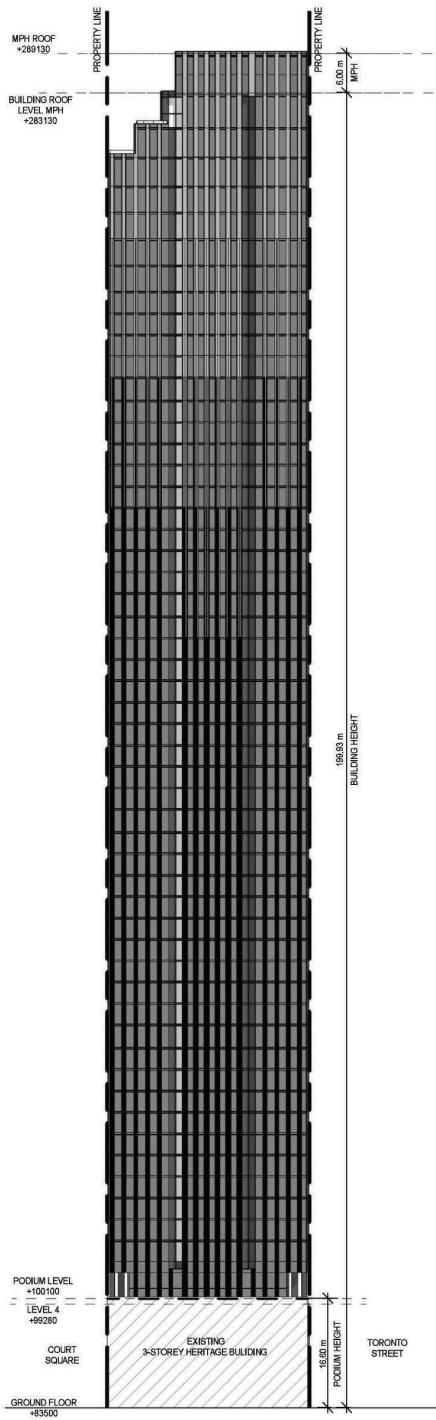
West Elevation



South Elevation

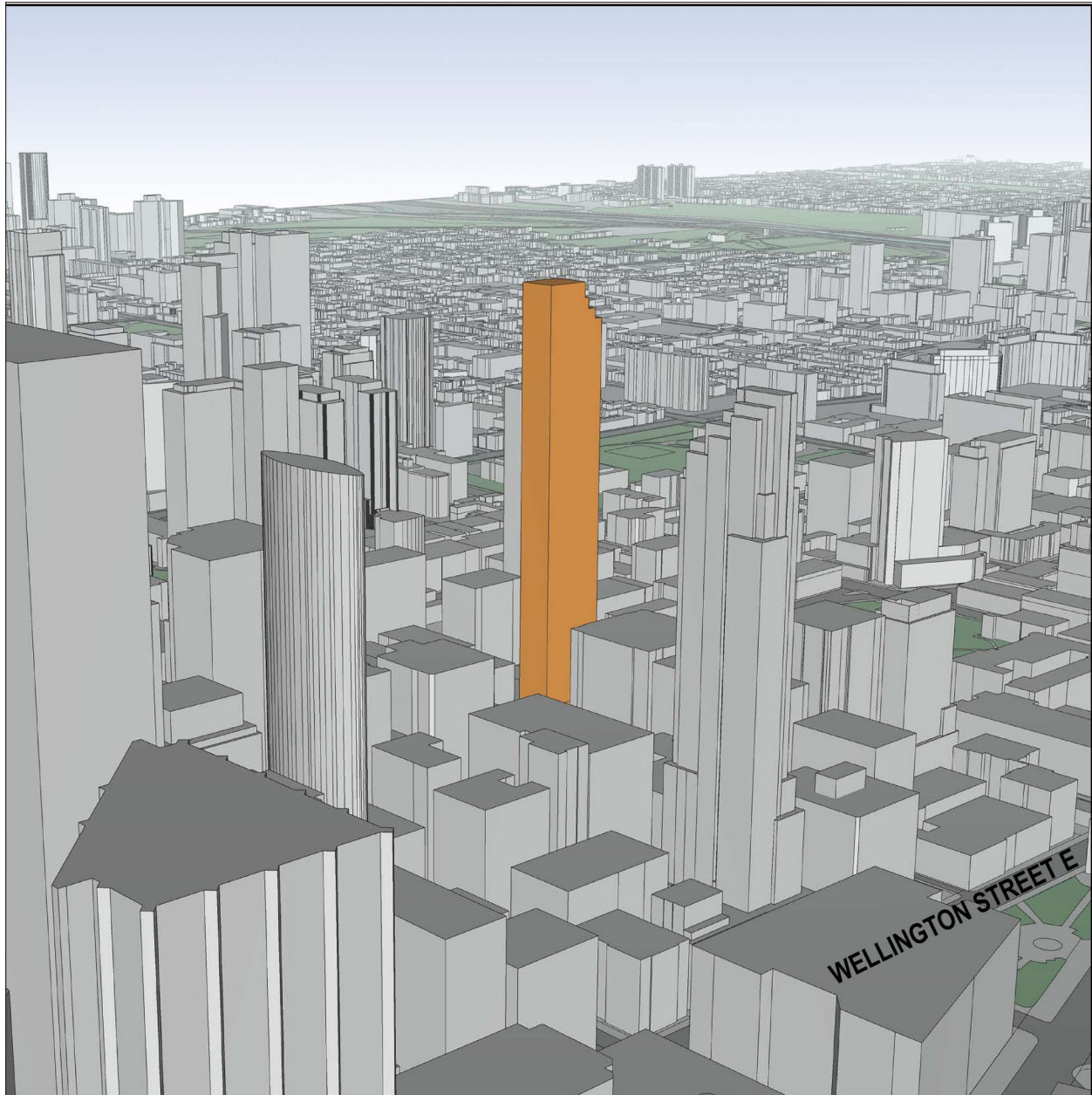


East Elevation



North Elevation

Attachment 9: 3D Massing Model

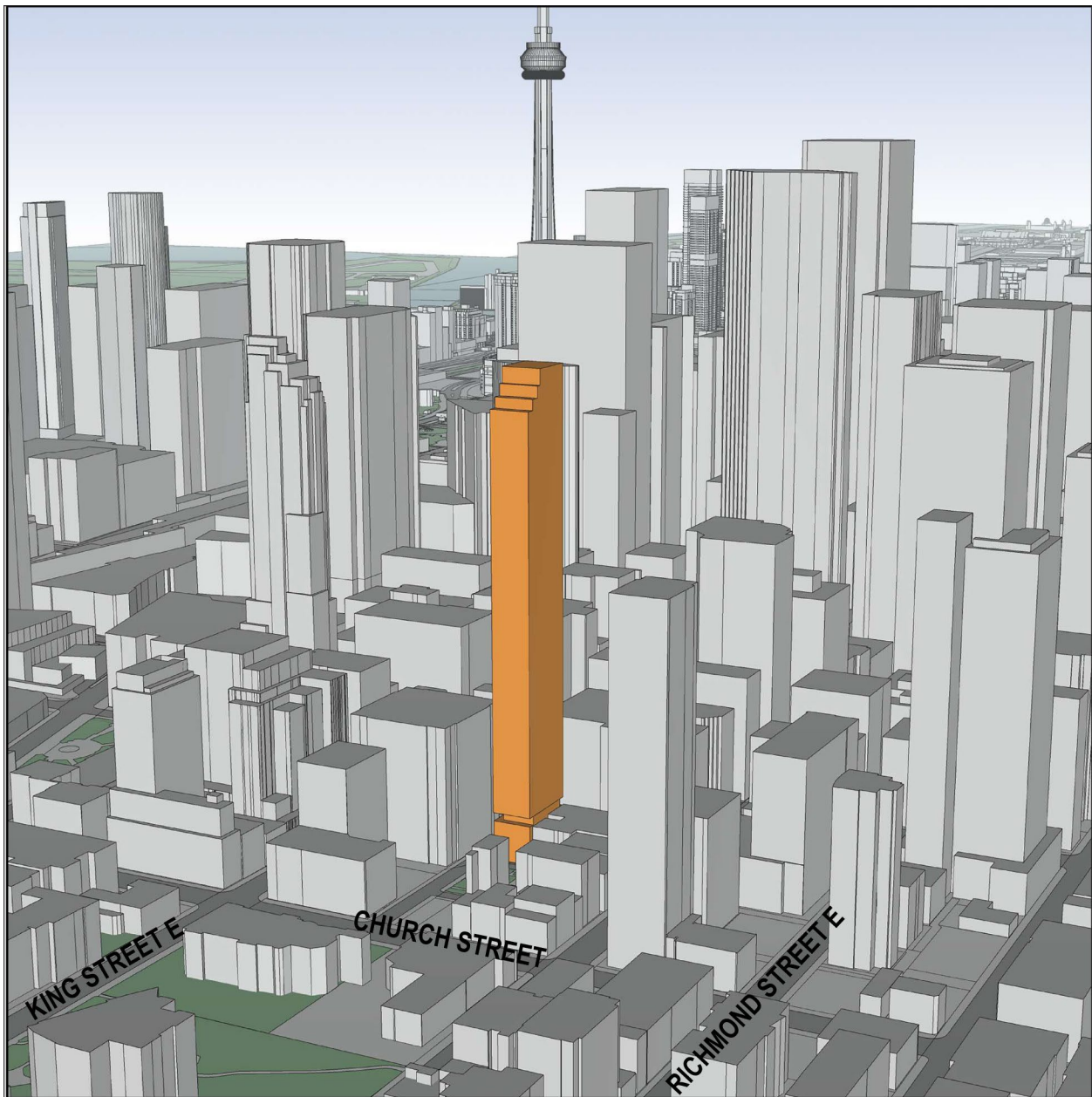


 Applicant's Proposal

View of Applicant's Proposal Looking Northeast



12/12/2024



Applicant's Proposal

View of Applicant's Proposal Looking Southwest



12/11/2024

Attachment 10: Social Housing Terms of Reference

1. Provision of Social Housing Units

- a. A total gross floor area of no less than 763 square metres of social housing units ("Social Housing Units") (including corridors and any additional dedicated space for the units as required by the non-profit housing provider) of social housing shall be conveyed by the owner to a non-profit housing provider on the lands known as 15 Toronto Street for the purpose of operating a social housing program pursuant to Section 453.1 of the City of Toronto Act, 2006 in consultation with and to the satisfaction of the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat.
- b. All social units shall be owned and operated by the non-profit provider.
- c. The non-profit housing provider will be selected in consultation with and to the satisfaction of the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat. The process to select the non-profit housing provider shall be prepared and administered by the owner to the satisfaction of the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat.
- d. The total gross floor area of the Social Housing Units will be located on floors two and five of the development and to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat.
- e. The Social Housing Units shall be conveyed as a single stratified parcel with shared facilities agreement.
- f. The Social Housing Units shall be provided in a contiguous group of at least six (6) rental dwelling units;
- g. The Social 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.
- h. The Social Housing Units shall be ready and available for occupancy no later than the time 70% of the other units in the Development are ready and available for occupancy.

2. Units

- a. The final unit mix and sizes of the Social Housing Units shall generally meet the unit size requirements of the non-profit housing provider and be provided to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat.
- b. The Social Housing Units shall generally meet unit sizes as follows:

- i. studio units will have an average size of 40 square metres and a minimum unit size of 29.5 square metres;
 - ii. one-bedroom units will have an average size of 48.5 square metres and a minimum unit size of 47 square metres;
 - iii. two-bedroom units will have an average size of 61 square metres and a minimum size of 60 square metres;
 - iv. three-bedroom units will have an average size of 80 square metres and a minimum size of 78 square metres;
- c. The final unit sizes and breakdown of the Social Housing Units will be exclusive of balconies.
- d. The size, location and layout of the Social Housing Units shall be indicated in the approved drawings under the Site Plan application for the Site, subject to minor modifications at the detailed design stage and secured in a Section 453.1 of the City of Toronto Act prior to lifting the Hold for the Zoning by-law to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat.

3. Rents

- a. The initial rents (inclusive of utilities) charged to the first tenants of the Social Housing Units and upon turnover of any Social Housing Unit for the duration of the affordability period shall align with the affordability measures as outlined in the City's Official Plan or defined in the Provincial Affordable Residential Units Bulletin, and as may be further discussed and mutually agreed upon between the Owners and the City of Toronto.
- b. After the first year of occupancy of any of the of the Social Housing Units and for the duration of the affordability period, the rent (inclusive of utilities) charged to tenants occupying such units may be escalated annually by not more than the current and 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, provided that at no point shall the rent (inclusive of utilities) charged exceed the affordability measures as outlined in the City's Official Plan, current as of the date of the Agreement, and subject to any further mutually agreed upon amendments between the Owners and the City of Toronto.
- c. Utilities include the cost of hydro, heat, water and hot water and are the responsibility of the non-profit housing provider. If utilities are to be paid directly by the tenant household, the rents must 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 Social Housing Units shall be maintained as social housing for a 99-year affordability period.
- b. The non-profit housing provider shall provide and maintain the social housing units at the rents identified in Part 3 above for the duration of the Affordability Period; the social housing units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any social housing units shall be made for the duration of the Affordability Period; upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the social 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 non-profit housing provider 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 non-profit housing provider will offer the units to eligible households who have demonstrated that they are in need of social 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.

6. Amenities

- a. All Social Housing Units will have access to all areas of the development, including all common and amenity areas. Costs associated with use of and easements for common and amenity areas will be reduced to 33% of the standard shared use costs or such other amount, to the satisfaction of the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat.
- b. Tenants of the Social 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.
- c. All Social Housing Units will have air conditioning and ensuite laundry provided with no extra charges for appliances.

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

7. Securing the Social Housing Units

a. The Owner shall enter into and register in priority on title to the lands at 15 Toronto Street a Section 453.1 agreement of the City of Toronto Act for conveyance of a minimum of 763 square metres of social housing units (resulting in approximately 13 social units) as per the terms identified herein prior to lifting the Hold for the Zoning by-law at 15 Toronto Street. The Agreement shall be further discussed and finalized between the Owner and the City of Toronto.

8. Conveyance of the Social Housing Units

a. The Owner shall enter into a binding agreement to convey the affordable housing units at a nominal cost to the selected non-profit housing provider. Which agreement will become final and binding at or before the issuance of the first above grade building permit for the development at 15 Toronto Street and include provisions allowing all of the Social Housing Units to be assignable by the non-profit housing provider to a different non-profit housing provider, subject to the approval of the Executive Director, Housing Secretariat and the owner.

b. Contemporaneously with the conveyance of the Social Housing Units, the Owner shall, convey easements of indefinite term to the non-profit provider to secure access to, and enjoyment of, all common areas, utility and mechanical areas, areas required for ingress and egress, bicycle parking areas (visitor and resident), and indoor and outdoor amenity areas as provided for in the Agreement(s), including visitors of same.

c. Should the non-profit housing provider not close on the property, a timeline for the Owner to remedy and secure an alternate Social Housing Provider shall be established.

d. The owner or non-profit housing provider shall be responsible for all applicable land transfer taxes associated with the conveyance of the Social Housing Units to the City or non-profit housing provider.

e. Any waivers of fees and charges will be in accordance with applicable legislations. The non-profit housing provider may apply for property tax exemptions for the Social Housing Units and other incentives from the City.