

CHAPTER SEVEN: SITE AND AREA SPECIFIC POLICIES

Toronto Official Plan – Chapter 7

Throughout the city are sites and areas that require policies that vary from one or more of the provisions of the citywide Official Plan policies in Chapters 1-5. These site and area specific policies generally reflect unique historic conditions for approval that must be recognized for specific development sites, or provide a further layer of local policy direction for an area. In most cases, the site and area specific policies provide direction on land use. Citywide Official Plan policies apply to these lands, except where the site and area specific policies vary from them.

DECEMBER 2023 OFFICE CONSOLIDATION

This office consolidation of the Toronto Official Plan, Chapter 7, includes Site and Area Specific Policy 564, in effect up to and including December 12, 2023.

For accurate reference, please consult the original Official Plan, the Minister's certificate page, and the Ontario Municipal Board (OMB)/Local Planning Appeal Tribunal (LPAT)/Ontario Land Tribunal (OLT) Orders, as logged in the office of the City Clerk of the City of Toronto.

© Consolidated December 2023, City of Toronto

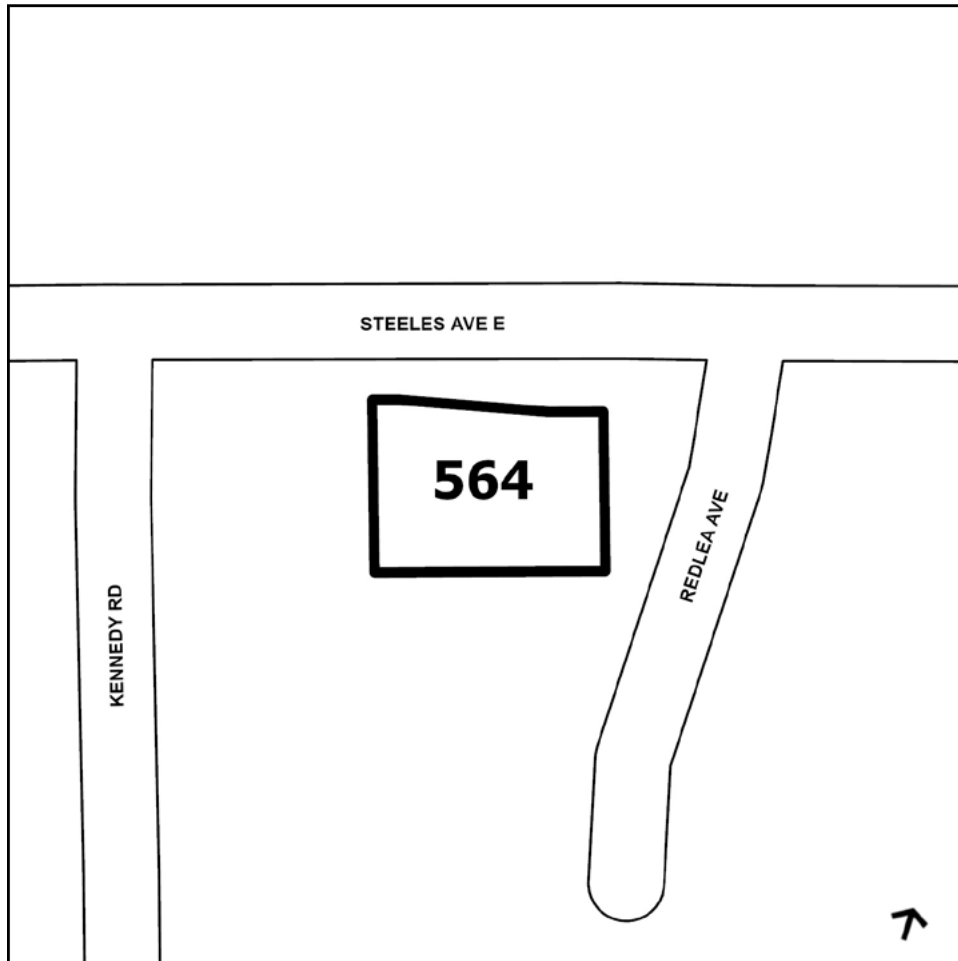
TABLE OF CONTENTS

OFFICIAL PLAN – VOLUME THREE

CHAPTER SEVEN: SITE AND AREA SPECIFIC POLICIES

Table of Contents	2
564. 4577 Steeles Avenue East	3

564. 4577 Steeles Avenue East



- a) A minimum employment gross floor area of 580 square metres or 10 percent of the total gross floor area on the lands, whichever is greater, will:
 - i) be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* and must be compatible with residential uses; and
 - ii) be developed prior to or concurrent with any residential uses on the lands.
- b) A mixed-use and mixed-income development is permitted, provided that any new development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
 - i) if a condominium development is proposed, a minimum of 10 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable rental housing; or
 - ii) if a purpose-built rental development is proposed after 2025, a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing;
 - iii) the affordable housing shall be secured at affordable rents or affordable ownership

prices for a period of at least 99 years from the date of first residential occupancy of the unit; and

- iv) the unit mix of the affordable housing shall reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.
- c) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2025, the affordable rental housing required in Policy b) i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- d) The provision of affordable housing required by Policy b) and Policy c) shall be secured through one or more agreements with the City.
- e) Conditions to be met prior to the removal of a holding (“H”) provision on the lands shall include the following:
 - i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and
 - ii) The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- f) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy b) and Policy c) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy b) and Policy c) above.
- g) As part of a complete Zoning By-law Amendment application, the following will be submitted:
 - i) a Compatibility/Mitigation Study peer reviewed and implemented, at the applicant’s expense, to the City’s satisfaction; and
 - ii) a Rail Safety and Rail Mitigation Report, peer reviewed and implemented, at the applicant’s expense, to the City’s satisfaction, and reviewed by the applicable rail operator.
- h) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede the continuation of and the expansion of existing employment uses, and any new employment uses within the surrounding *General Employment Areas*.