

# DECISION

## With respect to the City of Toronto Official Plan Amendment 653 Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve Official Plan Amendment No. 653 to the City of Toronto Official Plan, as adopted by the Council of the City of Toronto by By-law No. 822-2023, subject to the modifications and deferrals outlined below. Part A of this Decision shows modifications, with additions to text in **bold underline** and deletions to text in ~~**bold strikethrough**~~. Part B of this Decision identifies the parts of the amendment where a decision is withheld.

### PART A – Modifications:

1. [New] Official Plan Map 2, Urban Structure, is amended by removing the southeast portion of the lands known municipally in the year 2024 as 555 Rexdale Boulevard from the Employment Areas designation, as shown in **Appendix A** of this Decision.
2. [New] Official Plan Map 13, Land Use Plan, is amended by redesignating the southeast portion of the lands known municipally in the year 2024 as 555 Rexdale Boulevard, as shown in **Appendix B** of this Decision.

Municipal Address	Land Use Designation	OPA 653 Land Use Change
555 Rexdale Boulevard (portion of)	Core Employment Areas	Mixed Use Areas, Regeneration Areas

3. Part C) (i) of Official Plan Amendment No. 653, Site and Area Specific Policy 10 of the Garrison Common North Secondary Plan is modified as follows:
  - a. the first sentence of policy g) is modified so that it reads:  
“New development containing residential units on the lands ~~will secure~~ **is encouraged to include** a minimum amount of affordable housing as follows, **or as otherwise agreed upon by the City and the landowner.**”
  - b. policy h) is deleted as shown below and references to this policy are removed:  
~~“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 g) 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.”~~
4. Part E) (i) of Official Plan Amendment No. 653, relating to Site and Area Specific

Policy 296, is modified so that it reads as shown below and by replacing Map 1 with the maps included in **Appendix C** of this Decision:

“Chapter 7, Site and Area Specific Policies, is amended by deleting and replacing Maps ~~1 of and~~ 2 in Site and Area Specific Policy 296, for the lands known municipally in 202~~24~~<sup>24</sup> as 555 Rexdale Boulevard, as shown below.”

5. Part E) (ii) of Official Plan Amendment No. 653, Site and Area Specific Policy 793, is modified as follows:
  - a. the first sentence of policy f) is modified so that it reads:

“The Secondary Plan or Site and Area Specific Policy will also include a Housing Plan where new development containing residential units on the lands will **secure be encouraged to include** a minimum amount of affordable housing as follows, **or as otherwise agreed upon by the City and the landowner:**”
  - b. policy g) is deleted as shown below and references to this policy are removed:

~~“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 f) 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.”~~
6. Part E) (iii) of Official Plan Amendment No. 653, Site and Area Specific Policy 827, is modified as follows:
  - a. the first sentence of policy f) is modified so that it reads:

“New development containing residential units on the site **will secure is encouraged to include** a minimum amount of affordable housing as follows, **or as otherwise agreed upon by the City and the landowner:**”
  - b. policy g) is deleted as shown below and references to this policy are removed:

~~“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 f) 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.”~~
7. Part E) (iv) ii. of Official Plan Amendment No. 653, Site and Area Specific Policy 828, is modified as follows:



- a. the first sentence of policy e) is modified so that it reads:  
 "Any new development containing residential units on the lands **will secure is encouraged to include** a minimum amount of affordable housing as follows, **or as otherwise agreed upon by the City and the landowner:**"
  - b. policy f) is deleted as shown below and references to this policy are removed:  
~~"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 e) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements."~~
8. Part E) (v) ii. of Official Plan Amendment 653, Site and Area Specific Policy 829, is modified as follows:
- a. the first sentence of policy b) is modified so that it reads:  
 "A mixed-use and mixed-income development is permitted, provided that any new development containing residential units on the lands **will secure is encouraged to include** a minimum amount of affordable housing as follows, **or as otherwise agreed upon by the City and the landowner:**"
  - b. policy c) is deleted as shown below and references to this policy are removed:  
~~"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."~~
9. Part E) (vii) of Official Plan Amendment No. 653, Site and Area Specific Policy 831, is modified as follows:
- a. the first sentence of policy g) is modified so that it reads:  
 "New development containing residential units on the lands **will secure is encouraged to include** a minimum amount of affordable housing as follows, **or as otherwise agreed upon by the City and the landowner:**"
  - b. policy h) is deleted as shown below and references to this policy are removed:  
~~"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 g) 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.”~~

10. Part E) (viii) of Official Plan Amendment No. 653, Site and Area Specific Policy 832, is modified as follows:

- a. the first sentence of policy d) is modified so that it reads:  
“The framework for new development on the lands that is set out in a Site and Area Specific Policy will also include a Housing Plan where new development containing residential units on the lands will **secure be encouraged to include** a minimum amount of affordable housing as follows, **or as otherwise agreed upon by the City and the landowner.**”
- b. policy e) is deleted as shown below and references to this policy are removed:  
~~“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 d) 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.”~~

11. Part E) (ix) of Official Plan Amendment No. 653, Site and Area Specific Policy 833, is modified as follows:

- a. the first sentence of policy d) is modified so that it reads:  
“The Secondary Plan will also include a Housing Plan where new development containing residential units on the lands will **secure be encouraged to include** a minimum amount of affordable housing as follows, **or as otherwise agreed upon by the City and the landowner.**”
- b. policy e) is deleted as shown below and references to this policy are removed:  
~~“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 d) 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.”~~

12. Part E) (x) of Official Plan Amendment No. 653, Site and Area Specific Policy 834, is modified as follows:

- a. the first sentence of policy c) is modified so that it reads:  
“Residential uses are permitted up to a maximum of 40 percent of the site area, provided that any new development containing residential units on the lands ~~will secure~~ **is encouraged to include** a minimum amount of



affordable housing as follows, or as otherwise agreed upon by the City and the landowner."

- b. policy d) is deleted as shown below and references to this policy are removed:

~~"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 c) 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."~~

13. Part E) (xvi) iii. of Official Plan Amendment No. 653, Site and Area Specific Policy 848, is modified as follows:

- a. the first sentence of policy g) is modified so that it reads:  
"Any new development containing residential units on the lands ~~will secure~~ **is encouraged to include** a minimum amount of affordable housing as follows, or as otherwise agreed upon by the City and the landowner."

- b. policy h) is deleted as shown below and references to this policy are removed:

~~"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 g) 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."~~

14. Part E) (xvii) of Official Plan Amendment No. 653, Site and Area Specific Policy 850, is modified as follows:

- a. the first sentence of policy e) is modified so that it reads:  
"The Secondary Plan or Site and Area Specific Policy will also include a Housing Plan where new development containing residential units on the lands will ~~secure~~ **be encouraged to include** a minimum amount of affordable housing as follows or as otherwise agreed upon by the City and the landowner."

- b. policy f) is deleted as shown below and references to this policy are removed:

~~"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 e) 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."~~

15. Part E) (xviii) of Official Plan Amendment 653, Site and Area Specific Policy 851, is modified as follows:

- a. the first sentence of policy c) is modified so that it reads:  
"A mixed-use and mixed-income development is permitted, provided that any new development containing residential units on the lands ~~will secure~~ **is encouraged to include** a minimum amount of affordable housing as follows, **or as otherwise agreed upon by the City and the landowner:**"
- b. policy d) is deleted as shown below and references to this policy are removed:  
~~"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 c) 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."~~

16. Part E) (xvii) of Official Plan Amendment 653, Site and Area Specific Policy 852, is modified as follows:

- a. the first sentence of policy c) is modified so that it reads:  
"A mixed-use and mixed-income development is permitted on "Area A", provided that any new development containing residential units on the lands ~~will secure~~ **is encouraged to include** a minimum amount of affordable housing as follows **or as otherwise agreed upon by the City and the landowner:**"
- b. policy d) is deleted as shown below and references to this policy are removed:  
~~"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 c) 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."~~

17. Part E) (xx) of Official Plan Amendment No. 653, Site and Area Specific Policy 853, is modified as follows:

- a. the first sentence of policy e) is modified so that it reads:  
"The Secondary Plan or Site and Area Specific Policy will also include a Housing Plan where new development containing residential units on the lands will ~~secure~~ **be encouraged to include** a minimum amount of affordable housing as follows **or as otherwise agreed upon by the City and the landowner:**"



- b. policy f) is deleted as shown below and references to this policy are removed:  
~~“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 e) 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.”~~

18. Part E) (xxi) of Official Plan Amendment No. 653, Site and Area Specific Policy 854, is modified as follows:

- a. the first sentence of policy d) is modified so that it reads:  
“The Secondary Plan or Site and Area Specific Policy will also include a Housing Plan where new development containing residential units on the lands will ~~secure~~ **be encouraged to include** a minimum amount of affordable housing as follows **or as otherwise agreed upon by the City and the landowner.**”
- b. policy e) is deleted as shown below and references to this policy are removed:  
~~“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 d) 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.”~~

19. Part E) (xxii) of Official Plan Amendment No. 653, Site and Area Specific Policy 855, is modified as follows:


- a. the first sentence of policy c) is modified so that it reads:  
“The Site and Area Specific Policy will also include a Housing Plan where new development containing residential units on the lands will ~~secure~~ **be encouraged to include** a minimum amount of affordable housing as follows, **or as otherwise agreed upon by the City and the landowner.**”
- b. policy d) is deleted as shown below and references to this policy are removed:  
~~“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 c) 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.”~~

20. [New] Chapter 7, Site and Area Specific Policies, is amended by adding a new Site and Area Specific Policy 896 and associated map for a portion of the lands known municipally in the year 2024 as 555 Rexdale Boulevard, as shown in **Appendix D** of this Decision.

**PART B – A decision is withheld on the following matters:**

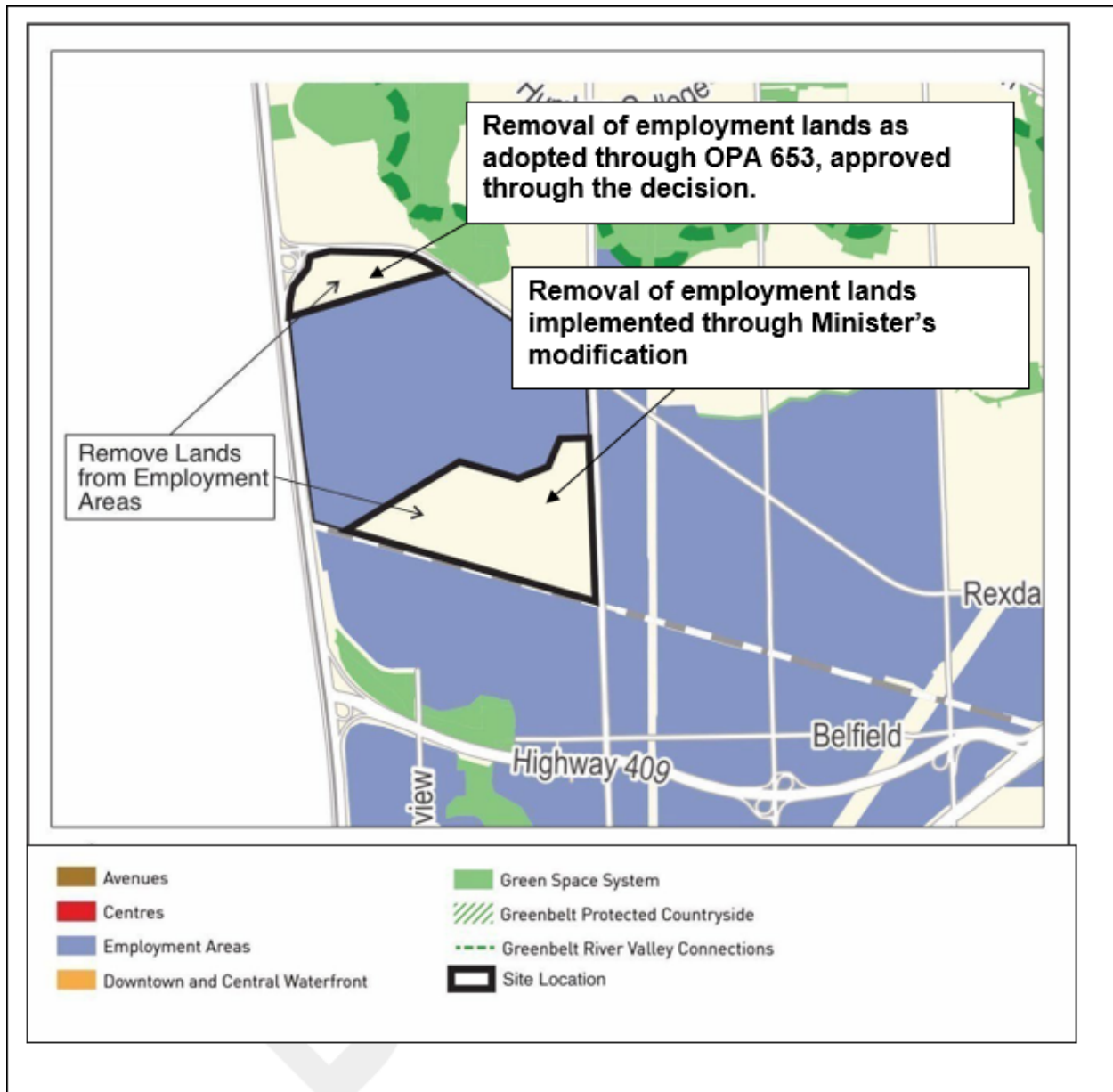
1. Part E) (xiv) as it applies to Site and Area Specific Policy 838 and the associated map for the northern portion of 65 and 87 Heward Avenue.
2. Part F) and Part G) as it applies to the redesignation of 42-124 and 59-125 Logan Avenue, 22-110 and 31-111 Morse Street, 26-100 and 63-103 1/2 Carlaw Avenue and 523-549 Eastern Avenue.
3. Part H) (xiii), as it applies to Site and Area Specific Policy 190 for 42-120 and 59-125 Logan Avenue, 22-108 and 31-111 Morse Street, 26-88 and 63-103 1/2 Carlaw Avenue and 523-549 Eastern Avenue.
4. Part G), and Part H) (viii), (ix), (x), and (xi), (xvi) as it applies to Site and Area Specific Policy 154.

Dated at Toronto this 27th day of JANUARY, 2025

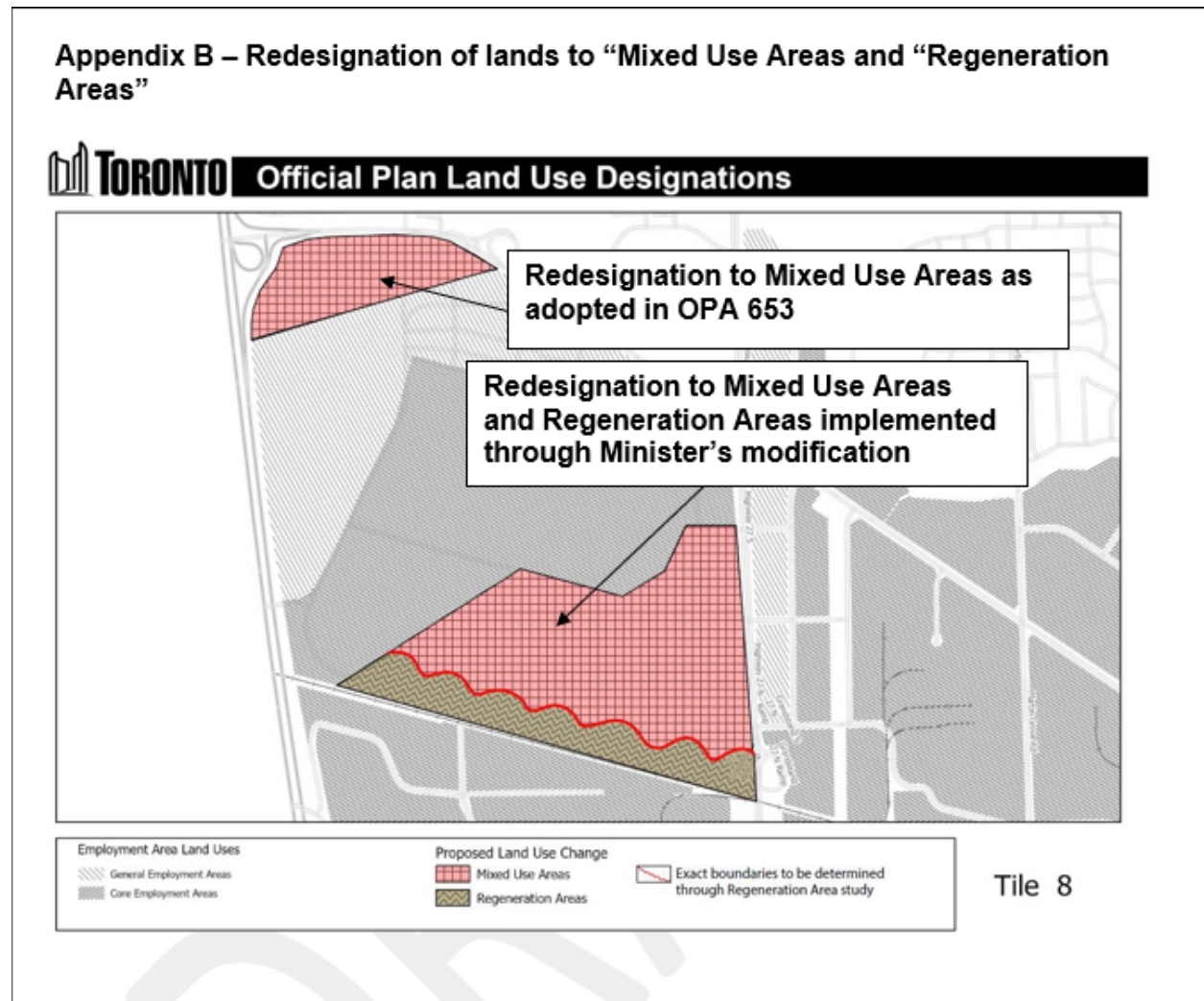
  
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Sean Fraser, Assistant Deputy Minister,  
Municipal and Housing Operations Division  
Ministry of Municipal Affairs and Housing



## Appendix A – Removal of lands from Official Plan Map 2, Urban Structure

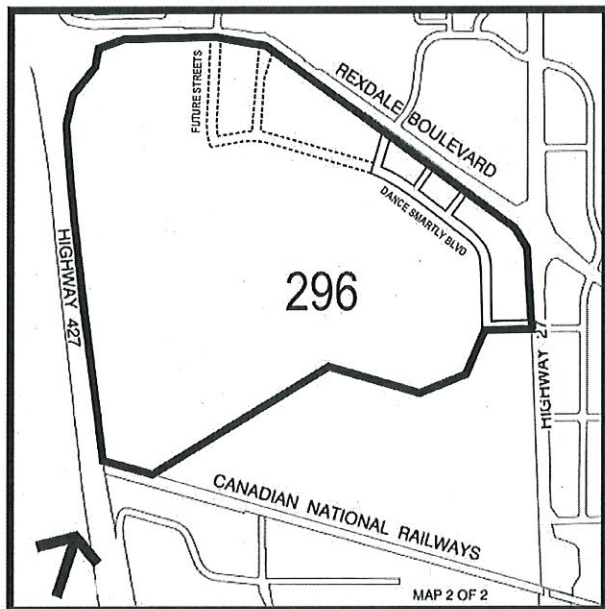
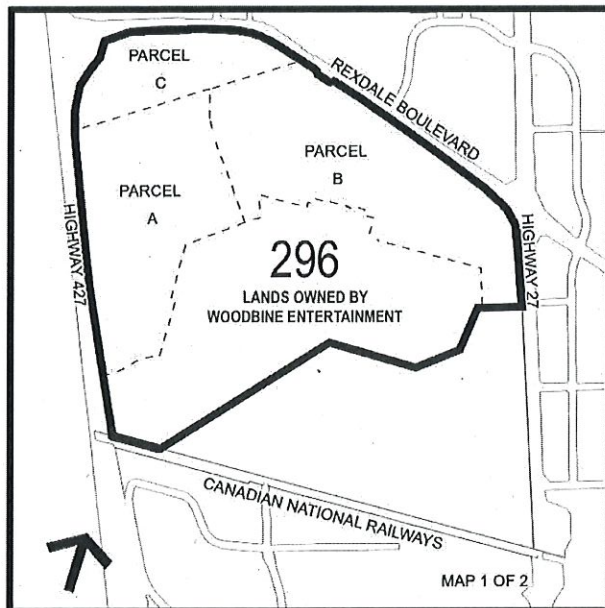


## Appendix B – Redesignation of lands to “Mixed Use Areas and “Regeneration Areas”



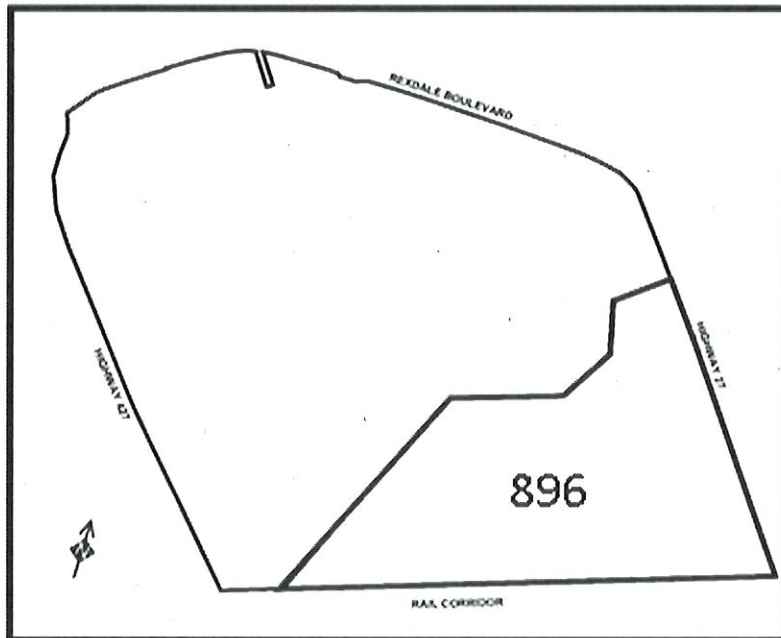


## Appendix C – Maps 1 and 2 for Site and Area Specific Policy 296



**Appendix D – New Site and Area Specific Policy 896 for part of the lands known municipally in the year 2024 as 555 Rexdale Boulevard**

“896. 555 Rexdale Boulevard



**Structure Plan**

- i) Regeneration Areas and Mixed Use Areas uses are permitted to create a complete community. The boundaries of the land use designations will be determined through the consideration and adoption of a Secondary Plan.
- ii) No residential uses are permitted in lands designated Regeneration Areas prior to the adoption of the Secondary Plan.
- iii) The Secondary Plan will apply to the lands designated Regeneration Areas and Mixed Use Areas and will be informed by:
  - 1. A Land Use Plan that refines the designation of Regeneration Areas and Mixed Use Areas boundaries as appropriate and provides for the redesignation of lands to Institutional Areas and/or Parks and Open Spaces Areas as determined through the Secondary Plan process:
    - a. The Land Use Plan will be informed by a Compatibility/Mitigation Study submitted and peer reviewed, at the owner's expense, to the City's satisfaction;



2. A Phasing Strategy and Implementation Plan to provide for the sequencing and orderly development of permitted uses, including the provision of affordable housing, parkland conveyance, infrastructure, transit and community services/facilities;
3. A Community Services and Facilities Strategy and Implementation Plan that identifies community space and facilities needs, and sets out priorities to support growth, including potential locations and phasing as well as opportunities for co-location;
4. A Housing Plan including the provision of affordable housing in a range of housing tenure, form and type and levels of affordability through a range of mechanisms;
5. A Block Plan that:
  - a. Applies the City's "Complete Streets" principles and establishes a network of public streets, development blocks, pedestrian and cycling facilities and connections, and parks and open spaces;
  - b. Considers long-term climate resilience and environmental sustainability, including within the public realm network; and
  - c. Establishes a vision for the general scale, location and range of different building types;
6. A Parks and Open Space Plan that identifies locations of new public parks;
7. Urban Design Guidelines that set out the framework for the appropriate built form, public realm and streetscape design;
8. An Infrastructure Master Plan that identifies water, sanitary, stormwater infrastructure requirements and development strategy including downstream improvements;
9. A Green Infrastructure Strategy that will apply an innovative approach to sustainable design that is climate resilient and aims to implement the City's net zero greenhouse gas emissions targets and includes low impact development, stormwater management systems, district heating systems, street trees, natural channels and green roofs. This strategy may be included as part of the Infrastructure Master Plan;
10. A Transportation Master Plan that provides a consolidated and comprehensive analysis for the lands and surrounding area to address the

connections and implementation of required transportation improvements for all modes; and

11. An Economic Development Study and Strategy and Commercial Demand Analysis that identifies the contextually appropriate and compatible employment uses that can be integrated in new developments.

### **Development Framework**

- iv) Development of the lands will sustain and build on the existing horse racetrack and associated entertainment uses to create residential neighbourhoods, commercial/retail and entertainment centres, and employment uses; for residents, workers and visitors in the Greater Toronto Area.
- v) New development will be planned in districts (or precincts) and may include mixed use, residential, institutional, commercial/retail, entertainment and employment sub-areas which are organized around design features including amenities, connected transportation networks, and parks and open spaces
- vi) Development will achieve a minimum population and employment target of 150 residents and jobs combined per hectare, to support higher order transit.
- vii) Subject to the policies of this SASP, residential uses and live-work uses may only be permitted once a GO Transit station, to be located on the lands, is Provincially approved through the Metrolinx Transit Project Assessment Process and endorsed by the Metrolinx Board with secured funding through appropriate agreements.
- viii) Development will be phased to ensure necessary transportation infrastructure and capacity is available to support each phase of development. Holding provisions may be applied to ensure necessary transportation infrastructure exists to support any phase of development.
- ix) The Secondary Plan will:
  - 1. Prioritize direct and safe active transportation and connections to existing and planned:
    - a. Transit facilities; and
    - b. Developments to the north subject to SASP 296.
  - 2. Consider the extension of the Finch West Light Rail Transit to the subject lands and terminating at Pearson International Airport.



x) Development will:

1. Improve long-term climate resilience and mitigate the negative impacts of extreme weather by integrating green infrastructure and sustainable design to effectively manage stormwater, restore ecological functions, and reduce heat exposure and impervious surfaces; and
2. Minimize energy demand, implement low-carbon design and energy solutions and pursue net zero green house gas emissions, including from the impacts of embodied carbon.

**Land Use**

xi) Nothing in the Plan will prevent the ongoing and expanded use of the lands for:

1. a horse racetrack including related housing, dormitories, the keeping of horses, and other noise sensitive land, and any related, associated or accessory uses, facilities and services, required for the operation of horse racing; or
2. other existing uses.

xii) Non-residential uses including but not limited to commercial, institutional, manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, vertical agriculture, restaurants, retail and service uses, and parks may be permitted prior to the adoption of the Secondary Plan provided that:

1. Mitigation measures are identified, per Provincial D6 guidelines, applicable Provincial policies, and the policies of this Plan, and secured as part of the approvals process.
2. The necessary infrastructure to service the uses has been determined through the application review process, and secured as part of the approvals process through appropriate agreements.
3. If determined to be necessary to ensure the creation of appropriate blocks and/or parcels and/or to secure necessary infrastructure, a plan of subdivision application has been submitted and is under review.

xiii) Applications to develop sensitive land uses within the Mixed Use Areas

designation, including residential uses, may be permitted prior to the adoption of the Secondary Plan provided that:

1. The City has initiated the Secondary Plan Study by way of Official Plan Amendment application or City initiated process.
  2. Necessary transportation infrastructure and capacity is available to support the development. Holding provisions may be applied to ensure necessary transportation infrastructure exists to support any phase of development. Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:
    - a. The submission of a Transportation Impact Study satisfactory to the City that demonstrates necessary transportation infrastructure and capacity to support the proposed development.
    - b. Mitigation measures are identified, per Provincial D6 guidelines, applicable Provincial policies, and the policies of this Plan, and secured as part of the approvals process.
    - c. Eligible residential development includes affordable housing, where applicable and appropriate, as per the requirements of this SASP.
    - d. The necessary infrastructure to service the uses has been determined through the application review process, and secured as part of the approvals process through appropriate agreements.
    - e. If determined to be necessary to ensure the creation of appropriate blocks and/or parcels and/or to secure necessary infrastructure, a plan of subdivision application has been submitted and is under review.
- xiv) Development will proceed in a manner that will not preclude additions to the public and connected transportation networks, enhanced surface transit and future transit improvements including a GO Transit station located along the CNR/Metrolinx line abutting the south limit of the lands.
- xv) The boundaries of the Mixed Use Areas and Regeneration Areas in this SASP are conceptual, and the boundaries of land use designations are to be determined through the Secondary Plan.

### **Non-Residential Development**



- xvi) The Land Use Plan and the Economic Development Study and Strategy and Commercial Demand Analysis will inform the list of permitted non-residential uses.
- xvii) The Phasing Strategy and Implementation Plan will identify appropriate non-residential gross floor area to be developed in each phase, prior to or concurrent with residential gross floor area, to provide a balance of employment and residential growth in the phases of development.
- xviii) Where appropriate to encourage a clustering of business and economic activities, non-residential gross floor area should be consolidated in stand-alone buildings or contiguous portions of base buildings.

### **Affordable Housing**

- xix) The Housing Plan referred to in iii)4 will be considered as part of the Secondary Plan Study and will guide the provision of affordable housing in the Secondary Plan area. The Housing Plan will identify an affordable housing strategy, the affordable housing requirements and the range of mechanisms for the delivery of required affordable housing on the lands, through one or more of the following, or other equivalent affordable housing approaches which achieve the objectives of the Housing Plan, to the satisfaction of the City:

- 1. where eligible residential uses are proposed:

- a. a minimum of 7% percent of the total new residential gross floor area shall be secured as affordable ownership housing for a period of at least 99 years from the date of first residential occupancy of the unit; or
- b. a minimum of 5% percent of the total new residential gross floor area shall be secured as affordable rental housing for a period of at least 99 years from the date of first residential occupancy of the unit.

For greater certainty, student residences, retirement home, nursing home and residential care homes are not eligible residential uses for the purposes of this policy. All other residential uses are eligible residential uses. For greater certainty, the affordable housing obligations required by this SASP are separate and apart from any community benefit charge contribution obligations.

- xx) There is no minimum requirement for affordable housing within purpose built rental buildings.

xxi) In addition, the Housing Plan will:

1. Address how the unit mix of the affordable housing will 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; and
2. Consider opportunities to increase the provision of affordable beyond the requirements of this SASP in partnership with all levels of government and/or non- profit housing providers.

xxii) The provision of affordable housing required by this SASP shall be secured through one or more agreements with the City.

xxiii) Holding provisions may be used to ensure the required affordable housing is secured. Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:

1. Entering into necessary agreement(s) and utilizing other legal mechanisms, satisfactory to the City Solicitor, to secure the provision of affordable housing as required by this SASP; and
2. The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.

### **Interpretation**

xxiv) Where there is a conflict between the policies of the Official Plan or any other Site and Area Specific Policy and this Site and Area Specific Policy, this Site and Area Specific Policy will prevail.