

**2. Inclusionary Zoning Policy and Regulatory Framework - Official Plan  
Amendment and Zoning Bylaw Amendments**

**Inclusionary Zoning Policy and Regulatory Framework - Official Plan  
Amendment and Zoning Bylaw Amendments**

**Committee recommendation(s)**

That Council :

- 1. Approve the Official Plan Amendment detailed in Document 1 and the Zoning By-law Amendment detailed in Documents 2, 3 and 4 to establish and authorize the use of Inclusionary Zoning with a city-wide zero (0) percent set-aside rate, pending future reassessment for feasibility and need.**
- 2. Direct Staff to initiate work to develop the Inclusionary Zoning Implementation Guidelines, administrative processes and triggers for assessment of future feasibility and housing need to support a change to required set-aside rates and report back to this Committee by Q2 2027.**
- 3. Direct Staff to initiate the housing market assessment and peer review as required by O.Reg. 232/18 in conjunction with an updated housing needs analysis and report back to Committee on future adjustments to required set aside rates by no later than Q2 2028.**
- 4. Direct Staff to assess and develop further financial and/or regulatory incentives including leveraging of housing funds from senior levels of government to provide the basis and support for a voluntary inclusionary zoning supplement to encourage provision of increased depth of affordability and/or increased proportion of inclusionary units above the minimum baseline requirements.**

**Recommandation(s) du comité**

**Que le Conseil :**

- 1. Approuve la modification du Plan officiel décrite dans le document 1 et la modification du Règlement de zonage décrite dans les documents 2, 3 et 4 afin d'instaurer et d'autoriser le recours au zonage d'inclusion avec un taux de réservation de zéro (0) pour cent à l'échelle de la Ville, sous réserve d'une réévaluation future de la faisabilité et des besoins ; et**
- 2. Enjoint au personnel d'entamer les travaux visant à élaborer les lignes directrices relatives à la mise en œuvre du zonage d'inclusion, les processus administratifs et les critères de déclenchement pour l'évaluation de la faisabilité future et des besoins en matière de logements afin de soutenir une modification des taux de réservation obligatoires et de faire rapport au comité d'ici le deuxième trimestre de 2027 ; et**
- 3. Enjoint au personnel soit chargé de lancer l'évaluation du marché du logement et l'examen par les pairs, comme l'exige le Règlement de l'Ontario 232/18, de concert avec une analyse actualisée des besoins en matière de logements et de faire rapport au comité sur les ajustements futurs des taux de réservation obligatoires au plus tard au deuxième trimestre de 2028 ; et**
- 4. Enjoint au personnel soit chargé d'évaluer et de définir d'autres mesures incitatives financières ou réglementaires, y compris le recours aux fonds pour le logement provenant des échelons supérieurs du gouvernement, afin de fournir la base et le soutien nécessaires à un supplément de zonage d'inclusion volontaire visant à accroître l'accessibilité financière ou la proportion de logements inclusifs au-delà des exigences de référence minimales.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, April 1, 2026

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 1 avril 2026

2. Director Report, Planning Services, Planning, Development and Building Services, dated March 23, 2026 (ACS2026-PDB-PSX-0010)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 23 mars 2026 (ACS2026-PDB-PSX-0010)

**Planning and Housing  
Committee  
Report 62  
April 8, 2026**

**4**

**Comité de de la planification et  
du logement  
Rapport 62  
Le 8 avril 2026**

**Extract of Minutes 62  
Planning and Housing Committee  
April 1, 2026**

**Extrait du procès-verbal 62  
Comité de la planification et du logement  
Le 1 avril 2026**

---

Official Plan Amendment and Zoning By-law Amendment - 951 Gladstone Avenue and  
145 Loretta Avenue North

File No. ACS2026-PDB-PSX-0010 - Kitchissippi (15)

David Wise, Program Manager, Strategic Initiatives (SI) and Rory Baksh, Dillon Consulting Ltd. provided an overview of the report and answered questions from the Committee. Lily Xu, Director, Housing Solutions, Real Estate & Investment, SI was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Jason Burggraaf, GOHBA\*
2. Charles Guilbault\*

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk. ]

Following discussions and questions of staff, the Committee carried the report recommendations as presented.

**Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council:**
  - a. **Approve the Amendment to the West Downtown Core Secondary Plan in Volume 2A of the Official Plan, for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown on Document 1, with regards to Schedule M - Maximum Building Height and Tower Location, to permit an increase in the maximum permitted buildings heights, from 30, 33 and 35 storeys to 34, 38 and 40 storeys respectively, as detailed in Document 2.**

- b. Approve the Amendment to Zoning By-law 2008-250 for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown in Document 1, to permit an increase in the maximum permitted building heights, from 30, 33 and 35 storeys to 34, 38 and 40 storeys, respectively, as detailed in Document 3.**
  - c. Approve the Amendment to Zoning By-law 2026-50 for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown in Document 1, to permit an increase in the maximum permitted building heights, from 30, 33 and 35 storeys to 34, 38 and 40-storeys, respectively, as detailed in document 5.**
  - d. Approve an exemption from Community Benefit Charges for 951 Gladstone Avenue and 145 Loretta Avenue North, as shown on Document 1, in that the development contemplated on the subject lands or any substantially similar development on the subject lands, shall continue to be exempt from Community Benefits Charges provided the City benefits from an enforceable obligation, such as an Agreement registered on title, for the Owner or any subsequent Owners of the subject lands to provide the community benefits.**
- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the 2 Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of April 8, 2026, subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried with Councillor W. Lo dissenting