

**PROPOSED MODIFICATION TO OFFICIAL PLAN AMENDMENT NO. 653
4570 AND 4630 SHEPPARD AVENUE EAST**

1. Modify paragraph (B) by redesignating “4630 and 4570 Sheppard Avenue East (portion of)” from *General Employment Areas* to *Mixed Use Areas* and *General Employment Areas* on Map 19, Land Use Plan.
2. Modify Tile 14, appended to the amendment as Appendix 2, to modify the land use designation on the southern portion of the lands at 4630 and 4570 Sheppard Avenue East from *Regeneration Areas* to *Mixed Use Areas*.
3. Modify footnote 3 to paragraph (B) to read as follows:

“The boundaries of the land use designations on Map 2, Urban Structure and Map 19, Land Use Plan respecting the lands at 4630 and 4570 Sheppard Avenue East are general and adjustments to the boundaries may be made through the submission of a Zoning By-law Amendment application.”

4. Modify paragraph (E)(ii) by deleting and replacing the text of Site and Area Specific Policy 793 to read as follows:

“793. 4630 and 4570 Sheppard Avenue East

- a) Area "A" will remain designated as *General Employment Areas* and the exact depth of the designation will be determined through a Zoning By-law Amendment in accordance with the provisions set out below.
- b) Area “B” is designated *Mixed Use Areas*.
- c) All uses permitted under the *General Employment Areas* designation and the *Mixed Use Areas designation* on Area "B", including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of the studies and plans described in paragraphs d), i), j) and k) below.
- d) Sensitive land uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede the continuation of and the expansion of nearby employment uses, including concrete batching operations, and any new employment uses within the surrounding *Core* and *General Employment Areas*. If sensitive land uses are proposed on lands labeled Area “B”, they may be permitted through a Zoning By-law Amendment application if it can be established that compatibility and mitigation concerns are adequately addressed. Council may approve such a Zoning By-law Amendment application if it is satisfied, having regard for applicable environmental regulations and

guidelines and receiving or securing necessary technical studies, that compatibility will be achieved and maintained between any proposed land use and lands designated as *General* or *Core Employment Areas* with regard to noise, dust, odour and air quality so as to achieve the goals of:

- i) preventing undue adverse impacts from the proposed land use on the concrete batching facilities and other lands designated *General* or *Core Employment Areas*;
 - ii) preventing the potential for undue adverse impacts on the new land uses from the concrete batching facilities and other lands designated as *General* or *Core Employment Areas*;
 - iii) demonstrating that no adverse impact will result on surrounding *Employment Areas* and compliance to all Provincial and municipal policies and guidelines, including the D-Series Guidelines and Environmental Noise Guideline NPC-300, as amended or replaced, and that such analysis shall include noise, air quality and lighting studies; and
 - iv) identifying the influence area of all stationary noise sources and resulting mitigation measures.
- e) The Zoning By-law for the lands may include phasing requirements.
- f) 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 7 per cent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 per cent of the total new residential gross floor area shall be secured as affordable rental housing;
 - ii) 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;
 - iii) 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; and
 - iv) if a purpose-built rental development is proposed, there is no requirement for affordable rental housing.

- g) The provision of affordable housing required by policy f) shall be secured through one or more agreements with the City.
- h) 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 g) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of policy f) above.
- i) Prior to the enactment of a Zoning By-law Amendment for the lands, the following plans, strategies and guidelines may be required:
 - i) A Land Use Plan that delineates the boundaries between *Mixed Use Areas* and *General Employment Areas*. The Land Use Plan will:
 - A) inform building heights and densities across the lands;
 - B) determine the minimum employment gross floor area, which will exceed the existing employment gross floor area; and
 - C) determine the list of permitted non-residential uses as well as maximum percentages of these uses that contribute to the employment gross floor area.
 - ii) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services.
 - A) the Phasing Strategy must set out the amount of non-residential gross floor area to be constructed in each phase, prior to, or concurrent with residential gross floor area to provide a balance of employment and residential growth in all phases of development.
 - iii) A Community Services and Facilities Strategy that identifies community space and facilities needs and sets out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
 - iv) A Block Context Plan that 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 that contributes to a safe, comfortable and connected public realm.
 - v) A Parks and Open Space Plan that identifies locations of new public parks.
 - vi) Urban Design Guidelines that set out the framework for the appropriate built form.

- vii) An Infrastructure Master Plan that identifies water, sanitary, stormwater and hydro infrastructure requirements and development strategy.
- viii) A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and trees.
- ix) A Transportation Analysis that includes consideration of the Nugget Avenue extension and the impacts of the change in use on goods movement in the larger area of employment.
- x) A Commercial Demand Analysis that considers market needs in the area for commercial non-residential space, such as office and retail uses, which are compatible with sensitive uses and can inform the level of employment gross floor area required to meet the demand.
- j) As part of a complete Zoning By-law Amendment application for the lands, a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented to the City's satisfaction, and reviewed by the applicable rail operator.
- k) As part of a complete Zoning By-Law Amendment application, a Compatibility/Mitigation Study shall be submitted that will be peer reviewed, at the applicant's expense, and implemented to the City's satisfaction.
- l) The lands designated as *Mixed Use Areas* are designated as a Class 4 Area under Ministry of Environment Guideline NPC-300."