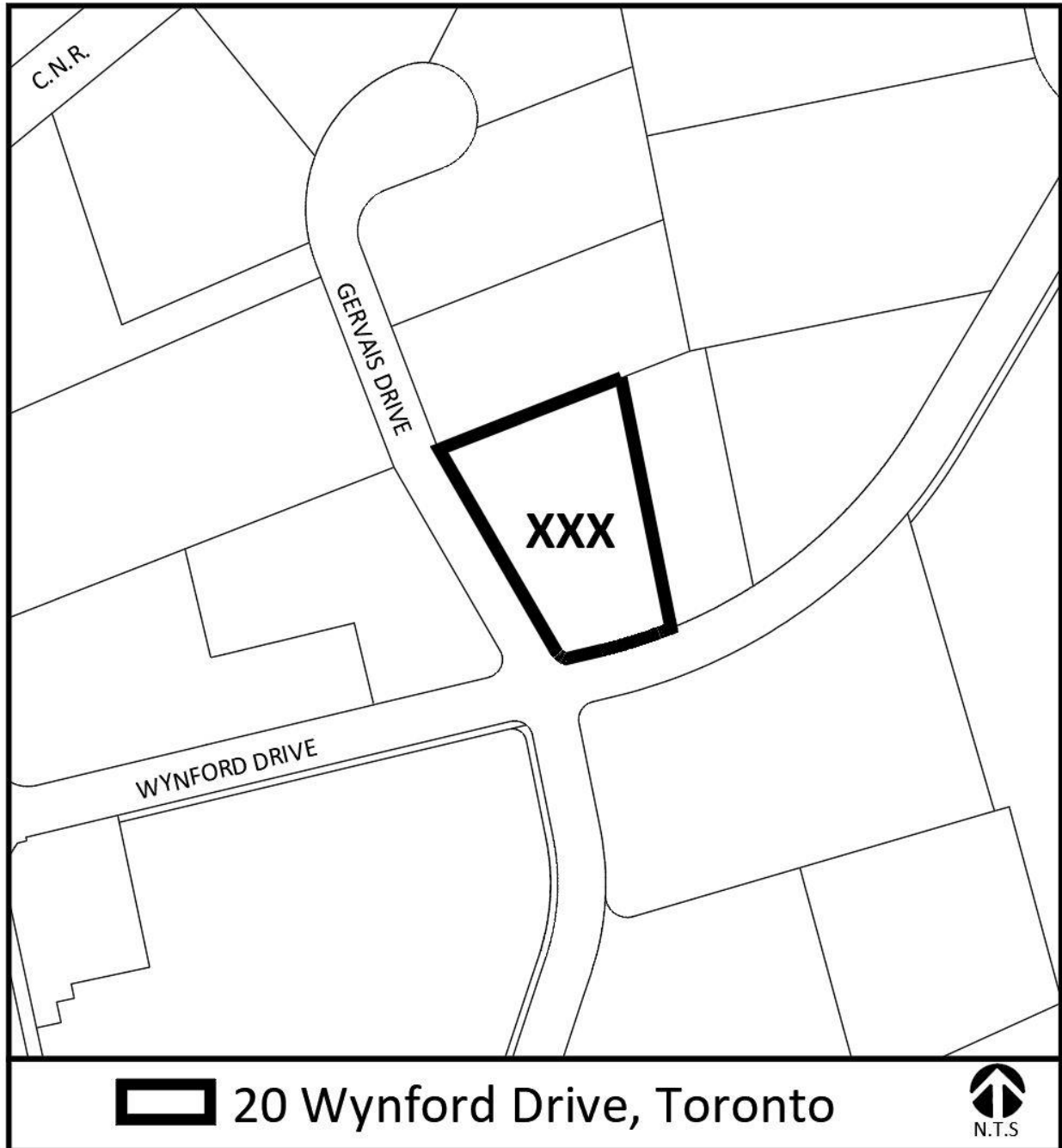


Mixed use intensified development is permitted on the lands identified on Map 1, subject to the following:

- a) New development will provide a minimum non-residential gross floor area equivalent to:
 - i) 6,700 square metres;
- b) The minimum non-residential gross floor area required by Policy a) will, on any individual property existing as of the date of [the date of SASP ____]:
 - i) be comprised of uses permitted in the 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.
- c) 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 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.
- d) The provision of affordable housing required by policy c) shall be secured through one or more agreements with the City.
- e) 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 c) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of policy c) above.
- f) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, the ongoing operation and expansion of nearby employment uses, and any new employment uses within the surrounding *General Employment Areas*.

- g) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study, Noise Impact Study and Vibration Study shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.



Map 1