

February 9, 2024

**BY EMAIL TO:** [louis.bitonti@ontario.ca](mailto:louis.bitonti@ontario.ca)

**Attention: Louis Bitonti**  
Provincial Land Use Plans Branch  
777 Bay Street, 13<sup>th</sup> Floor  
Toronto, Ontario  
M5G 2E5

The Honourable Paul Calandra, Minister of Municipal Affairs and Housing  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17th Floor  
Toronto, Ontario  
M5G 2E5

Dear Minister Calandra:

**Re: ERO No. 019-7731**  
**Ministry Reference No. 20-OP-238506**  
**Approval to Amend the City of Toronto's Official Plan**  
**Official Plan Amendment 653**  
**Site Specific Employment Conversions and Policies**  
**Woodbine Entertainment Group**  
**555 Rexdale Boulevard, Toronto**

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### **(i) Introduction**

Please be advised that Aird & Berlis LLP is counsel to Woodbine Entertainment Group ("**WEG**"), the owner of 555 Rexdale Boulevard in the City of Toronto (the "**Woodbine Lands**"). The Woodbine Lands are approximately 277 hectares (684 acres) in size and are generally bounded by Rexdale Boulevard to the north, Highway 27 to the east, Highway 427 to the west and the Metrolinx rail corridor to the south.

The Woodbine Lands currently contain the Woodbine Racetrack complex, and ancillary/associated uses including gaming, off-track wagering and various accessory buildings related to the racetrack operations, with extensive surface parking areas. An integrated entertainment complex is nearing completion on the Woodbine Lands along its Rexdale Boulevard frontage, which includes a casino, a performance venue, two hotels and associated parking structures.

The Woodbine Lands are currently designated *General Employment Areas* and *Core Employment Areas* in the City of Toronto Official Plan, but subject to a comprehensive planning framework which provides permissions for non-employment uses, including residential and other sensitive uses, through two Site and Area Specific Policies ("**SASP**"), SASP 29 and SASP 296.

On July 30, 2021, an employment area conversion request was submitted on behalf of WEG to the City of Toronto in respect of the Woodbine Lands as part of the City's Municipal Comprehensive Review ("MCR") process (the "**Woodbine Conversion Request**"). Following the approval by the City of the first tranche of employment conversion requests on July 22, 2022 through Official Plan Amendment No. 591 ("**OPA 591**"), WEG made further submissions to the Ministry of Municipal Affairs and Housing (the "**Minister**") dated February 3, 2023 and May 9, 2023 in support of its conversion request.

On July 19, 2023, City Council considered Item PH5.3, which included a Final Report from City Planning staff with recommendations on the final tranche of the MCR conversion requests including the Woodbine Conversion Request. City Council adopted Official Plan Amendment 653 ("**OPA 653**"), which partially approved the Woodbine Conversion Request by converting a portion of the northern part of the Woodbine Lands as *Mixed Use Areas*. On September 6, 2023, City Council adopted OPA 653 as By-law 822-2023. By-law 822-2023 is included herein as **Attachment "1"**. OPA 653 is now before the Minister for approval.

The Minister is now seeking public comments on OPA 653 through the Environmental Registry of Ontario (the "**ERO**"). This consultation process for OPA 653 is known as ERO No. 019-7731 and Ministry Reference No. 20-OP-238506.

We are writing on behalf of WEG to respectfully request the Minister exercise its authority and modify OPA 653 with respect to the Woodbine Lands. In support of this proposed modification to OPA 653 requested by WEG, we have included a Planning Addendum Report prepared by WEG's expert land use planning consultants WND Associates and included here as **Attachment "2"**.

More specifically, WEG requests that the Minister modify paragraph E) of OPA 653 to include the proposed Site and Area Specific Policy (the "**Woodbine SASP**") provided as Appendix "1" to the Planning Addendum Report included here as Attachment "2". The Woodbine SASP has been updated to reflect the change to Map 1 made by OPA 653 to redesignate the portion of the northern part of the Woodbine Lands as *Mixed Use Areas*. The effect of the Woodbine SASP on the remainder of the Woodbine Site is to also convert additional lands located within a proposed expanded Major Transit Station Area ("**MTSA**") boundary around the future Woodbine GO Station to *Mixed Use Areas*. For the reasons more particularly set out below, the Woodbine SASP represents good planning and provides a policy framework that appropriately facilitates this further conversion and supports the provision of much needed transit-oriented development within direct proximity to the new Woodbine GO Station. It is important to note that the Woodbine SASP has already been shared with both City Planning staff and the Minister through WEG's previous submissions through the MCR process.

**Therefore, as described above, WEG respectfully requests the Minister modify OPA 653 to additionally redesignate the Woodbine Lands that fall within the proposed expanded Woodbine GO Station MTSA boundary as *Mixed Use Areas*, to be supported by the Woodbine SASP policy framework included here as Appendix "1" to the Planning Addendum Report in Attachment "2".**

## **(ii) Background of Woodbine Employment Conversion Request, Ongoing Planning Matters, and Contribution of Funding and Delivery of the Woodbine GO Station by WEG**

As noted earlier, an employment area conversion request for the Woodbine Lands was submitted by WEG's former legal counsel Davies Howe LLP and WND Associates on July 30, 2021. This request was made through the City-initiated MCR process, and was submitted during the City Council-approved window to receive conversion requests. The Woodbine Conversion Request is known municipally as Conversion Request No. 074.

WEG has also initiated a master planning exercise, which contemplates the comprehensive redevelopment of the Woodbine Lands to allow for the achievement of a mixed use community, which could deliver more than 25,000 housing units and over 17,000 jobs, as well as 30 hectares of parks and open spaces. This master planning exercise has been undertaken in the context of the new Woodbine GO Station that will be constructed on the Woodbine Lands. The proposed new Woodbine GO Station, which is being partially funded by WEG, is planned to be constructed in the southeast portion of the site along the Metrolinx rail corridor. Woodbine has already advanced funds to Metrolinx for the construction of the Woodbine GO Station and is currently in advanced discussions with Metrolinx to secure the timely delivery of the new station, parking facilities and a regional bus hub on the Woodbine Lands. Ensuring that transit supportive densities – both residential and employment – are delivered in tandem with higher order transit is a cornerstone of the transit oriented and complete communities approach to planning, which WEG is actively working to facilitate for the Woodbine Lands.

Concurrent with the Woodbine Conversion Request, Woodbine has also engaged in detailed consultation with City Planning staff regarding the implementation of mixed use residential development in the northwest portion of the Woodbine Lands. This proposal implements existing residential permissions in that part of the Woodbine Lands that is subject to SASPs 29 and 296 of the City of Toronto Official Plan. On December 15, 2023, WEG submitted a Pre-Application Consultation (“**PAC**”) meeting request to the City of Toronto for a new Draft Plan of Subdivision. The purpose of Woodbine's proposed new Draft Plan of Subdivision application is to update and revise the existing Draft Plan approval for the northwest portion of the site in order to facilitate the intended mixed use residential development. A PAC meeting was held with City Planning staff on February 6, 2024.

Through the MCR consultation process, WEG and its consultants have provided numerous comment letters to City Planning staff<sup>1</sup>, Planning and Housing Committee<sup>2</sup> and to the Ministry of Municipal Affairs and Housing through the Environmental Registry of Ontario outlining support for the Woodbine Conversion Request as well as the related delineation of the Woodbine GO Station Major Transit Station Area (“**MTSA**”) (all previous correspondence included as **Attachments “3” through “8”**, herein). WEG also participated in MCR consultation meetings with City Planning staff on April 7, 2022 and December 12, 2022, where WEG's consultants reiterated a request for coordination of the MTSA delineation and the Woodbine Conversion Request and a strong desire to work with Staff on a comprehensive planning framework for the Woodbine Lands. To date, City

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<sup>1</sup> See letters submitted on behalf of WEG to City Planning Staff dated March 4, 2022 (**Attachment “3”**), May 13, 2022 (**Attachment “4”**) and May 15, 2023 (**Attachment “5”**).

<sup>2</sup> See letters submitted on behalf of WEG to Planning and Housing Committee dated March 24, 2022 (**Attachment “6”**), June 29, 2022 (**Attachment “7”**), and July 4, 2023 (**Attachment “8”**).

Planning Staff have not substantively engaged with WEG regarding their comments nor their requests for further working meetings.

### **(iii) Effect of OPA 653 on Woodbine Conversion Request and Woodbine Lands**

The City Council adopted version of OPA 653 revises Map 1 to the existing SASP 296, which applies to the entirety of the Woodbine Lands, to redesignate a portion of the northwest of the site identified as “Parcel C” from *General Employment Areas* to *Mixed Use Areas*.

WEG is supportive of OPA 653’s conversion of the lands shown as “Parcel C” on Map 1 of SASP 296 to reflect the approved Plan of Subdivision in the northern portion of the lands, which was the subject of extensive consultation with both City Planning Staff and the public at the time. WEG also supports the conversion of this area to *Mixed Use Areas*.

WEG remains concerned with the failure of OPA 653 to address the conversion request for the remainder of the Woodbine Lands, particularly within the area surrounding the new Woodbine GO Station. This further conversion, as proposed by WEG and supported by the applicable planning policies and principles of good planning, is necessary in order to provide the transit-supportive residential densities in proximity to the Woodbine GO Station that are essential to the development of a transit oriented community and a complete community in line with the provincial and municipal planning framework. By modifying OPA 653 to include the proposed Woodbine SASP for the Woodbine Lands, the Minister will ensure that these important policy goals are achieved.

### **(iv) Concerns with OPA 653**

WEG maintains significant concerns with respect to OPA 653’s failure to convert the portion of the Woodbine Lands around the Woodbine GO Station for residential and mixed use development. WEG disagrees with City Planning staff’s recommendation to City Council to retain these lands as *General Employment Areas* and *Core Employment Areas*. The Planning Rationale submitted with the Woodbine Conversion Request and the Planning Addendum Report included with this submission outline the significant policy support for WEG’s requested modification to OPA 653 in line with the Woodbine SASP also included here. Furthermore, the numerous supporting technical reports provided in the initial Woodbine Conversion Request as well as the further supporting information provided to the City in subsequent correspondence and meetings with City Planning Staff and through WEG’s submission letters to Planning and Housing Committee and the MMAH, all provide additional substantive support on the basis of land use planning principles to accept the further conversions requested by WEG.

Overall, the reasons provided by City Planning staff in Attachment 2 to the Staff Report dated June 16, 2023 (the “**Final MCR Assessment**”) considered by City Council when adopting OPA 653 do not adequately or appropriately recognize the need to support the extensive public and private investment in the Woodbine GO Station, through the development of a mixed use and transit-oriented complete community. The Woodbine GO Station has been a long-standing transit expansion project and central element of the planned transit system in the Toronto Official Plan. The area in the southeast portion of the Woodbine Lands has also been specifically included by City Council within the delineated Woodbine GO MTSA through OPA 575 and SASP 758, recognizing their close proximity and relationship to the planned higher order transit station. As a result, these lands should support mixed use transit supportive densities. However, the



boundaries of the MTSA as currently advanced by OPA 575 and SASP 758 do not properly take into consideration the existing land use patterns and unique geography of the Woodbine Lands around the Woodbine GO Station, and as a result represent an arbitrary delineation that does not conform to the applicable provincial and municipal planning policies. OPA 575 and SASP 758, which delineate the Woodbine GO MTSA boundary are also currently with the Minister for approval. As a result of our significant concerns with the MTSA boundary as proposed in OPA 575 and SASP 758, WEG has already made a submission to the Minister dated May 9, 2023 requesting a modification to the MTSA boundary that better aligns with the existing planning policy framework and that will result in additional residential lands to enable the achievement of transit supportive densities and a complete community around the Woodbine GO Station. The Woodbine SASP and WEG's request to the Minister to modify OPA 653 as outlined herein are consistent with Woodbine's separate request for the Minister to modify the boundary of the Woodbine GO Station MTSA through OPA 575 and SASP 758. These two submissions should be considered together.

In addition to the above general commentary, we wish to also identify the following comments and points of clarification with respect to the Final Assessment of the Woodbine Conversion Request used by City Planning staff to justify the partial approval for the Woodbine Lands in OPA 653:

- The Final Assessment does not acknowledge that SASP 29 identifies specific areas within the Toronto Pearson International Airport Operating Area ("**AOA**") that are located at both the northwest and southeast quadrants of the Woodbine Lands, and outside of the 30 NEF/NEP Composite Noise Contour, as having residential and non-employment land use permissions. This policy was subsequently confirmed in a letter from Gregg Lintern, then Acting Chief Planner, dated April 18 2012, and this was also outlined in detail to City Planning staff in WEG's comments on the Preliminary Assessment dated March 4, 2022 and rearticulated in subsequent meetings with staff.
- The Final Assessment does not acknowledge, or take into consideration, the long-standing and currently existing horse racetrack uses of the Woodbine Lands, and the associated and accessory uses which include housing, dormitories and other noise sensitive land uses.
- The Final Assessment outlines locational attributes in the Woodbine Lands' and proximity to adjacent *Employment Areas*, but it does not recognize the unique nature of the single ownership of the Woodbine Lands. In addition, staff's assessment fails to recognize the opportunities for significant buffering and separation of proposed residential uses on the Woodbine Lands from the areas located to the south and east and occupied by the Metrolinx Rail Corridor and Highway 27, respectively, and proposed non-residential uses. These unique features were previously outlined for staff in the Woodbine Community Plan that was submitted in support of the Woodbine Conversion Request.
- The Final Assessment does not accurately indicate that the Peer Reviewer of the Land Use Compatibility/Mitigation Study concluded that the submitted study was prepared according to the available guidelines. The only updates requested through the Peer Review process were required to confirm the use of the best industry practices with respect to analysis and recommendation of mitigation measures. In discussions with City Planning staff, WEG agreed that the conclusions of the assessment remain unchanged and that the

concerns that had been noted will be addressed in future assessments as the detailed design advances. Furthermore, WEG's land use compatibility and mitigation consultants have concluded that they were satisfied that the concerns raised can be appropriately addressed.

- The Final Assessment fails to properly consider the need to provide residential uses within close proximity to the Woodbine GO Station, which is required to achieve a complete community and to effectively make use of significant investment by WEG into the GO transit station on its lands.

Despite numerous requests for further working sessions from WEG and their consultants, City Planning staff have not further engaged with respect to compatibility, mitigation or any other matters outlined in the Final Assessment.

#### **(v) Conclusion**

The Woodbine Conversion Request proposal to redesignate the Woodbine Lands to *Mixed Use Areas* and to implement the Woodbine Community Plan in support of that redesignation will provide for significant additional employment on the Woodbine Lands, which is compatible with the existing horse racetrack operations, in addition to creating significant new residential uses in a complete community in proximity to new public transit and outside of the airport noise contours.

The conversion of the Woodbine Lands within an expanded MTSA delineation is appropriate to ensure the timely delivery of employment and residential uses to support the significant investment in higher order transit which is being partially funded by WEG and continues through the construction of the Woodbine GO Station and associated transit infrastructure upgrades. These submissions provide a comprehensive planning policy framework through the Woodbine SASP for the lands within WEG's proposed Woodbine GO MTSA boundary, which would ensure that those lands are developed to be consistent with the current applicable planning policy framework for this site as well as accommodating the priorities of both the Province and City for appropriate *Employment Area* conversions and the need to support transit-oriented complete communities.

**For the planning reasons set out above, WEG respectfully requests the Minister modify the SASP policies and Map 1 in paragraph E) of OPA 653 to additionally redesignate the Woodbine Lands that fall within the proposed expanded Woodbine GO Station MTSA boundaries *Mixed Use Areas*, to be supported by the Woodbine SASP policy framework provided in Appendix "1" to the Planning Addendum Report in Attachment "2", which has already been shared by WEG with City Planning staff and the Minister.**

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Should you have any questions about the above, please do not hesitate to contact me or WEG's planning consultant, Tyler Peck of WND Associates, at 416-968-3511 ext. 122 or [tpeck@wndplan.com](mailto:tpeck@wndplan.com).

Yours truly,

AIRD & BERLIS LLP



Eileen P. K. Costello  
EPKC/AJS  
Encl.  
55982095.2

**5 HH 1'**

Authority: Planning and Housing Committee Item PH5.3,  
as adopted by the City of Toronto Council on July 19 and  
20, 2023 and amended by MM10.2, by Councillor Shelley  
Carroll, seconded by Councillor Gord Perks, as adopted by  
City of Toronto Council on September 6, 2023  
City Council voted in favour of this by-law on  
September 6, 2023  
Written approval of this by-law was given by Mayoral  
Decision 12-2023 dated September 6, 2023



**CERTIFIED TRUE COPY**  
**John D. Elvidge, City Clerk**

Digitally signed document  
Use PDF reader to verify

2023-09-14

## **CITY OF TORONTO**

### **BY-LAW 822-2023**

#### **To adopt Amendment 653 to the Official Plan for the City of Toronto with respect to Conversion Requests for Employment Areas.**

Whereas authority is given to the City of Toronto under the Planning Act, R.S.O. 1990, c. P.13,  
as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided information to the public, and held an open  
house and special public meeting in accordance with the requirements of Sections 17 and 26 of  
the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 653 to the Official Plan is hereby adopted pursuant to the  
Planning Act, as amended.

Enacted and passed on September 6, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



### AMENDMENT 653 TO THE OFFICIAL PLAN

The Official Plan of the City of Toronto is amended as follows:

#### Conversion Requests

- A) Amend Map 2 as shown on the map appended to this amendment as Appendix 1.
- B) Amend Maps 13 to 23 inclusive by redesignating lands as shown below and on the maps appended to this amendment as Appendix 2.

CR	Municipal Address/Location	Land Use Designation	OPA 653 Land Use Change(s)	Land Use Plan Map
008, 026, 052, 053, 057, 058, 060, 061, 075, 085	3266, 3280, 3290, 3300 Midland Avenue and 50, 70 Silver Star Boulevard  4711, 4723, 4733 and 4751 Steeles Avenue East  4016 and 4020 Finch Avenue  2901-2913 Kennedy Road, 21 Trojan Gate, 4040 Finch Avenue East, and 15- 19 Milliken Boulevard  4140 Finch Avenue East  4186-4190 Finch Avenue East  3360 Midland Avenue  681 Silver Star Boulevard  29 Redlea Avenue  3447 Kennedy Road	General Employment Areas, Core Employment Areas	Regeneration Areas	19
009	20 Brentcliffe Road	General Employment Areas	Mixed Use Areas	17

<b>CR</b>	<b>Municipal Address/Location</b>	<b>Land Use Designation</b>	<b>OPA 653 Land Use Change(s)</b>	<b>Land Use Plan Map</b>
012	1455-1457 McCowan Road and 41-47 Milner Avenue (portion of)	General Employment Areas	Regeneration Areas <sup>1</sup>	19
015, 032	15 Gervais Drive and 39 Wynford Drive	General Employment Areas	Regeneration Areas	20
016, 033	1121 Leslie Street and 1123 Leslie Street	General Employment Areas	Regeneration Areas	20
018, 018A	1760 and 1774 Ellesmere Road (portion of)	General Employment Areas	Mixed Use Areas <sup>2</sup>	19
025	1001 Ellesmere Road	General Employment Areas	Mixed Use Areas	20
035	1655 Dupont Street	Core Employment Areas	General Employment Areas	17
038	9 Davies Avenue, 600 Queen Street East and 16 Carroll Street	Core Employment Areas	Mixed Use Areas, Core Employment Areas	18
046, 037	4630 and 4570 Sheppard Avenue East (portion of)	General Employment Areas	Regeneration Areas, General Employment Areas <sup>3</sup>	19
059, 121, and Staff Initiated	99, 109, 116, 116R and 126-142 Ryding Avenue and 90 Ethel Avenue	Core Employment Areas	Mixed Use Areas	17
074	555 Rexdale Boulevard (portion of)	General Employment Areas	Mixed Use Areas	13
076, 096	2541-2549 Weston Road and 2625 Weston Road	General Employment Areas	Regeneration Areas	13
077	171 East Liberty Street and 37 Hanna Avenue (western portion)	Core Employment Areas	Mixed Use Areas	18

<b>CR</b>	<b>Municipal Address/Location</b>	<b>Land Use Designation</b>	<b>OPA 653 Land Use Change(s)</b>	<b>Land Use Plan Map</b>
078	920 and 930 Progress Avenue	General Employment Areas	Institutional Areas	22
098B	44-56 Colville Road	Core Employment Areas	General Employment Areas	17
101, 102	2021 Kennedy Road 1, 8, 11-37, 12, 16, 20-26 William Kitchen Road, and 60 Progress Avenue	Core Employment Areas, General Employment Areas	Regeneration Areas	19
111	60 Paton Road	Core Employment Areas	General Employment Areas	18
112	160 Queens Plate Drive	General Employment Areas	Regeneration Areas	13
128	2270 Morningside Avenue (portion of)	General Employment Areas	Mixed Use Areas <sup>4</sup>	22

1. The boundaries of the land use designations on Map 2, Urban Structure and Map 19, Land Use Plan respecting the lands at 1455-1457 McCowan Road and 41-47 Milner Avenue are general and adjustments to the boundaries may be made through the submission of a Zoning By-law Amendment application.
2. The boundaries of the land use designations on Map 2, Urban Structure and Map 22, Land Use Plan respecting the lands at 1774 and 1760 Ellesmere Road are general and adjustments to the boundaries may be made through the submission of a Zoning By-law Amendment application.
3. 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 completion and adoption of a Secondary Plan or Site and Area Specific Policy.
4. The boundaries of the land use designations on Map 2, Urban Structure and Map 22, Land Use Plan respecting the lands at 2270 Morningside Avenue are general and adjustments to the boundaries may be made through the submission of a Zoning By-law Amendment application.

C) Chapter 6, Secondary Plans, is amended as follows:

- (i) Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by adding the following map and policies for Site and Area Specific Policy 10:

**'10. Western Portion of 171 East Liberty Street and 37 Hanna Avenue**



A mixed-use and mixed-income development is permitted provided that:

- a) A minimum of 25,000 square metres or 15 percent of the total gross floor area of the development, whichever is greater, will be employment gross floor area that:
- i) Will be comprised of non-residential uses that are compatible with residential uses determined by a Compatibility/Mitigation Study;
  - ii) Will be constructed on the lands prior to or concurrent with any residential gross floor area; and
  - iii) A minimum of 51 percent of the required employment gross floor area shall be *Core Employment Areas* uses such as office, performing arts studios, artist studios, cultural industry spaces, light manufacturing, incubator spaces and/or co-working space.
- b) The existing animated, weather-protected public pedestrian connection and retail mews through the lands that connects East Liberty Street to Hanna Avenue will be maintained and where feasible, expanded upon within any redevelopment of the lands to

provide a unique mix of publicly-accessible storefront spaces with different retail unit sizes.

- c) The existing building located on the property municipally known in the year 2022 as 171 East Liberty Street should be retained and conserved on-site as it contributes to the heritage character of the surrounding area.
- d) Any mixed-use redevelopment of the lands will be strongly encouraged to incorporate space for community facilities and services in the new development, in particular a child care centre.
- e) 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 *Core Employment Areas*.
- f) As part of a complete Zoning By-law Amendment application a Compatibility/Mitigation Study, and Noise Impact Study shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
- g) 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.
- h) 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.



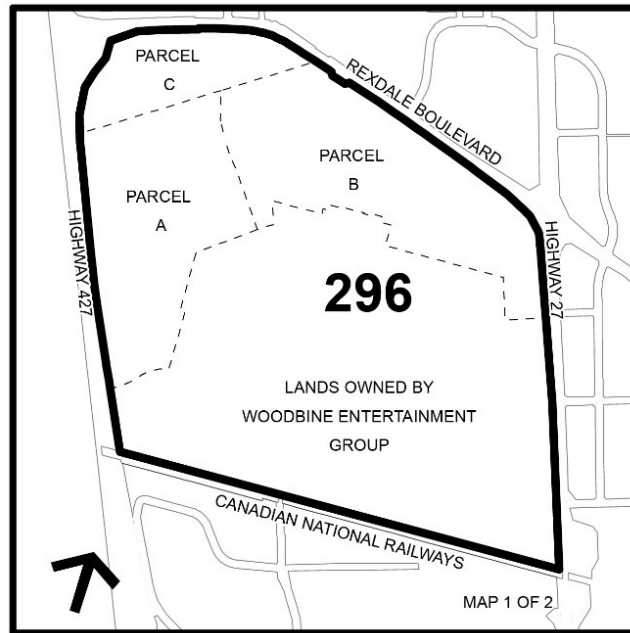
Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.

- i) The provision of affordable housing required by Policy g) and Policy h) shall be secured through one or more agreements with the City.
- j) 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.
- k) 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) and Policy h) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy g) and Policy h) above.'

D) Chapter 6, Section 14, Garrison Common North Secondary Plan, Site and Area Specific Policies, are revised as shown in the table below.

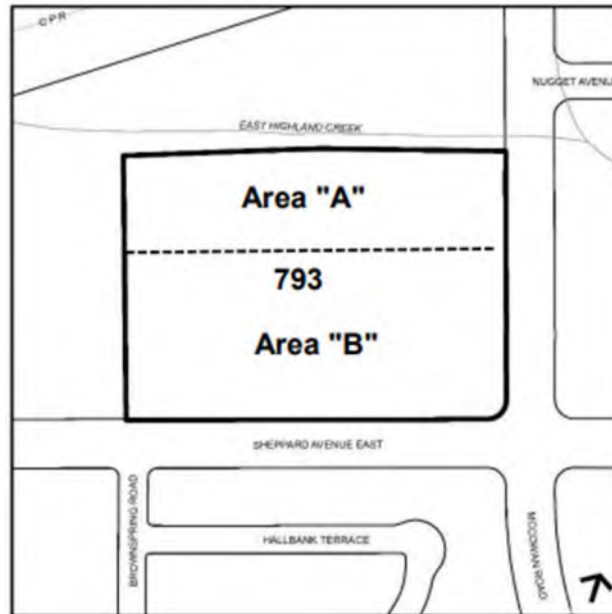
<b>CR</b>	<b>Municipal Address/Location</b>	<b>SASP</b>	<b>SASP Key Map</b>	<b>SASP Key Map Change</b>
077 (TEY)	Portion of 171 East Liberty	4	14-1	Revise Boundary to not overlap with SASP 10
077 (TEY)	Western Portion of 171 East Liberty and 37 Hanna Avenue	10	14-1	Add lands

- E) Chapter 7 Site and Area Specific Policies, is amended as follows:
- (i) Chapter 7, Site and Area Specific Policies, is amended by deleting and replacing Map 1 of 2 in Site and Area Specific Policy 296, for the lands known municipally in 2022 as 555 Rexdale Boulevard, as shown below:



- (ii) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 793, and the associated map below, for the lands known municipally in 2022 as 4630 Sheppard Avenue East & 4570 Sheppard Avenue East, 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 the completion of a Secondary Plan or Site and Area Specific Policy.
- b) All uses permitted under the *General Employment Areas* designation and *Regeneration 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 a Secondary Plan or Site and Area Specific Policy.
- c) No form of residential uses and/or live-work uses, will be permitted in *General Employment Areas* or *Regeneration Areas*, prior to the adoption of a Secondary Plan or Site and Area Specific Policy.
- 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"

through the Secondary Plan or Site and Area Specific Policy, holding provisions may be established in order to ensure compatibility and mitigation concerns are adequately addressed. The holding symbol may be removed after Council is satisfied, having had 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 *General* or *Core Employment Areas*;
  - iii) demonstrate 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, that such analysis shall include noise, air quality, lighting; and overlook studies; and
  - iv) that the influence area of all stationary sources is delineated as part of the Secondary Plan or Site and Area Specific Policy and resulting mitigation policies are included.
- e) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas*, the area study leading to the Secondary Plan or Site and Area Specific Policy will include:
- i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas* and/or *General Employment Areas* and/or *Parks and Open Space* as appropriate. The Land Use Plan will:
    - A) inform building heights and densities across the lands to be included within the Secondary Plan or Site and Area Specific Policy;
    - B) determine the minimum employment gross floor area, which will exceed the existing employment gross floor; 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; and



- 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.
- f) 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 a minimum amount of affordable housing as follows:
  - i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent 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) 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.
- h) The provision of affordable housing required by Policy f) and Policy g) shall be secured through one or more agreements with the City.
- i) 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.
- j) 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 f) and 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) and Policy g) above.
- k) 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.
- l) As part of a complete Zoning By-law Amendment application for the lands a Compatibility/Mitigation Study shall be submitted that will be peer reviewed, at the applicant's expense, and implemented to the City's satisfaction, which may include lifting any holding provisions established through the Secondary Plan or Site and Area Specific Policy, pursuant to Policy d) above.'

- (iii) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 827, and the associated map below, for the lands known municipally in 2022 as 20 Brentcliffe Road, as follows:

**'827. 20 Brentcliffe Road**



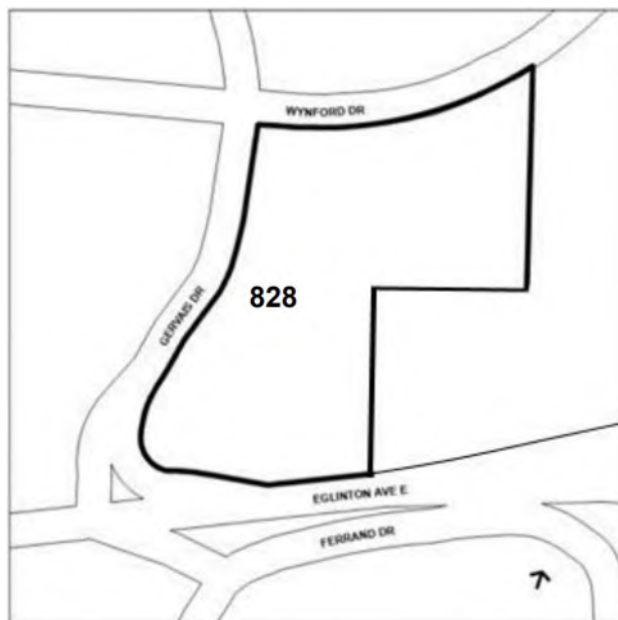
A mixed use and mixed-income development is permitted on the lands provided that:

- a) A minimum of 15 percent of the total gross floor area of the development will be employment gross floor area that will:
  - i) Be developed and maintained prior to or concurrent with residential uses; and
  - ii) be comprised of uses permitted in *General Employment Areas* that are compatible with residential uses.
- b) Development will be compatible with the Employment Areas to the south and west.
- c) The on-site location of parkland be considered as a priority and in the context of Laird In Focus.
- d) Development of the lands will provide:
  - i) midblock pedestrian connections and streetscape improvements identified in Laird In Focus; and

- ii) with the exception of a limited number of short term or temporary visitor parking, all resident car parking spaces located below grade.
- e) Any proposed residential or mixed use tower will achieve a minimum tower separation of 25 metres from any existing or approved residential towers on neighbouring properties.
- f) New development containing residential units on the site will secure a minimum amount of affordable housing as follows:
  - i) if a condominium development is proposed, a minimum of 7 percent of the total number of new residential units shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential units 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) 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.
- h) The provision of affordable housing required by Policy f) and Policy g) shall be secured through one or more agreements with the City.
- i) Conditions to be met prior to the adoption of the Zoning By-Law 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.
  - j) 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 f) and 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) and Policy g) above.
  - k) As part of a complete Zoning By-law Amendment for the lands to introduce sensitive land uses, including residential uses, a Compatibility/Mitigation Study shall be submitted, peer reviewed and implemented, at the owner's expense, to the City's satisfaction.'
- (iv) Chapter 7, Site and Area Specific Policies, is amended by concurrently:
- i. removing the lands known municipally in 2022 as 15 Gervais Drive, and 39 Wynford Drive from Site and Area Specific Policy 394 – "Business Parks along the Don Valley Parkway Corridor".
  - ii. adding Site and Area Specific Policy 828, and the associated map below, for the lands known municipally in 2022 as 15 Gervais Drive, and 39 Wynford Drive as follows:

**'828. Eglinton Avenue East and Gervais Drive**





- a) All uses permitted under *the General Employment Areas* designation and *Regeneration Areas* designation, 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 a local area study that results in a Secondary Plan or Site or Site and Area Specific Policy.
- b) No form of residential uses and/or live-work uses will be permitted in *General Employment Areas* or *Regeneration Areas*, prior to the adoption of a Secondary Plan or Site and Area Specific Policy.
- c) A minimum of 15 percent of the total gross floor area on the lands, or 1.0 times the site area, excluding lands conveyed to the City or other public body for new parks, open spaces, natural areas, streets and/or lanes, whichever is greater, will be non-residential gross floor area, and:
  - i) a minimum of 51 per cent of the minimum required non-residential gross floor area be comprised of uses permitted in *Core Employment Areas* and must be compatible with residential uses; and
  - ii) be developed prior to or concurrent with any residential uses on the lands in accordance with the Phasing Strategy and Implementation Plan in Policy d) ii) below.
- d) The local area study leading to the Secondary Plan or Site and Area Specific Policy will result in the following:
  - i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas*, *Apartment Neighbourhoods*, *General Employment Areas*, and/or *Parks* and *Open Space* as appropriate. The Land Use Plan will:
    - A) determine building heights and densities across the lands to be included within the Secondary Plan or Site and Area Specific Policy;
    - B) determine the list of permitted non-residential uses as well as maximum percentages of these uses that contribute to the employment gross floor area;
    - C) built form policies that outline the location, scale and massing of new development; and
    - D) compatibility between the lands and nearby land uses.

- ii) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services. The Phasing Strategy:
  - A) 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;
  - B) must consider necessary transportation and servicing infrastructure (including watermain and hydrants) to support all phases of development in accordance with the Transportation Plan; and
  - C) may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.
- iii) A Block Context Plan will be prepared that applies the City's "Complete Streets" principles, considers the findings of the Transportation Plan, and establishes a network of public streets, development blocks, pedestrian and cycling facilities and connections, parks and open spaces that contributes to a safe, comfortable and connected public realm, and considers potential future relocation of the existing bus terminal, with associated future right of way widening requirements and street network updates.
- iv) A Community Services and Facilities Strategy will be prepared that will:
  - A) build on the findings of the Don Mills Crossing Community Services and Facilities Profile and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations that reflect the introduction of any mixed-use development;
  - B) identify appropriate community space and facilities needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and
  - C) set out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.

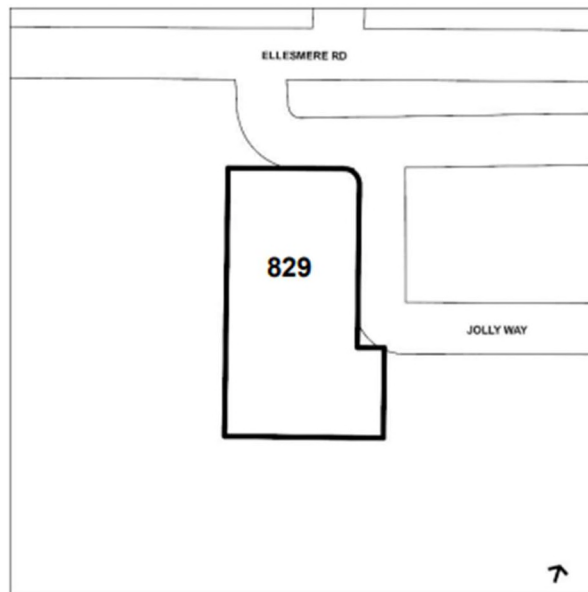
- v) A Transportation Plan will be prepared that will:
  - A) build on the findings of the Don Mills Crossing - Mobility Planning Study and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations to support new development;
  - B) ensure that the transportation network and infrastructure can accommodate existing and new development and provide efficient and safe transportation for all modes including cycling and walking;
  - C) identify required transportation infrastructure for the lands;
  - D) identify required transportation network improvements to support growth in the study area;
  - E) consider an area of influence including but not limited to an area bounded by Don Mills Road to the west, the CPR Railway to the north, Don River to the east and Eglinton Avenue East to the south; and
  - F) identify required measures that will provide for improved connections through the lands, and assess the potential for vehicle, pedestrian, and bicycle connections across the Don Valley Parkway corridor to the Don River to the east.
- vi) A Parks and Open Space Plan will be prepared that identifies the location of new public parks and Privately Owned Publicly-Accessible Space ("POPS").
- e) 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 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing; and
  - 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.
- f) 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.
- g) The provision of affordable housing required by Policy e) and Policy f) and 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 e) and Policy f) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy e) and Policy f) above.
- i) Conditions to be met prior to the removal of a holding ("H") provision 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.
- j) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study will be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, that identifies any necessary mitigation measures to be incorporated into the development design.
- k) 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*.'

- (v) Chapter 7, Site and Area Specific Policies, is amended by concurrently:
- i. amending the map in Site and Area Specific Policy 457, "1001 Ellesmere Road", by removing Parcel A from the associated map, removing Policy a), and renumbering the policies accordingly; and
  - ii. adding Site and Area Specific Policy 829, and the associated map below, for a portion of the lands known municipally in 2022 as 1001 Ellesmere Road, as follows:

**'829. 1001 Ellesmere Road**



- a) A minimum employment gross floor area of 2,500 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 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent 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.
- 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.

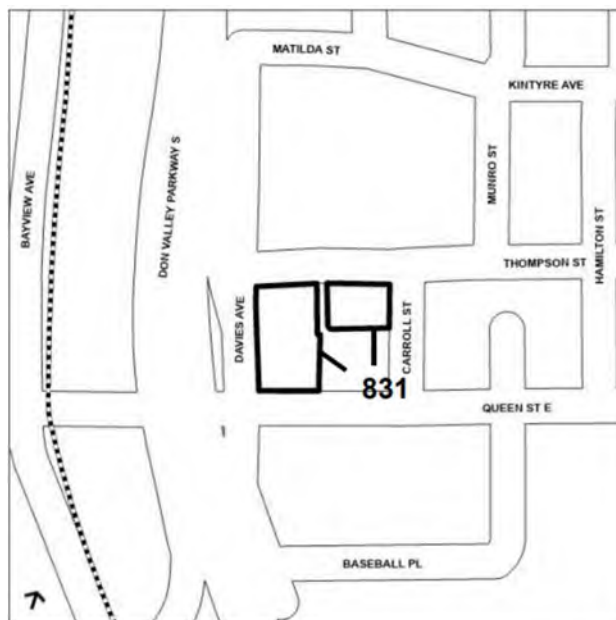
- f) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy b) and Policy c) will no longer apply, but only 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 for the lands, the following will be submitted:
  - i) a Compatibility/Mitigation Study peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
  - 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* and *Core Employment Areas*.'
- (vi) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 830, and the associated map below, for the lands known municipally in 2022 as 1655 Dupont Street, as follows:

**'830. 1655 Dupont Street**



- a) Stand alone retail uses of 6,000 square metres or greater are not permitted on the subject lands.
  - b) The existing Viceroy Factory building located on the lands will be retained and conserved on-site.
  - c) Any development of the lands will provide appropriate access to the West Toronto Rail Path through the lands.
  - d) Any development of the lands will incorporate streetscape improvements.
  - e) Open spaces and plazas accessible to the public along Dupont Street and West Toronto Rail Path that complement the public realm are encouraged.
  - f) Recreational, office, retail uses or other employment uses with a high number of employees and customers must be set back from the property line of the rail corridor. The appropriate set back and the appropriate risk mitigation will be determined through a Rail Safety and Risk Mitigation Study, peer-reviewed at the expense of the owner, to satisfaction of the City, and reviewed by the applicable rail operator.'
- (vii) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 831, and the associated map below, for the lands known municipally in 2022 as 9 Davies Avenue, 600 Queen Street East and 16 Carroll Street, as follows:

**'831. 9 Davies Avenue, 600 Queen Street East and 16 Carroll Street**





A mixed-use and mixed-income development is permitted provided that:

- a) A minimum of 1,000 square metres or 15 percent of the total gross floor area of the development on the *Mixed Use Areas* portion of the lands, whichever is greater, will be employment gross floor area that:
  - i) Will be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses determined by a Compatibility/Mitigation Study;
  - ii) Will be constructed on the *Mixed Use Areas* portion of the lands prior to or concurrent with any residential gross floor area; and
  - iii) A minimum of 51 percent of the required employment gross floor area shall be *Core Employment Areas* uses such as office, performing arts studios, artist studios, cultural industry spaces, light manufacturing, incubator spaces and/or co-working space.
- b) The existing 6 storey studio building located on the property municipally known in the year 2022 as 9 Davies Avenue will be retained and conserved on-site as it contributes to the heritage character of the surrounding area.
- c) A portion of a lands situated within the *Core Employment Areas* portion of the lands may be used for parking, loading, service, access and/or mechanical facilities that serve both the users of the *Mixed Use Areas* portion of the development and users of the *Core Employment Areas* portion of the development. No residential uses are permitted within the *Core Employment Areas*.
- d) Development within the *Core Employment Areas* portion of the lands will be compatible with the residential development in the *Mixed Use Areas* portion of the lands and in the surrounding area.
- e) 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 *Core Employment Areas*.
- f) 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.

- g) 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.
- h) 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.
- i) The provision of affordable housing required by Policy g) and Policy h) shall be secured through one or more agreements with the City.
- j) 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.

- k) 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) and Policy h) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy g) and Policy h) above.'
- (viii) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 832, and the associated map below, for the lands known municipally in 2022 as 99, 109, 116, 116R and 126-142 Ryding Avenue and 90 Ethel Avenue, as follows:

**'832. Lands along Ryding Avenue, east of Gourlay Crescent (99, 109, 116, 116R and 126-142 Ryding Avenue and 90 Ethel Avenue)**



- a) Legally established industrial meat processing and distribution uses are permitted on the lands prior to the completion of a local area study that results in a framework for new development.
- b) Residential uses and/or live-work uses will not be permitted on the lands prior to the adoption of a Site and Area Specific Policy that includes a framework for new development on the lands.
- c) The framework for new development on the lands to be set out in a subsequent Site and Area Specific Policy will follow a local area study and include:
- i) A requirement that residential and sensitive non-residential uses may only be permitted on the lands once industrial

meat processing and distribution uses cease to operate on the lands.

- ii) A Land Use Plan that will:
  - A) inform building heights and densities across the lands; and
  - B) ensure appropriate land uses are located in proximity to lands located to the east and designated *General Employment Areas*.
- iii) A Community Services and Facilities Strategy that builds on the findings of the Keele-St. Clair Community Services and Facilities assessment conducted as part of the Keele-St. Clair Local Area Study and:
  - A) provides updated recommendations to reflect the introduction of any mixed-use development on the lands;
  - B) identifies appropriate community space and facilities needs; and
  - C) sets out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
- iv) A Servicing Plan that identifies water, sanitary and stormwater infrastructure for the lands and off-site improvements required to support new development.
- v) A Public Street and Lane Plan that accommodates new development and ensures appropriate pedestrian, cycling and vehicle connectivity with lands that are adjacent to the lands.
- vi) A strategy to ensure a balance of residential and non-residential growth that:
  - A) requires development on the lands to provide a minimum non-residential gross floor area equivalent to 1.0 times the site area, excluding lands conveyed to the City or other public body for new parks, open spaces, natural areas, streets and/or lanes, or 15 percent of the total gross floor area of the proposed development, whichever is less;

- B) establishes that home occupation and live/work units on the lands will not contribute to the minimum required non-residential gross floor area;
  - C) requires the minimum required non-residential gross floor area to include a specified amount of gross floor area for *Employment Areas* uses such as offices, research and development facilities, information and technology facilities, artist studios and co-working spaces; and
  - D) ensures that the minimum non-residential gross floor area required on each site be developed prior to or concurrent with residential development.
- vii) A requirement that as part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, to identify any necessary mitigation measures to be incorporated into the development design to recognize the operation of the freight rail (shunting) yard to the south and other uses on nearby lands designated *Employment Areas*.
- d) 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 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;
  - 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.

- e) 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.
- f) The provision of affordable housing required by Policy d) and Policy e) shall be secured through one or more agreements with the City.
- g) 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.
- 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 d) and Policy e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) and Policy e) above.'

- (ix) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 833, and the associated map and Schedule 1 below, for the lands known municipally in 2022 as 2541-2549 Weston Road and 2625 Weston Road, as follows:

**'833. Southeast of Highway 401 and Weston Road (2541-2549 Weston Road and 2625 Weston Road)**



- a) All uses permitted by the *Regeneration Areas* designation, with the exception of residential uses, overnight accommodation and live-work uses, are permitted on the lands prior to the completion of a Secondary Plan.
- b) No form of residential uses, overnight accommodation and/or live-work uses are permitted on the lands prior to the adoption of a Secondary Plan.
- c) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas*, the area study leading to the Secondary Plan for the lands will include:
  - i) A Land Use Plan that provides for the redesignation of the lands to *Mixed Use Areas* and/or *Apartment Neighbourhoods* and/or *Neighbourhoods* and/or *Parks and Open Space Areas* and/or *General Employment Areas* as appropriate. The Land Use Plan will:
    - A) inform building heights and densities across the lands to be included within the Secondary Plan;

- B) determine the minimum non-residential gross floor area on the lands, as set out in Schedule 1; and
  - C) determine the list of permitted non-residential uses as well as maximum percentages of these uses that contribute to the non-residential 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, and is coordinated with development planned northeast of Oak Street and Knob Hill Drive;
- 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; and
- ix) A requirement that where appropriate a Rail Safety and Rail Mitigation Report be part of a complete Zoning By-law Amendment application, and that the report be



submitted, peer reviewed and implemented to the City's satisfaction, and reviewed by the applicable rail operator.

- d) The Secondary Plan will also include a Housing Plan where 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 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent 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.
- e) 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.
- f) The provision of affordable housing required by Policy d) and Policy e) shall be secured through one or more agreements with the City.
- g) 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.

- 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 d) and Policy e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) and Policy e) above.

**Schedule 1: Minimum Non-Residential Gross Floor Area**

Area A	A minimum of 45,000 square metres or 15 percent of the total gross floor area on Area A, whichever is greater.
Area B	A minimum of 28,000 square metres or 15 percent of the total gross floor area on Area B, whichever is greater.'

- (x) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 834, and the associated map and Schedule 1 below, for the lands known municipally in 2022 as 920 and 930 Progress Avenue, as follows:

**'834. 920 and 930 Progress Avenue**



- a) Seniors accommodation facilities are permitted on the entire site, including:
- i) Nursing home and/or long term care facility as defined in *the Long-Term Care Homes Act, 2007*, as amended, replaced or superseded; and

- ii) Retirement home as defined in the *Retirement Homes Act, 2010*, as amended, replaced or superseded.
- b) A minimum non-residential gross floor area of 10,000 square meters or 15 percent of the total gross floor area on the lands, whichever is greater, will be comprised of the uses listed in "Schedule 1" such that:
  - i) Uses listed in Column 1 will account for 51 percent or more of the minimum non-residential gross floor area;
  - ii) Uses listed in Column 2 will account for 49 percent or less of the minimum non-residential gross floor area;
  - iii) Uses listed in Column 3 will not be counted towards the minimum non-residential gross floor area; and
  - iv) Non-residential gross floor area will be developed prior to or concurrent with any residential uses on the lands.
- c) 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 a minimum amount of affordable housing as follows:
  - i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent 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.
- d) 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.

- e) The provision of affordable housing required by Policy c) and Policy d) shall be secured through one or more agreements with the City.
- f) 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.
- g) 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) and Policy d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy c) and Policy d) above.
- h) Permitted uses in Policy a) are excluded from the site area limitations set out in Policy c).
- i) A part of a complete Zoning By-Law Application, the following will be submitted:
  - i) Compatibility/Mitigation Study peer reviewed and implemented, at the applicant's expense, to the City's satisfaction; and
  - ii) a Block Context Plan to ensure the appropriate integration with the surrounding *Institutional Areas*.
- j) Sensitive land uses, including new permitted 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 and Core Employment Areas*.

**Schedule 1: Non-Residential Uses referred to under Policy b)**

Column 1 (51 percent)	Column 2 (49 percent)	Column 3
Office	Ancillary Retail	Places of Worship
Medical office	Services (including Restaurants, indoor recreation centres, Day Cares)	Community Recreation Centre
Laboratory or medical clinic	Post-Secondary Institutions, Business and Industrial Trade Schools	Nursing home, retirement home, long term care home as referred to in Policy a)
Health related diagnostic uses	Banquet Halls	
Scientific Research and Development		

- (xi) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 835, and the associated map below, for part of the lands known municipally in 2022 as 44-56 Colville Road, as follows:

**'835. 44-56 Colville Road**



- a) Development on the lands will be coordinated where feasible with future redevelopment of lands in the *Mixed Use Area* located to the north.

- b) Major retail development with 6,000 square metres or more of retail gross floor area is permitted as a primary use on the lands provided, through a Zoning By-law Amendment application:
- i) the transportation demands and impacts generated by the development, particularly upon nearby residential neighbourhoods and the *Employment Area*, are reviewed and necessary improvements and mitigation measures can be completed;
  - ii) access by the general public is achieved through lands designated *Mixed Use Areas* to the north and northwest, to protect the *Employment Area* and prevent transportation impacts on Colville Road which may only be used for employment uses pertaining to the lands;
  - iii) it is demonstrated that the existing and planned function of the *Employment Area*, including the movement of goods and employees, is not adversely affected;
  - iv) it is demonstrated that the economic health and planned function of any nearby retail shopping districts are not adversely affected;
  - v) new public and private streets, as deemed to be appropriate by the City, are provided on the lands and the *Mixed Use Area* lands located to the north to complement the area street network and provide improved pedestrian access and amenity;
  - vi) the retail building is clearly visible and directly accessible from the sidewalks of the public and private streets; and
  - vii) parking is integrated within and/or located behind or at the side of the building.'

- (xii) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 836, and the associated map below, for the rear portion of the lands known municipally in 2022 as 266 and 268 Royal York Road, as follows:

**'836. Rear portion of 266-268 Royal York Road**



- a) Parking, loading, service, access and/or mechanical facilities to serve the uses on the *Mixed Use Areas* part of the lands known municipally in 2022 as 266-268 Royal York Road are permitted in Area A.
- b) Underground parking to serve the uses on the *Mixed Use Areas* part of the lands known municipally in 2022 as 266-268 Royal York Road is permitted in Area B.
- c) *Core Employment Areas* uses on the lands are limited to those that are compatible with residential uses. No residential uses are permitted on the lands.'

- (xiii) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 837, and the associated map below, for lands known municipally in 2022 as 60 Paton Road, as follows:

**'837. 60 Paton Road**



- a) Stand alone retail uses of 6,000 square metres or greater are not permitted on the subject lands.
- b) Any development of the lands will incorporate streetscape improvements along Paton Road.
- c) Recreational, office, retail uses or other employment uses with a high number of employees and customers must be set back from the property line of the rail corridor. The appropriate set back and the appropriate risk mitigation will be determined through a Rail Safety and Risk Mitigation Study, peer-reviewed at the expense of the owner, to satisfaction of the City, and reviewed by the applicable rail operator.'



- (xiv) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 838, and the associated map below as follows:

**'838. Northern portion of 65 and 87 Heward Avenue**



- a) In addition to all relevant Official Plan policies and uses permitted under the *Core Employment Areas* land use designation, film and media facilities that are intended to strengthen and reinforce the land's primary employment uses are also permitted.
- b) Secondary uses including retail and service commercial may be permitted on the portion of the lands fronting onto Eastern Avenue up to a maximum of 20 percent of the gross floor area of the building. The retail and service commercial uses shall support the viability of the land's primary employment uses as well as provide amenities for the land's current and future employees.
- c) Stand alone retail uses of 6,000 square metres or greater are not permitted on the subject lands.
- d) As a condition of development approval, the City shall advise proponents of the development in the Lower Don SPA of the risks associated with the construction of buildings and/or structures in advance of the flood protection infrastructure being complete and functional.
- e) The City will require that proponents of development seeking approvals in advance of the flood protection infrastructure being complete and functional:

- i) prepare an Emergency Management Plan to the satisfaction of the City, in consultation with TRCA, addressing the protection of human health and safety and the protection of property (site, buildings, equipment) during and after construction until the TRCA has confirmed in writing that the site is permanently flood protected; and
- ii) enter into an agreement(s) with the City, to the City's satisfaction that:
  - A) addresses the protection of public health and safety, the protection of property, the acceptance of all risk by the proponent and the removal of any liability for public authorities; and
  - B) includes a complete indemnification, to the satisfaction of the City in consultation with TRCA and MMAH/MNRF, of all public authorities from any liability and costs, including those due to (i) property damage, injury or loss of life due to flooding during and after construction until the flood protection infrastructure is complete and functional from a flood plain management perspective; and (ii) losses due to delay caused by a failure of the flood protection infrastructure to be completed or to be completed within the anticipated time frame.
- f) The City and other public agencies shall monitor and maintain the flood protection infrastructure to confirm its continued function in accordance with the approved design, such that it provides permanent protection against future increases in regulatory flows and levels in the Lower Don area.

- (xv) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 839, and the associated map below, for the lands known municipally in 2022 as 350 Campbell Avenue, as follows:

**'839. 350 Campbell Avenue**



- a) A minimum of 1,000 square metres of employment gross floor area (excluding retail uses) will be incorporated into the redevelopment of the lands at 350 Campbell Avenue. The appropriate type of employment use will be determined through a Rail Safety and Rail Mitigation Report that is peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- b) The minimum employment gross floor area required in Policy a) may be located on the adjacent lands at 321-355 Symington Avenue provided that the required employment gross floor area is constructed on the lands prior to or concurrent with any residential gross floor area on the *Mixed Use Areas* lands at 321-355 Symington Avenue. The employment uses will be compatible with the surrounding uses determined by a Compatibility/Mitigation Study that is peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
- c) The lands at 350 Campbell Avenue may be used for parking, loading, service, access and/or mechanical facilities to serve the mixed-use development at 321-355 Symington Avenue. No residential uses are permitted on 350 Campbell Avenue.'

- (xvi) Chapter 7, Site and Area Specific Policies, is amended by concurrently:
- i. removing the lands known municipally in 2022 as 1121 Leslie Street and 1123 Leslie Street from Site and Area Specific Policy 92 – "Northeast of Eglinton Avenue East and Leslie Street";
  - ii. removing the lands known municipally in 2022 as 1121 Leslie Street and 1123 Leslie Street from Site and Area Specific Policy 394 – "Business Parks along the Don Valley Parkway Corridor"; and
  - iii. adding Site and Area Specific Policy 848 and the associated map below, for the lands known municipally in 2022 as 1121 Leslie Street and 1123 Leslie Street as follows:

**'848. 1121 Leslie Street and 1123 Leslie Street**



- a) All uses permitted under *the General Employment Areas* designation and *Regeneration Areas* designations, 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 a local area study that results in a Secondary Plan or Site or Site and Area Specific Policy.
- b) No form of residential uses and/or live-work uses will be permitted in *General Employment Areas* or *Regeneration Areas*, prior to the adoption of a Secondary Plan or Site and Area Specific Policy.
- c) A for-profit club will be permitted as an interim use, prior to the adoption of a Secondary Plan or Site and Area Specific Policy, provided it does not limit potential locations for a new east-west

public road. A for-profit club will not count toward the minimum 51 percent of non-residential gross floor area to be comprised of uses permitted in *Core Employment Areas* in Policy d) below.

- d) A minimum of 15 per cent of the total gross floor area on the lands, or 1.0 times the site area, excluding lands conveyed to the City or other public body for new parks, open spaces, natural areas, streets and/or lanes, whichever is greater, will be non-residential gross floor area, and:
  - i) a minimum of 51 percent of the minimum required non-residential gross floor area be comprised of uses permitted in *Core Employment Areas* such as office, medical office, lab, research and development facilities, media, information and technology facilities, cultural industry spaces, incubator and/or co-working space;
  - ii) must be compatible with residential uses; and
  - iii) be developed prior to or concurrent with any residential uses on the lands.
- e) Development of the lands will provide:
  - i) A new north-south public road that will connect lands to the south with an east-west public road and existing trails and will provide vehicular, pedestrian, and cycling connections;
  - ii) A new east-west public road connecting Leslie Street to the new north-south described in e) i) above, and will provide vehicular, cycling, and pedestrian connections;
  - iii) A balance of high-quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
  - iv) Indoor and outdoor recreation space for building residents; and
  - v) With the exception of a limited number of short term or temporary visitor parking, all resident car parking spaces be located below grade.
- f) The local area study leading to the Secondary Plan or Site and Area Specific Policy will result in the following:

- i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas*, *Apartment Neighbourhoods*, *General Employment Areas*, and/or *Parks and Open Space* as appropriate. The Land Use Plan will determine:
  - A) building heights and densities across the lands to be included within the Secondary Plan or Site and Area Specific Policy;
  - B) the list of permitted non-residential uses as well as maximum percentages of these uses that contribute to the employment gross floor area;
  - C) built form policies that outline the location, scale and massing of new development; and
  - D) compatibility between the lands and nearby land uses.
- ii) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services. The Phasing Strategy:
  - A) 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; and
  - B) may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.
- iii) A Block Context Plan will be prepared that applies the City's "Complete Streets" principles and establishes a network of public streets, development blocks, pedestrian and cycling facilities and connections, parks and open spaces that contributes to a safe, comfortable and connected public realm.
- iv) A Community Services and Facilities Strategy will be prepared that will:
  - A) build on the findings of the Don Mills Crossing Community Services and Facilities Profile and policies of the Don Mills Crossing Secondary Plan

- to provide updated recommendations that reflect the introduction of any mixed-use development;
  - B) identify appropriate community space and facilities needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and
  - C) set out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
- v) A Transportation Plan will be prepared that will:
- A) build on the findings of the Don Mills Crossing - Mobility Planning Study and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations to support new development;
  - B) consider the impact of new development on the surrounding area, including the following lands within the Central Don Mills Secondary Plan: *Mixed Use Areas, Neighbourhood 'A', Apartment Neighbourhood 'A' and Apartment Neighbourhood 'B'*;
  - C) ensure that the transportation network and infrastructure can accommodate existing and new development and provide efficient and safe transportation for all modes including cycling and walking;
  - D) identify transportation infrastructure for the lands; and
  - E) identify transportation network improvements to support growth in the study area.
- vi) A Parks and Open Space Plan will be prepared that identifies the location of new public parks and Privately Owned Publicly-Accessible Space ("POPS") and will include consideration for a consolidated public park.
- g) 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 percent of the total new residential gross floor area shall

- be secured as affordable ownership housing or a minimum of 5 percent 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.
- h) 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.
- i) The provision of affordable housing required by Policy g) and Policy h) and shall be secured through one or more agreements with the City.
- j) 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) and Policy h) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy g) and Policy h) above.
- k) Conditions to be met prior to the removal of a holding ("H") provision 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.



- l) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study will be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, that identifies any necessary mitigation measures to be incorporated into the development design.
  - m) 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*.'
- (xvii) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 850, and the associated map below, for the lands known municipally in 2022 as 1455-1457 McCowan Road and 41-47 Milner Avenue, as follows:

**'850. 1455-1457 McCowan Road and 41-47 Milner Avenue**



- a) All uses permitted under the *General Employment Areas* and *Regeneration Areas* designation including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on "Area A" the lands prior to the completion of a Secondary Plan or Site and Area Specific Policy. The exact distance of the designation for "Area A" from McCowan Road will be determined with a complete Zoning By-law Amendment application but will not exceed 120 metres from the McCowan Road property line.

- b) 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, and any new employment uses within the surrounding *Core* and *General Employment Areas*.
- c) Residential, overnight accommodation and live-work uses will only be permitted after the completion of the *Regeneration Areas* Study (in Policy d) below) and where the location on the lands and size of a trade school is determined. Such trade school will be developed prior to or concurrent with any residential or other sensitive land uses.
- d) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas*, the area study leading to the Secondary Plan or Site and Area Specific Policy will include:
  - i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas* and/or *General Employment Areas* and/or *Institutional Areas* and/or *Parks and Open Space* as appropriate. The Land Use Plan will:
    - A) inform building heights and densities across the lands to be included within the Secondary Plan or Site and Area Specific Policy;
    - B) determine the minimum required employment gross floor area, which will exceed the existing employment gross floor; 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

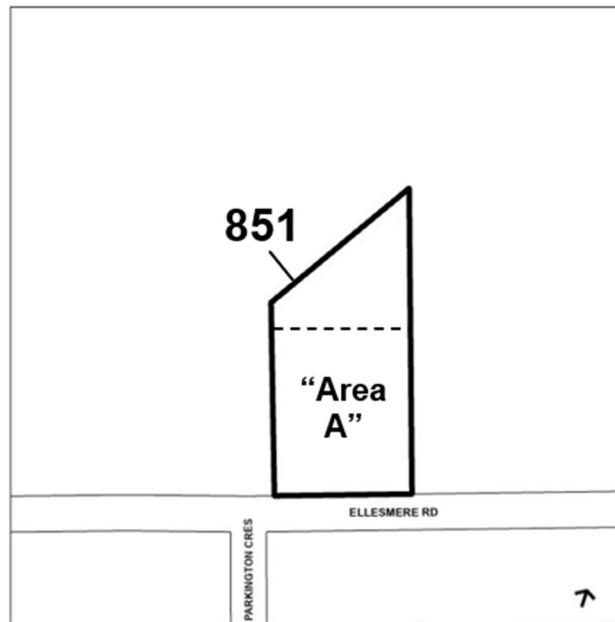
- locations and phasing as well as opportunities for co-location;
- iv) A Block Context Plan that applies the City's "Complete Streets" principles and establishes a network of public streets, development blocks, pedestrian and cycling facilities and connections, and parks and open spaces that contributes 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 infrastructure requirements and development strategy including downstream improvements;
  - 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 Highway 401 and the impacts of the change in use on goods movement in the larger area of employment including consultation with the Ontario Ministry of Transportation; and
  - x) A Commercial Demand Analysis that considers market needs in the area for commercial non-residential space, such as light industrial, 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.
- e) 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 a minimum amount of affordable housing as follows:
- i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing; and

- 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; and
  - 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 minimum requirement for affordable rental housing.
- f) 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.
- g) The provision of affordable housing required by Policy e) and Policy f) shall be secured through one or more agreements with the City.
- h) The use of 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:
  - 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.
- i) 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 e) and Policy f) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy e) and Policy f) above.
- j) As part of a complete Zoning By-law Amendment application for the lands a Compatibility/Mitigation Study shall be submitted that

will be peer reviewed, at the applicant's expense, and implemented to the City's satisfaction, which may include lifting any holding provisions established through the Secondary Plan or Site and Area Specific Policy, pursuant to Policy d) above.'

- (xviii) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 851, and the associated map below, for the lands known municipally in 2022 as 1774 and 1760 Ellesmere Road, as follows:

**'851. 1774 and 1760 Ellesmere Road**



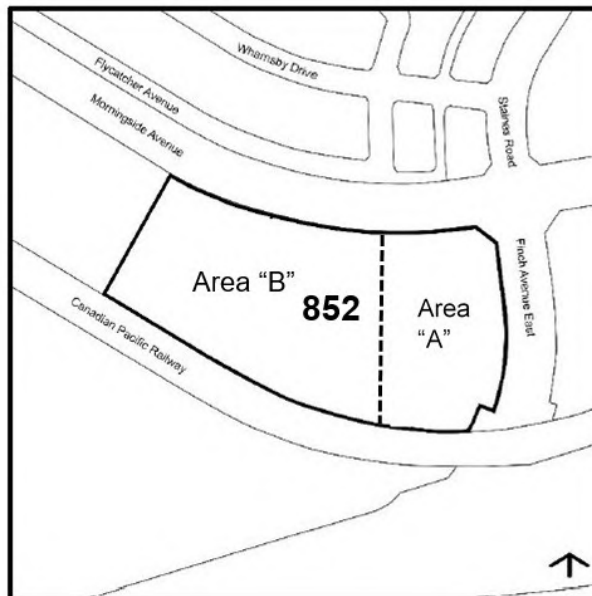
- a) Residential is permitted in "Area A" and the exact distance of the designation from Ellesmere Road will be determined with a complete Zoning By-law Amendment application but will not exceed 75 metres from the Ellesmere Road property line.
- b) A minimum employment gross floor area equivalent to 1.5 times the site area or 15 percent of the total gross floor area, whichever is greater, will:
  - i) be comprised of uses permitted in *Core* and/or *General Employment Areas* and must be compatible with residential uses; and
  - ii) be developed prior to or concurrent with any residential uses.
- c) 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 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent 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 minimum requirement for affordable rental housing.
- d) 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.
- e) The provision of affordable housing required by Policy c) and Policy d) shall be secured through one or more agreements with the City.
- f) The use of 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:
- 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.

- g) 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) and Policy d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy c) and Policy d) above.
  - h) As part of a complete Zoning By-law Amendment application for the lands, the following will be submitted:
    - i) a Compatibility/Mitigation Study peer reviewed and implemented, at the applicant's expense, to the City's satisfaction;
    - i) 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 such as the TTC McCowan Rail Yard, and any new employment uses within the surrounding *General* and *Core Employment Areas*.'
- (xiv) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 852, and the associated map below, for the lands known municipally in 2022 as 2270 Morningside Avenue, as follows:

**'852. 2270 Morningside Avenue**



- a) Residential is permitted in "Area A" and the exact distance of the designation from Finch Avenue East will be determined with a

complete Zoning By-law Amendment application but will not exceed 110 metres from the Finch Avenue East property line.

- b) A minimum employment gross floor area of 7,500 square metres or 15 percent of the total gross floor area across the entire site, whichever is greater, will:
  - i) be comprised of uses permitted within *General Employment Areas* and must be compatible with residential uses; and
  - ii) be developed prior to or concurrent with any residential uses on "Area A"
- c) 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 a minimum amount of affordable housing as follows:
  - i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent 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 minimum requirement for affordable rental housing;
- d) 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.
- e) The provision of affordable housing required by Policy c) and Policy d) shall be secured through one or more agreements with the City.

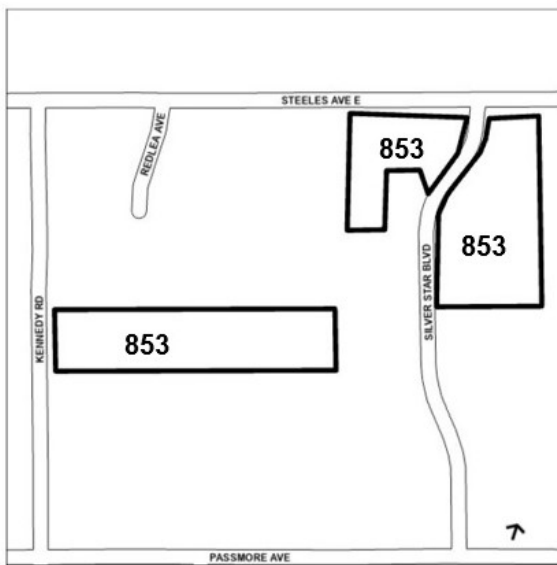


- f) The use of holding provisions may be used to ensure the required affordable housing is secured. Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:
  - i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) 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.
- g) 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) and Policy d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy c) and Policy d) above.
- h) In mixed-use developments on "Area A", residential uses are not permitted on the ground floor except for residential lobby entrances or stair accesses.
- i) Within the lands illustrated as "Area B", a public transit right of way (bus turning loop) connected to Morningside Avenue will be provided to the satisfaction of the appropriate transit authority and the part of the lands in which the public transit right of way (bus turning loop) is located will be conveyed to the City for nominal consideration as a condition of subdivision, severance, minor variance, condominium or site plan approval.
- j) As part of a complete Zoning By-law Amendment application for the lands, the following will be submitted:
  - i) a Compatibility/Mitigation Study peer reviewed and implemented, at the applicant's expense, to the City's satisfaction;
  - ii) a Rail Safety and Rail Mitigation Report, peer reviewed and reviewed by the applicable rail operator to be implemented to the City's satisfaction.
- k) 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* and *Core Employment Areas*.'

- (xx) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 853, and the associated map below, for the lands known municipally in 2022 as 4711, 4723, 4733, 4751 Steeles Avenue East, 681 Silver Star Boulevard, 29 Redlea Avenue, 2901-2913, 3447 Kennedy Road, 3266, 3280, 3290, 3300, 3360 Midland Avenue, 50, 70 Silver Star Boulevard, 4016, 4020, 4040, 4140, 4186-4190 Finch Avenue East, 21 Trojan Gate, and 15-19 Milliken Boulevard, as follows:

**'853. 4711, 4723, 4733, 4751 Steeles Avenue East, 681 Silver Star Boulevard, 29 Redlea Avenue, 2901-2913, 3447 Kennedy Road, 3266, 3280, 3290, 3300, 3360 Midland Avenue, 50, 70 Silver Star Boulevard, 4016, 4020, 4040, 4140, 4186-4190 Finch Avenue East, 21 Trojan Gate, and 15-19 Milliken Boulevard**



- a) All uses permitted under the *Regeneration Areas*, *General Employment Areas*, and *Core Employment Areas* 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 a Secondary Plan or Site and Area Specific Policy.
- b) For the lands north of Finch Avenue East and south of Passmore Avenue, residential uses and live-work uses, or any land uses not permitted in *General Employment Areas*, *Core Employment Areas* or *Regeneration Areas*, may only be permitted once the GO Transit Station to be located on Finch Avenue East (Finch-Kennedy Station) is operational.

- c) Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Compatibility/Mitigation Study will be prepared, in accordance with Policies 2.2.4.5 to 2.2.4.10 of the Official Plan. The Compatibility/Mitigation Study will identify:
  - i) any uses and Major Facilities on *Core* and *General Employment Areas* outside of but near to the Subject Lands that may impact or be impacted by sensitive land uses, including residential uses;
  - ii) the Influence Area of any Major Facility outside of but near to the Subject Lands; and
  - iii) potential and/or required mitigation measures for land use designations that permit residential or other sensitive land uses near *Core Employment Areas* and *General Employment Areas* outside of the Subject Lands;
- d) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas*, the area study leading to the Secondary Plan or Site and Area Specific Policy will include:
  - i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas* and/or *General Employment Areas* and/or *Institutional Areas* and/or *Parks and Open Space* as appropriate. The Land Use Plan will:
    - A) inform building heights and densities across the lands to be included within the Secondary Plan or Site and Area Specific Policy;
    - B) determine the minimum employment gross floor area, which will exceed the existing employment gross floor; and
    - C) determine the list of permitted non-residential uses, comprised of uses permitted in *Core* and *General Employment Areas*, that are compatible with 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:

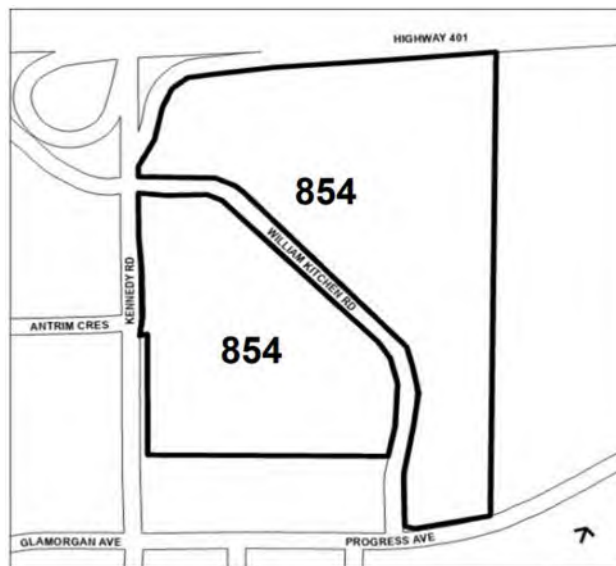
- A) the Phasing Strategy must set out the amount of non-residential gross floor area to be constructed in each phase, prior to, or concurrent with residential gross floor area to provide a balance of employment and residential growth in all phases of development;
  - iii) A Community Services and Facilities 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 infrastructure requirements and development strategy including downstream improvements;
  - viii) A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and trees;
  - ix) A Transportation Analysis that includes the impacts of the change in use on goods movement in the larger area of employment; and
  - x) An Economic Development Study and Strategy and Commercial Demand Analysis that identifies the maximum potential of contextually appropriate and compatible employment uses that can be integrated in new developments on lands redesignated *Mixed Use Areas*.
- e) 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 a minimum amount of affordable housing as follows:

- i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent 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 minimum requirement for affordable rental housing.
- f) 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.
- g) The provision of affordable housing required by Policy e) and Policy f) shall be secured through one or more agreements with the City.
- h) The use of 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:
  - 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.
- i) 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 e) and

Policy f) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy e) and Policy f) above.

- j) As part of a complete Zoning By-law Amendment application for the lands:
    - i) 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; and
    - ii) a Compatibility/Mitigation Study shall be submitted that will be peer reviewed, at the applicant's expense, and implemented to the City's satisfaction, which may include lifting any holding provisions established through the Secondary Plan or Site and Area Specific Policy, pursuant to Policy d) above.
  - k) 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* and *Core Employment Areas*.
- (xxi) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 854, and the associated map below, for the lands known municipally in 2022 as 2021 Kennedy Road, 1, 8, 11-37, 12, 16, 20-26 William Kitchen Road, and 60 Progress Avenue, as follows:

**'854. 2021 Kennedy Road, 1, 8, 11-37, 12, 16, 20-26 William Kitchen Road, and 60 Progress Avenue**



- a) All uses permitted under the *Regeneration Areas* and *General Employment Areas* 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 a Secondary Plan or Site and Area Specific Policy.
- b) Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Compatibility/Mitigation Study will be prepared, in accordance with Policies 2.2.4.5 to 2.2.4.10 of the Official Plan. The Compatibility/Mitigation Study will identify:
  - i) any uses and Major Facilities in *Core* and *General Employment Areas* outside of but near to the Subject Lands that may impact or be impacted by sensitive land uses, including residential uses;
  - ii) the Influence Area of any Major Facility outside of but near to the Subject Lands; and
  - iii) potential and/or required mitigation measures for land use designations that permit residential or other sensitive land uses near *Core* and *General Employment Areas* outside of the Subject Lands;
- c) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas*, the area study leading to the Secondary Plan or Site and Area Specific Policy will include:
  - i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas* and/or *General Employment Areas* and/or *Core Employment Areas* and/or *Institutional Areas* and/or *Parks and Open Space* as appropriate. The Land Use Plan will:
    - A) inform building heights and densities across the lands to be included within the Secondary Plan or Site and Area Specific Policy;
    - B) determine the minimum employment gross floor area, which will exceed the existing employment gross floor; 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 infrastructure requirements and development strategy including downstream improvements;
- 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 Highway 401 and the impacts of the change in use on goods movement in the larger area of employment; and
- x) An Economic Development Study and Strategy that includes a commercial demand analysis that identifies the maximum potential of contextually appropriate and compatible employment uses that can be integrated in new developments on lands redesignated *Mixed Use Areas*.



- d) 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 a minimum amount of affordable housing as follows:
  - i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent 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 minimum requirement for affordable rental housing.
- e) 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.
- f) The provision of affordable housing required by Policy d) and Policy e) shall be secured through one or more agreements with the City.
- g) The use of 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:
  - 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.

- 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 d) and Policy e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) and Policy e) above.
- i) As part of a complete Zoning By-law Amendment application for the lands:
  - i) 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; and
  - ii) a Compatibility/Mitigation Study shall be submitted that will be peer reviewed, at the applicant's expense, and implemented to the City's satisfaction, which may include lifting any holding provisions established through the Secondary Plan or Site and Area Specific Policy, pursuant to Policy c) above.
- j) 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* and *Core Employment Areas*.'

- (xxii) Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 855, and the associated map below, for the lands known municipally in 2022 as 160 Queens Plate Drive, as follows:

**'855. 160 Queens Plate Drive**



- a) Residential uses and/or live-work uses will not be permitted on the lands prior to the adoption of a Site and Area Specific Policy that includes a framework for new development on the lands.
- b) The framework for new development on the lands to be set out in a subsequent Site and Area Specific Policy will follow a local area study. The area study leading to the Site and Area Specific Policy will:
  - i) Include a Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Core Employment Areas* and/or *General Employment Areas* and/or other designations as appropriate. The Land Use Plan will:
    - A) inform building heights and densities across the lands; and
    - B) permit no new residential and other sensitive land uses located within the Transport Canada approved 30 NEF/NEP Composite Noise Contour, and delineate the area where these uses are and are not permitted.
  - ii) Require a minimum employment gross floor area equivalent to 1.5 times the site area or 15 percent of the total gross floor area, whichever is greater, to be developed

on the lands. The minimum employment gross floor area will be:

- A) comprised of uses permitted in *Core* and/or *General Employment Areas* and compatible with residential uses; and
  - B) developed on the lands prior to or concurrent with any residential uses.
- c) The Site and Area Specific Policy will also include a Housing Plan where 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 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent 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.
- d) 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.
- e) The provision of affordable housing required by Policy c) and Policy d) shall be secured through one or more agreements with the City.
- f) The use of 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:

- 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.
- g) 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) and Policy d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy c) and Policy d) above.
- h) As part of a complete Zoning By-law Amendment application for the lands, a Compatibility/Mitigation Study will be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
- i) 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 Lester B. Pearson International Airport, and any new employment uses within the surrounding *General and Core Employment Areas.*'

(xxiii) Chapter 7, Maps 24 to 34, Site and Area Specific Policies, are revised as shown in the table below.

CR	Municipal Address/Location	SASP	SASP Key Map	SASP Key Map Change
074	555 Rexdale Boulevard (portion of)	296	24	Revise boundary
046, 037	4630 and 4570 Sheppard Avenue East	793	30	Add lands
009	20 Brentcliffe Road	827	28	Add lands

<b>CR</b>	<b>Municipal Address/Location</b>	<b>SASP</b>	<b>SASP Key Map</b>	<b>SASP Key Map Change</b>
015, 032	15 Gervais Drive and 39 Wynford Drive	828	31	Add lands
025	1001 Ellesmere Road	457	31	Revise boundary
025	1001 Ellesmere Road	829	31	Add lands
035	1655 Dupont Street	830	28	Add lands
038	9 Davies Avenue, 600 Queen Street East and 16 Carroll Street	831	29	Add lands
059, 121, and Staff Initiated	99, 109, 116, 116R and 126-142 Ryding Avenue and 90 Ethel Avenue	832	28	Add lands
076, 096	2541-2549 Weston Road and 2625 Weston Road	833	24	Add lands
078	920 and 930 Progress Avenue	834	33	Add lands
098B	44-56 Colville Road	835	28	Add lands
099	266 and 268 Royal York Road (portion of)	836	26	Add lands
111	60 Paton Road	837	29	Add lands
127	Northern portion of 65 and 87 Heward Avenue	838	29	Add lands
131	350 Campbell Avenue	839	29	Add lands
016, 033	1121 Leslie Street and 1123 Leslie Street	92	31	Revise boundary

<b>CR</b>	<b>Municipal Address/Location</b>	<b>SASP</b>	<b>SASP Key Map</b>	<b>SASP Key Map Change</b>
016, 033	1121 Leslie Street and 1123 Leslie Street	848	31	Add lands
012	1455-1457 McCowan Road and 41-47 Milner Avenue	850	30	Add lands
018, 018A	1774 and 1760 Ellesmere Road	851	30	Add lands
128	2270 Morningside Avenue	852	33	Add lands
008, 026, 052, 053, 057, 058, 060, 061, 075, 085	3266, 3280, 3290, 3300 Midland Avenue and 50, 70 Silver Star Boulevard  4711, 4723, 4733 and 4751 Steeles Avenue East  4016 and 4020 Finch Avenue  2901-2913 Kennedy Road, 21 Trojan Gate, 4040 Finch Avenue East, and 15- 19 Milliken Boulevard  4140 Finch Avenue East  4186-4190 Finch Avenue East  3360 Midland Avenue  681 Silver Star Boulevard  29 Redlea Avenue  3447 Kennedy Road	853	30	Add lands
101, 102	2021 Kennedy Road, 1, 8, 11-37, 12, 16, 20-26 William Kitchen Road, and 60 Progress Avenue	854	30	Add lands
112	160 Queens Plate Drive	855	24	Add lands

### Removing Residential Permissions from Employment Areas Study

- F) Amend Map 2 as shown on the map appended to this amendment as Appendix 3.
- G) Amend Maps 13 to 23 inclusive by redesignating lands as shown below and on the maps appended to this amendment as Appendix 4.

<b>In Force Chapter 7 SASP</b>	<b>Municipal Address/Location</b>	<b>Land Use Designation</b>	<b>OPA 653 Land Use Change(s)</b>	<b>Land Use Plan Map</b>
56	59-89 Curlew Avenue	Core Employment Areas	Neighbourhoods	20
56	1244, 1250 and 1260 Lawrence Avenue East	Core Employment Areas	General Employment Areas	20
79	123-129 Wendell Avenue, 234-240 Pellatt Avenue and 3 Antoni Place	Core Employment Areas	Neighbourhoods	14
104	2020 and 2030 McNicoll Avenue	General Employment Areas	Institutional Areas	19
104	300 Silver Star Boulevard	General Employment Areas	Institutional Areas	19
130	221-241 Milner Avenue, 1490 Markham Road	Core Employment Areas	Institutional Areas	22
146	1450 and 1500 O'Connor Drive	General Employment Areas	Neighbourhoods	20
148	86 Overlea Boulevard	General Employment Areas	Institutional Areas	20
154	165-185 Eileen Avenue	General Employment Areas	Neighbourhoods	14



<b>In Force Chapter 7 SASP</b>	<b>Municipal Address/Location</b>	<b>Land Use Designation</b>	<b>OPA 653 Land Use Change(s)</b>	<b>Land Use Plan Map</b>
154	150 Bronoco Avenue	General Employment Areas	Neighbourhoods	17
154	32, 34, 36 and 60 Caledonia Road	General Employment Areas	Mixed Use Areas	17
154	2-36 Geary Avenue, 62- 80 Geary Avenue and 1102-1104 Ossington Avenue	General Employment Areas	Mixed Use Areas	17
154	57-65 Brock Avenue	General Employment Areas	Neighbourhoods	18
154	6 Noble Street	General Employment areas	Neighbourhoods	18
154	1266 Queen Street West	General Employment Areas	Mixed Use Areas	18
154	1258 Queen Street East	General Employment Areas	Parks	18
154	Lands Located Adjacent to Jenet Road and the East Side of Wade Avenue	Core Employment Areas	Neighbourhoods	17
154	6-9 Dublin Street and 9 Dora Avenue	General Employment Areas	Neighbourhoods	18
154	138 & 150-152 St Helen's Avenue	Core Employment Areas	Apartment Neighbourhoods	18
154	7-77 Florence Street and 478-492 Dufferin Street	General Employment Areas	Neighbourhoods	17

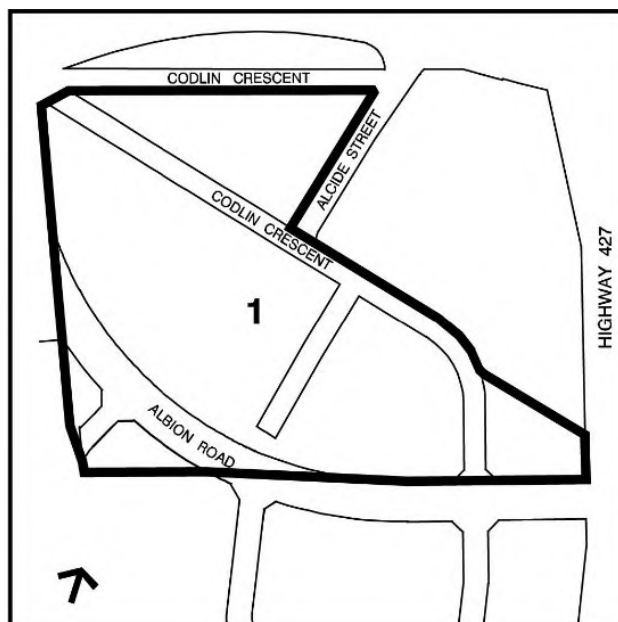
<b>In Force Chapter 7 SASP</b>	<b>Municipal Address/Location</b>	<b>Land Use Designation</b>	<b>OPA 653 Land Use Change(s)</b>	<b>Land Use Plan Map</b>
154	Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue Logan Avenue and CN Railway Corridor, excluding 388 Carlaw Avenue and 10 Dickens Street	General Employment Areas	Mixed Use Areas	18
154	339-383 Sorauren Avenue	Core and General Employment Areas	Mixed Use Areas	18
154	10 and 30 Morrow Avenue	Core and General Employment Areas	Neighbourhoods	18
154	53 Colgate Avenue	General Employment Areas	Neighbourhoods	18
190	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 (excluding 76 Morse Street)	Core Employment Areas	Neighbourhoods	18
255	2-20 Gorgan Mews and 10-28 Lightbourn Avenue	Core Employment Areas	Neighbourhoods	17
288	136 Westmore Drive	General Employment Areas	Institutional Areas	13
	Northern Part of 829-831 The Queensway	General Employment Areas	Mixed Use Areas	15

In Force Chapter 7 SASP	Municipal Address/Location	Land Use Designation	OPA 653 Land Use Change(s)	Land Use Plan Map
	773, 781 & Northern Part of 775-779 The Queensway	Core Employment Areas	Mixed Use Areas	15

H) Chapter 7 Site and Area Specific Policies, is amended as follows:

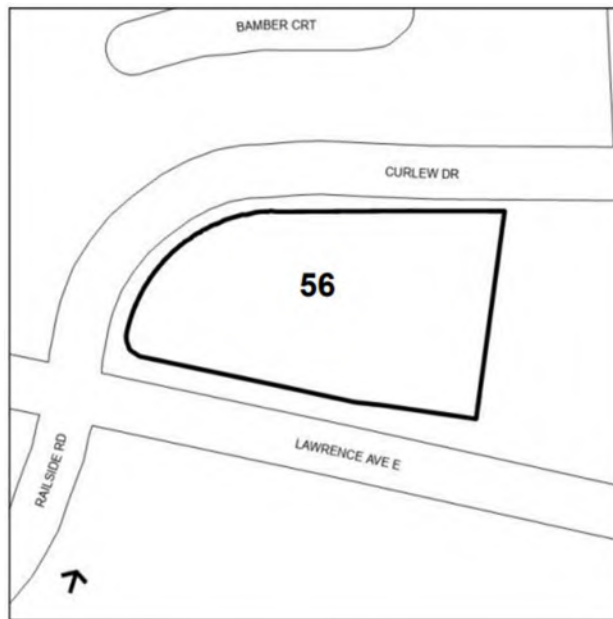
- (i) Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 1 - "South of Steeles Avenue, West of Alcide Street", by:
  - i. deleting a) which reads "a) A limited range of industrial uses compatible with existing residential uses are permitted.";
  - ii. deleting b) which reads "b) Vehicle body shops, recycling facilities, truck terminals and driving schools, and other incompatible land uses will not be permitted until the majority of existing residential land uses cease to exist. However, truck driving school classrooms may be permitted, provided that the storage, parking and maintenance of trucks, trailers and/or training vehicles are located off-site."; and
  - iii. deleting c) which reads "c) Outdoor storage uses will not be permitted except for outdoor storage uses established prior to December 16, 1999." so that Site and Area Specific Policy 1 reads as follows:

**'1. South of Steeles Avenue, West of Alcide Street**



- a) A limited range of live/work uses may be permitted in conjunction with existing residential uses.
  - b) No expansion of the existing houses is permitted.'
- (ii) Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 56 – "61-89 Curlew Drive (excluding # 74) and 1244, 1250 and 1260 Lawrence Avenue East", by:
- i. removing the words "61-89 Curlew Drive (excluding # 74) and" from the title;
  - ii. deleting b) which reads "b) Retail and service commercial uses, other than accessory uses, are not permitted.";
  - iii. deleting c) which reads "c) Residential uses are permitted."; and
  - iv. revising the associated map as shown below so that Site and Area Specific Policy 56 reads as follows:

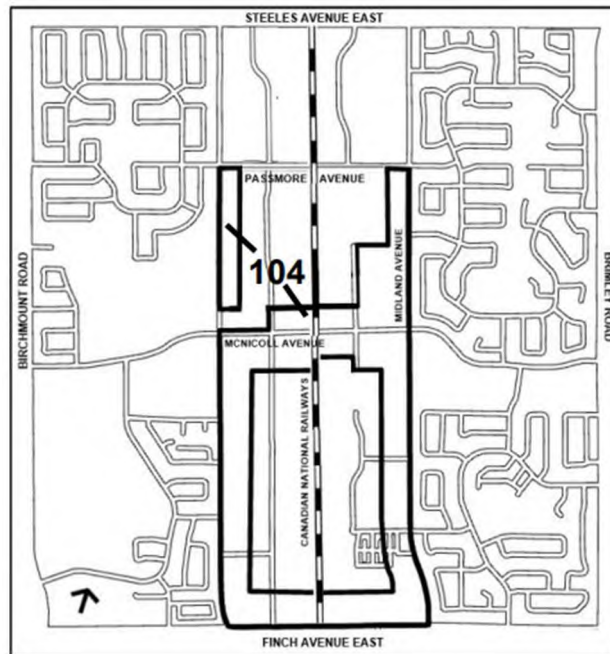
**'56. 1244, 1250 and 1260 Lawrence Avenue East**



- a) A maximum density of 1.0 times the lot area is permitted for office uses.'
- (iii) Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 57 - "West Side of Eugene Street", by deleting c) which reads "Housing and live/work uses are permitted in buildings which have a similar height, scale and built form to that which exists on the east side of Eugene Street."

- (iv) Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 58 – "1-33 Connie Street (odd numbers) and 80, 90, 99, 100 Floral Parkway".
- (v) Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 79 - "Pellatt Avenue".
- (vi) Chapter 7, Site and Area Specific Policies, is amended by concurrently:
  - i. deleting the existing Site and Area Specific Policy 104 - "Lands Bounded by Steeles Avenue, Kennedy Road, Passmore Avenue and Midland Avenue, and Along Midland Avenue, Finch Avenue, Kennedy Road and McNicoll Avenue Frontages, South of Passmore Avenue" and replacing it with the following:

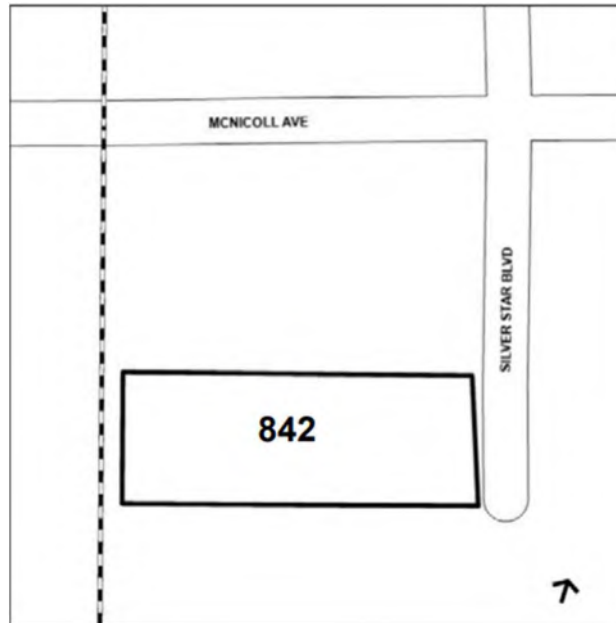
**'104. Lands Along Midland Avenue, Finch Avenue, Kennedy Road and McNicoll Avenue Frontages, South of Passmore Avenue (excluding 2020 McNicoll Avenue, 2030 McNicoll Avenue and 300 Silver Star Boulevard)**



Business and trade schools, libraries, fraternal organizations, recreational uses and places of worship are permitted.'

- ii. adding Site and Area Specific Policy 842, for the lands known municipally in 2022 as 300 Silver Star Boulevard as follows:

**'842. 300 Silver Star Boulevard**



- a) For new development within the 30 metre setback adjacent to the rail corridor, only the following uses are permitted:
- i) rail safety and vibration/noise mitigation structures and open space; and
  - ii) auxiliary building and/or structures used for activities with low numbers of users such as parking, storage, and loading.
- b) As part of a Zoning By-Law Amendment application, an alternative to the requirements in Policy a) may be proposed through a peer-reviewed Rail Safety and Mitigation Report that is acceptable to the City and the applicable rail operator.'
- (vii) Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 137 - "East Side of Tapscott Road, North of the Hydro One Right-of-Way", by deleting the words "residential uses and/or" within the Policy.
- (viii) Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 154, by:
- i. deleting the words "Lands Located South of Eileen Avenue, East of Gailmort Place" from the title and deleting the associated map;

- ii. deleting the words "Lands Located on the West Side of Bronoco Avenue Between Alessia Circle and North of Summit Avenue" from the title and deleting the associated map;
  - iii. adding the words " (excluding 420 Gilbert Avenue and 460 to 498 Gilbert Avenue)" following the title "Certain Lands Located on the West Side of Gilbert Avenue" and revising the associated map to exclude 420 Gilbert Avenue and 460 to 498 Gilbert Avenue;
  - iv. deleting the words "Lands Located on the West Side of Caledonia Road Between St. Clair Avenue West and Lambert Avenue" from the title and deleting the associated map;
  - v. deleting the words "Lands Adjacent to the East Side of the CNR Tracks Between Whylock Avenue and North of Dublin Street" from the title and deleting the associated map; and
  - vi. adding the words " (excluding 3 & 10 Miller Street, 130 & 132 Osler Street)" following the title "Lands Within the Miller Street and Lindler Street Area" and revising the associated map to exclude 3 & 10 Miller Street, 130 & 132 Osler Street.
- (ix) Chapter 7, Site and Area Specific Policies, is amended by concurrently:
- i. amending Site and Area Specific Policy 154, by deleting the words "Lands Generally Adjacent to the South Side of the Tracks Between Brock Avenue and Queen Street West" from the title and deleting the associated map;

- ii. adding Site and Area Specific Policy 843, for the lands known municipally in 2022 as 57-65 Brock Avenue, and the associated map below, as follows:

**'843. 57-65 Brock Avenue**

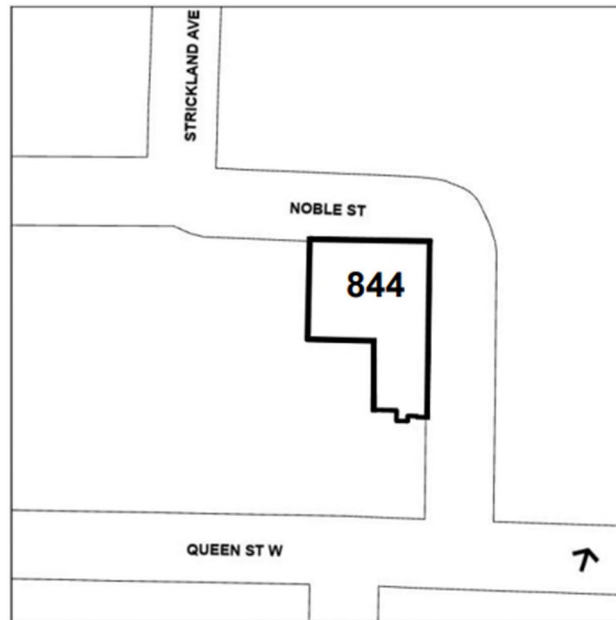


A 7 storey residential building is permitted.'



- iii. adding Site and Area Specific Policy 844, for the lands known municipally in 2022 as 6 Noble Street, and the associated map below, as follows:

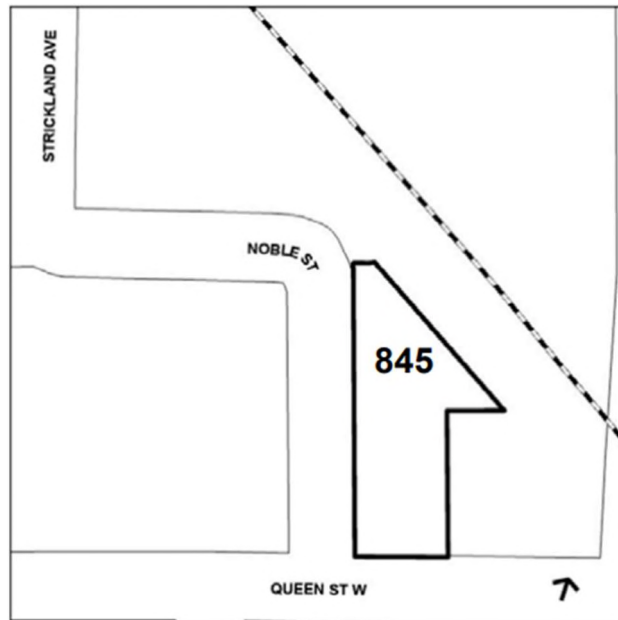
**'844. 6 Noble Street**



An 8 storey mixed use building is permitted.'

- iv. adding Site and Area Specific Policy 845, for the lands known municipally in 2022 as 1266 Queen Street West, and the associated map below, as follows:

**'845. 1266 Queen Street West**

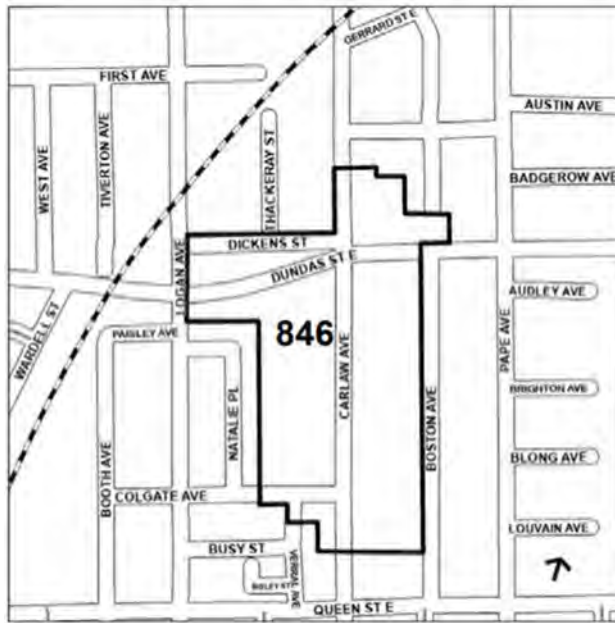


- a) For new development within the 30 metre setback adjacent to the rail corridor, only the following uses are permitted:
- i) rail safety and vibration/noise mitigation structures and open space; and
  - ii) auxiliary building and/or structures used for activities with low numbers of users such as parking, storage, and loading.
- b) As part of a Zoning By-Law Amendment application, an alternative to the requirements in Policy a) may be proposed through a peer-reviewed Rail Safety and Mitigation Report that is acceptable to the City and the applicable rail operator.'
- (x) Chapter 7, Site and Area Specific Policies, is amended by concurrently:
- i. amending Site and Area Specific Policy 154, by deleting the words "Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and 1st Avenue" from the title and deleting the associated map;
  - ii. deleting Site and Area Specific Policy 247 – "Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and

the CN Railway Tracks" except for the lands at 388 Carlaw Avenue and 10 Dickens Street; and

- iii. adding Site and Area Specific Policy 846, for the lands described below and adding the associated map below, as follows:

**'846. Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and CN Railway Corridor (excluding 388 Carlaw Avenue and 10 Dickens Street) including: 181-349 Carlaw Avenue (odd), 220-332 Carlaw Avenue (even), 1087-1215 Dundas Street East (odd), 1110-1248 Dundas Street East (even), 1-65 Dickens Street (odd), 10 Dickens Street (even) 22-90 Boston Avenue (even), 59-65 Colgate Avenue (odd), 88 Colgate Avenue, 37-45 Verral Avenue (odd)**

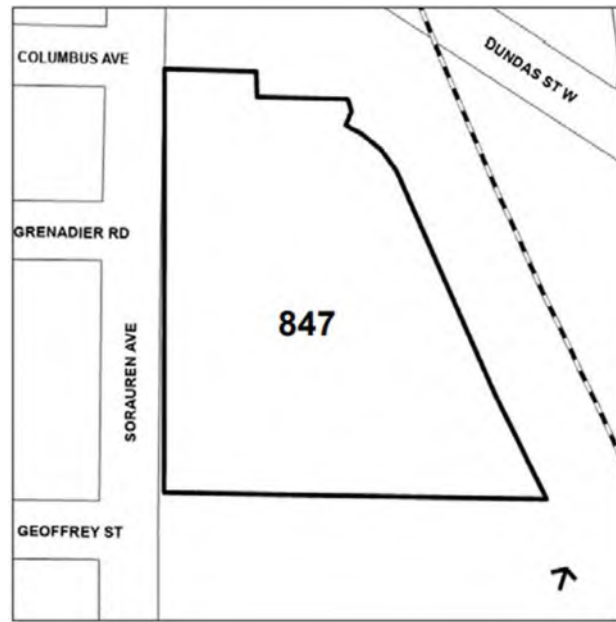


New development will require both residential and employment uses to ensure a balance of living and employment opportunities in the area.

- (xi) Chapter 7, Site and Area Specific Policies, is amended by concurrently:
- i. amending Site and Area Specific Policy 154, by deleting the words "Lands Located East of Sorauren Avenue, South of Dundas Street West" and "Lands Located Adjacent to the Tracks North East of Dundas Street West, South of Golden Avenue" from the title and deleting the associated maps.

- ii. adding Site and Area Specific Policy 847, for the lands known municipally in 2022 as 339-383 Sorauren Avenue, and the associated map below, as follows:

**'847. 339-383 Sorauren Avenue**



- a) For new development within the 30 metre setback adjacent to the rail corridor, only the following uses are permitted:
- i) rail safety and vibration/noise mitigation structures and open space; and
  - ii) auxiliary building and/or structures used for activities with low numbers of users such as parking, storage, and loading.
- b) As part of a Zoning By-Law Amendment application, an alternative to the requirements in Policy a) may be proposed through a peer-reviewed Rail Safety and Mitigation Report that is acceptable to the City and the applicable rail operator.'
- (xii) Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 163 – "918 Palmerston Avenue".
- (xiii) Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 190 - "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", by:

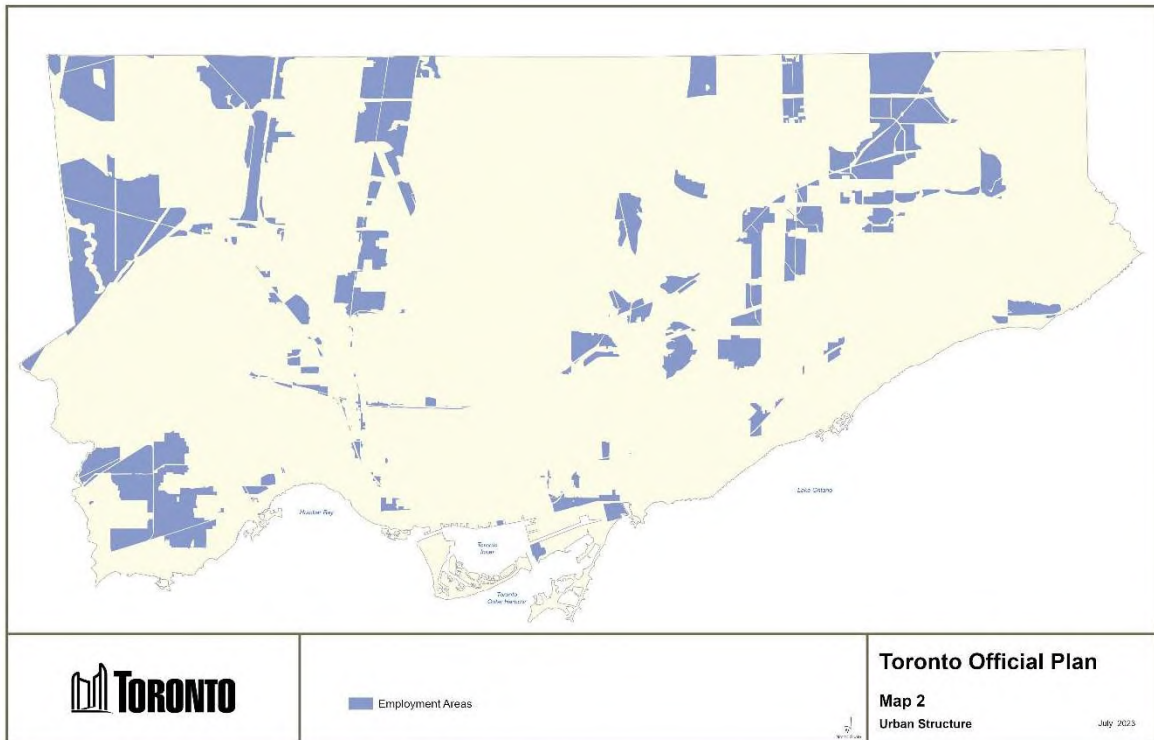
- i. amending the title to read: "42-124 and 59-125 Logan Avenue, 22-110 and 31-111 Morse Street, 26-100 and 63-103 1/2 Carlaw Avenue and 523-549 Eastern Avenue (excluding 76 Morse Street)"; and
  - ii. deleting and replacing the existing policy, so that it reads: "Employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic".
- (xiv) Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 234 - "Lands Abutting Old Weston Road, Geary Avenue, Primrose Avenue and Miller Street", by removing the lands known municipally in 2022 as at 2-20 Grogan Mews and 10-28 Lightbourn Avenue on the associated map (Map 2 of 2).
- (xv) Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 419 – "362 Wallace Avenue", by adding the words " on lands designated *Neighbourhoods*" after "Residential uses" in the first sentence of the policies.
- (xvi) Chapter 7, Maps 24 to 34, Site and Area Specific Policies, are revised as shown in the table below.

<b>Municipal Address/Location</b>	<b>SASP</b>	<b>SASP Key Map</b>	<b>SASP Key Map Change</b>
61-89 Curlew Drive	56	31	Remove lands
1244, 1250 and 1260 Lawrence Avenue East	56	31	Revise boundary
1-33 Connie Street (odd numbers) and 80, 90, 99, 100 Floral Parkway	58	28	Remove lands
Pellatt Avenue	79	25	Remove lands
Lands Along Midland Avenue, Finch Avenue, Kennedy Road and McNicoll Avenue Frontages, South of Passmore Avenue (excluding 2020 McNicoll Avenue, 2030 McNicoll Avenue and 300 Silver Star Boulevard)	104	30	Revise boundary
300 Silver Star Boulevard	842	30	Add lands

<b>Municipal Address/Location</b>	<b>SASP</b>	<b>SASP Key Map</b>	<b>SASP Key Map Change</b>
Lands Located South of Eileen Avenue, East of Gailmort Place	154	25	Remove lands
Lands Located on the West Side of Bronoco Avenue Between Alessia Circle and North of Summit Avenue	154	28	Remove lands
Certain Lands Located on the West Side of Gilbert Avenue	154	28	Revise boundary
Lands Located on the West Side of Caledonia Road Between St. Clair Avenue West and Lambert Avenue	154	28	Remove lands
Lands Adjacent to the East Side of the CNR Tracks Between Whylock Avenue and North of Dublin Street	154	29	Remove lands
Lands Within the Miller Street and Lindler Street Area	154	28 & 29	Revise boundary
Lands Located East of Sorauren Avenue, South of Dundas Street West	154	29	Remove lands
Lands Located Adjacent to the Tracks North East of Dundas Street West, South of Golden Avenue	154	29	Remove lands
339-383 Sorauren Avenue	847	29	Add lands
Lands Generally Adjacent to the South Side of the Tracks Between Brock Avenue and Queen Street West	154	29	Remove lands
57-65 Brock Avenue	843	29	Add lands
6 Noble Street	844	29	Add lands
1266 Queen Street West	845	29	Add lands

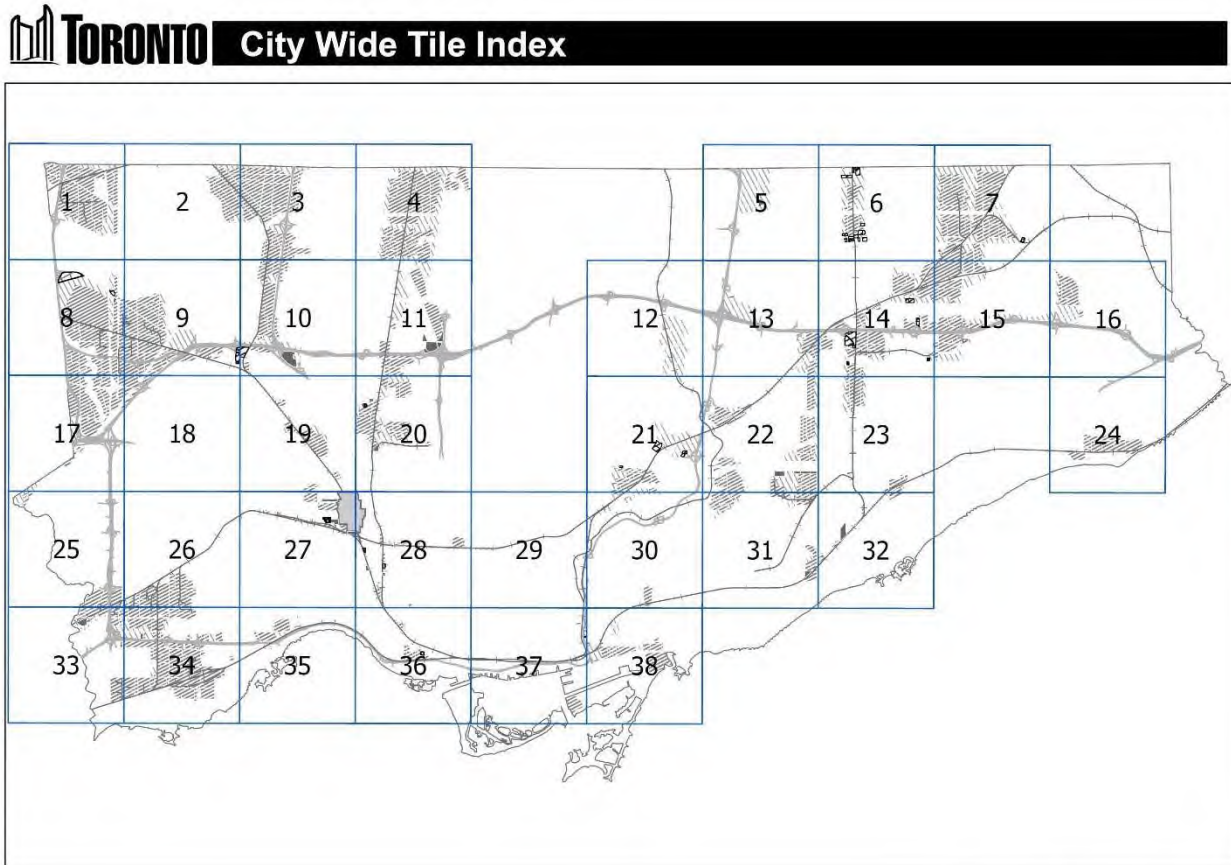
<b>Municipal Address/Location</b>	<b>SASP</b>	<b>SASP Key Map</b>	<b>SASP Key Map Change</b>
Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and 1st Avenue	154	29	Remove lands
Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and CN Railway Corridor (excluding 388 Carlaw Avenue and 10 Dickens Street)	249	29	Remove lands
Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and CN Railway Corridor (excluding 388 Carlaw Avenue and 10 Dickens Street) including: 181-349 Carlaw Avenue (odd), 220-332 Carlaw Avenue (even), 1087-1215 Dundas Street East (odd), 1110-1248 Dundas Street East (even), 1-65 Dickens Street (odd), 22-90 Boston Avenue (even), 59-65 Colgate Avenue (odd), 88 Colgate Avenue, 37-45 Verral Avenue (odd)	846	29	Add lands
918 Palmerston Avenue	163	28 & 29	Remove lands
Lands Abutting Old Weston Road, Geary Avenue, Primrose Avenue and Miller Street	234	28 & 29	Revise boundary

**Appendix 1**  
**Map 2 Urban Structure – Conversion Request Employment Areas Modifications**





**Appendix 2**  
**Modifications to Maps 13 to 23, Land Use Plans – Conversion Requests**



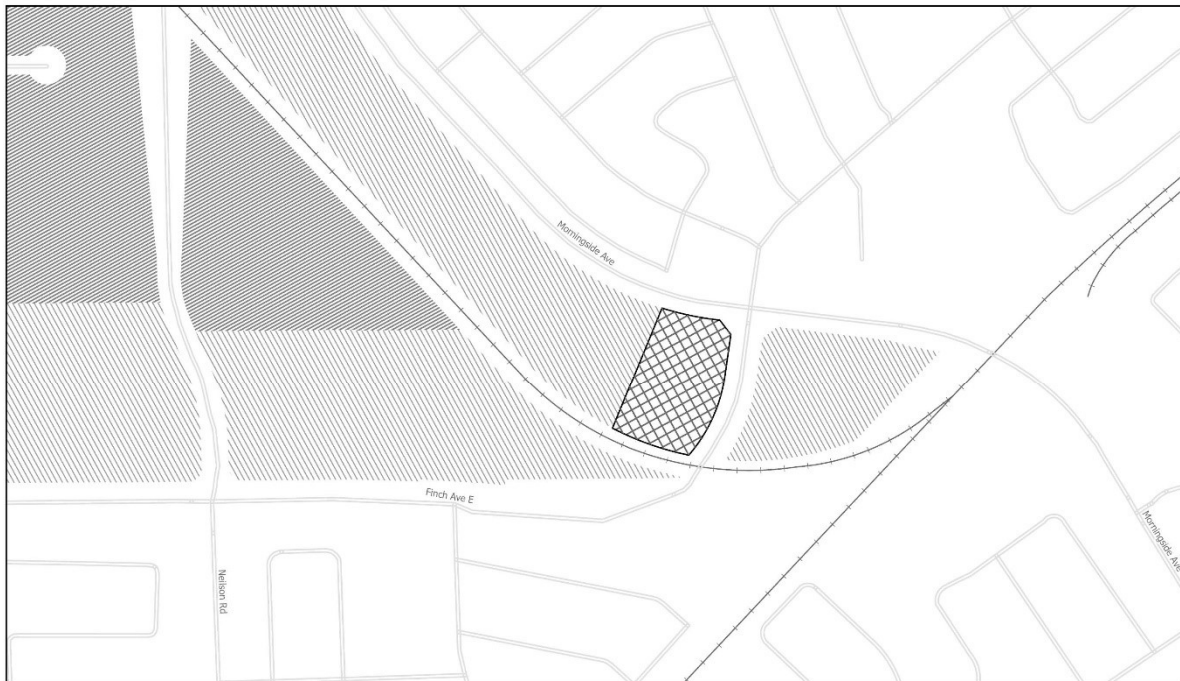
**Toronto** Official Plan Land Use Designations



Maps Not to Scale

Toronto City Planning July 2023

**Toronto** Official Plan Land Use Designations



Employment Area Land Uses

- General Employment Areas
- Core Employment Areas

OPA 653 Land Use Amendment

- Mixed Use Areas

Tile 7



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**Toronto** Official Plan Land Use Designations



Employment Area Land Uses

- General Employment Areas
- Core Employment Areas

OPA 653 Land Use Amendment

- Mixed Use Areas
- Regeneration Areas

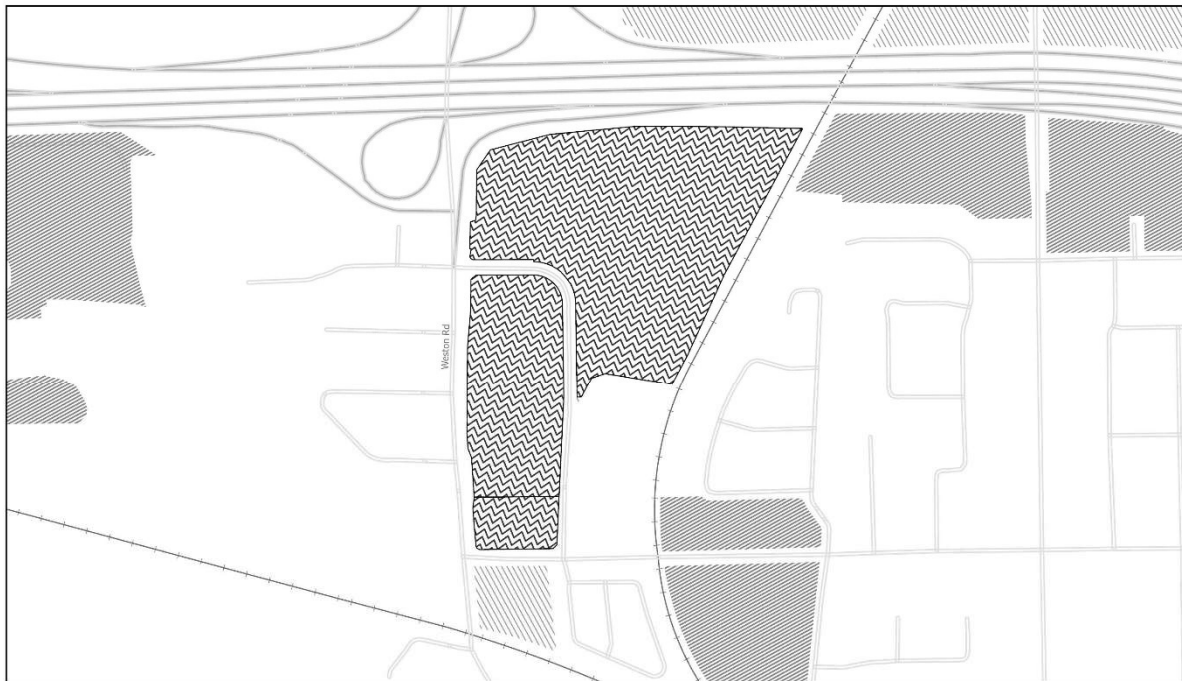
Tile 8



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Toronto City Planning July 2023

**Toronto** Official Plan Land Use Designations



Employment Area Land Uses

- General Employment Areas
- Core Employment Areas

OPA 653 Land Use Amendment

- Regeneration Areas

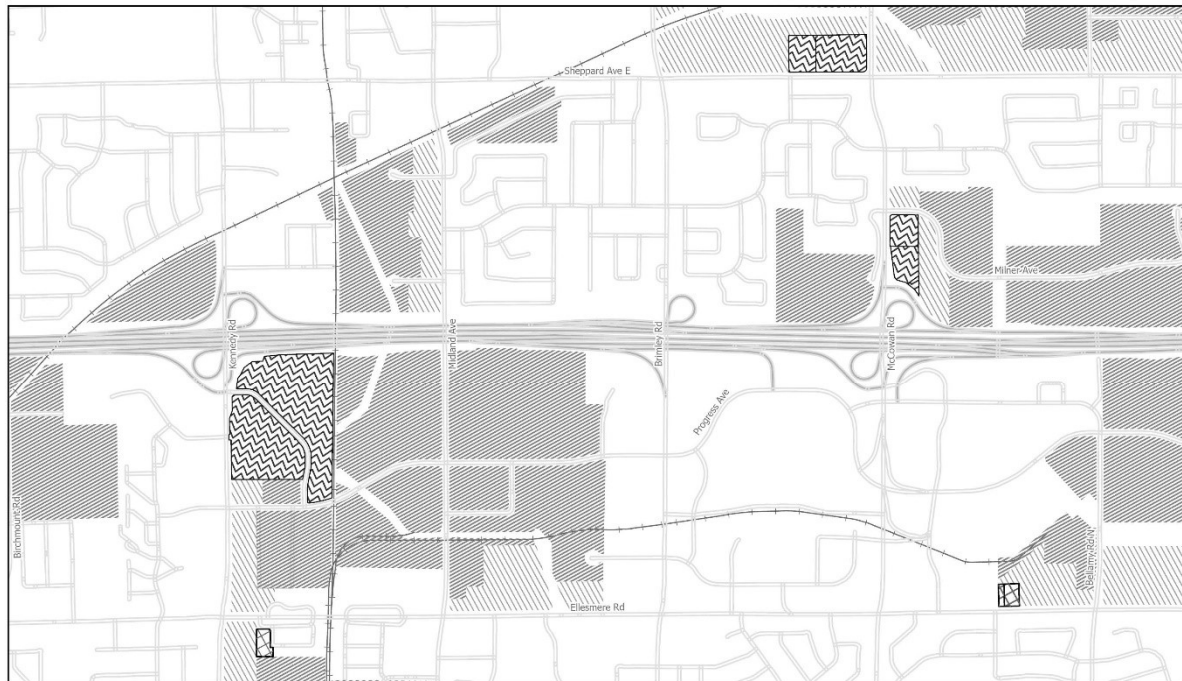
Tile 9 & 10



Maps Not to Scale

Toronto City Planning July 2023

**Toronto** Official Plan Land Use Designations



Employment Area Land Uses

- General Employment Areas
- Core Employment Areas

OPA 653 Land Use Amendment

- Mixed Use Areas
- Regeneration Areas

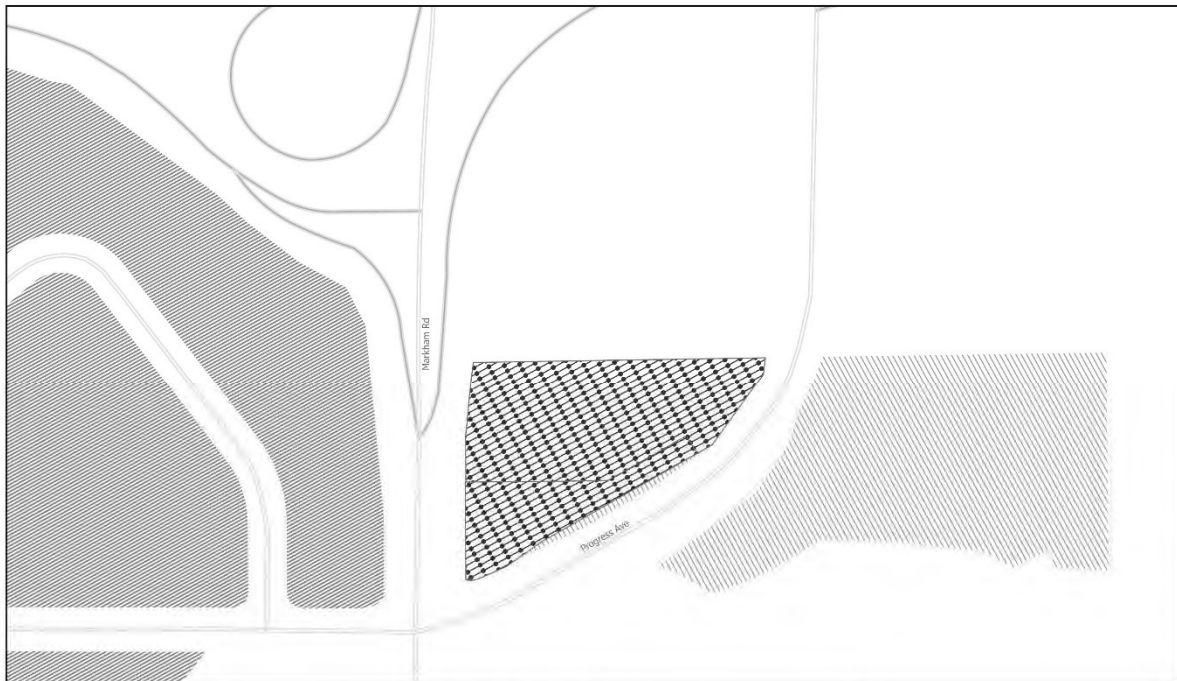
Tile 14



Maps Not to Scale

Toronto City Planning July 2023

**Toronto** Official Plan Land Use Designations



Employment Area Land Uses

- General Employment Areas
- Core Employment Areas

OPA 653 Land Use Amendment

- Institutional Areas

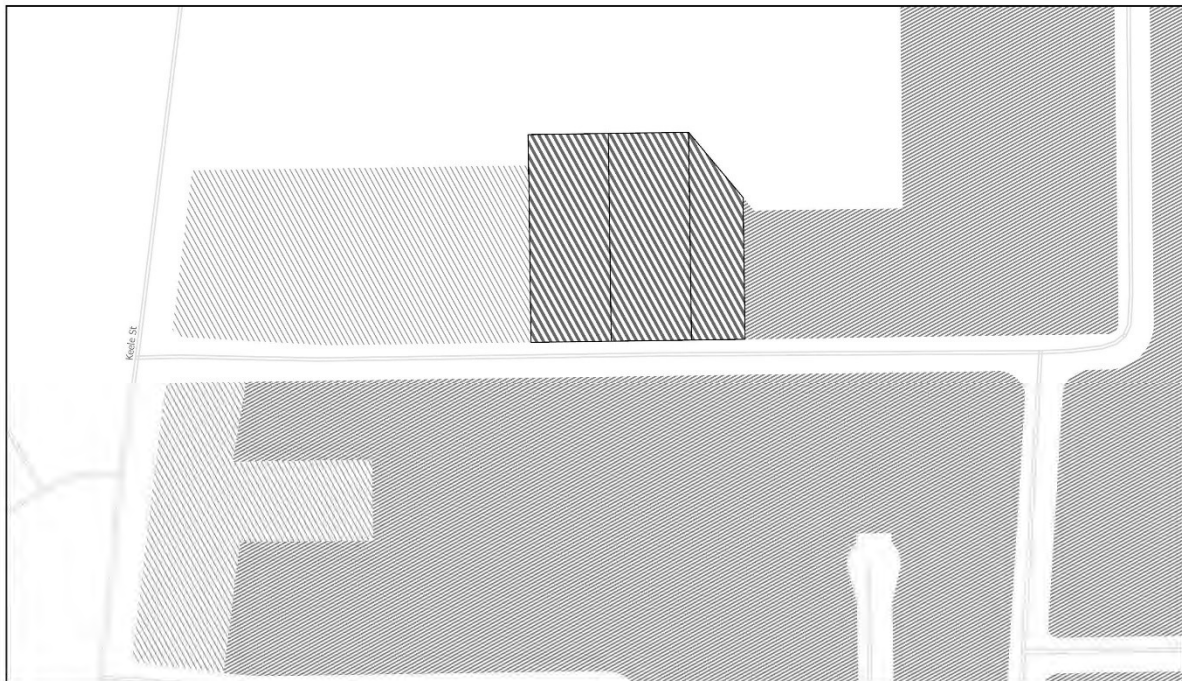
Tile 15



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**Toronto** Official Plan Land Use Designations



Employment Area Land Uses

- General Employment Areas
- Core Employment Areas

OPA 653 Land Use Amendment

- General Employment Areas

Tile 20

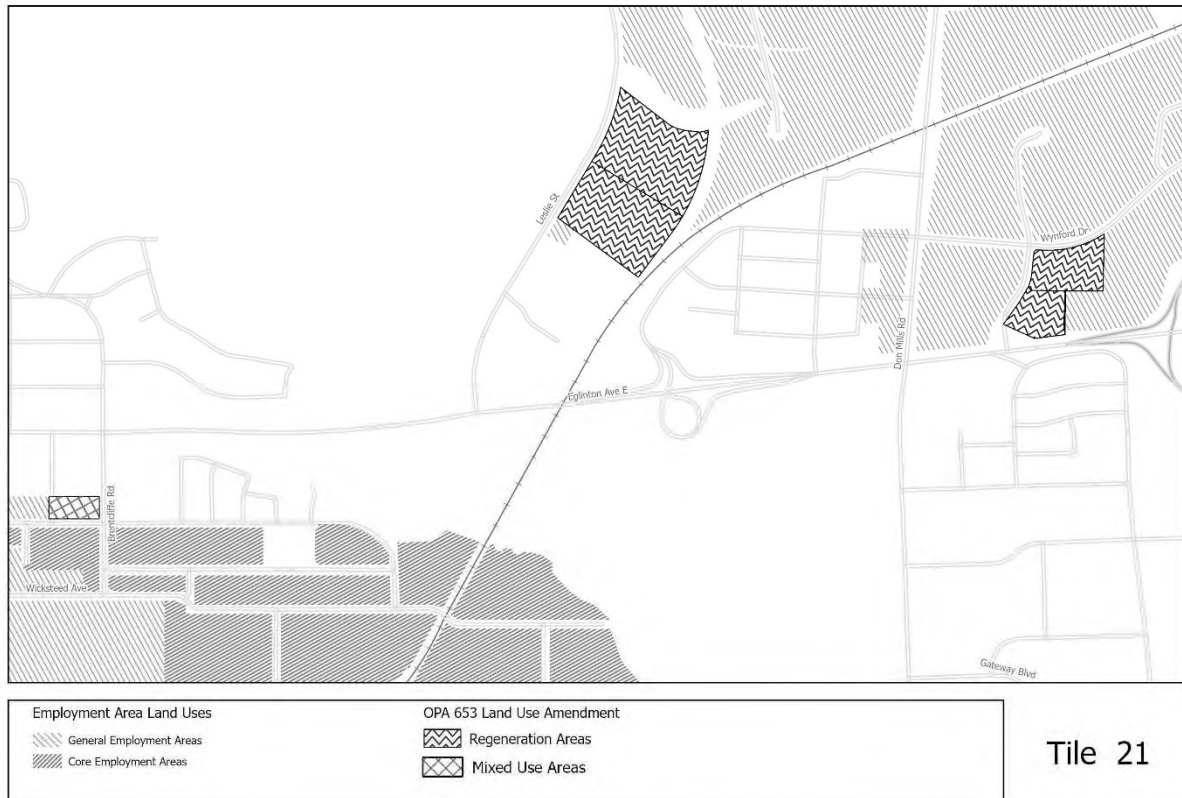


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**Toronto** Official Plan Land Use Designations

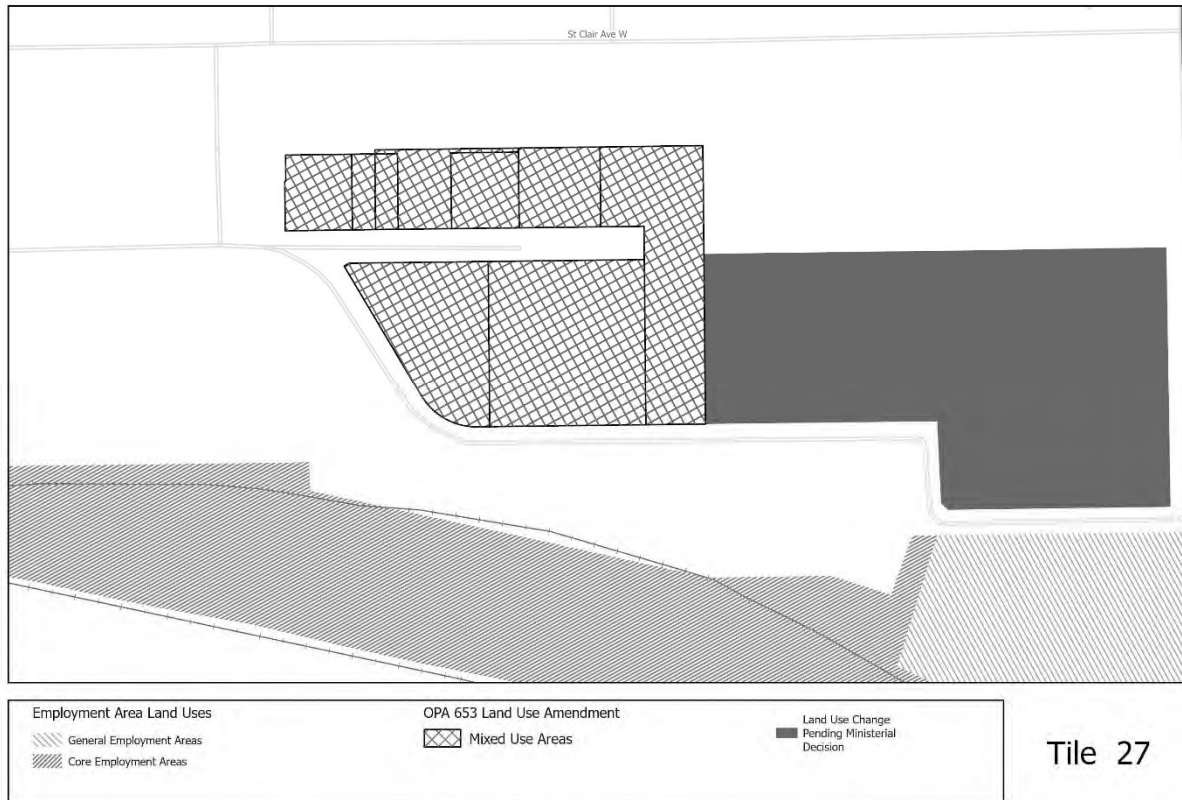


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Toronto City Planning July 2023



## Official Plan Land Use Designations



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Toronto City Planning July 2023

**TORONTO** Official Plan Land Use Designations



Tile 28

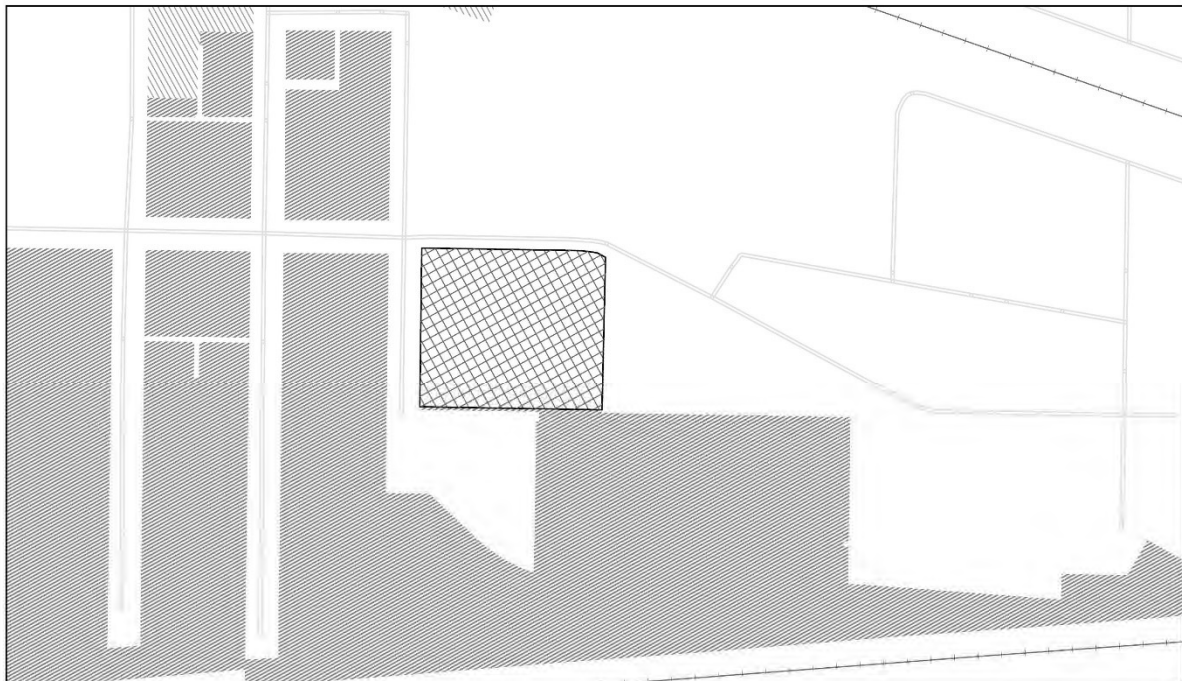


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Toronto City Planning July 2023



## Official Plan Land Use Designations



### Employment Area Land Uses

- General Employment Areas
- Core Employment Areas

### OPA 653 Land Use Amendment

- Mixed Use Areas

Tile 36



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Toronto City Planning July 2023



## Official Plan Land Use Designations



### Employment Area Land Uses

Core Employment Areas

### OPA 653 Land Use Amendment

Mixed Use Areas

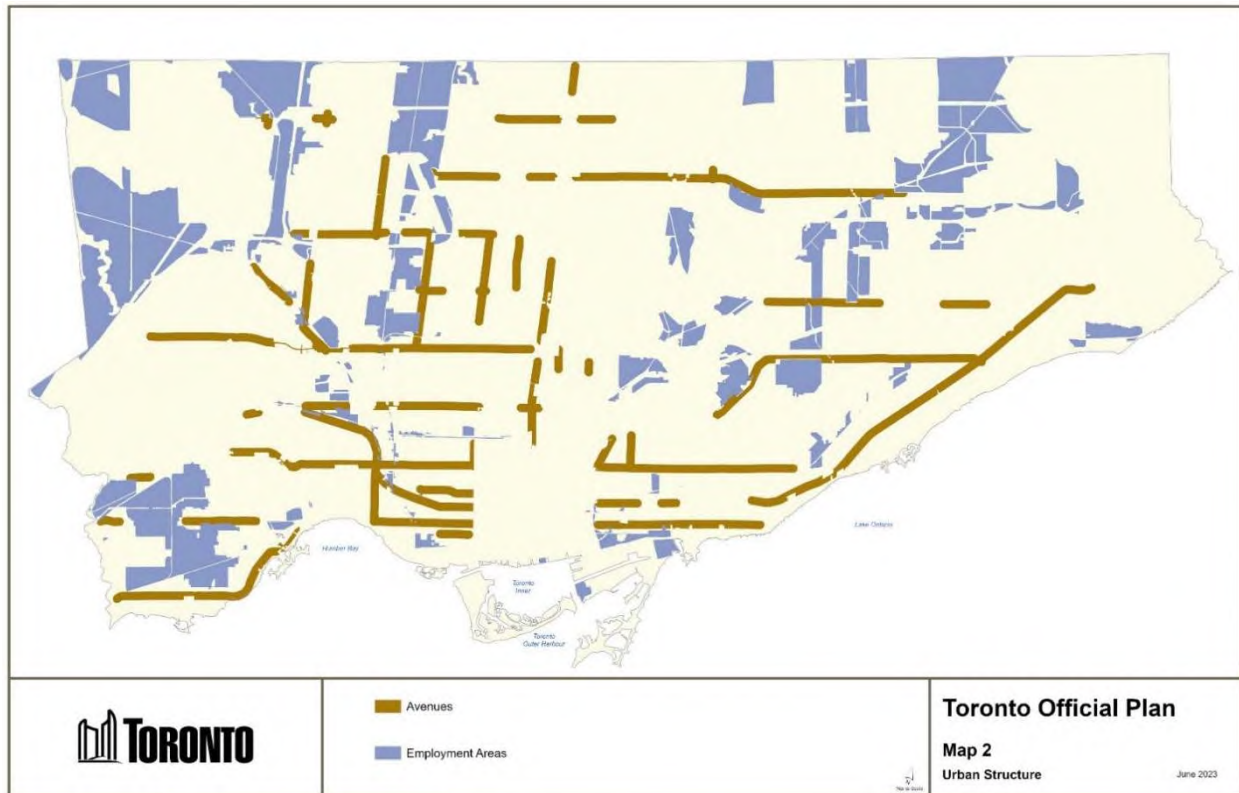
Tile 37



Maps Not to Scale

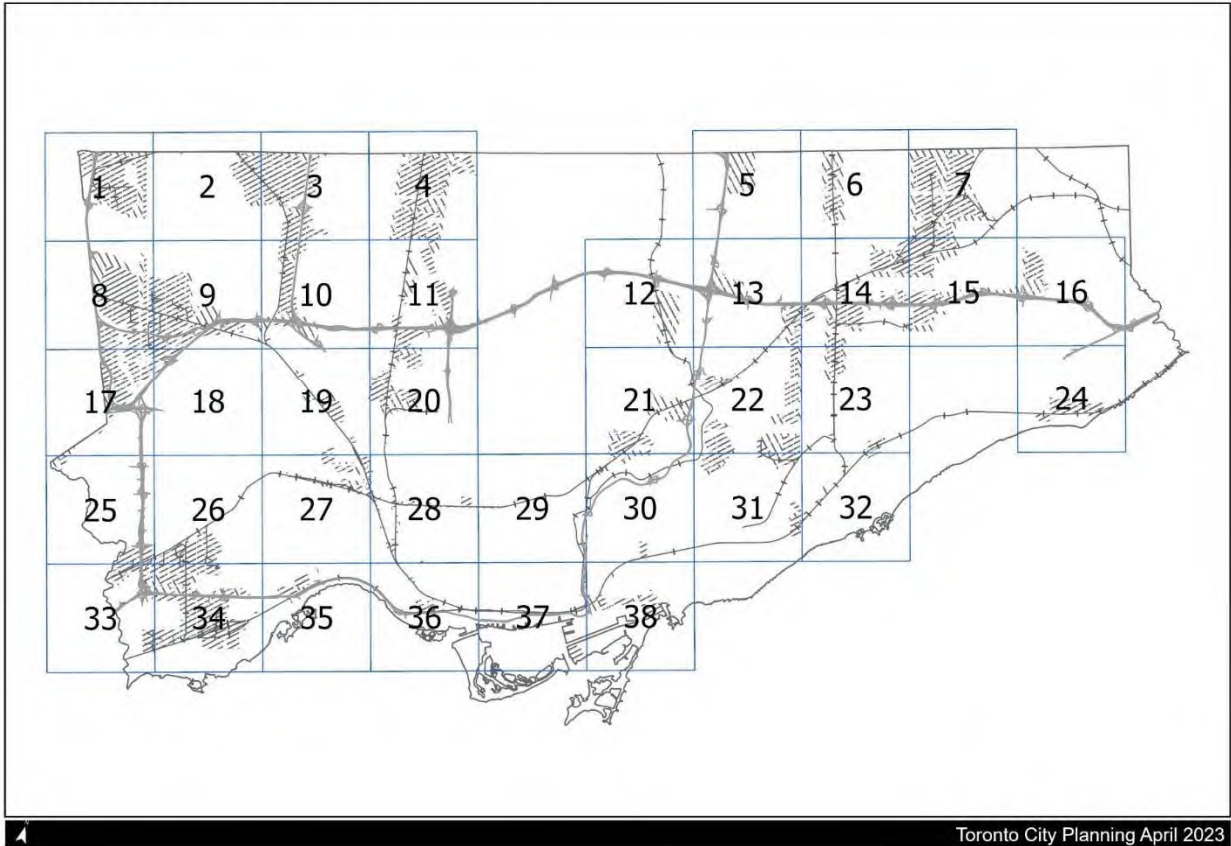
Toronto City Planning July 2023

**Appendix 3**  
**Map 2 Urban Structure – Removing Residential Permissions from Employment Areas**  
**Study - Employment Areas Modifications**



**Appendix 4**  
**Modifications to Maps 13 to 23, Land Use Plans – Removing Residential Permissions from**  
**Employment Areas Study**

**Toronto City Wide Tile Index**



**Toronto** Official Plan Land Use Designations



Employment Area Land Uses		OPA 653 Land Use Amendment	
	General Employment Areas		Neighbourhoods
	Core Employment Areas		Apartment Neighbourhoods
			Mixed Use Areas
			Parks
			Institutional
			General Employment Areas

Tile 1

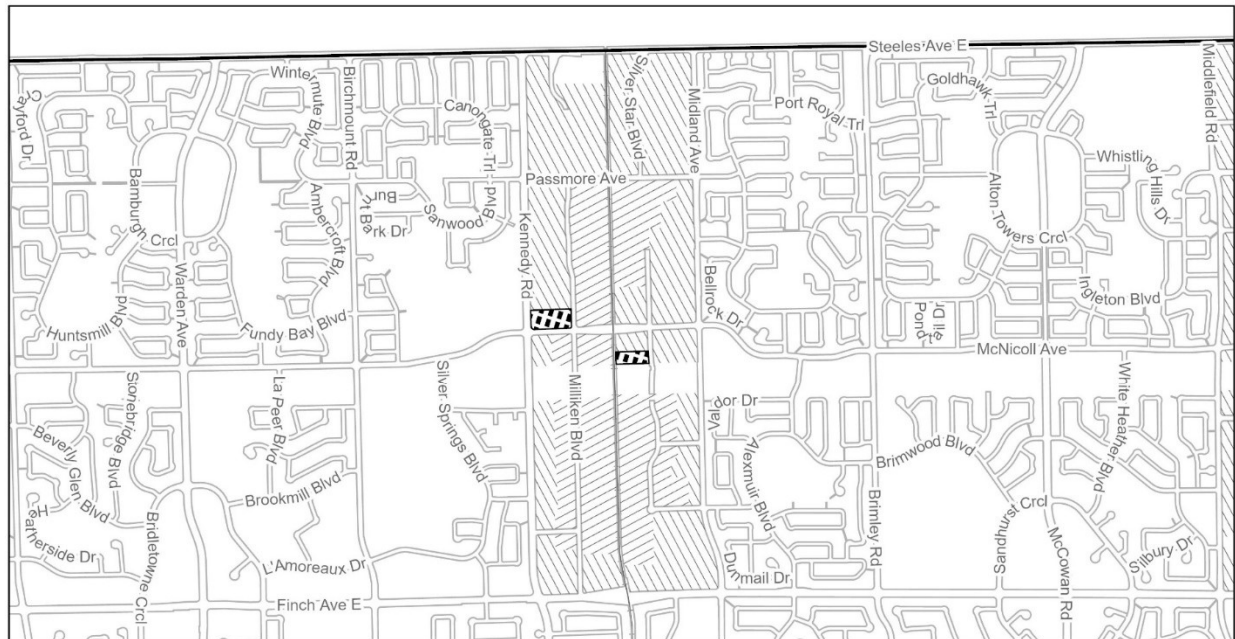


Maps Not to Scale

Toronto City Planning June 2023



**Toronto** Official Plan Land Use Designations



Employment Area Land Uses				OPA 653 Land Use Amendment	
	General Employment Areas		Neighbourhoods		Parks
	Core Employment Areas		Apartment Neighbourhoods		Institutional
			Mixed Use Areas		General Employment Areas

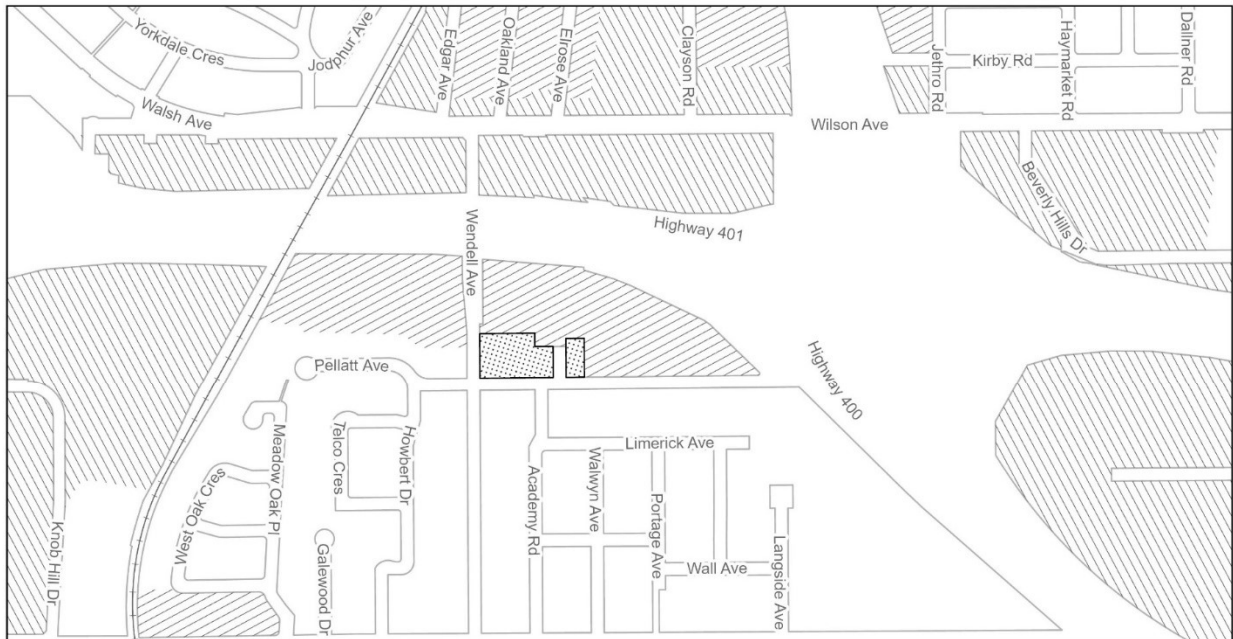
Tile 6



Maps Not to Scale

Toronto City Planning June 2023

**Toronto** Official Plan Land Use Designations



Employment Area Land Uses OPA 653 Land Use Amendment		
 General Employment Areas	 Neighbourhoods	 Parks
 Core Employment Areas	 Apartment Neighbourhoods	 Institutional
	 Mixed Use Areas	 General Employment Areas

Tile 10



Maps Not to Scale

Toronto City Planning June 2023