

Authority: Planning and Housing Committee Item
PH35.15, adopted as amended, by City of Toronto Council
on July 19, 20, 21 and 22, 2022

CITY OF TORONTO

BY-LAW 1106-2022

**To adopt Amendment 591 to the Official Plan for the City of Toronto with respect to
Economic Health Policies and Policies 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 591 to the Official Plan is hereby adopted pursuant to the
Planning Act, as amended.

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 591 TO THE OFFICIAL PLAN

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

- a) Chapter 2 Shaping the City, is amended by replacing all references to the "Greater Toronto Area (GTA)" with "Greater Toronto and Hamilton Area (GTHA)".
- b) Chapter 2 Shaping the City, is amended by deleting Figure 1. "Regional Context".
- c) Chapter 2 Shaping the City, is amended by deleting the sidebar "Toronto's Growth Prospects" and replacing it with:

Toronto's Growth Prospects

The City of Toronto is forecast to grow to 3.65 million residents and 1.98 million jobs by the year 2051. The Provincial Growth Plan forecast represents 831,000 additional residents and 371,000 additional jobs after 2016. This Plan takes the current Growth Plan forecast as a minimum expectation. The policy framework found here prepares the City to realize this growth, or even more, depending on the success of this Plan in creating dynamic transit oriented mixed use centres, corridors, and other manners of intensification.

- d) Chapter 2 Shaping the City, Section 2.1 Building a More Liveable Urban Region is amended by deleting Policy 2.1.3 and replacing it with:

Toronto is forecast to accommodate 3.65 million residents and 1.98 million jobs by the year 2051.

- e) Chapter 2 Shaping the City, Section 2.2.4 *Employment Areas* is amended by adding a new Policy 2.2.4.19 as follows:

All Employment Areas will be planned for a minimum of 50 jobs per gross hectare. The City will monitor the achievement of this density target and evaluate it at the time of the next Municipal Comprehensive Review.

- f) Modifying the lands labeled as *Employment Areas* on Map 2 Urban Structure with the lands labeled as *Employment Areas* on Map 2 Urban Structure shown as Appendix 1 to this Amendment.
- g) Chapter 3 Building a Successful City, 3.5.3 The Future of Retailing is amended by adding a new Policy 3.5.3.7 as follows:

As e-commerce continues to grow:

- a) Centrally-situated sites with access to highways and major roads will be encouraged to accommodate new multi-level industrial development, such as last mile fulfilment centres that are optimally situated to deliver goods to the urban market.

- b) New mixed-use development will be designed to incorporate parcel delivery and pick up spaces.
- h) Chapter 4 Land Use Designations, 4.6 Employment Areas is amended by adding Non-policy text as the last sentence of the preamble:

All land designated Core Employment Areas and General Employment Areas contribute equally to the achievement of economic development and growth objectives.

- i) Chapter 4 Land Use Designations, 4.6 Employment Areas is amended by adding a new Policy 4.6.7 as follows:

Residential uses are prohibited on lands designated Core Employment Areas and General Employment Areas.

- j) Chapter 4 Land Use Designations, 4.6 Employment Areas is amended by adding new Sidebar text:

Residential uses prohibited in Core Employment Areas and General Employment Areas include but are not limited to, living accommodations such as dwelling units, bed-sitting rooms, group homes, laneway suite, nursing home, residential care home, retirement home, and seniors' community house.

- k) Amend Maps 13 to 23 inclusive by redesignating lands as shown on the maps appended to this amendment as Appendix 2.

Municipal Address/Location	Land Use Designation	OPA 591 Land Use Change(s)
1 Heron's Hill Way	General Employment Areas	Mixed Use Areas, General Employment Areas
4577 Steeles Avenue East	General Employment Areas	Mixed Use Areas
45 and 88-100 Gordon Mackay Road and 11, 35 and 200 Suntract Road	General Employment Areas	Regeneration Areas
5 and 43 Junction Road	Core Employment Areas	Mixed Use Areas, General Employment Areas
1265 and 1275 Lawrence Avenue West and part of 1289 Lawrence Avenue West	General Employment Areas	Mixed Use Areas
99 Birmingham Street and 210 Islington Avenue	General Employment Areas	Mixed Use Areas
2129-2161 St. Clair Avenue West and 10 Old Stock Yards Road	General Employment Areas	Mixed Use Areas, General Employment Areas, Parks and Open Space Areas – Parks
105 Six Point Road and 1092 Islington Avenue	Core Employment Areas	Mixed Use Areas
560 Evans Avenue	Core Employment Areas	Mixed Use Areas

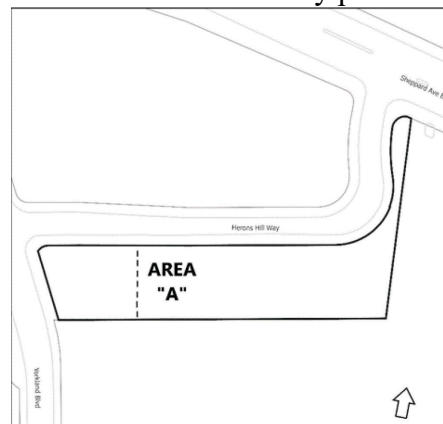
Municipal Address/Location	Land Use Designation	OPA 591 Land Use Change(s)
250 Bowie Avenue and 670-680 Caledonia Road	General Employment Areas	Mixed Use Areas, General Employment Areas
Wilson Avenue and Allen Road	General Employment Areas and Core Employment Areas	Regeneration Areas
347, 357, 375 and 399 Kennedy Road	General Employment Areas	Regeneration Areas
3569, 3577, St. Clair Avenue East, 641, 661, 663, 619, 621, 625, and 627 Danforth Road; and 405 Kennedy Road	General Employment Areas	Mixed Use Areas
1020 McNicoll Avenue	General Employment Areas	Institutional Areas
40 Scottfield Drive	General Employment Areas	Institutional Areas
450 Dufferin Street	Core Employment Areas	Mixed Use Areas
1360-1364 Bloor Street West and 55 Wade Avenue	Core Employment Areas	Mixed Use Areas
2400 Dundas Street West	General Employment Areas	Mixed Use Areas
415 Rexdale Boulevard	Core Employment Areas	General Employment Areas
994 Islington Avenue	Core Employment Areas	General Employment Areas
710 Kipling Avenue	Core Employment Areas	General Employment Areas
1170-1292 Dupont Street	Core Employment Areas	General Employment Areas
95 Garratt Boulevard	Core Employment Areas	Regeneration Areas
43-177A McCormack Street	General Employment Areas	Mixed Use Areas

- l) Chapter 6, Secondary Plans, is amended as follows:
- A. Chapter 6, Section 38, ConsumersNext Secondary Plan, is amended by adding Site and Area Specific Policy 1 for the lands known municipally in 2021 as 1 Heron's Hill Way, as follows:

'1. 1 Heron's Hill Way

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

- a) Residential uses are only permitted in Area "A" on the SASP Map.



- b) A minimum of 3,342 square metres of employment gross floor area of the total gross floor area across the entire lands will:
- i) be developed and maintained prior to or concurrent with residential uses;
 - ii) be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses.
- c) Development of the lands will provide:
- i) The Heron's Hill Way Extension to Boneset Road Connection;
 - ii) A minimum of 520 square metres of Privately Owned Publicly-Accessible Space ("POPS"), which will not be considered as parkland dedication; and
 - iii) With the exception of a limited number of short term or temporary visitor parking, all resident car parking spaces will be located below grade.
- d) Despite Policies 7.2 and 7.4 of the ConsumersNext Secondary Plan, 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; or
 - 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.
- 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 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.
 - 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 SASP 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 SASP Policy d) and Policy e).
 - i) Where there is a conflict between the policies of the Official Plan and the ConsumersNext Secondary Plan, the policies of this SASP will prevail.'
- B. Chapter 6, Section 38, ConsumersNext Secondary Plan Map 38-4, Potential Tall Building Locations and Maximum Densities, is amended by adding a Maximum permitted FSI of 4.6 calculated across the entire site on the lands known municipally in 2021 as 1 Heron's Hill Way as shown on the map above as Site and Area Specific Policy 1.
- C. Chapter 6, Section 38, ConsumersNext Secondary Plan Map 38-5, Districts and Nodes Plan, is amended by adding to the Sheppard and Victoria Park Corridors the portion of the lands shown as Area "A" of the lands known municipally in 2021 as 1 Heron's Hill Way as shown on the map above as Site and Area Specific Policy 1.
- D. Chapter 6, Section 38, ConsumersNext Secondary Plan Map 38-6, Land Uses, is amended by adding *Mixed Use Areas* to the portion of the lands shown as Area "A" of the lands known municipally in 2021 as 1 Heron's Hill Way as shown on the map above as Site and Area Specific Policy 1.
- E. Chapter 6, Section 38, ConsumersNext Secondary Plan Map 38-10, Potential Tall Building Locations and Maximum Heights, is amended by adding Location with Potential Tall Building and a Maximum 120 metres tower permitted to the portion of the lands shown as Area "A" of the lands known municipally in 2021 as 1 Heron's Hill Way as shown on the map above as Site and Area Specific Policy 1.

- F. Chapter 6, Section 38, ConsumersNext Secondary Plan Map 38-12, Pedestrian Connections, shall not apply to the lands known municipally in 2021 as 1 Heron's Hill Way as shown on the map above as Site and Area Specific Policy 1.
- m) Chapter 7 Site and Area Specific Policies, is amended as follows:
- A. Chapter 7, Site and Area Specific Policies, is amended removing the lands known municipally in 2021 as 250 Bowie Avenue and 670 and 680 Caledonia Road from Site and Area Specific Policy 390.
- B. Chapter 7, Site and Area Specific Policies, is amended by deleting the policies of Site and Area Specific Policy 437 and replacing them with revised Site and Area Specific Policy 437 policies as follows:

'437. 43-177A McCormack Street



- a) Redevelopment will 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) Retail and personal service uses will contribute to a maximum of 49 percent of the minimum required non-residential gross floor area.
- c) Home occupation and live/work units on the Mixed Use Areas will not contribute to the minimum required non-residential gross floor area.
- d) To provide a balance of residential and non-residential growth, the minimum non-residential gross floor area required on each site will be developed prior to or concurrent with residential development.

- e) Non-residential gross floor area should be consolidated in stand-alone buildings or contiguous portions of a base building to encourage a clustering of business and economic activities.
- f) Salvage yards, vehicle dealerships, vehicle depots, vehicle repair shops and vehicle service shops are not permitted.
- g) As part of a complete Zoning By-law Amendment application, the following must be submitted:
 - i) A phasing plan to demonstrate, to the satisfaction of the City, how the required non-residential gross floor area will be achieved.
 - ii) The submission of a Block Context Plan that demonstrates, to the satisfaction of the City, how the proposed development and adjacent lands on the south side of McCormack Street can be coordinated to contribute to a complete community and an enhanced and expanded public realm network, including the provision of consolidated onsite parkland dedications with frontage on McCormack Street.
- h) Development will:
 - i. Provide generous public sidewalks, street tree planting and pedestrian amenities along McCormack Street;
 - ii. Ensure no net new shadow is cast on Harwood Park and the Harwood Public School school yard from 10:18 a.m. to 4:18 p.m. on March 21st and September 21st;
 - iii. Have active uses at grade with direct pedestrian entrances fronting onto the public sidewalk along McCormack Street;
 - iv. Consolidate vehicular access between multiple parcels, where feasible;
 - v. Provide public views and public access to Lavender Creek Trail;
 - vi. Have a street wall height of 2 to 4 storeys;
 - vii. Have maximum building heights fitting within a 45 degree angular plane measured at 80 percent of the right-of-way width along the north property line;
 - viii. Be compatible with residential and other sensitive land uses to the north; and

- ix. Be compatible with the industrial uses in the Employment Area to the south.

- i) Prior to the enactment of a Zoning By-law Amendment to permit residential units on a lot, all uses permitted on the lands as of July 21, 2022 under existing in-force zoning bylaws continue to be permitted. Despite the preparation of a Block Context Plan that includes these lands, the full range of existing permitted employment and commercial uses is permitted on a lot until such time that the owner of a lot applies for, and has approved, a Zoning By-law Amendment to redevelop the lot for mixed commercial-residential uses.

- j) 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.

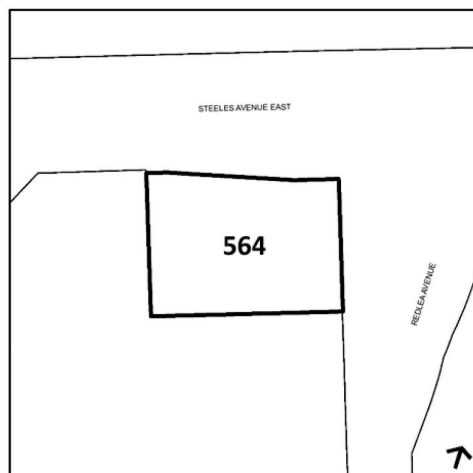
- k) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2025, the affordable rental housing required in Policy h) i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.

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

- m) 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;
 - 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; and
 - iii) For any portion of the lands known as 43-177A McCormack, submission of a Compatibility and Mitigation Study, which shall be peer reviewed, to the satisfaction of the Chief Planner and Executive Director, City Planning.
- n) 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 j) and Policy k) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy j) and Policy k) above.'
- C. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 480 Sterling Road Regeneration Project is modified by adding new subparagraph a) vii.:
- vii. Block 5C may be used for but not limited to, underground parking, loading, service, access and/or mechanical facilities to serve the uses on Block 5B. No residential uses are permitted on Block 5C.
- D. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 564 for the lands known municipally in 2021 as 4577 Steeles Avenue East, is deleted and replaced as follows:

'564. 4577 Steeles Avenue East



- a) A minimum employment gross floor area of 580 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 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.

- 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:

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- 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, the following will be submitted:
- i) a Compatibility/Mitigation Study peer reviewed and implemented, at the applicant's expense, to the City's satisfaction; and
 - ii) a Rail Safety and Rail Mitigation Report, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- 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 Employment Area.*'
- E. Chapter 7, Site and Area Specific Policies, 629 for lands known municipally in the year 2021 as 1-345 Geary Avenue, 2-360 Geary Avenue, 21-39 Primrose Avenue, 1352-1384 Dufferin Street, 1347-1355 Dufferin Street, 325-327 Westmoreland Avenue North, 1100-1102 Dovercourt Road, 508-510 Delaware Avenue North And 1102-1104 Ossington Avenue, is amended by adding the following new paragraphs, and deleting and replacing Map 1:

'27 Primrose Avenue and 360 Geary Avenue

18. A fitness centre is permitted.

Cultural Corridor – Dovercourt Road to Primrose Avenue

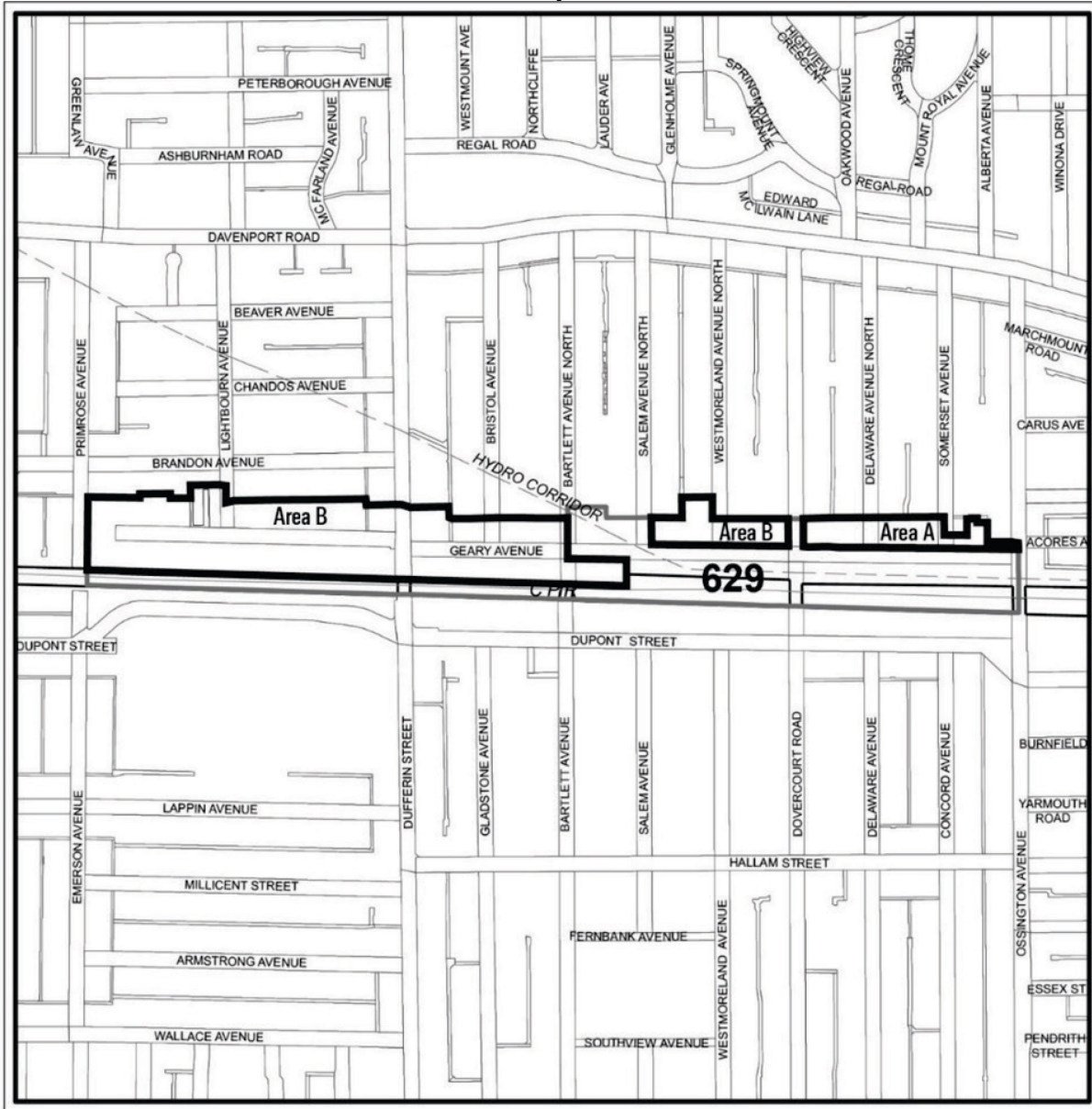
The following policies apply to 82-360 Geary Avenue, 1102 Dovercourt Road, 325 & 327 Westmoreland Avenue North, 338, 340, 342, 344 & 346

Westmoreland Avenue North, 165-345 Geary Avenue, 21-39 Primrose Avenue, 1352-1384 Dufferin Avenue, 1347-1355 Dufferin Avenue, shown as "Area B" on Map 1.

19. Restaurants and entertainment facilities are permitted on lands designated *General Employment Areas* and *Core Employment Areas* provided that:
 - a. they are associated with a *Core Employment Areas* use on the same site;
 - b. the entertainment facilities are restricted to those compatible with the employment uses in the area in terms of hours of operation and generation of traffic;
 - c. they are small-scale; and
 - d. the *Core Employment Areas* uses are at least 60 percent of the gross floor area on a site.

20. Retail uses are permitted on lands designated *Core Employment Areas* provided that:
 - a. the retail uses are small-scale;
 - b. part of the retail uses are ancillary to the *Core Employment Areas* use on the same site; and
 - c. the *Core Employment Areas* uses are at least 60 percent of the gross floor area on a site.'

Map 1



Map 1

Site and Area Specific Policy # 629

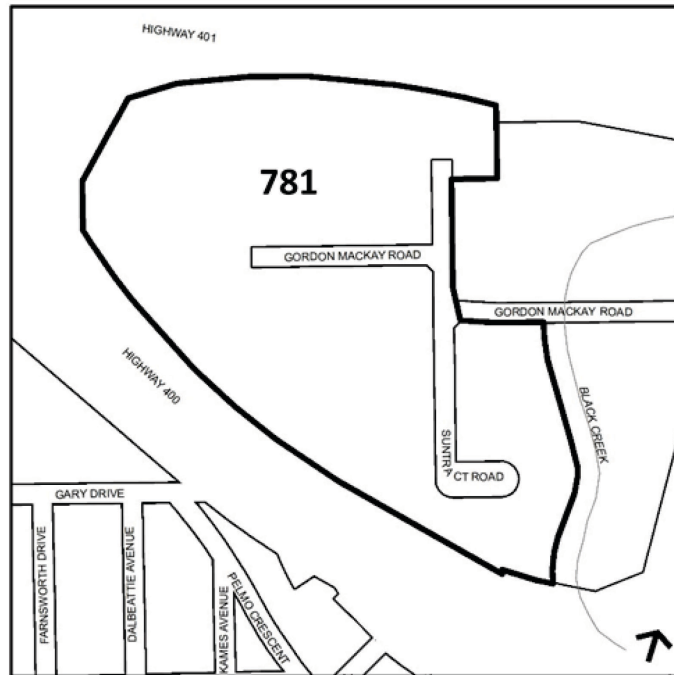
-  Area A and B
-  Subject Lands



Not to Scale
03/16/2022

- F. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 781 for the lands known municipally in 2021 as 45 and 88-100 Gordon Mackay Road and 11, 35 and 200 Suntract Road, as follows:

'781. 45 and 88-100 Gordon Mackay Road and 11, 35 and 200 Suntract Road



- a) All uses permitted under the *Regeneration Areas* designation, with the exception of residential, overnight accommodation and live-work uses, are permitted on the lands prior to the adoption of a Secondary Plan provided that:
- i) It can be demonstrated that the uses have safe access for people and vehicles during times of flooding hazards and/or erosion hazards, up to and including the regulatory storm flood event, to the satisfaction of the Toronto and Region Conservation Authority;
 - ii) It can be demonstrated that development will not adversely impact the development of the remainder of the lands as set out in this Site and Area Specific Policy; and
 - iii) The necessary transportation, water, sanitary, stormwater and hydro services are available and determined through a complete application.
- b) The first phase of development will be located in proximity to the Highway 400 and 401 interchange and consist of a mixed use building containing office and retail uses with approximately 16,000 square metres of gross floor area, which may be developed prior to the completion of a Secondary Plan.

- c) Residential, overnight accommodation and live-work uses may only be permitted on the lands once the following are satisfied:
- i) It can be demonstrated that the uses have safe access from a permanent publicly accessible roadway for people and vehicles during times of flooding hazards and/or erosion hazards, up to and including the regulatory storm flood event, to the satisfaction of the Toronto and Region Conservation Authority; or
 - ii) If safe access from a publicly accessible roadway is not possible without implementation of flood remedial works, then the required work to provide necessary flood remediation and safe access to the lands has been informed through a Black Creek Flood Remediation Feasibility Study undertaken by the City of Toronto in consultation with the Toronto and Region Conservation Authority for lands located generally between the Oakdale Golf and Country Club and Maple Leaf Drive or through an equivalent process;
 - iii) a preferred alternative for flood remediation works that provides dry, safe access to the lands has been approved by the appropriate Provincial Ministry through a Black Creek Riverine Flood Mitigation Project Municipal Class Environmental Assessment (EA), if required; and
 - iv) detailed design is complete and funding and construction of the preferred alternative for flood remediation, or phase thereof, that provides flood remediation and dry, safe access to the lands is secured and substantially complete to the satisfaction of the City of Toronto and Toronto and Region Conservation Authority.
- d) A minimum of twenty percent of the total developable gross floor area will be provided as non-residential gross floor area at full build out of all the lands.
- e) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas*, the area study leading to the Secondary Plan will include:
- i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *General Employment Areas*, *Mixed Use Areas* and *Parks and Open Space Areas* as appropriate. The Land Use Plan will:
 - A) ensure that the *General Employment Areas* lands located to the east, including the operations of the Toronto Police Services, can continue to operate and be developed for their intended purposes;

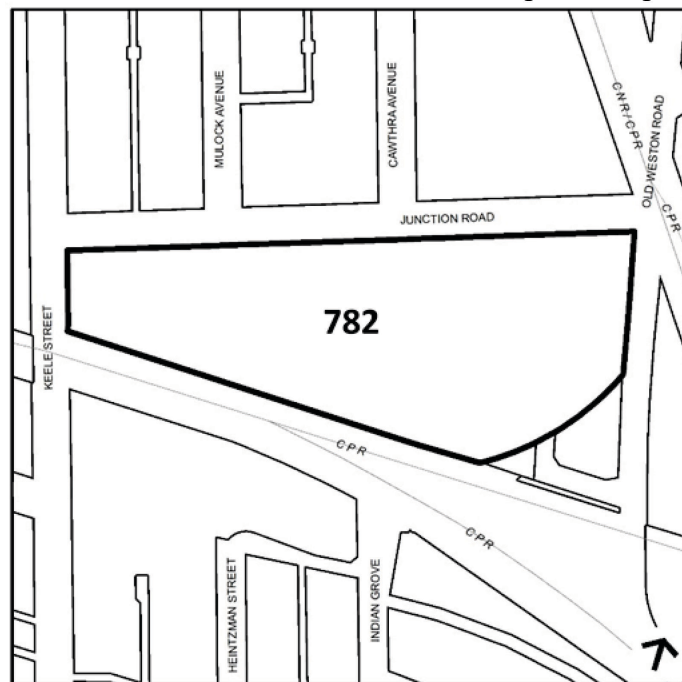
- B) inform the maximum building heights and densities across the lands to be included within the Secondary Plan; and
 - C) be consistent with the preferred alternative in the EA identified in Policy c) iii) and c) iv);
- ii) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services;
 - iii) 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;
 - iv) A Public Streets Plan that accommodates new development and ensures appropriate connectivity with the *Employment Area* lands to the east and Jane Street;
 - 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 Economic Development Strategy that identifies opportunities for sustained employment and non-residential investment and recommends actions and policies to attract businesses and support employment growth;
 - viii) A Housing Plan to implement Policies f), g), h) and i);
 - ix) 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;
 - x) An Infrastructure Master Plan that identifies water, sanitary, stormwater and hydro infrastructure requirements and development strategy;
 - xi) A Green Infrastructure Strategy that includes consideration of low impact development stormwater management systems and measures to protect and ensure long-term maintenance of trees;

- xii) An Energy Strategy to address energy conservation including peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage to address the City's targets of carbon reduction; and
 - xiii) An Edge Management Plan and implementation and operations plan for those lands traversed by the Black Creek stream corridor that protects, restores and enhances the vegetation within these lands and enhances the development-natural heritage system interface.
- f) 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; or
 - 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.
- 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 0.5 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.'
- G. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 782 for the lands known municipally in 2021 as 5 and 43 Junction Road, as follows:

'782. 5 and 43 Junction Road

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



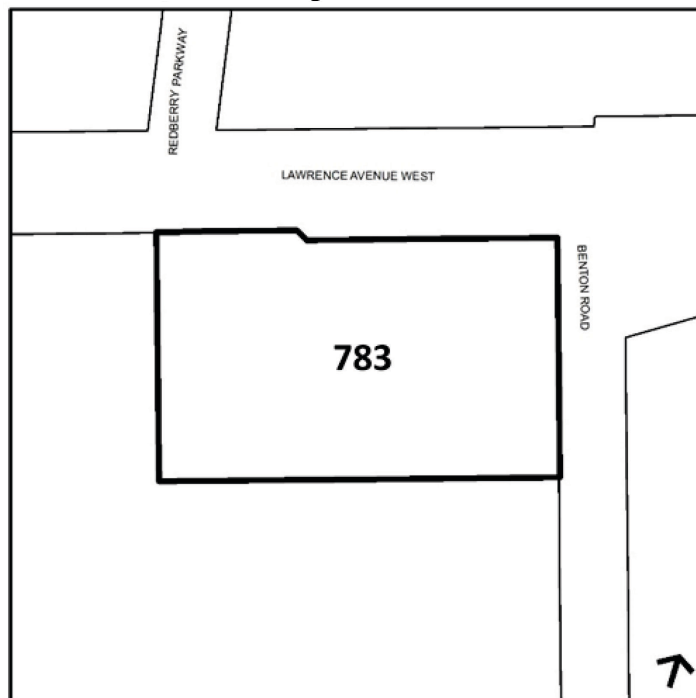
- a) A minimum of 9,300 square metres of employment gross floor area is developed at full build out of the lands. The employment gross floor area will:
 - i) be comprised of *Core Employment Areas* and *General Employment Areas* uses that are compatible with residential uses;
 - ii) include a minimum of 6,500 square metres of employment gross floor area devoted to *Core Employment Areas* uses such as offices,

performing arts studios, artist studios, research and development facilities, information and technology facilities, cultural industry spaces, incubators and/or co-working spaces; and

- iii) include a minimum of 1,500 square metres of new gross floor area of uses permitted in *General Employment Areas* that is provided prior to or concurrent with the first phase of residential development.
- b) 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; or
 - 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.
- 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, a Rail Safety and Rail Mitigation Report will be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- h) Development of the lands will provide for the following:
- i) the identification of development blocks, a new public park and a new public street(s) that connect to existing public street(s);
 - ii) a phasing plan to address, among other matters, the land necessary to achieve the minimum employment gross floor area and the phasing of parkland and public realm improvements; and
 - iii) a Travel Demand Management Plan.'
- H. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 783 for the lands known municipally in 2021 as 1265, 1275 and part of 1289 Lawrence Avenue West, as follows:

'783. 1265, 1275 and part of 1289 Lawrence Avenue West

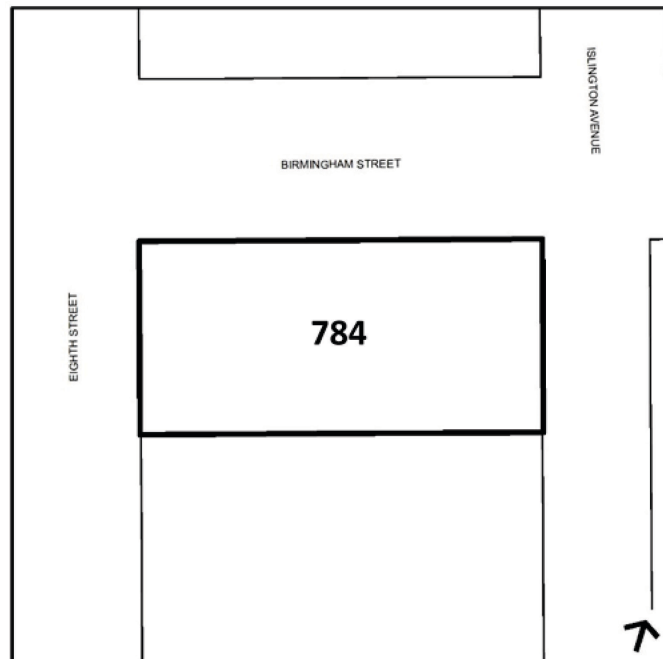


A mixed-used and mixed-income development is permitted provided that:

- a) A minimum of 700 square metres of employment gross floor area is developed that will be:
 - i) comprised of *Core Employment Areas* and/or *General Employment Areas* uses that are compatible with residential uses; and
 - ii) developed prior to or concurrent with residential uses.
- b) 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 8 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 6 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.
- 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, a Rail Safety and Rail Mitigation Report will be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.'
- I. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 784 for the lands known municipally in 2021 as 99 Birmingham Street and 210 Islington Avenue, as follows:

784. 99 Birmingham Street and 210 Islington Avenue



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

- a) A minimum of 1,000 square metres of employment gross floor area is developed that will be:
 - i) comprised of *Core Employment Areas* and/or *General Employment Areas* uses that are compatible with residential uses; and

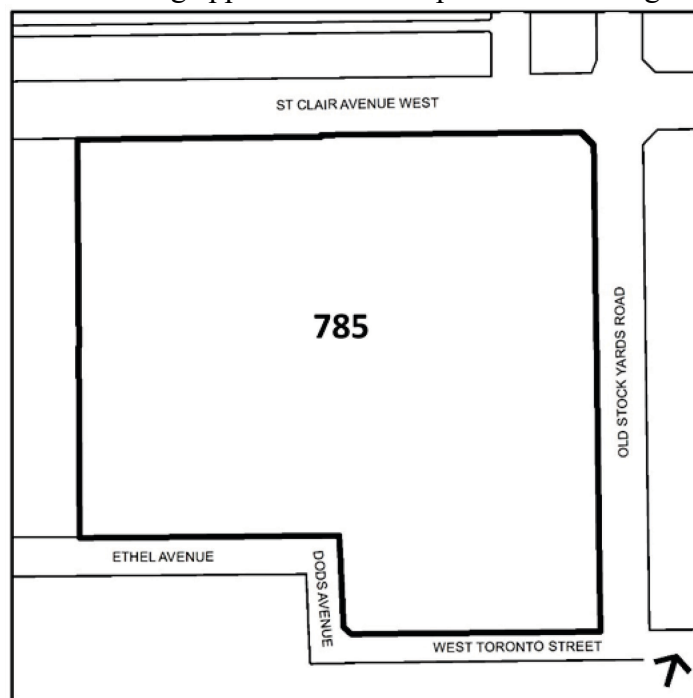
- ii) developed prior to or concurrent with residential uses.
- b) New development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
 - i) if a condominium development is proposed, a minimum of 10 percent of the total new residential gross floor 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.
- 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.'

- J. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 785 for part of the lands known municipally in 2021 as 2129-2161 St. Clair Avenue West and 10 Old Stock Yards Road, as follows:

'785. Part of 2129-2161 St. Clair Avenue West and 10 Old Stock Yards Road

The following applies to redevelopment of existing large format retail uses:



- a) Redevelopment will 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) Upon full redevelopment of the entire site, retail and personal service uses will contribute to a maximum of 49 percent of the minimum required non-residential gross floor area.
- c) Home occupation and live/work units on the *Mixed Use Areas* will not contribute to the minimum required non-residential gross floor area.
- d) To provide a balance of residential and non-residential growth, the minimum non-residential gross floor area required on each site will be developed prior to or concurrent with residential development.

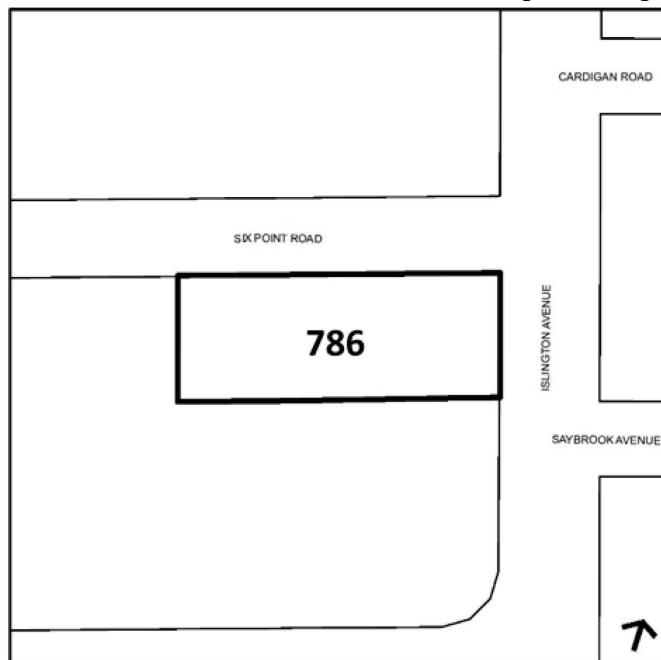
- e) Non-residential gross floor area should be consolidated in stand-alone buildings or contiguous portions of a base building to encourage a clustering of business and economic activities.
- f) As part of a complete Zoning By-law Amendment application, the following must be submitted:
 - i) A phasing plan to demonstrate, to the satisfaction of the City, how the required non-residential gross floor area will be achieved.
 - ii) A Rail Safety and Rail Mitigation Report, peer reviewed and implemented to the City's satisfaction, and reviewed by the applicable rail operator.
 - iii) A Precinct Plan that:
 - A) creates a finer grid of streets and blocks with public roads;
 - B) extends Ryding Avenue eastwards to connect with Keele Street;
 - C) shifts large scale format retailers away from the St. Clair Avenue frontage towards the south end of the properties;
 - D) provides locations for public parks and open spaces to be created;
 - E) assesses and provides for necessary schools and community facilities;
 - F) provides for a broad range of housing types, unit sizes and tenure;
 - G) locates and masses residential uses to minimize impacts from nearby existing industrial and large-scale retail uses;
 - H) addresses transitions of scale to the low-rise residential *Neighbourhood* on the north side of St. Clair Avenue West;
 - I) assesses the traffic and parking impact of new development;
 - J) provides a public realm that promotes pedestrian comfort and circulation;
 - K) provides for strong local pedestrian and cycling connections, including consideration of a pedestrian/cyclist bridge over the rail corridor to the south;

- L) incorporates any local heritage resources;
 - M) assesses opportunities for the placement of public art;
 - N) considers the availability of servicing infrastructure to support intensified development within the precinct; and
 - O) provides for the phasing of development showing how orderly development will be achieved on the block over the long term and how coordination with the provision of parks, roads, community services, transit and other infrastructure improvements will be achieved.
- g) Prior to the enactment of a Zoning By-law Amendment to permit residential units on a lot, all uses permitted on the lands as of July 21, 2022 under former City of Toronto Zoning By-law 438-86 as amended are permitted. Despite the preparation of a Precinct Plan that includes these lands, a full range of solely retail uses is permitted on a lot until such time that the owner of a lot applies for, and has approved, a Zoning By-law Amendment to redevelop the lot for mixed commercial-residential uses.
- h) 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.
- i) 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 h) 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.

- j) The provision of affordable housing required by Policy h) and Policy i) shall be secured through one or more agreements with the City.
- k) 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.
- l) 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 h) and Policy i) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy h) and Policy i) above.'
- K. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 786 for the lands known municipally in 2021 as 105 Six Point Road and 1092 Islington Avenue, as follows:

'786. 105 Six Point Road and 1092 Islington Avenue

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



- a) Large scale, stand-alone retail stores and/or "power centres" are not permitted on the lands.
- b) A mixed-used and mixed-income development is permitted provided that:
 - i) A minimum of 1,000 square metres of non-residential gross floor area is developed at full build out of the lands, and development of this non-residential gross floor area is comprised of uses listed in Schedule A as follows:
 - A) Uses listed in Column 1 will account for 51 percent or more of the minimum non-residential gross floor area;
 - B) Uses listed in Column 2 will account for less than 49 percent of the minimum non-residential gross floor area; and
 - C) Uses listed in Column 3 will not be counted towards the minimum non-residential gross floor area.
 - ii) The non-residential gross floor area is 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, provided that:
 - A) the first phase of development includes 500 square metres or more of the minimum non-residential gross floor area required in Policy b) i).
 - iii) New development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
 - A) 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; or
 - B) 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;
 - C) 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

- D) 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.
- iv) 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) iii) A) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- v) The provision of affordable housing required by Policies b) iii) and iv) shall be secured through one or more agreements with the City.
- vi) Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:
- A) 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
- B) 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.
- vii) 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) iii) and Policy b) iv) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy b) iii) and Policy b) iv) above.

Schedule A: Permitted Non-Residential Uses

Column 1	Column 2	Column 3
Office	Retail	Library
Business Incubators	Service	All Other Schools Except Business and Trade Schools
Creative Industries**	Hotel	Community Services and Facilities

Column 1	Column 2	Column 3
Scientific Research and Development	Private Fitness Centre	
Research	Restaurant	
Information Services	Daycare	
Data Processing	Business and Trade School	
Software Development	Showroom	
Non-retail Financial Services	Financial Institution	
Medical Offices		
Art Gallery, Artist Studio		
Live Theater, Cinema, and Entertainment Venue		

****Creative industries** have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property, including: arts and crafts; broadcasting; design; film, video and photography; music and the visual performing arts; publishing; software, computer games and electronic publishing; film studio.

- L. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 787 for the lands known municipally in 2021 as 560 Evans Avenue, as follows:

'787. 560 Evans Avenue

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



- a) A minimum of 2,600 square metres of employment gross floor area is developed that will be:
 - i) developed prior to or concurrent with residential uses;
 - ii) comprised of *Core Employment Areas* and/or *General Employment Areas* uses that are compatible with residential uses as determined through a Compatibility/Mitigation study, and
 - iii) contain a minimum of 51 percent of the gross floor area devoted to *Core Employment Areas* uses such as offices, performing arts studios, artist studios, research and development facilities, information and technology facilities, cultural industry spaces, incubators and/or co-working spaces.

- b) 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.

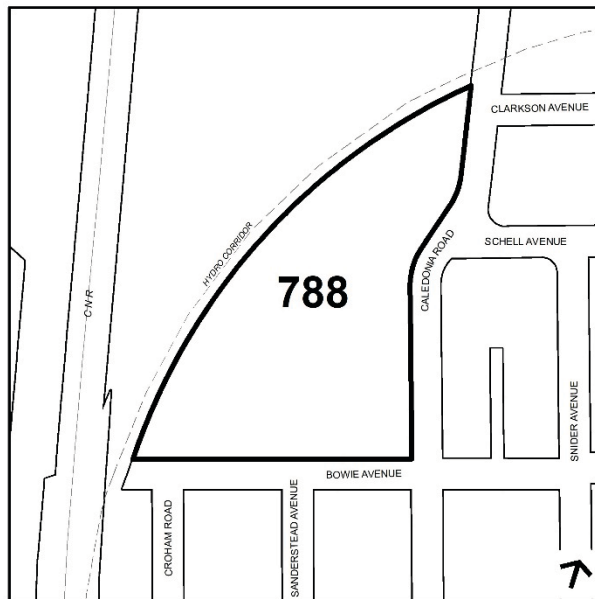
- c) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2025, the affordable rental housing required in Policy 2 b) i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing 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.'
- M. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 788 for the lands known municipally in 2021 as 250 Bowie Avenue, and 670 and 680 Caledonia Road, as follows:

'788. 250 Bowie Avenue and 670 and 680 Caledonia Road



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

- a) A minimum of 22,300 square metres or 18 percent of the total gross floor area, whichever is greater, will be employment gross floor area and:
 - i) will be constructed in each phase, prior to, or concurrent with residential gross floor area to provide a balance of employment and residential uses in all phases of development;

- ii) will be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses; and
 - iii) may be comprised of employment uses on lands designated *General Employment Areas* and *Mixed Use Areas*.
- b) A minimum of 12,000 square metres of employment gross floor area will be provided on the portion of the lands designated *General Employment Areas*.
- c) The following employment and employment uses are encouraged:
 - i) Uses that support the design and creative industries, including design studios and workshops, artist studios, galleries, showrooms, shared offices, and supporting retail;
 - ii) Flexible, multi-level manufacturing space in the portions of lands as *General Employment Areas*;
 - iii) Office, and institutional;
 - iv) A variety of employment types, including a range of employment unit sizes and value-added creative uses; and
 - v) Retail and services uses which serve the local community as well as a larger area.
- d) New residential, retail, service, office, and institutional uses on the south side of York Beltline Trail will be located and designed to mitigate impacts from, be compatible with, and allow for the continuation of the existing nearby employment uses and rail corridor.
- e) Employment uses in the lands designated as *General Employment Areas* will be located and designed to mitigate impacts from and be compatible with existing nearby employment uses and the rail corridor.
- f) 15 percent of the total site area will consist of a public park and serve as a gateway to the pedestrian crossing proposed by Metrolinx and the York Beltline Trail system.
- g) As part of a Zoning By-law Amendment application, a Land Use Plan will be prepared and approved that will:
 - i) Support the development of complete communities;

- ii) Support the planned economic function of the lands by providing for a broad range of employment uses to support a diverse economy;
 - iii) Strategically locate land uses to phase development, animate the public realm and support transit-oriented densities; and
 - iv) Provide for an integrated and expanded public open space network that connects new and existing public parks and open spaces.
- h) 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; or;
 - 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.
- i) 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 h) 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.
- j) The provision of affordable housing required by Policy h) and Policy i) shall be secured through one or more agreements with the City.
- 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) 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 h) and Policy i) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy h) and Policy i) above.

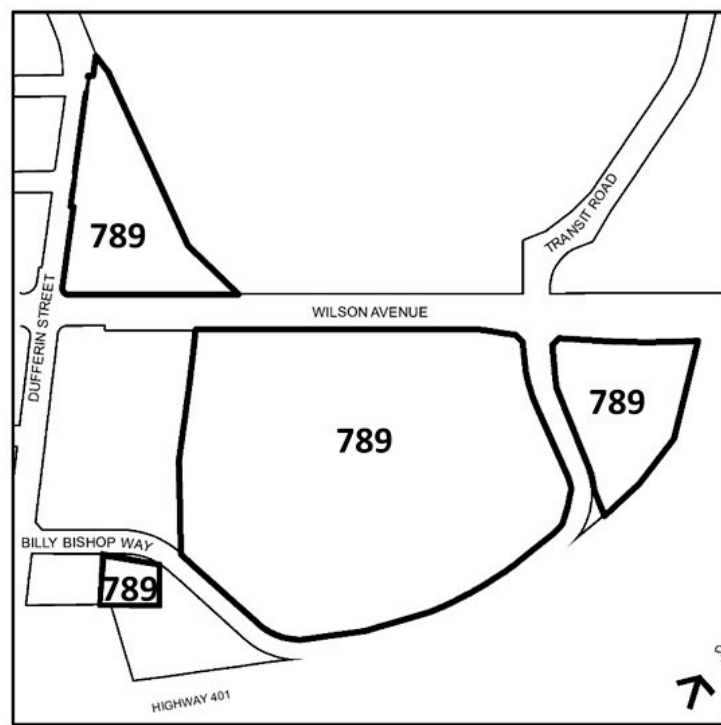
- m) Prior to approval of a zoning by-law that permits residential uses, a Block Context Plan for the lands will be prepared to inform any amendment to this Site and Area Specific Policy and/or Zoning By-Law Amendment and will address:
 - i) a complete road network consisting of public and private roads and alignment of streets;
 - ii) height and built form characteristics;
 - iii) pedestrian/cyclist connections;
 - iv) tenure and mix of housing;
 - v) ensure adequate land is allocated to accommodate the minimum employment gross floor area required; and
 - vi) compatibility between the site and nearby land uses including the City Works yard and rail corridor.

- n) A Phasing Strategy and Implementation Plan will be developed and approved to ensure the orderly development of a mix of uses on the subject lands. The Phasing Strategy and Implementation Plan may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.

- o) A Compatibility/Mitigation Study will be prepared, in accordance with the Compatibility/Mitigation Policies set out in Section 2.2.4 of the Official Plan. The Compatibility/Mitigation Study will identify:
 - i) any uses and Major Facilities on Employment Areas lands outside of but near to the subject lands, including the lands located north of the York Beltline Trail, 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 Employment Areas outside of the subject lands.
 - p) Notwithstanding that space within a portion of a building situated within an Employment Area 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 Employment Areas portion of the development, the shared use of that space for these limited, functional facilities shall not be considered to be a conversion of lands within an Employment Area.
 - q) A Community Services and Facilities Strategy will be prepared. The Community Services and Facilities Strategy will:
 - i) Identify community space and facility needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and
 - ii) set out priorities to support growth which may include potential locations and recommended phasing as well as opportunities for co-location.
- N. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 789 for the lands generally along Wilson Avenue between Dufferin Street and Allen Road, as follows:

'789. Wilson Avenue and Allen Road



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

- a) The lands shown on the Map will be subject to the Downsview Area Secondary Plan review, including the resulting land use plan.
- b) The lands shown on the Map may require one or more District Plans to be developed to the satisfaction of the City. The revised Downsview Area Secondary Plan may:
 - i) establish criteria by which certain development may proceed in the absence of a District Plan. District Plans; and
 - ii) where required, outline development principles and guidelines for each district, to be implemented through development applications such as Zoning By-laws and/or Plans of Subdivision.
- c) Development will provide a minimum non-residential gross floor area of 21 percent of the total gross floor area. The permitted uses, distribution, and phasing of the minimum required non-residential gross floor area will be determined through the Downsview Area Secondary Plan review.
- d) Complete applications to introduce sensitive land uses, where permitted following the completion of the Downsview Area Secondary Plan review, will be required to submit a Compatibility/Mitigation Study in accordance with the Compatibility/Mitigation Policies set out in Section 2.2.4 of the Official Plan. In addition to the requirements identified in the Official Plan, the Compatibility/Mitigation Study will also identify potential and/or required mitigation measures for sensitive land uses adjacent to or near Highway 401 and Allen Road.
- e) Where permitted, new development containing residential units 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; or
 - 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.

- 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.
- O. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 790 as follows:

'790. 347, 357, 375 and 399 Kennedy Road

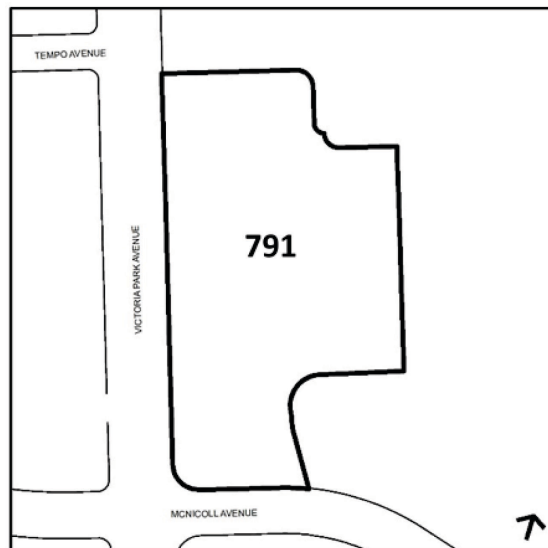


- a) All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designation, including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a scoped local area study that results in either a Secondary Plan 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) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas* (as may be required), the scoped local area study leading to the Secondary Plan or Site and Area Specific Policy may be informed by the review of the concurrent site specific applications in the area, in particular, nearby Official Plan Amendment Applications, Zoning By-law Amendment Applications, and Draft Plan of Subdivision Applications.
- d) The scoped 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* and/or *Parks and Open Space* as appropriate. The Land Use Plan will:
 - A) inform appropriate building heights and densities across the multiple sites to be included within the Secondary Plan or Site and Area Specific Policy;
 - B) determine the minimum employment gross floor area, which can include retail and co-working uses;
 - 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 that non-residential gross floor area will 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;

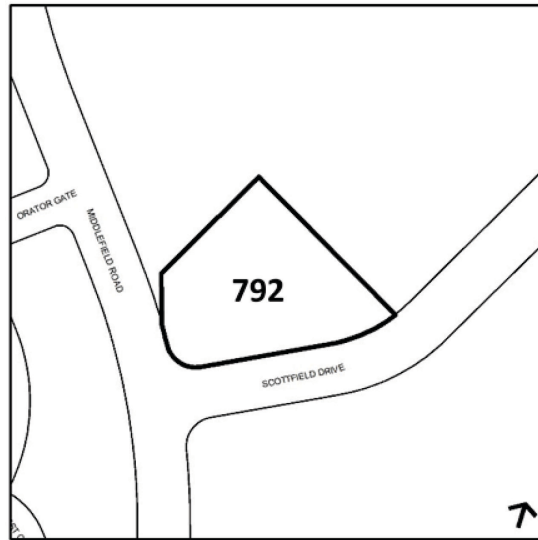
- iii) An Infrastructure Master Plan that identifies transportation, traffic, water, sanitary, stormwater and hydro infrastructure requirements and development strategy;
 - iv) A Community Services and Facilities Strategy that identifies appropriate community space and facilities needs and sets out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location;
 - v) A Parks and Open Space Plan that identifies locations of new public parks;
 - vi) 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;
- e) The scoped local area study leading to the Secondary Plan or Site and Area Specific Policy will also include a Housing Plan that identifies a minimum percentage of total gross floor area secured for affordable housing that will include:
- i) if a condominium development is proposed, the minimum that is determined of the total new residential gross floor area shall be secured as affordable ownership housing or the minimum that is determined of the total new residential gross floor area shall be secured as affordable rental housing; or
 - ii) if a purpose-built rental development is propose dafter 2025, the minimum that is determined 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.
- 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) shall be secured through one or more agreements with the City.
- h) 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 site(s), a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.'
- P. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 791 for the lands known municipally in 2021 as 1020 McNicoll Avenue, as follows:

'791. 1020 McNicoll Avenue



- a) Primary permitted uses are limited to seniors accommodation facilities, 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 of 2,100 square metres of the total gross floor area on the lands will include one or more of the following non-residential ancillary uses:
 - i) medical support services;
 - ii) professional and medical offices;
 - iii) recreational facilities; and
 - iv) small-scale retail and service commercial.
 - c) The minimum non-residential gross floor area required will be constructed on the lands prior to or concurrent with any residential gross floor area included in a retirement home.
 - d) Sensitive land uses, including the primary permitted 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 *General Employment Areas*.
 - e) 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.'
- Q. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 792 for the lands known municipally in 2021 as 40 Scottfield Drive, as follows:

'792. 40 Scottfield Drive

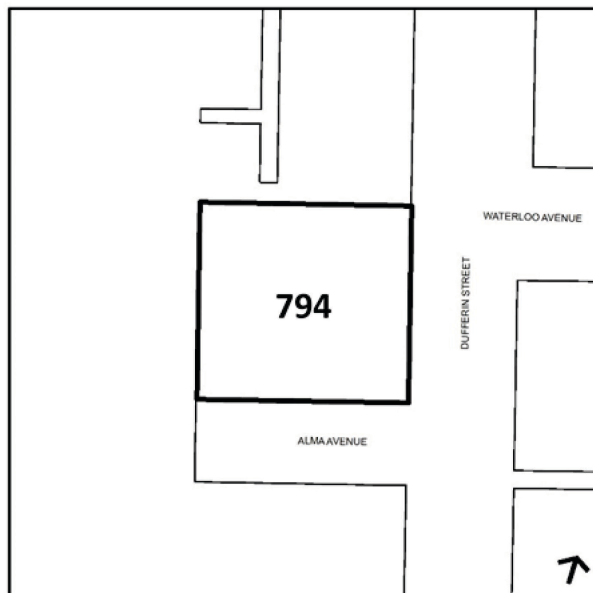
- a) Primary permitted uses are limited to seniors accommodation facilities, including:
 - i) Nursing home and/or long term care facility as defined in the Long-Term Care Homes Act, 2007, as amended, replaced or superseded; and
 - ii) Retirement home as defined in the Retirement Homes Act, 2010, as amended, replaced or superseded.
- b) A minimum of 750 square metres of the total gross floor area on the lands will include one or more of the following non-residential ancillary uses:
 - i) medical support services;
 - ii) professional and medical offices;
 - iii) recreational facilities;
 - iv) restaurant;
 - v) senior citizen's daycare and/or senior's day nursery; and
 - vi) small-scale retail and service commercial.
- c) The minimum non-residential gross floor area required will be constructed on the lands prior to or concurrent with any residential gross floor area included in a retirement home.
- d) Sensitive land uses, including the primary permitted 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*.

- e) As part of a complete Zoning By-law Amendment application for the lands, the following will be submitted:
 - i) Compatibility/Mitigation Study that will be 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 existing senior's campus to the east.'

- R. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 794 for the lands known municipally in 2021 as 450 Dufferin Street, as follows:

'794. 450 Dufferin Street



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

- a) A minimum of 8 percent of the total gross floor area of the development will be employment gross floor area that:
 - i) will be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* 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, including those that are

supportive of value-added creative and design industries, such as: office, institutional, performing arts studios, artist studios, studios and workshops, labs, research and development facilities, light manufacturing, media, information and technology facilities, cultural industry spaces, and incubator and/or co-working space.

- b) 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* and *General Employment Areas*.
- c) As part of a complete Zoning By-law Amendment application:
 - i) 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; and
 - ii) a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- d) 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; or
 - ii) if a purpose-built rental development is proposed there is no minimum requirement for 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.
- 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 0.5 percent per year. Affordable ownership

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

- 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, authored by the applicant, 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.'

- S. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 795 for the lands known municipally in 2021 as 1360-1364 Bloor Street West and 55 Wade Avenue, as follows:

'795. 1360-1364 Bloor Street West and 55 Wade Avenue



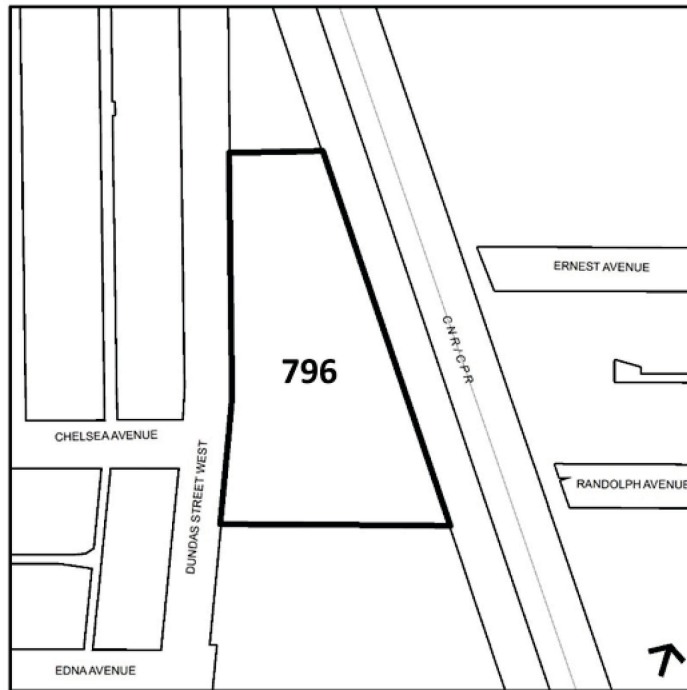
A mixed-use and mixed income development is permitted on the lands provided that:

- a) A minimum of 4,668 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 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 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 offices, performing arts studios, artist studios, cultural industry spaces, light manufacturing, incubator and/or co-working space.
- b) Development of the lands will ensure there is appropriate site access. Vehicular access to the lands will be from Wade Avenue.
- c) Any development of the lands will incorporate and secure public pedestrian connections to connect the lands to Wade Avenue to the north and the Bloor-Lansdowne GO station to the south. Any public pedestrian connections will be secured through one or more easements registered on title.
- d) 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* and *General Employment Areas*.
- e) Development will be set back a minimum of 30 metres from the property line of the rail corridor, or an appropriate distance deemed to provide risk mitigation through a peer-reviewed Rail Safety and Risk Mitigation Study.
- f) As part of a complete Zoning By-law Amendment application:
 - i) 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; and
 - ii) a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- 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.'

- T. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 796 for the lands known municipally in 2021 as 2400-2440 Dufferin Street, as follows:

'796. 2400 - 2440 Dundas Street West



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

- a) A minimum of 8 percent of the total gross floor area will be employment gross floor area that:
 - i) shall 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) be constructed on the lands prior to or concurrent with any residential gross floor area; and
 - iii) a minimum of 51 percent of employment gross floor area shall include *Core Employment Area* uses, such as office, artist studio, lab, research and development facilities, light manufacturing, media, information and technology facilities, cultural industry spaces, incubator and/or co-working space.
- b) A minimum of 1,850 square metres of the employment gross floor area required in Policy a) shall be used to replace the existing grocery store on the lands.
- c) Development on the lands shall provide and secure public access from Dundas Street West to connect to the Metrolinx-owned lands at the

southeast corner of the land, and the existing Metrolinx pick-up/drop-off area for the Bloor GO station on the lands.

- d) Development on the lands shall provide and secure public access from Dundas Street West to connect to the new, approved Metrolinx pick-up/drop-off area for the Bloor GO station at the approved redevelopment of 2376 Dundas Street West.
- e) Development on the lands shall include a Privately Owned Publically-Accessible Space ("POPS") of a minimum area of 1,000 square metres with frontage onto Dundas Street West, if on-site parkland dedication is not required by the City.
- f) Development will be set back a minimum of 30 metres from the property line of the rail corridor, or an appropriate distance deemed to provide risk mitigation through a peer-reviewed Rail Safety and Risk Mitigation Study.
- g) As part of a complete Zoning By-law Amendment application:
 - i) 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.
 - ii) a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- h) 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.

- i) 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 h) 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.
- j) The provision of affordable housing required by Policy h) and Policy i) shall be secured through one or more agreements with the City.
- k) 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.
- l) 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 h) and Policy i) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy h) and Policy i) above.
- U. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 797 for the lands known municipally in 2021 as 3569, 3577, St. Clair Avenue East, 641, 661, 663, 619, 621, 625, and 627 Danforth Road; and 405 Kennedy Road as follows:

'797. 3569, 3577, St. Clair Avenue East, 641, 661, 663, 619, 621, 625, and 627 Danforth Road; and 405 Kennedy Road

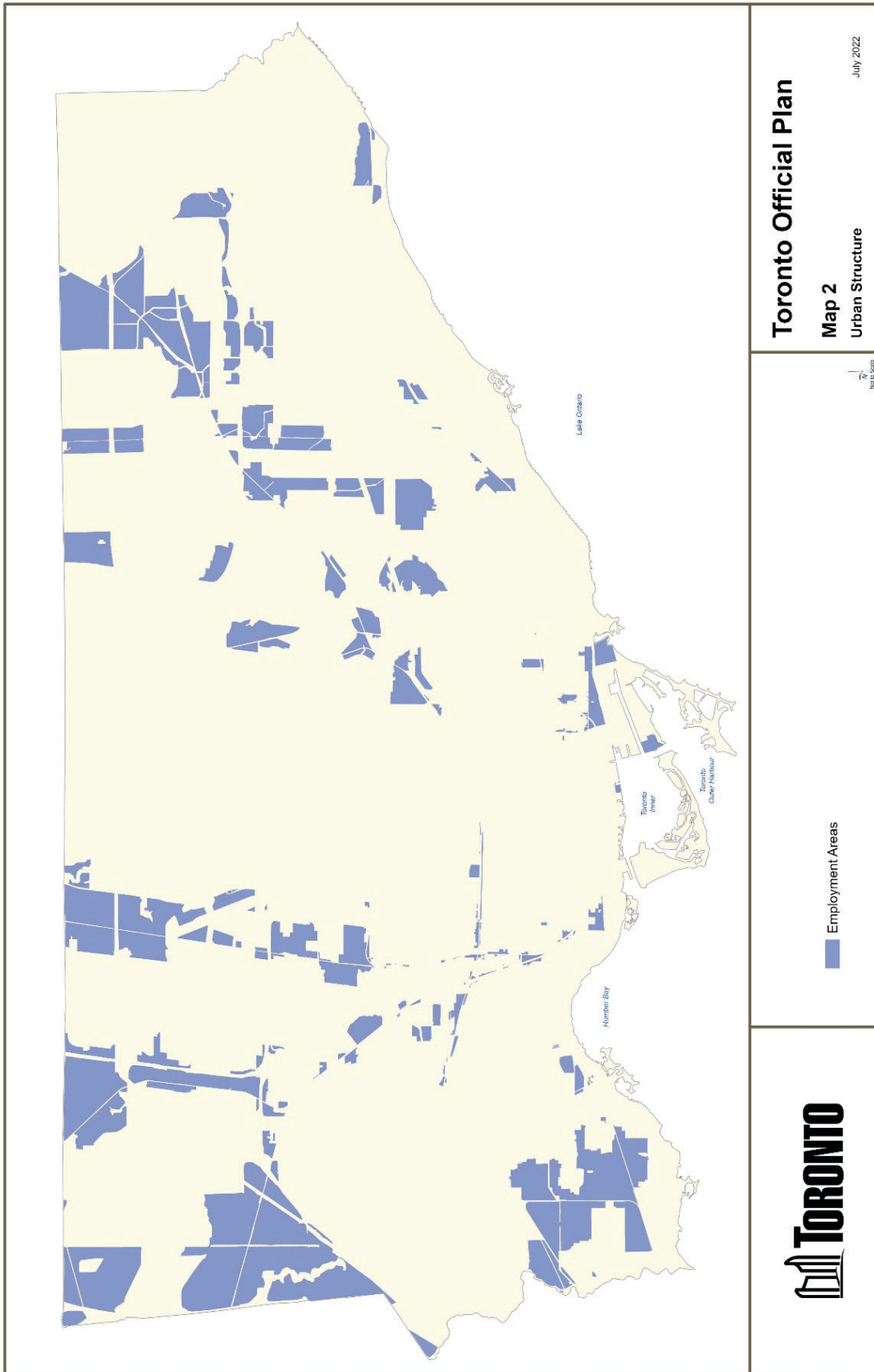


- a) Affordable housing requirements will be determined through the review of the Zoning By-law Amendment Application, including the review of density permissions. Such affordable housing will be secured through one or more agreements with the City.

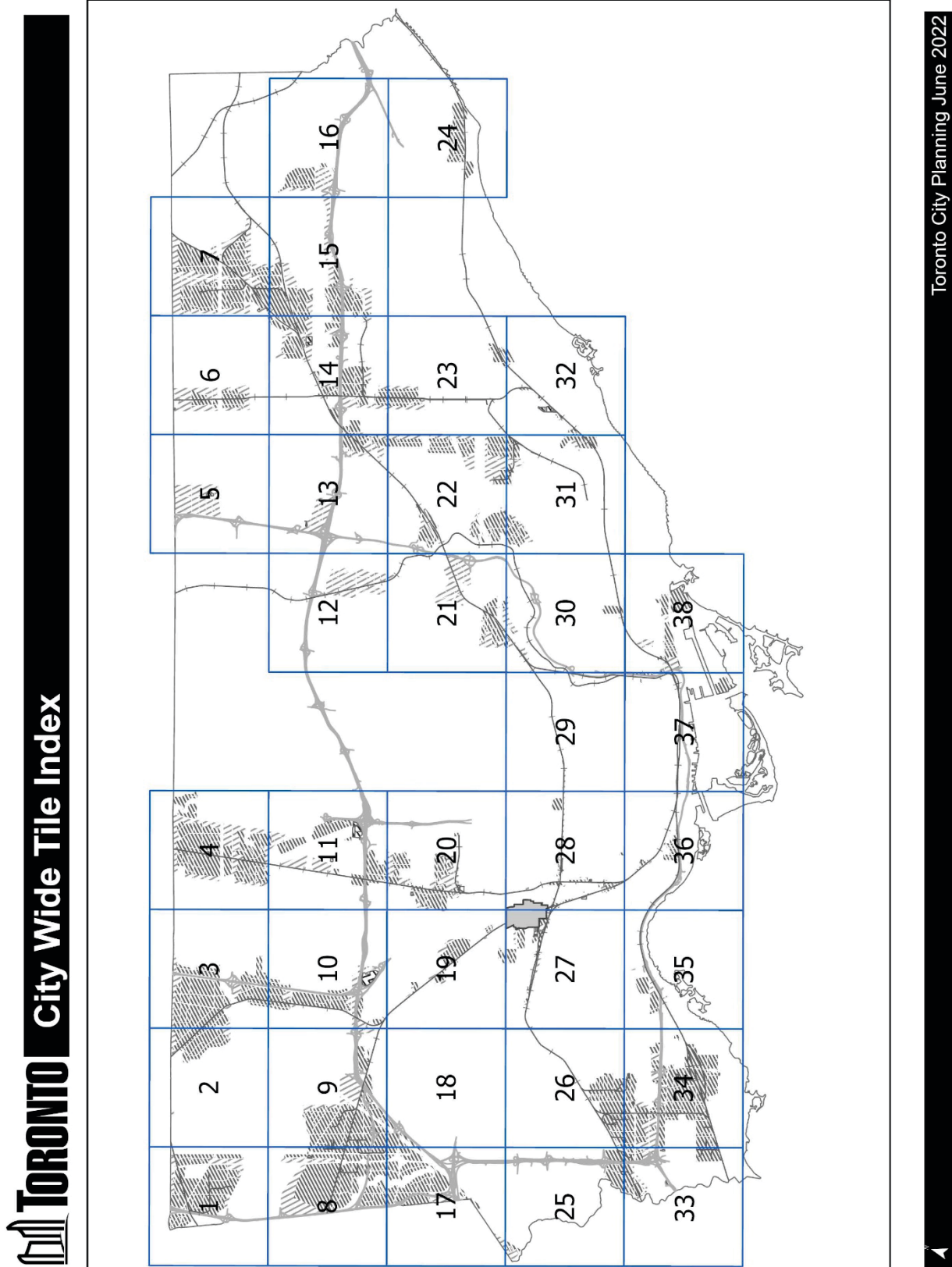
- V. Chapter 7, Maps 24 to 34, Site and Area Specific Policies, are revised to add the lands shown in the table below.

SASP	Municipal Address/Location Description
Add 781	45 and 88-100 Gordon Mackay Road and 11, 35 and 200 Suntract Road
Add 782	5 and 43 Junction Road
Add 783	1265 and 1275 Lawrence Avenue West and part of 1289 Lawrence Avenue West
Add 784	99 Birmingham Street and 210 Islington Avenue
Add 785	2129-2161 St. Clair Avenue West and 10 Old Stock Yards Road
Add 786	105 Six Point Road and 1092 Islington Avenue
Add 787	560 Evans Avenue
Add 788	250 Bowie Avenue and 670-680 Caledonia Road
Add 789	Wilson Avenue and Allen Road
Add 790	347, 357, 375 and 399 Kennedy Road
Add 791	1020 McNicoll Avenue
Add 792	40 Scottfield Drive
Add 794	450 Dufferin Street
Add 795	1360-1364 Bloor Street West and 55 Wade Avenue
Add 796	2400-2440 Dundas Street West
Add 797	3569, 3577, St. Clair Avenue East, 641, 661, 663, 619, 621, 625, and 627 Danforth Road; and 405 Kennedy Road

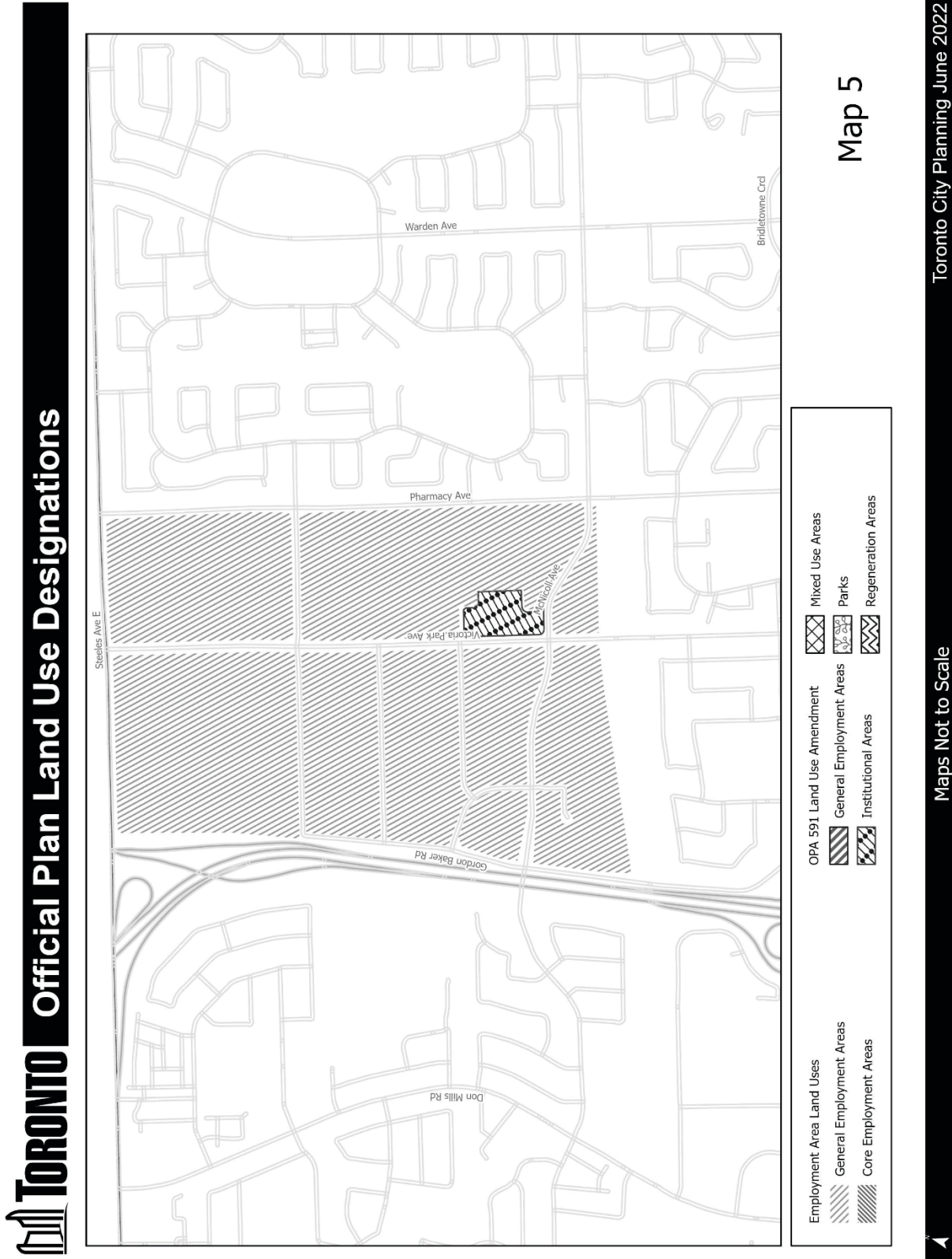
Appendix 1: Map 2 Urban Structure, Employment Areas Modifications



Appendix 2: Maps 13 to 23 Land Use Plan Redesignation



Map 5



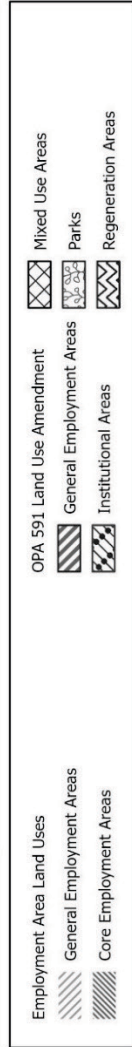
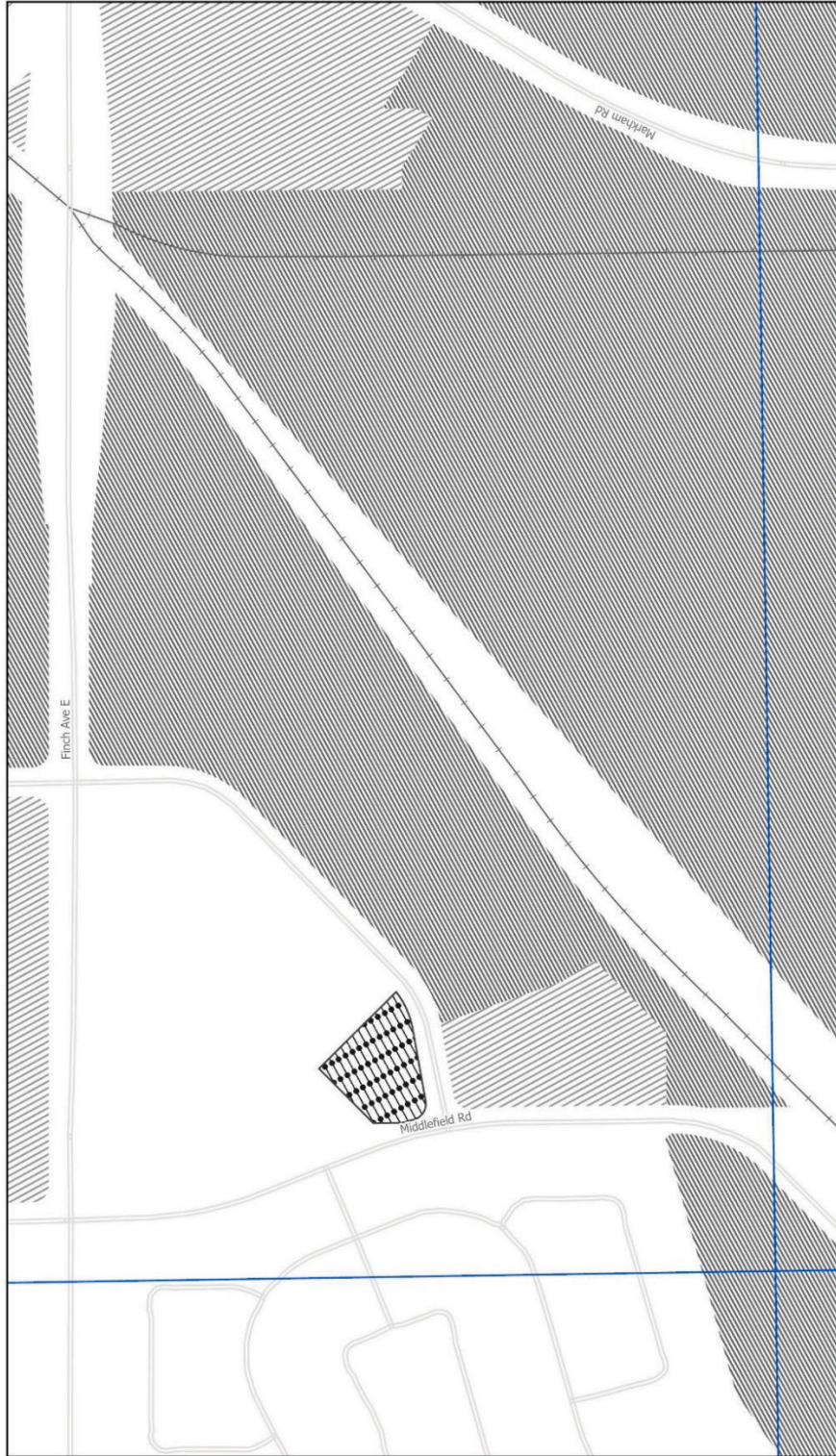
Map 6



Map 6

Map 7

TORONTO Official Plan Land Use Designations

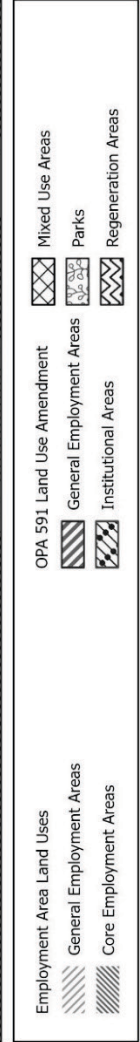
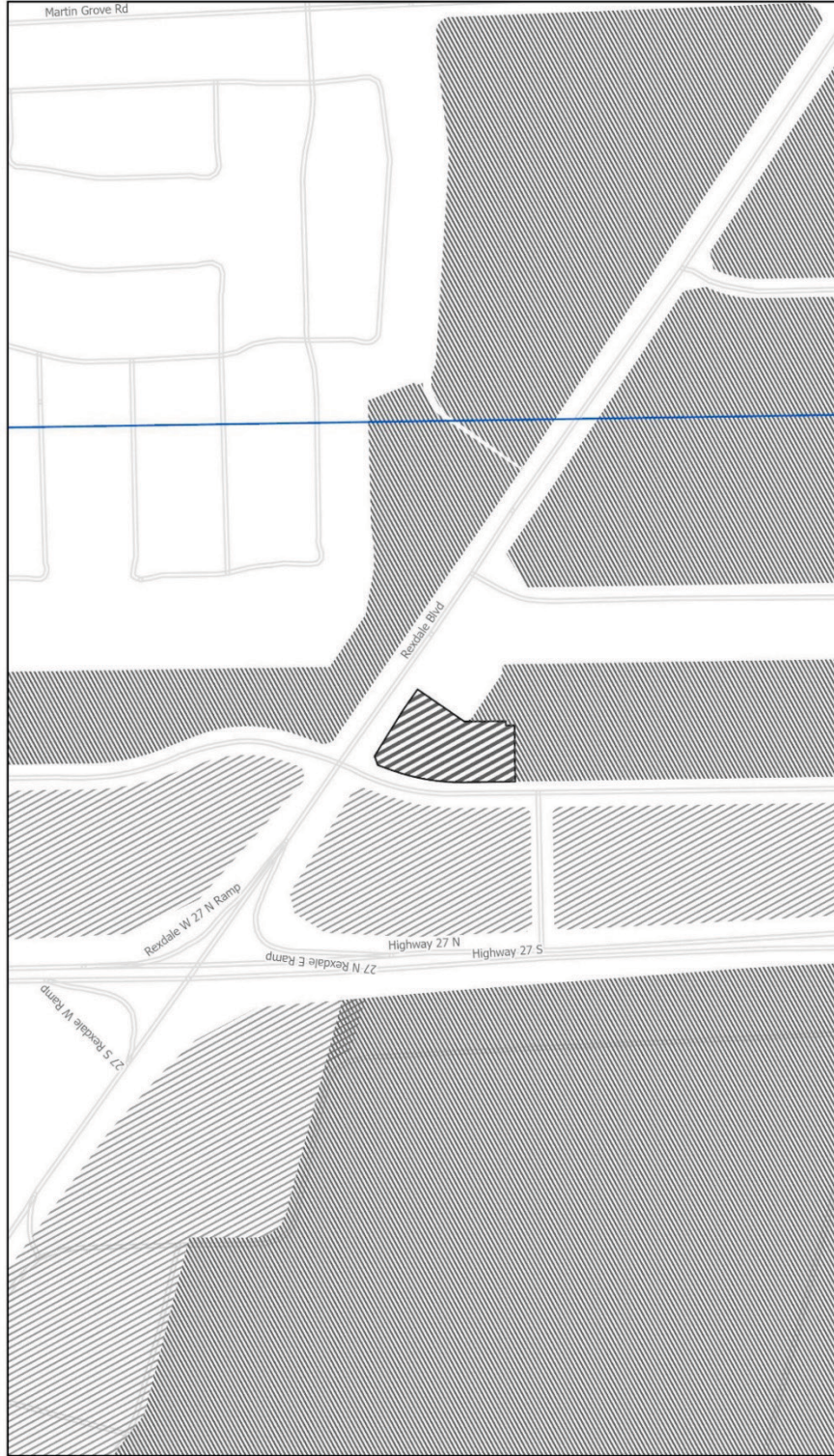


Map 7

Maps Not to Scale

Toronto City Planning June 2022

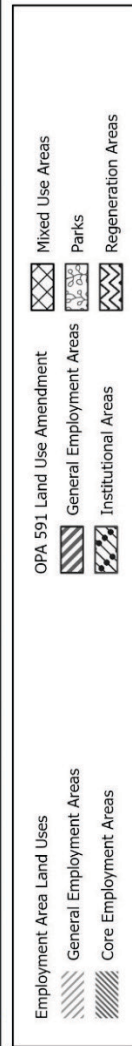
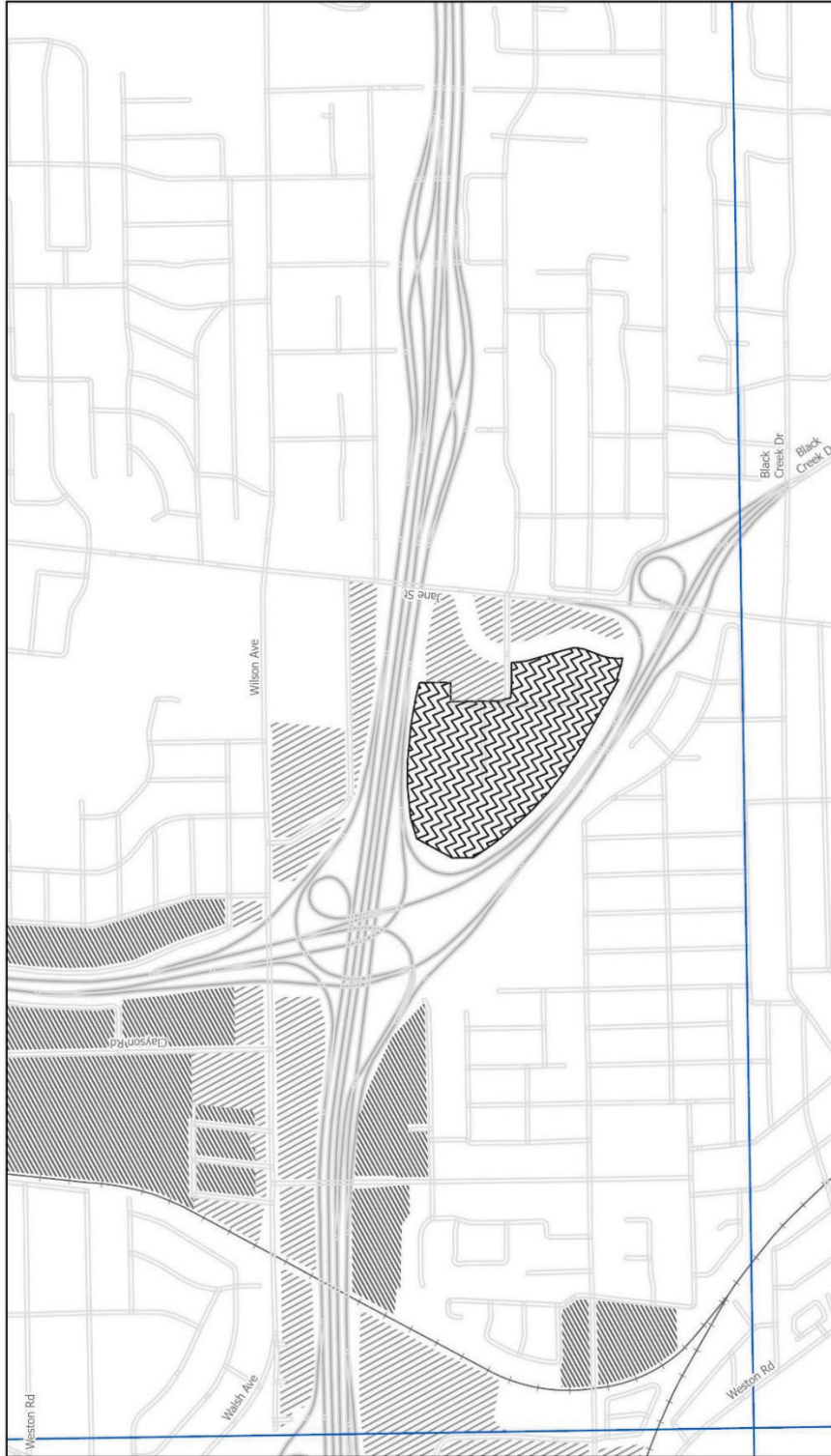
Map 8



Map 8

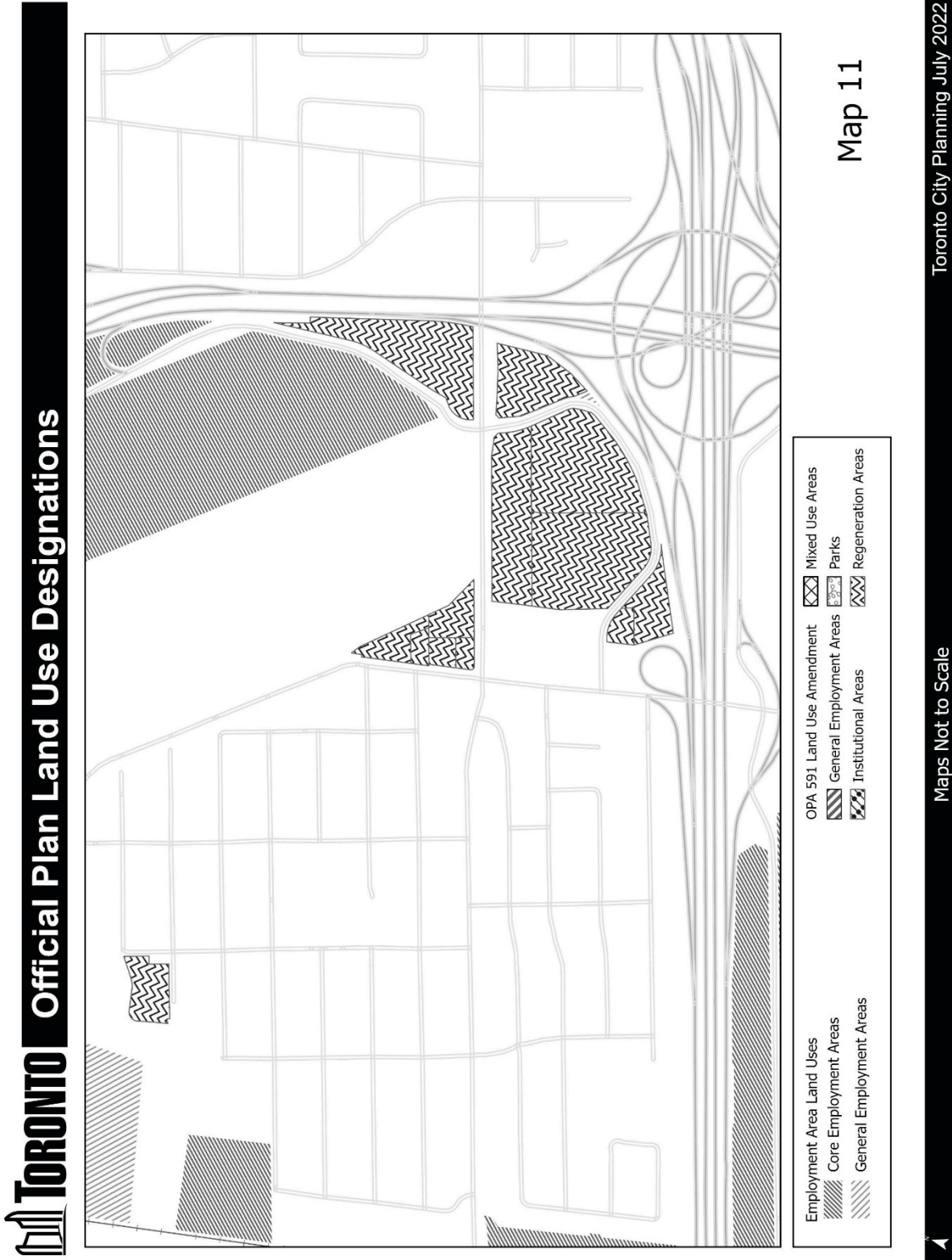
Map 10

Toronto Official Plan Land Use Designations



Map 10

Map 11



Map 13

TORONTO Official Plan Land Use Designations



Employment Area Land Uses	OPA 591 Land Use Amendment	Mixed Use Areas
General Employment Areas	General Employment Areas	Parks
Core Employment Areas	Institutional Areas	Regeneration Areas

Map 13

Maps Not to Scale

Toronto City Planning June 2022

Map 20

TORONTO Official Plan Land Use Designations



Employment Area Land Uses

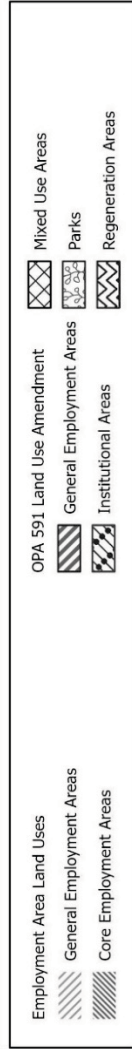
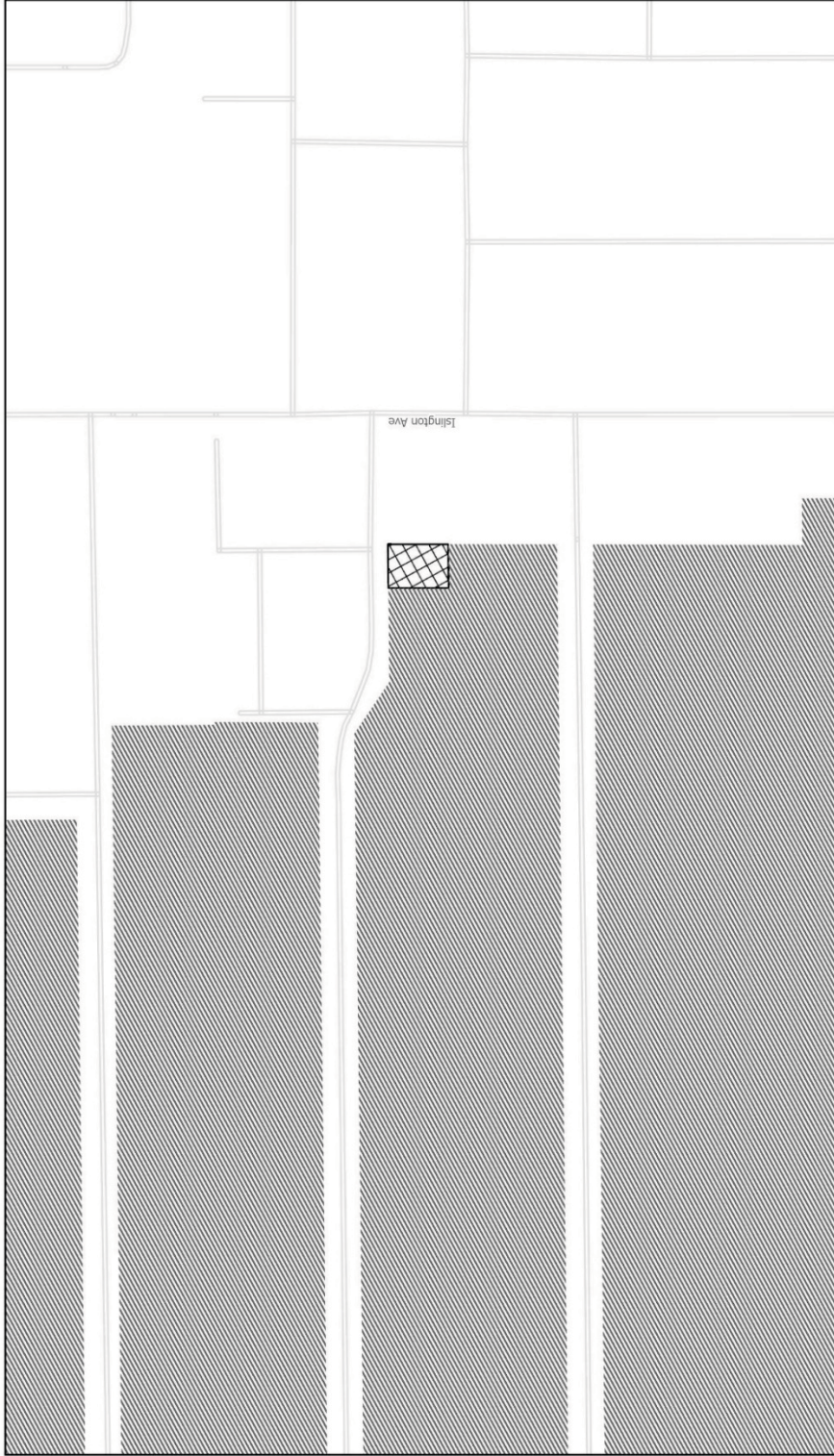
- General Employment Areas
- Core Employment Areas

OPA 591 Land Use Amendment

- General Employment Areas
- Institutional Areas
- Mixed Use Areas
- Parks
- Regeneration Areas

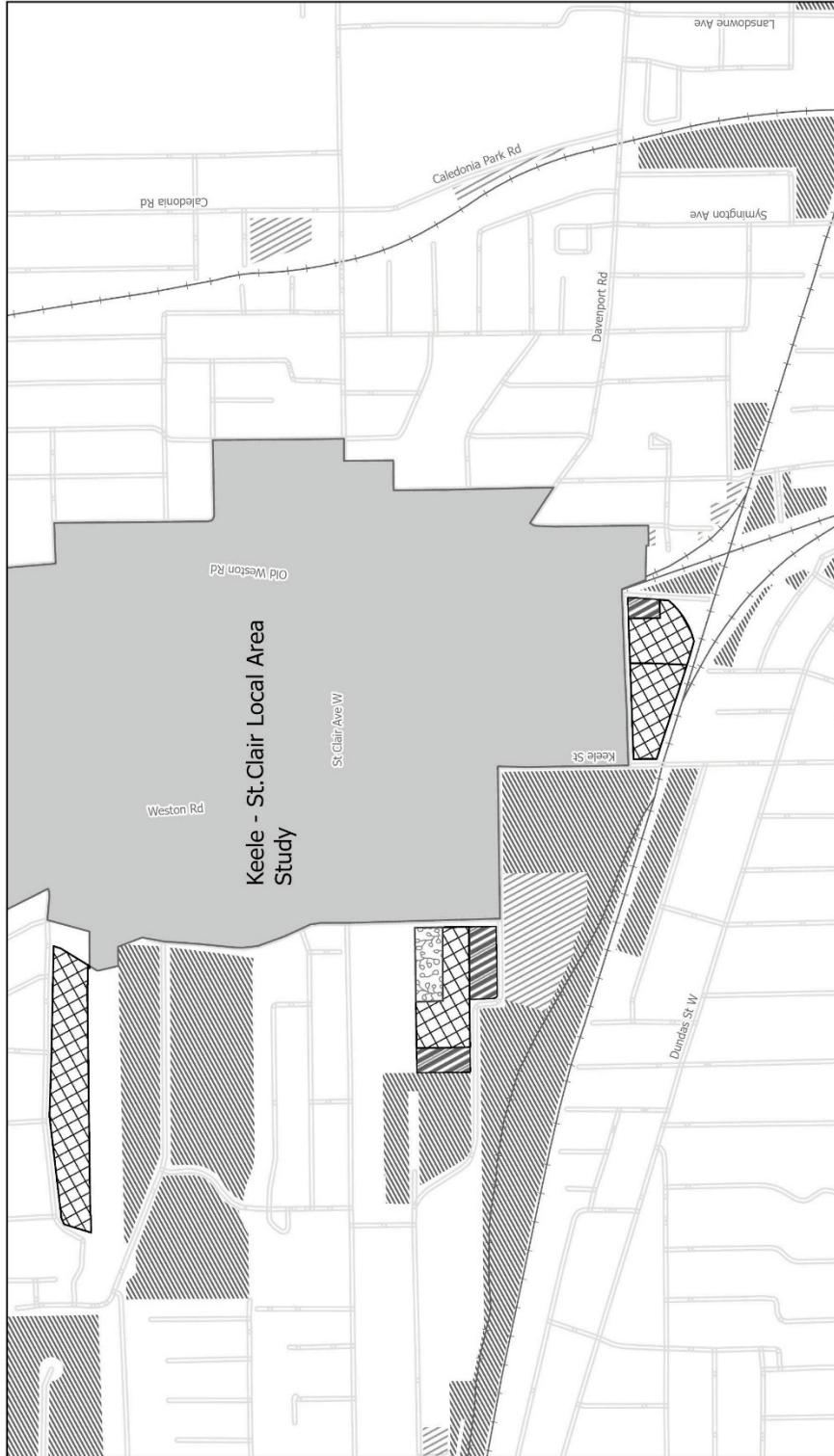
Map 20

Map 26



Map 27

TORONTO Official Plan Land Use Designations



	Employment Area Land Uses		OPA 591 Land Use Amendment		Mixed Use Areas
	General Employment Areas		General Employment Areas		Parks
	Core Employment Areas		Institutional Areas		Regeneration Areas

For Land Use within the Keele-St. Clair Local Area Study please refer to OPA 537.

Map 27

Maps Not to Scale

Toronto City Planning July 2022

Map 28

TORONTO Official Plan Land Use Designations



Employment Area Land Uses	OPA 591 Land Use Amendment	Mixed Use Areas
General Employment Areas	General Employment Areas	Parks
Core Employment Areas	Institutional Areas	Regeneration Areas

Map 28

Maps Not to Scale

Toronto City Planning June 2022

Map 32

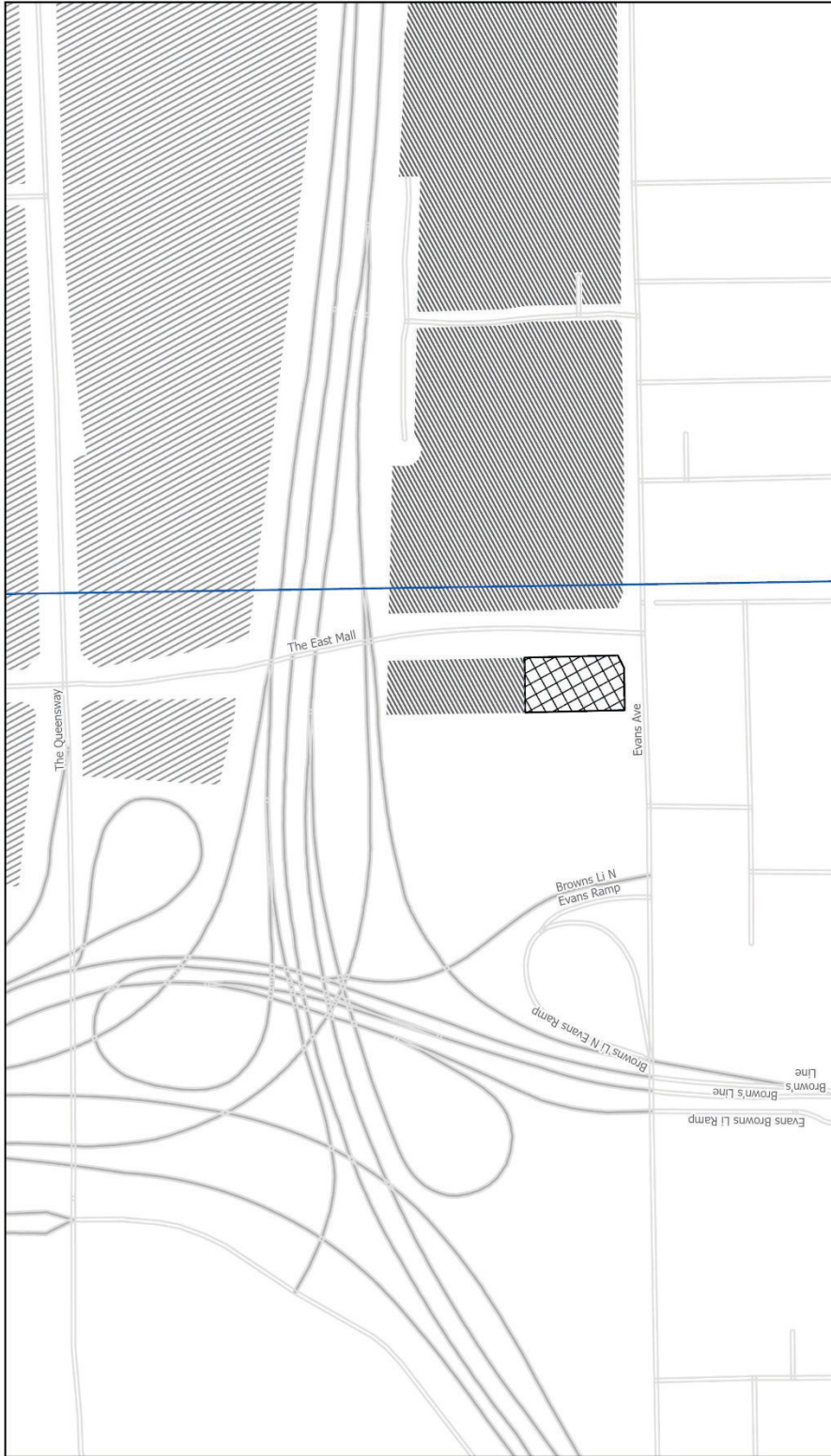


Employment Area Land Uses	OPA 591 Land Use Amendment
General Employment Areas	Mixed Use Areas
Core Employment Areas	General Employment Areas
	Institutional Areas
	Parks
	Regeneration Areas

Map 32

Map 33

Toronto Official Plan Land Use Designations



	Employment Area Land Uses		OPA 591 Land Use Amendment		Mixed Use Areas
	General Employment Areas		General Employment Areas		Parks
	Core Employment Areas		Institutional Areas		Regeneration Areas

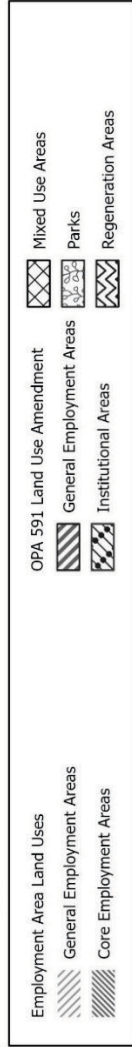
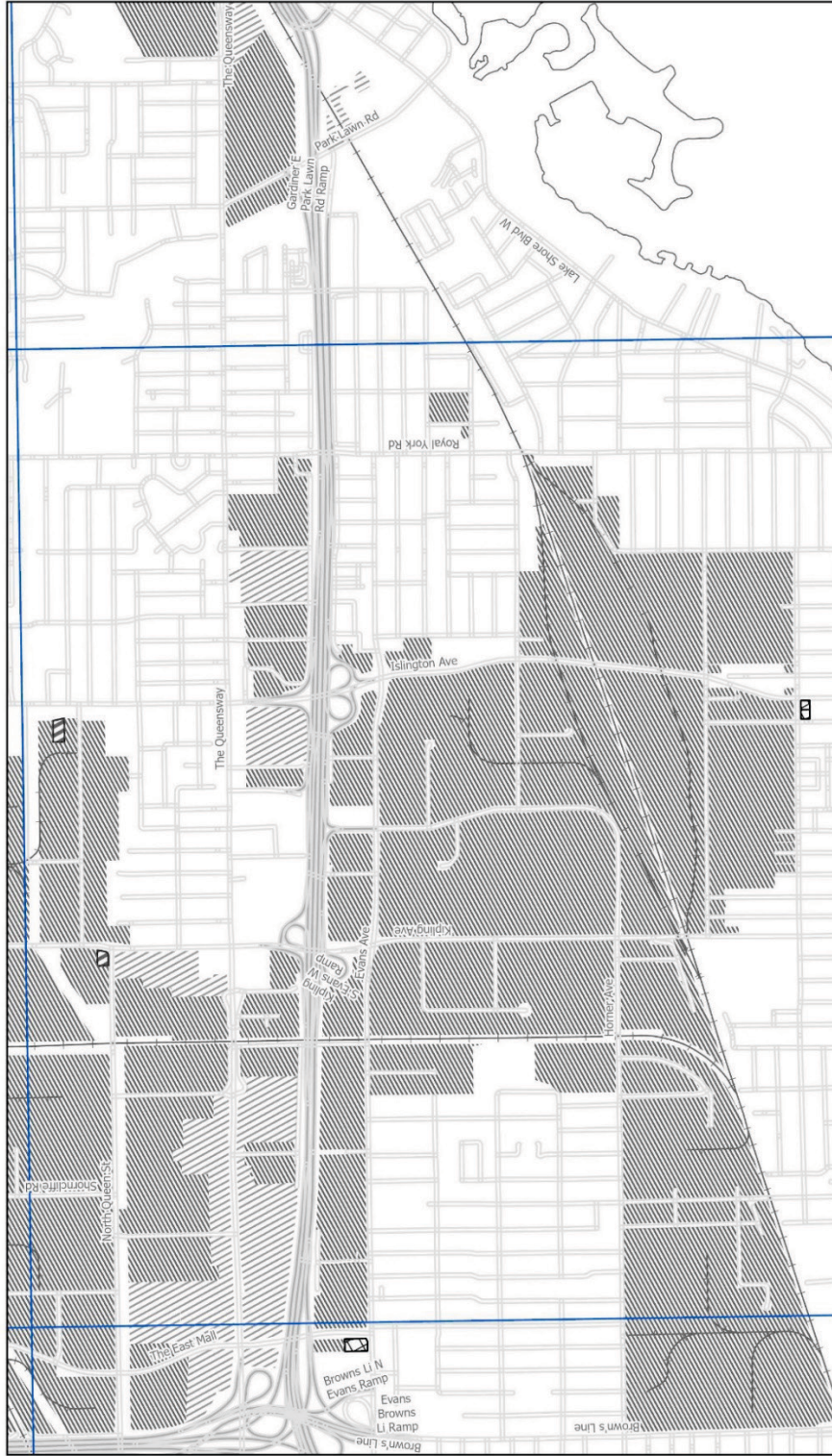
Map 33

Maps Not to Scale

Toronto City Planning June 2022

Map 34

TORONTO Official Plan Land Use Designations

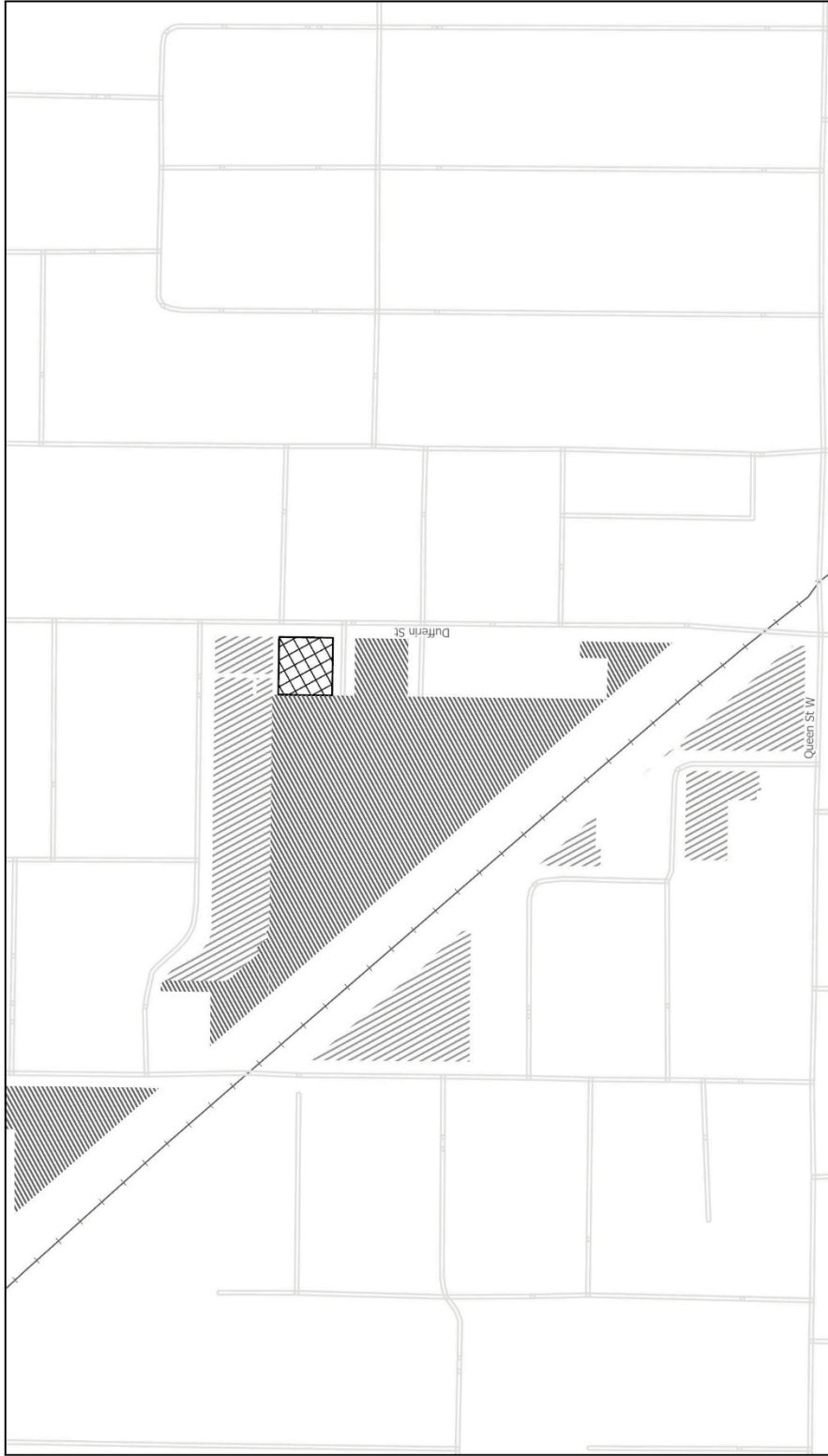


Map 34

Maps Not to Scale

Toronto City Planning June 2022

Map 36



Employment Area Land Uses	OPA 591 Land Use Amendment	Mixed Use Areas
General Employment Areas	General Employment Areas	Parks
Core Employment Areas	Institutional Areas	Regeneration Areas

Map 36