

OPA 591- Revisions

Section 1(k) add the following:

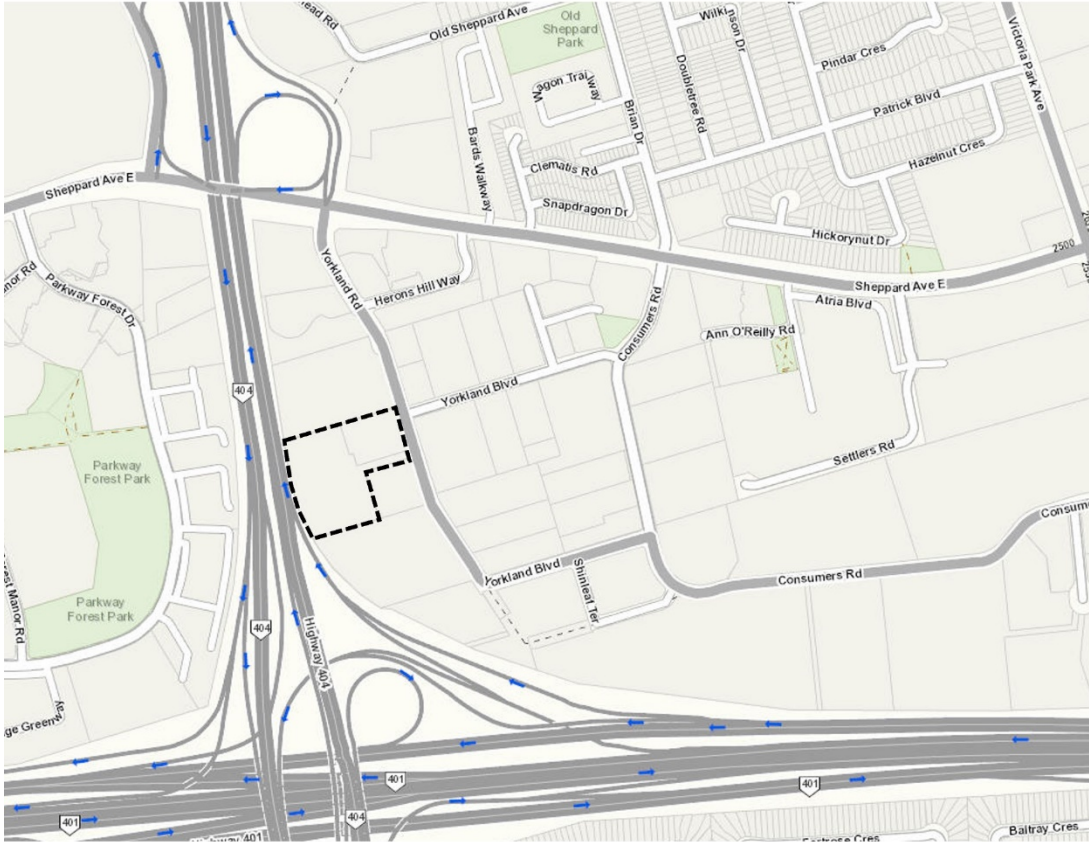
Municipal Address/Location	Land Use Designation	OPA 591 Land Use Change(s)
235 and 245 Yorkland Boulevard	General Employment Areas	Mixed-Use Areas

Section 1(L) add the following:

- A. Urban Structure Map 2 is amended by deleting the subject lands from the Employment Areas designation;
- B. Chapter 6, Section 36, ConsumersNext Secondary Plan, is amended by adding Site and Area Specific Policy 2 for the lands known municipally in 2021 as 235 and 245 Yorkland Boulevard, as follows:

- (a) A Mixed-use development including four towers with heights of a maximum of 150 metres is permitted on the lands with a maximum density of 6.2 over the gross site area;

SASP 2



235 AND 245 YORKLAND BOULEVARD

- (b) Map 38-4 Potential Tall Building Locations and Maximum Densities be amended by adding a Maximum Permitted FSI of 6.2 across the entire gross site on the lands known municipally in 2021 as 235 and 245 Yorkland Boulevard as shown on the Key Map above as Site and Area Specific Policy 2;
- (c) Map 38-6 be amended to redesignate the subject lands known municipally in 2021 as 235 and 245 Yorkland Boulevard as shown on the Key Map above from *General Employment Area* to *Mixed Use Areas*;
- (d) Map 38-10 Locations with Potential Tall Buildings Permitted be amended by adding four towers with Maximum Heights of 150 metres on the subject lands

known municipally in 2021 as 235 and 245 Yorkland Boulevard as shown on the map above as Site and Area Specific Policy 2.

- (e) Policies 3.3 and 3.4 shall not apply. Non-residential uses shall comprise 18,000 square metres of the total gross floor area (including any non-residential gross floor area in existing buildings).
- (f) Despite Policy 4.23, Privately Owned, Publicly Accessible Open Spaces (POPS) may be considered for parkland dedication.
- (g) Policy 4.29 shall not apply.
- (h) Despite Policy 7.2.1, 30 percent of the total units shall be 2-bedroom units with no minimum unit sizes.
- (i) Despite Policy 7.2.2, 10 percent of the total units shall be 3-bedroom units with no minimum unit sizes.
- (j) Despite Policy 7.4, 5 percent of the total residential dwelling units on the lands shall be provided as affordable housing.
- (k) Development on the subject lands will include a minimum 5200 square metre (1.2 acres, representing 20% of the total site area) public park.
- (l) Where there is a conflict between the policies of the Official Plan and the ConsumersNext Secondary Plan, the policies of this SASP will prevail.