

Authority: Planning and Housing Committee Item PH21.1,  
as adopted by City of Toronto Council on May 21 and 22,  
2025  
City Council voted in favour of this by-law on May 22,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 8-2025 dated May 22, 2025

## **CITY OF TORONTO**

### **BY-LAW 477-2025**

#### **To adopt Amendment 804 to the Official Plan for the City of Toronto with respect to policies for Employment Areas and the redesignation of certain Employment Areas.**

Whereas authority is given to Council 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 adequate information to the public, held an open house and special public meeting in accordance with the requirements of Section 17 and 26 of the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 804 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.
2. City of Toronto By-law 2024-1107 being a By-law "to adopt Amendment 668 to the Official Plan of the City of Toronto respecting Lawfully Established Employment Uses in Chapter 4" and By-law 2024-1108 being a By-law "to adopt Amendment 680 to the Official Plan for the City of Toronto with respect to policies for Employment Areas" is hereby repealed upon the coming into force of this By-law.

Enacted and passed on May 22, 2025.

Frances Nunziata,  
Speaker  
(Seal of the City)

John D. Elvidge,  
City Clerk

## AMENDMENT 804 TO THE OFFICIAL PLAN

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

1. Chapter 2, Shaping the City, 2.2.4 Employment Areas, unshaded introductory text, paragraph 6 is amended by:
  - a. deleting the words "The conversion of lands within *Employment Areas* is only permitted through a City-initiated Municipal Comprehensive Review, as defined in the Growth Plan for the Greater Golden Horseshoe, of the Official Plan."; and
  - b. deleting the words "During a City-initiated Municipal Comprehensive Review of the Official Plan," before the words "the City will assess".

Such that paragraph 6 reads as follows:

Our *Employment Areas* are comprised of lands designated both as *Core Employment Areas* and *General Employment Areas*, which are both important "*employment areas*" as defined in the Provincial policy framework. The City will assess any requests to convert *Employment Areas* on the basis of criteria that implement the Provincial planning framework and the policies of the Official Plan for *Employment Areas*.

2. Chapter 2, Shaping the City, 2.2.4 Employment Areas, Policy 2.2.4.1 is amended by:
  - a. deleting the words ", but not limited to" in the second sentence after the word "including";
  - b. adding a colon after the word "including" in the second sentence;
  - c. formatting the words after "including:" into a lettered list with the word "manufacturing;" as letter a);
  - d. adding the words "research and development in connection with manufacturing anything;" as letter b);
  - e. adding the words "and goods movement;" after the word "warehousing" as letter c);
  - f. deleting the word "offices, and associated" before the words "retail" and adding the words "and office associated with activities set out in a) to c), above; and" after the word "retail" as letter d); and
  - g. deleting the word "facilities" after the word "ancillary", adding the word "facilities" before the word "ancillary", and adding the words "to activities set out in a) to d), above." after the word "ancillary" as letter e).

Such that the policy 2.2.4.1 reads as follows:

1. *Employment Areas*, as shown on Map 2, are comprised of both *Core Employment Areas* and *General Employment Areas*, as shown on Maps 13 to 23 inclusive. *Employment Areas* are areas designated in this Plan for clusters of business and economic activities including:
  - a) manufacturing;
  - b) research and development in connection with manufacturing anything;
  - c) warehousing and goods movement;
  - d) retail and office associated with activities set out in a) to c), above; and
  - e) facilities ancillary to activities set out in a) to d), above.
3. Chapter 2, Shaping the City, 2.2.4 Employment Areas, Policy 2.2.4.2 d) is amended by:
  - a. deleting the words "new office buildings" and replacing with the word "offices"; and
  - b. deleting the words "particularly in business parks along the Don Valley corridor and/or within walking distance to higher order transit" and replacing with the words "where permitted".

Such that Policy 2.2.4.2 d) reads as follows:

- d) provide opportunities for offices, where permitted;
4. Chapter 2, Shaping the City, 2.2.4 Employment Areas, Policy 2.2.4.14 is amended by:
  - a. deleting the words ", and may only be permitted by way of a Municipal Comprehensive Review" after the words "is also a removal of land from an *Employment Area*"; and
  - b. deleting the words "and may only be permitted by way of a Municipal Comprehensive Review." after the words "is also a conversion".

Such that Policy 2.2.4.14 reads as follows:

14. The redesignation of land from an *Employment Area* designation to any other designation, by way of an Official Plan Amendment, or the introduction of a use that is otherwise not permitted in an *Employment Area* is a conversion of land within an *Employment Area* and is also a removal of land from an *Employment Area*. The introduction of a use that may be permitted in a *General Employment Area* into a *Core Employment Area* or the redesignation of a *Core Employment Area* into a *General Employment Area* designation is also a conversion.

5. Chapter 2, Shaping the City, 2.2.4 Employment Areas, is amended by deleting Policy 2.2.4.15.
6. Chapter 2, Shaping the City, 2.2.4 Employment Areas, is amended by deleting Policy 2.2.4.16 and renumbering Policies 2.2.4.17, 2.2.4.18, and 2.2.4.19 as Policies 2.2.4.15, 2.2.4.16. and 2.2.4.17.
7. Chapter 2, Shaping the City, 2.2.4 Employment Areas, renumbered Policy 2.2.4.15 (a) (i) is amended by deleting the words "allocated to the City in the Growth Plan for the Greater Golden Horseshoe" after the words "population forecasts".

Such that Policy 2.2.4.15 (a) (i) reads as follows:

- i. meet the population forecasts; or
8. Chapter 2, Shaping the City, 2.2.4 Employment Areas, renumbered Policy 2.2.4.15 (c) is amended by deleting the words "allocated to the City in the Growth Plan for the Greater Golden Horseshoe" after the words "employment forecasts".

Such that Policy 2.2.4.15 (c) reads as follows:

- c) the City will meet the employment forecasts;
9. Chapter 2, Shaping the City, 2.2.4 Employment Areas, renumbered Policy 2.2.4.17 is amended by deleting the words "and evaluate it at the time of the next Municipal Comprehensive Review" after the words "density target".

Such that Policy 2.2.4.17 reads as follows:

17. 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.
10. Chapter 3, Building a Successful City, 3.5.1 Creating A Strong and Diverse Civic Economy, Policy 3.5.1.2 a) is amended by:
    - a. deleting the comma after the words "*Mixed Use Areas*";
    - b. adding the word "and" before the words "*Regeneration Areas*"; and
    - c. deleting the words " and *Employment Areas*".

Such that policy 3.5.1.2 a) reads as follows:

- a) stimulates transit-oriented office growth in *the Downtown and the Central Waterfront*, the *Centres* and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in other *Mixed Use Areas* and *Regeneration Areas*;

11. Chapter 4, Land Use Designations, 4.6 Employments Areas, unshaded introductory text, paragraph 3, is amended by:
- a. adding the word "associated" after the words "major roads where";
  - b. deleting the comma after the word "retail";
  - c. adding the words "and ancillary" before the word "service";
  - d. deleting the words "and restaurant" after the word "service";
  - e. adding the words "and employment uses" after the words "can serve workers"; and
  - f. deleting the words "Automobile dealerships are permitted as a retail and service use in a *General Employment Area*".

Such that paragraph 3 reads as follows:

*General Employment Areas* are generally located on the periphery of *Employment Areas* on major roads where associated retail and ancillary service uses can serve workers and employment uses in the *Employment Area* and would also benefit from visibility and transit access to draw the broader public. Retail uses on the periphery of *Employment Areas* frequently serve as a buffer between industries in the interior of *Employment Areas* and nearby residential areas. In addition to all of the uses permitted in a *Core Employment Area*, the uses identified in Policy 4.6.3 are also permitted in *General Employment Areas*.

12. Chapter 4, Land Use Designations, 4.6 Employments Areas, unshaded introductory text, paragraph 4 is amended by deleting the words "All types of retail are provided for in a *General Employment Areas*. However, because major retail developments have the potential for greater impacts, they may be permitted only through an amendment to this Plan and the enactment of a site specific zoning by-law by way of a City-initiated Municipal Comprehensive Review."

Such that paragraph 4 reads as follows:

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

13. Chapter 4, Land Use Designations, 4.6 Employment Areas, Policy 4.6.1 is amended by:
- a. deleting the words "vehicle repair and services," after the words "transportation facilities,";
  - b. adding the word "associated" before the words "offices"; and

- c. deleting the word "facilities" after the words "research and development" and replacing it with the words "in connection with manufacturing anything".

Such that policy 4.6.1 reads as follows:

- 1. *Core Employment Areas* are places for business and economic activities. Uses permitted in *Core Employment Areas* are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, associated offices, research and development in connection with manufacturing anything, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.

14. Chapter 4, Land Use Designations, 4.6 Employment Areas, Policy 4.6.2 is amended by:

- a. adding the words "in *Core Employment Areas*" after the words "uses are permitted";
- b. deleting the words "intended to serve the *Core Employment Area* in which they are located" after the words "ancillary to and" and replacing it with the words "on the same lot as the principal use";
- c. deleting the words "parks, small-scale restaurants, catering facilities," before the words "and small-scale service uses" and replacing it with the words "small-scale retail uses";
- d. deleting the words "such as courier services, banks and copy shops" after the words "small-scale service uses"; and
- e. deleting the words "Small scale retail uses that are ancillary to and on the same lot as the principal use are also permitted. The Zoning By-law will establish development standards for all these uses."

Such that policy 4.6.2 reads as follows:

- 2. The following additional uses are permitted in *Core Employment Areas* provided they are ancillary to and on the same lot as the principal use: small-scale retail uses and small-scale service uses.

15. Chapter 4, Land Use Designations, 4.6 Employment Areas, Policy 4.6.3 is amended by:

- a. deleting the words "restaurants and all types of" after the words "also include";
- b. adding the word "associated" before the word "retail"; and
- c. adding the word "ancillary" before the word "service".

Such that policy 4.6.3 reads as follows:

3. *General Employment Areas* are places for business and economic activities generally located on the peripheries of *Employment Areas*. In addition to all uses permitted in Policies 4.6.1 and 4.6.2, permitted uses in a *General Employment Area* also include associated retail and ancillary service uses.
16. Chapter 4, Land Use Designations, 4.6 Employment Areas, is amended by deleting Policy 4.6.4, and renumbering Policies 4.6.5, 4.6.6, 4.6.7, 4.6.8 and 4.6.9 as Policies 4.6.4, 4.6.5, 4.6.6, 4.6.7 and 4.6.8.
17. Chapter 4, Land Use Designations, 4.6 Employment Areas, renumbered Policy 4.6.4 is amended by:
  - a. deleting the words "as the primary use" before the words "in *General Employment Areas*"; and
  - b. deleting the words "by way of a City-initiated Municipal Comprehensive Review" after the words "site specific zoning by-law".

Such that policy 4.6.4 reads as follows:

4. New retail developments that result in the establishment of a major retail site with 6,000 square metres or more of retail gross floor area on a lot may only be permitted in *General Employment Areas* through an amendment to this Plan and enactment of a site specific zoning by-law if:
  - a) the property is outside of the *Downtown and Central Waterfront*;
  - b) the property is on a lot that fronts onto a major street as shown on Map 3;  
and
  - c) the following matters are addressed:
    - i. the transportation demands and impacts generated by the development, particularly upon nearby residential neighbourhoods and the *Employment Area*, are reviewed and necessary improvements and mitigation measures can be completed;
    - ii. it is demonstrated that the existing and planned function of the *Employment Area* and any nearby *Employment Area*, including the movement of goods and employees, is not adversely affected;
    - iii. it is demonstrated that the economic health and planned function of nearby retail shopping districts are not adversely affected;

- iv. new public and private streets, as deemed to be appropriate by the City, are provided to complement the area street network and provide improved pedestrian access and amenity;
  - v. retail buildings are clearly visible and directly accessible from the sidewalks of the public and private streets; and
  - vi. parking is integrated within and/or located behind or at the side of the new building.
- 18. Chapter 4, Land Use Designations, 4.6 *Employment Areas*, renumbered Policy 4.6.5 is amended by:
  - a. deleting the words "as the primary use" before the words "in *General Employment Areas*"; and
  - b. deleting the words "by way of a City-initiated Municipal Comprehensive Review" after the words "site specific zoning by-law".

Such that policy 4.6.5 reads as follows:

- 5. New retail developments that include one or more stores totaling 6,000 square metres or more of new retail gross floor area may only be permitted in *General Employment Areas* through an amendment to this Plan and enactment of a site specific zoning by-law where:
    - a) all of the criteria in Policy 4.6.5 are met;
    - b) buildings that front onto a major street as shown on Map 3 are a minimum of two storeys in height; and
    - c) the majority of vehicle parking associated with the new retail is located below grade and/or in a parking structure with limited visibility from the street.
- 19. Chapter 4, Land Use Designations, 4.6 *Employment Areas*, is amended by adding new Policies 4.6.9 and 4.6.10 as follows:

#### **CONTINUATION OF LAWFULLY ESTABLISHED USES**

- 9. Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in *Core Employment Areas* that are excluded from the definition of "area of employment" in subsection 1(1) of the Planning Act by paragraph 2 of that definition, are authorized to continue so long as the use has been lawfully established on the parcel of land before October 20, 2024.
- 10. Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in *General Employment Areas* that are excluded from the definition of "area of employment"



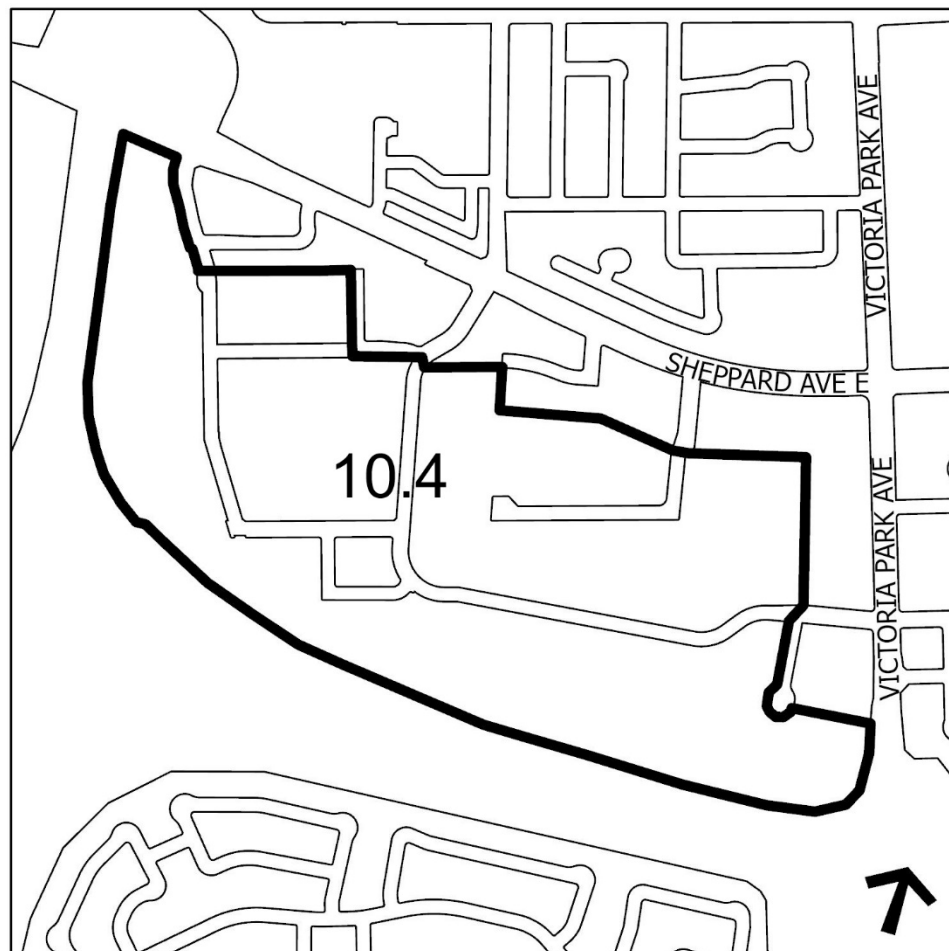
in subsection 1(1) of the Planning Act by paragraph 2 of that definition, are authorized to continue so long as the use has been lawfully established on the parcel of land before October 20, 2024.

20. Chapter 6, Section 7, Downsview Secondary Plan, Map 7-3 Land Use Plan, is amended by redesignating the lands generally known municipally in 2024 as 15 Carl Hall Road, 35 Carl Hall Road, 37 Carl Hall Road, 39 Carl Hall Road, 55 Carl Hall Road, 57 Carl Hall Road, 59 Carl Hall Road, 60 Carl Hall Road, 65 Carl Hall Road, 75 Carl Hall Road, 77 Carl Hall Road, 79 Carl Hall Road, 85 Carl Hall Road, and 3025 Keele Street from *General Employment Areas* to Institutional Areas.
21. Chapter 6, Section 7, Downsview Secondary Plan, 12. Location-Specific Policies, 12.2 Downsview Park, is amended by deleting and replacing Policy 12.2.3 so that it reads as follows:

12.2.3 Policies 6.3.1 and 6.3.2 do not apply to the lands identified in Figure 2 that are designated *Institutional Areas* on Map 7-3.
22. Chapter 6, Section 7, Downsview Secondary Plan, 12. Location-Specific Policies, 12.1 Downsview Centre, Schedule 1, is amended by:
  - a. deleting "Downsview Park General Employment Areas Uses \*\*\*" from Column 2 and replacing it with "Museums, Recreation Facilities (excepting Community Recreation Centres), Cultural Uses, Theatres, Educational Uses, Market Areas;" and
  - b. deleting "\*\*\* Uses permitted by Policy 12.2.3 a)." from the footer.
23. Chapter 6, Section 38, ConsumersNext Secondary Plan, is amended by deleting the words "*General Employment Areas*" and "*Employment Areas*" and replacing them with "*Regeneration Areas*", from the following unshaded text and policies:
  - a. the unshaded text in Section 4, Public Realm, paragraph two;
  - b. policies 3.4, 3.7.1, 3.7.2, 3.7.3, 5.1, 5.15, 5.17, 9.12 and 9.16; and
  - c. the title that precedes Policy 3.7.
24. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-6 Land Uses, is amended by redesignating the lands generally known municipally in 2024 as 30 Black Oak Road, 150 – 515 Consumers Road, 2 – 55 Hallcrown Place, 1 Herons Hill Way, 5 Herons Hill Way, 1 Lansing Square, 25 Lansing Square, 35 Lansing Square, 55 Lansing Square, 85 Settlers Road, 95 Settlers Road, 2001 Sheppard Avenue East, 2005 Sheppard Avenue East, 2225 Sheppard Avenue East, 2235 Sheppard Avenue East, 15 Shinleaf Terrace, 10 – 18 William Sylvester Drive, 130 – 285 Yorkland Boulevard, and 259 – 260 Yorkland Road from *General Employment Areas* to *Regeneration Areas*.

25. Chapter 6, Section 38, ConsumersNext Secondary Plan is amended by adding Section 10, Site and Area Specific Policies.
26. Chapter 6, Section 38, ConsumersNext Secondary Plan is amended by adding Map 38-15, Site and Area Specific Policies.
27. Chapter 6, Section 38, ConsumersNext Secondary Plan, Map 38-15 Site and Area Specific Policies is amended by showing the lands generally known municipally in 2024 as 30 Black Oak Road, 150 – 515 Consumers Road, 2 – 55 Hallcrown Place, 1 Lansing Square, 25 Lansing Square, 35 Lansing Square, 55 Lansing Square, 85 Settlers Road, 95 Settlers Road, 2001 Sheppard Avenue East, 2005 Sheppard Avenue East, 2225 Sheppard Avenue East, 2235 Sheppard Avenue East, 15 Shinleaf Terrace, 10 – 18 William Sylvester Drive, 130 – 285 Yorkland Boulevard, and 259 – 260 Yorkland Road as Site and Area Specific Policy 10.4.
28. Chapter 6, Section 38, ConsumersNext Secondary Plan, Section 10 Site and Area Specific Policies is amended by adding Site and Area Specific Policy 10.4:

#### **10.4 ConsumersNext Regeneration Areas**



- a) All uses permitted by the *General Employment Areas* and *Regeneration Areas* designations, including interim uses, with the exception of residential uses, overnight accommodations and live-work uses, are permitted on the lands prior to the completion of a local area study which results in a framework for new development on the lands that includes residential uses, overnight accommodations and/or live-work uses;
- b) No form of residential uses, overnight accommodations or live-work uses are permitted in *Regeneration Areas* prior to the adoption of new or updated Secondary Plan policies that follow the completion of a local area study and provide a framework for new development on the lands that includes residential uses, overnight accommodations and/or live-work uses;
- c) A minimum of 15 percent of the total gross floor area on the lands, or 1.0 times the site area excluding lands conveyed to the City or other public body for new parks, open spaces, natural areas, streets and/or lanes, whichever is greater, will be non-residential gross floor area, and:
  - i) A minimum of 51 percent of the minimum required non-residential gross floor area will be comprised of:
    - A) uses permitted in *General Employment Areas* such as lab, research and development facilities, media, and information and technology facilities; and/or
    - B) office, medical office, cultural industry spaces, incubator and/or co-working uses;
  - ii) will be comprised of uses that are compatible with residential uses; and
  - iii) be developed prior to or concurrent with any residential uses on the lands.
- d) In addition to the matters identified in Official Plan Chapter 4, Policy 4.7.2, *Regeneration Areas*, the local area study leading to the new or updated Secondary Plan for the lands will include:
  - i. A Land Use Plan that provides for the redesignation of lands to *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods*, *General Employment Areas*, and/or *Parks and Open Space Areas*, as appropriate. The Land Use Plan will determine:
    - A) densities across the lands to be included within the new or updated Secondary Plan;

- B) the permitted non-residential uses as well as maximum percentages of these uses that contribute to the non-residential gross floor area; and
  - C) compatibility between the lands and nearby land uses.
- ii. A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services. The Phasing Strategy:
  - A) will set out the amount of non-residential gross floor area to be constructed in each phase, prior to, or concurrent with residential gross floor area to provide a balance of employment and residential growth in all phases of development; and
  - B) may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services;
- iii. A Community Services and Facilities Strategy that identifies community space and facilities needs and sets out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location;
- iv. A Public Realm Strategy that applies the City's "Complete Streets" and "Green Streets" principles and establishes a network of public streets, development blocks, pedestrian and cycling facilities and connections, and parks and open spaces that contribute to a safe, comfortable and connected public realm. The Public Realm Strategy will be developed in conjunction with the Transportation Plan, Green Infrastructure Strategy, and Parks and Open Space Plan;
- v. A Parks and Open Space Plan that identifies the location of new public parks, open space, and Privately Owned Publicly-Accessible Space ("POPS") and will include consideration for consolidated public parks;
- vi. Built Form Strategy that set out the framework for the appropriate built form policies that outline built forms types, organization, setbacks, scale, massing and heights of new development;
- vii. An Infrastructure Master Plan that identifies water, sanitary, stormwater and hydro infrastructure requirements and development strategy;

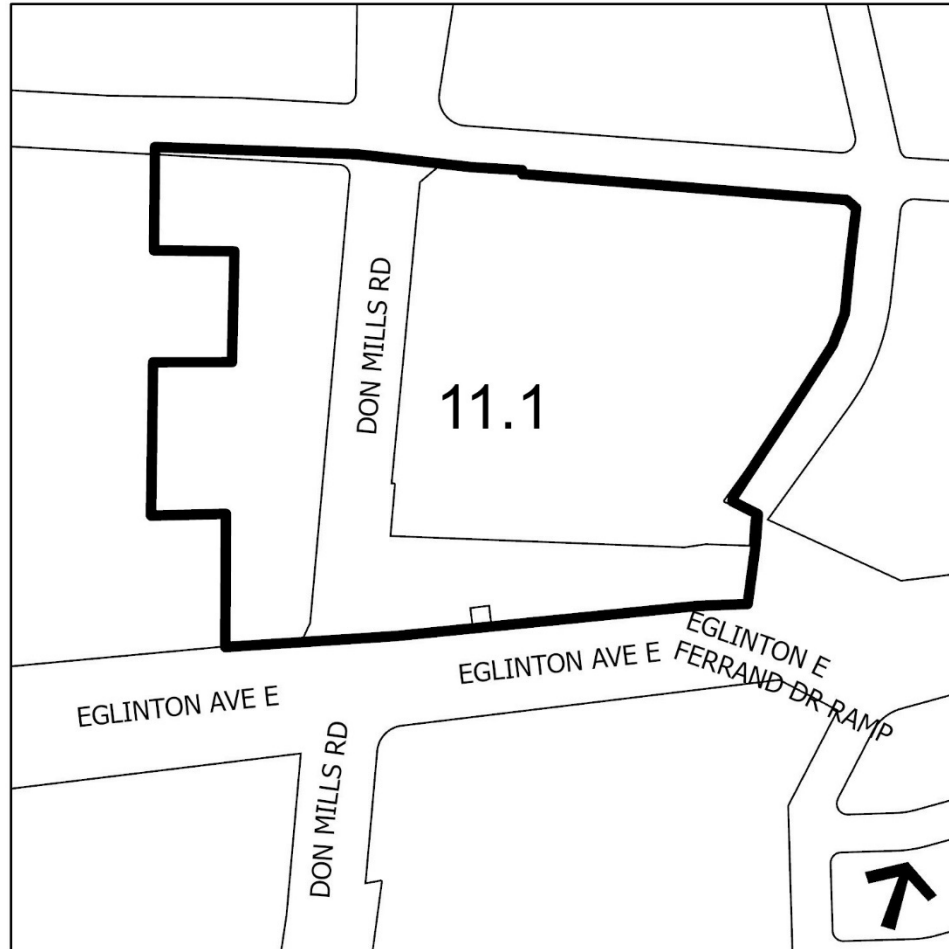
- viii. A Transportation Plan that:
  - A) build on the findings of the ConsumersNext Transportation Master Plan for the ConsumersNext Secondary Plan to provide updated recommendations to support new development;
  - B) ensures that the transportation network and infrastructure can accommodate existing and new development and provide efficient and safe transportation network for all modes including cycling and walking;
  - C) identifies transportation infrastructure for the lands; and
  - D) identifies local and regional transportation network improvements to support growth in the study area, including consideration of Sheppard Subway Extension study.
- ix. A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and trees;
- x. 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;
- xi. A Commercial Demand Analysis that considers market needs in the area for commercial non-residential space, such as light industrial, office and retail uses, which are compatible with sensitive uses and can inform the level of employment gross floor area required to meet the demand;
- xii. A Cultural Heritage Resource Assessment that:
  - A) documents the area's history;
  - B) ensures that properties of potential cultural heritage value are appropriately identified, understood and conserved; and
  - C) informs other components of the local area study to ensure that cultural heritage resources are integrated into future policies for growth;
- xiii. An analysis to determine whether any other policy direction is required for the lands to align with other Secondary Plan policies.

- e) The new or updated Secondary Plan will be informed by a Housing Plan addressing a full range of housing, in terms of form, tenure and affordability, including the provision of affordable housing, through a range of mechanisms.
- f) The Housing Plan will be considered as part of the Secondary Plan Study and will guide the provision of affordable housing in the Secondary Plan area. The Housing Plan will identify an affordable housing strategy, the affordable housing requirements, and the range of mechanisms for the delivery of required affordable housing on the lands, through one or more of the following, or other affordable housing approaches which achieve the objectives of the Housing Plan, to the satisfaction of the City:
  - i. a minimum of 7 percent percent of the total new residential gross floor area shall be secured as affordable ownership housing for a period of at least 99 years from the date of first residential occupancy of the unit; or
  - ii. a minimum of 5 percent percent of the total new residential gross floor area shall be secured as affordable rental housing for a period of at least 99 years from the date of first residential occupancy of the unit; and
  - iii. there is no minimum requirement for affordable housing within purpose built rental buildings or the portions of a development containing student residences, retirement homes, nursing homes and residential care homes.
- g) In addition, the Housing Plan will:
  - i. Address how the unit mix of the affordable housing will reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families; and
  - ii. Consider opportunities to increase the provision of affordable housing beyond the requirements of this SASP in partnership with all levels of government and/or non-profit housing providers.
- h) The provision of affordable housing required by this SASP shall be secured through one or more agreements with the City;
- i) 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 necessary agreement(s) and utilizing other legal mechanisms, satisfactory to the City Solicitor, to secure the provision of affordable housing as required by this SASP; and
    - ii. The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
  - j) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study will be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, that identifies any necessary mitigation measures to be incorporated into the development design; and
  - k) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede the continuation of and the expansion of existing employment uses, and any new employment uses within the surrounding *Regeneration Areas*.
29. Chapter 6, Section 40, Don Mills Crossing Secondary Plan, is amended by deleting the words "*General Employment Areas*", "*Employment Areas*", and "employment areas" and replacing them with "*Regeneration Areas*", from the following unshaded text and policies:
- a. 2.2.1 b, 2.4, 3.3, 3.5, 3.6, 3.7, 3.8, 3.9, 3.13 c, 4.4.3. d, 5.1, 5.25.1 b. i), 5.25.1 b ii), 5.25.1 c., 8.21, 10.9; and
  - b. the title that precedes policy 3.5.
30. Chapter 6, Section 40, Don Mills Crossing Secondary Plan, Map 40-5 Land Use Designations, is amended by redesignating lands shown as *General Employment Areas A* to *Regeneration Areas A* and *General Employment Areas B* to *Regeneration Areas B*, as reflected on the attached Appendix 2.
31. Chapter 6, Section 40, Don Mills Crossing Secondary Plan, is amended by adding a Map 40-14 Site and Area Specific Policies.
32. Chapter 6, Section 40, Don Mills Crossing Secondary Plan, Map 40-14 Site and Area Specific Policies is amended by adding Site and Area Specific Policy 11.1.
33. Chapter 6, Section 40, Don Mills Crossing Secondary Plan, is amended by adding Section 11. Site and Area Specific Policies.

34. Chapter 6, Section 40, Don Mills Crossing Secondary Plan, Section 11. Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 11.1:

**11.1 Don Mills Crossing Regeneration Areas**



- a) All uses permitted by the *General Employment Areas* and *Regeneration Areas* designations, including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a local area study which results in a framework for new development on the lands that includes residential uses, overnight accommodations and/or live-work uses;
- b) No form of residential uses, overnight accommodations or live-work uses, are permitted in *Regeneration Areas* prior to the adoption of new or updated Secondary Plan policies that follow the completion of a local area study and provide a framework for new development on the lands that includes residential uses, overnight accommodations and/or live-work uses;



- c) A minimum of 15 percent of the total gross floor area on the lands, or 1.0 times the site area excluding lands conveyed to the City or other public body for new parks, open spaces, natural areas, streets and/or lanes, whichever is greater, will be non-residential gross floor area, and:
  - i. A minimum of 51 percent of the minimum required non-residential gross floor area will be comprised of:
    - A) Uses permitted in *General Employment Areas* such as lab, research and development facilities, media, and information and technology facilities; and/or
    - B) Office, medical office, cultural industries, incubator and/or co-working uses;
  - ii. will be comprised of uses that are compatible with residential uses; and
  - iii. be developed prior to or concurrent with any residential uses on the lands.
- d) In addition to the matters identified in Official Plan Chapter 4, Policy 4.7.2, Regeneration Areas, the local area study leading to the new or updated Secondary Plan for the lands will include:
  - i. A Land Use Plan that provides for the redesignation of lands to *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods*, *General Employment Areas*, and/or *Parks and Open Space*, as appropriate. The Land Use Plan will determine:
    - A) densities across the lands;
    - B) the permitted non-residential uses as well as maximum percentages of these uses that contribute to the non-residential gross floor area; and
    - C) compatibility between the lands and nearby land uses.
  - ii. A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services. The Phasing Strategy:
    - A) will set out the amount of non-residential gross floor area to be constructed in each phase, prior to, or concurrent with residential gross floor area to provide a balance of employment and residential growth in all phases of development; and

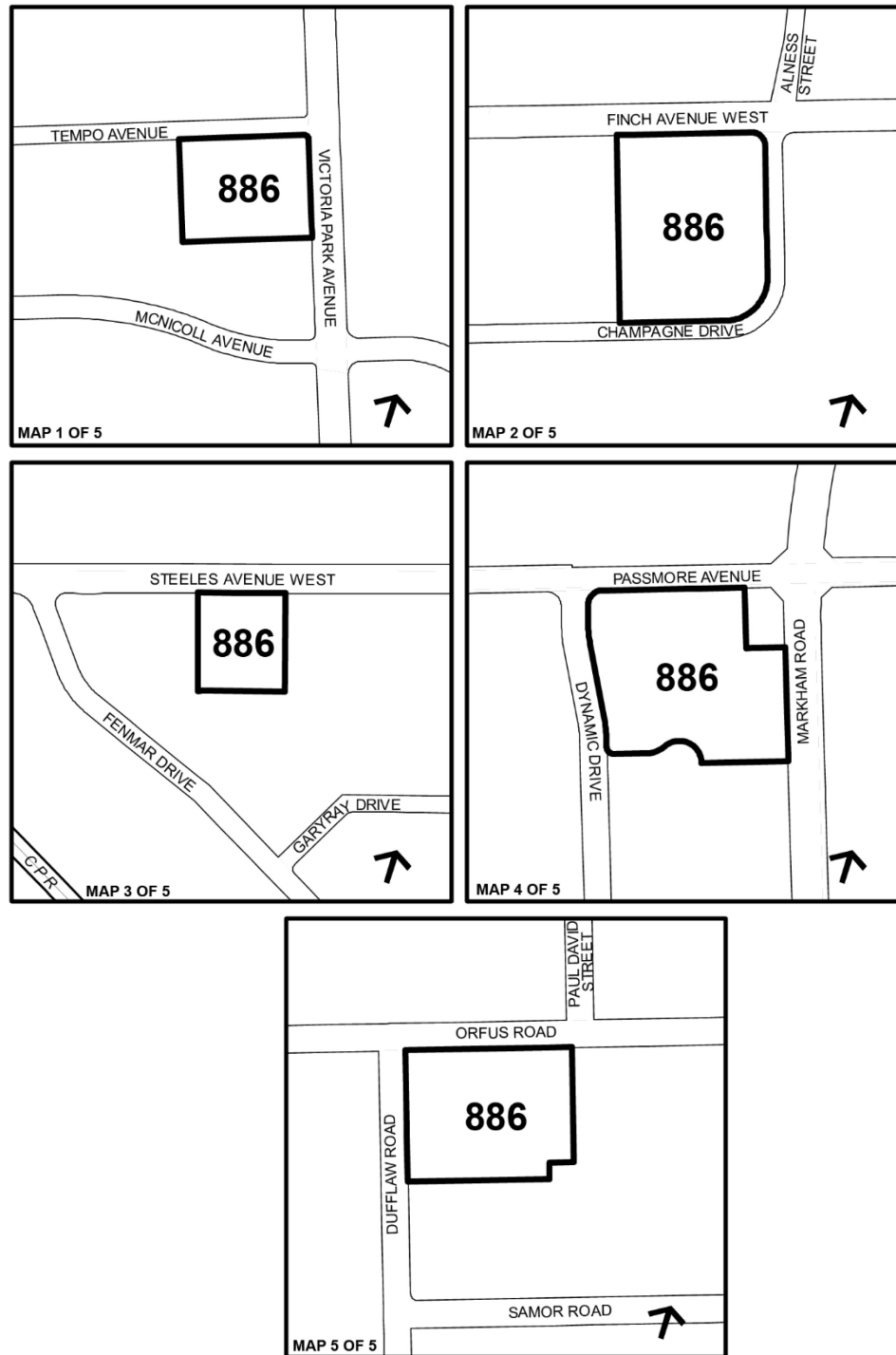
- B) may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.
- iii. A Public Realm Strategy that applies the City's "Complete Streets" and "Green Streets" principles and establishes a network of 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. The Public Realm Strategy will be developed in conjunction with the Transportation Plan, Green Infrastructure Strategy, and Parks and Open Space Plan.
- iv. A Community Services and Facilities Strategy that will:
  - A) build on the findings of the Don Mills Crossing Community Services and Facilities Profile and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations that reflect the introduction of any mixed-use development;
  - B) identify appropriate community space and facilities needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and
  - C) set out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
- v. A Commercial Demand Analysis that considers market needs in the area for non-residential space, such as light industrial, office and retail uses, which are compatible with sensitive uses and can inform the level of employment gross floor area required to meet the demand;
- vi. An Infrastructure Master Plan that identifies water, sanitary, stormwater and hydro infrastructure requirements and development strategy;
- vii. A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and trees;
- viii. 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;

- ix. A Transportation Plan that will:
    - A) build on the findings of the Don Mills Crossing - Mobility Planning Study and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations to support new development;
    - B) ensure that the transportation network and infrastructure can accommodate existing and new development and provide efficient and safe transportation network for all modes including cycling and walking;
    - C) identify transportation infrastructure for the lands; and
    - D) identify local and regional transportation network improvements to support growth in the study area, including consideration for the GO Rail Expansion Plan and Ontario Line Extension.
  - x. Built Form Strategy that set out the framework for the appropriate built form policies that outline built form types, organization, setbacks, scale, massing and heights of new development;
  - xi. A Parks and Open Space Plan that identifies the location of new public parks, open space, and Privately Owned Publicly-Accessible Space ("POPS") and will include consideration for consolidated public parks; and
  - xii. An analysis to determine whether any other policy direction is required for development on the lands to align with other Secondary Plan policies.
- e) The Secondary Plan or Site and Area Specific Policy will be informed by a Housing Plan addressing a full range of housing, in terms of form, tenure and affordability, including the provision of affordable housing, through a range of mechanisms;
  - f) The Housing Plan will be considered as part of the Secondary Plan Study and will guide the provision of affordable housing in the Secondary Plan area. The Housing Plan will identify an affordable housing strategy, the affordable housing requirements, and the range of mechanisms for the delivery of required affordable housing on the lands, through one or more of the following, or other affordable housing approaches which achieve the objectives of the Housing Plan, to the satisfaction of the City:

- i. a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing for a period of at least 99 years from the date of first residential occupancy of the unit; or
  - ii. a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing for a period of at least 99 years from the date of first residential occupancy of the unit; and
  - iii. there is no minimum requirement for affordable housing within purpose built rental buildings or the portions of a development containing student residences, retirement homes, nursing homes and residential case homes.
- g) In addition, the Housing Plan will:
  - i. Address how the unit mix of the affordable housing will reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families; and
  - ii. Consider opportunities to increase the provision of affordable housing beyond the requirements of this SASP in partnership with all levels of government and/or non-profit housing providers.
- h) The provision of affordable housing required by this SASP shall be secured through one or more agreements with the City;
- i) 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 necessary agreement(s) and utilizing other legal mechanisms, satisfactory to the City Solicitor, to secure the provision of affordable housing as required by this SASP; and
  - ii. The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- j) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study will be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, that identifies any necessary mitigation measures to be incorporated into the development design; and

- k) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede the continuation of and the expansion of existing employment uses, and any new employment uses within the surrounding *Regeneration Areas*.
- 35. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 92, Northeast of Eglinton Avenue East and Leslie Street.
- 36. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 245, 59 and 75 Wynford Drive.
- 37. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 374, 16 Lesmill Road and 840-842 York Mill Road.
- 38. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 394, Business Parks along the Don Valley Parkway Corridor, is amended by:
  - a. deleting map 1 of 3 and map 2 of 3; and
  - b. deleting the words "on Map 3 of 3" from policy c) such that the policy reads as follows:
    - c) On the lands shown as Area "A":
- 39. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 570, 1440 Don Mills Road.
- 40. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 886:
  - 886. 3550 Victoria Park Avenue, 2 Champagne Drive, 5601 Steeles Avenue West, 159 Dynamic Drive, and 75 Dufflaw Road**

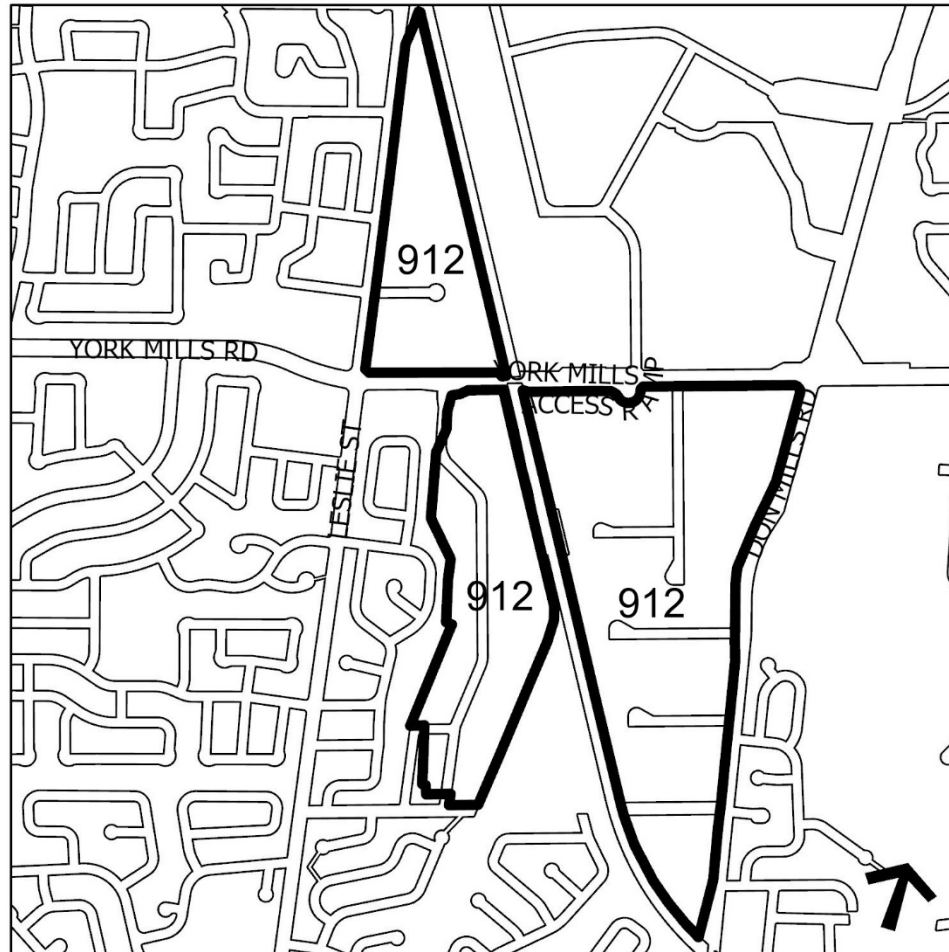
Ice arenas legally established before March 26, 2018 are permitted.



41. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 912:

**912. Duncan Mills Regeneration Area: 50 Bond Avenue, 139-180 Bond Avenue, 14-49 Coldwater Road, 1260 Don Mills Road, 1262 Don Mills Road, 1300 Don Mills Road, 1310 Don Mills Road, 1366 Don Mills Road, 1370 Don Mills Road, 1380 Don Mills Road, 1390 Don Mills Road, 1396 Don Mills Road, 1400 Don Mills Road, 1440 Don Mills Road, 1446 Don Mills Road, 1450 Don Mills Road, 1470 Don Mills Road,**

**1480 Don Mills Road, 1492 Don Mills Road, 1500 Don Mills Road, 2-25 Dyas Road, 15-34 Kern Road, 1865-2001 Leslie Street, 10-33 Mallard Road, 1-115 Scarsdale Road, 12-50 Upjohn Road, 800 York Mills Road, 808 York Mills Road, 835 York Mills Road, 853 York Mills Road, 855 York Mills Road, 857 York Mills Road, 861 York Mills Road, 865 York Mills Road, 875 York Mills Road, 877 York Mills Road, and 879 York Mills Road**



- a) All uses permitted by the *General Employment Areas* and *Regeneration Areas* designations, including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a local area study which results in a framework for new development on the lands that includes residential uses, overnight accommodations and/or live-work uses;
- b) No form of residential uses, overnight accommodations or live-work uses, are permitted in *Regeneration Areas* prior to the adoption of a Secondary Plan or Site and Area Specific Policy that follow the completion of a local area study and provide a framework for new development on the lands that includes residential uses, overnight accommodations and/or live-work uses;

- c) A minimum of 15 percent of the total gross floor area on the lands, or 1.0 times the site area excluding lands conveyed to the City or other public body for new parks, open spaces, natural areas, streets and/or lanes, whichever is greater, will be non-residential gross floor area, and:
  - i. A minimum of 51 percent of the minimum required non-residential gross floor area will be comprised of:
    - A) Uses permitted in *General Employment Areas* such as lab, research and development facilities, media, and information and technology facilities; and/or
    - B) Office, medical office, cultural industries, incubator and/or co-working uses;
  - ii. will be comprised of uses that are compatible with residential uses; and
  - iii. be developed prior to or concurrent with any residential uses on the lands.
- d) In addition to the matters identified in Official Plan Chapter 4, Policy 4.7.2, *Regeneration Areas*, the local area study leading to the Secondary Plan or Site and Area Specific Policy will include:
  - i. A Land Use Plan that provides for the redesignation of lands to *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods*, *General Employment Areas*, and/or *Parks and Open Space* as appropriate. The Land Use Plan will determine:
    - A) densities across the lands;
    - B) the permitted non-residential uses as well as maximum percentages of these uses that contribute to the non-residential gross floor area; and
    - C) compatibility between the lands and nearby land uses.
  - ii. A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services. The Phasing Strategy:
    - A) will set out the amount of non-residential gross floor area to be constructed in each phase, prior to, or concurrent with residential gross floor area to provide a balance of employment and residential growth in all phases of development; and



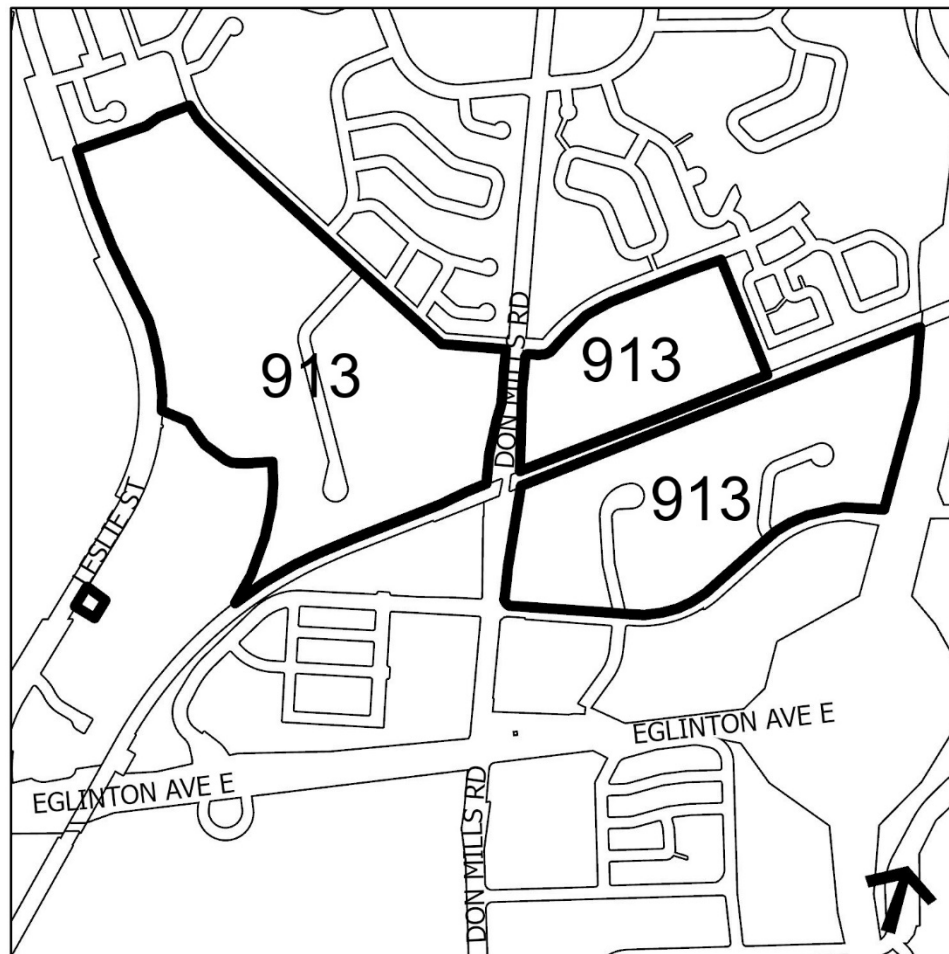
- B) may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.
- iii. A Public Realm Strategy that applies the City's "Complete Streets" and "Green Streets" principles and establishes a network of 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. The Public Realm Strategy will be developed in conjunction with the Transportation Plan, Green Infrastructure Strategy, and Parks and Open Space Plan.
- iv. A Community Services and Facilities Strategy that will:
  - A) provide recommendations that reflect the introduction of any mixed-use development;
  - B) identify appropriate community space and facilities needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and
  - C) set out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
- v. A Commercial Demand Analysis that considers market needs in the area for non-residential space, such as light industrial, office and retail uses, which are compatible with sensitive uses and can inform the level of employment gross floor area required to meet the demand;
- vi. An Infrastructure Master Plan that identifies water, sanitary, stormwater and hydro infrastructure requirements and development strategy;
- vii. A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and trees;
- viii. 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;

- ix. A Transportation Plan that will:
    - A) consider the impact of new development on the surrounding area;
    - B) ensure that the transportation network and infrastructure can accommodate existing and new development and provide efficient and safe transportation network for all modes including cycling and walking;
    - C) identify transportation infrastructure for the lands; and
    - D) identify local and regional transportation network improvements to support growth in the study area, including consideration for the GO Rail Expansion Plan.
  - x. Built Form Strategy that set out the framework for the appropriate built form policies that outline built form types, organization, setbacks, scale, massing and heights of new development; and
  - xi. A Parks and Open Space Plan that identifies the location of new public parks, open space, and Privately Owned Publicly-Accessible Space ("POPS") and will include consideration for consolidated public parks.
- e) The Secondary Plan or Site and Area Specific Policy will be informed by a Housing Plan addressing a full range of housing, in terms of form, tenure and affordability, including the provision of affordable housing, through a range of mechanisms.
- f) The Housing Plan will be considered as part of the Secondary Plan Study and will guide the provision of affordable housing in the Secondary Plan area. The Housing Plan will identify an affordable housing strategy, the affordable housing requirements, and the range of mechanisms for the delivery of required affordable housing on the lands, through one or more of the following, or other affordable housing approaches which achieve the objectives of the Housing Plan, to the satisfaction of the City:
- i. a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing for a period of at least 99 years from the date of first residential occupancy of the unit; or
  - ii. a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing for a period of at least 99 years from the date of first residential occupancy of the unit; and

- iii. there is no minimum requirement for affordable housing within purpose built rental buildings or the portions of a development containing student residences, retirement homes, nursing homes and residential care homes.
  - g) In addition, the Housing Plan will:
    - i. Address how the unit mix of the affordable housing will reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families; and
    - ii. Consider opportunities to increase the provision of affordable housing beyond the requirements of this SASP in partnership with all levels of government and/or non-profit housing providers.
  - h) The provision of affordable housing required by this SASP shall be secured through one or more agreements with the City.
  - i) 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 necessary agreement(s) and utilizing other legal mechanisms, satisfactory to the City Solicitor, to secure the provision of affordable housing as required by this SASP; and
    - ii. The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
  - j) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study will be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, that identifies any necessary mitigation measures to be incorporated into the development design.
  - k) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede the continuation of and the expansion of existing employment uses, and any new employment uses within the surrounding *General Employment Areas* and *Regeneration Areas*.
42. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 913:

**913. Don Mills Regeneration Area: 55 Barber Greene Road, 71 Barber Greene Road, 75 Barber Greene Road, 81 Barber Greene Road, 95 Barber Greene Road,**

849 Don Mills Road, 875 Don Mills Road, 885 Don Mills Road, 888 Don Mills Road, 890 Don Mills Road, 895 Don Mills Road, 896 Don Mills Road, 898 Don Mills Road, 900 Don Mills Road, 900A Don Mills Road, 29 Gervais Drive, 30 Gervais Drive, 49 Gervais Drive, 50 Gervais Drive, 55 Gervais Drive, 57 Gervais Drive, 60 Gervais Drive, 66 Gervais Drive, 72 Gervais Drive, 74 Gervais Drive, 80 Gervais Drive, 90 Gervais Drive, 100 Gervais Drive, 19 Green Belt Drive, 33 Green Belt Drive, 1109 Leslie Street, 1125 Leslie Street, 1125A Leslie Street, 1127 Leslie Street, 1129 Leslie Street, 1131 Leslie Street, 1131A Leslie Street, 1133 Leslie Street, 1135 Leslie Street, 1155 Leslie Street, 1165 Leslie Street, 1177 Leslie Street, 1-68 Prince Andrew Place, 6-10 Sakura Way, 18 Wynford Drive, 20 Wynford Drive, 40 Wynford Drive, 50 Wynford Drive, 70 Wynford Drive, 90 Wynford Drive, and 100 Wynford Drive



- a) All uses permitted by the *General Employment Areas* and *Regeneration Areas* designations, including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a local area study which results in a framework for new development on the lands that includes residential uses, overnight accommodations and/or live-work uses;

- b) No form of residential uses, overnight accommodations or live-work uses, are permitted in *Regeneration Areas* prior to the adoption of new or updated Secondary Plan policies that follow the completion of a local area study and provide a framework for new development on the lands that includes residential uses, overnight accommodations and/or live-work uses;
- c) A minimum of 15 percent of the total gross floor area on the lands, or 1.0 times the site area excluding lands conveyed to the City or other public body for new parks, open spaces, natural areas, streets and/or lanes, whichever is greater, will be non-residential gross floor area, and:
  - i. A minimum of 51 percent of the minimum required non-residential gross floor area will be comprised of:
    - A) Uses permitted in *General Employment Areas* such as lab, research and development facilities, media, and information and technology facilities; and/or
    - B) Office, medical office, cultural industries, incubator and/or co-working uses;
  - ii. will be comprised of uses that are compatible with residential uses; and
  - iii. be developed prior to or concurrent with any residential uses on the lands.
- d) In addition to the matters identified in Official Plan Chapter 4, Policy 4.7.2, *Regeneration Areas*, the local area study leading to the new or updated Secondary Plan or Site and Area Specific Policy will include:
  - i. A Land Use Plan that provides for the redesignation of lands to *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods*, *General Employment Areas*, and/or *Parks and Open Space* as appropriate. The Land Use Plan will determine:
    - A) densities across the lands;
    - B) the permitted non-residential uses as well as maximum percentages of these uses that contribute to the non-residential gross floor area; and
    - C) compatibility between the lands and nearby land uses.
  - ii. A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services. The Phasing Strategy:

- A) will set out the amount of non-residential gross floor area to be constructed in each phase, prior to, or concurrent with residential gross floor area to provide a balance of employment and residential growth in all phases of development; and
  - B) may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.
- iii. A Public Realm Strategy that applies the City's "Complete Streets" and "Green 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. The Public Realm Strategy will be developed in conjunction with the Transportation Plan, Green Infrastructure Strategy, and Parks and Open Space Plan.
- iv. A Community Services and Facilities Strategy that will:
  - A) build on the findings of the Don Mills Crossing Community Services and Facilities Profile and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations that reflect the introduction of any mixed-use development;
  - B) identify appropriate community space and facilities needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and
  - C) set out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
- v. A Commercial Demand Analysis that considers market needs in the area for non-residential space, such as light industrial, office and retail uses, which are compatible with sensitive uses and can inform the level of employment gross floor area required to meet the demand;
- vi. An Infrastructure Master Plan that identifies water, sanitary, stormwater and hydro infrastructure requirements and development strategy;
- vii. A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and trees;

- viii. 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;
- ix. A Natural Heritage Impact Study to assess potential impacts on the natural heritage system and ways to mitigate negative impacts on and/or improve the natural heritage system;
- x. A Transportation Plan that will:
  - A) build on the findings of the Don Mills Crossing - Mobility Planning Study and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations to support new development;
  - B) consider the impact of new development on the surrounding area, including the following lands within the Central Don Mills Secondary Plan: *Mixed Use Areas*, *Neighbourhood 'A'*, *Apartment Neighbourhood 'A'*, and *Apartment Neighbourhood 'B'*;
  - C) ensure that the transportation network and infrastructure can accommodate existing and new development and provide efficient and safe transportation network for all modes including cycling and walking;
  - D) identify transportation infrastructure for the lands; and
  - E) identify local and regional transportation network improvements to support growth in the study area, including consideration for the GO Rail Expansion Plan and Ontario Line Extension.
- xi. Built Form Strategy that set out the framework for the appropriate built form policies that outline built form types, organization, setbacks, scale, massing and heights of new development;
- xii. A Cultural Heritage Resource Assessment that:
  - A) documents the area's history;
  - B) ensures that properties of potential cultural heritage value are appropriately identified, understood and conserved; and
  - C) informs other components of the local area study to ensure that cultural heritage resources are integrated into future policies for growth.

- xiii. A Parks and Open Space Plan that identifies the location of new public parks, open space, and Privately Owned Publicly-Accessible Space ("POPS") and will include consideration for consolidated public parks.
- e) The Secondary Plan or Site and Area Specific Policy will be informed by a Housing Plan addressing a full range of housing, in terms of form, tenure and affordability, including the provision of affordable housing, through a range of mechanisms.
- f) The Housing Plan will be considered as part of the Secondary Plan Study and will guide the provision of affordable housing in the Secondary Plan area. The Housing Plan will identify an affordable housing strategy, the affordable housing requirements, and the range of mechanisms for the delivery of required affordable housing on the lands, through one or more of the following, or other affordable housing approaches which achieve the objectives of the Housing Plan, to the satisfaction of the City:
  - i. a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing for a period of at least 99 years from the date of first residential occupancy of the unit; or
  - ii. a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing for a period of at least 99 years from the date of first residential occupancy of the unit; and
  - iii. there is no minimum requirement for affordable housing within purpose built rental buildings or the portions of a development containing student residences, retirement homes, nursing homes and residential care homes.
- g) In addition, the Housing Plan will:
  - i. Address how the unit mix of the affordable housing will reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families; and
  - ii. Consider opportunities to increase the provision of affordable housing beyond the requirements of this SASP in partnership with all levels of government and/or non-profit housing providers.
- h) The provision of affordable housing required by this SASP shall be secured through one or more agreements with the City.



- i) 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 necessary agreement(s) and utilizing other legal mechanisms, satisfactory to the City Solicitor, to secure the provision of affordable housing as required by this SASP; and
    - ii. The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
  - j) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study will be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, that identifies any necessary mitigation measures to be incorporated into the development design.
  - k) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede the continuation of and the expansion of existing employment uses, and any new employment uses within the surrounding *Regeneration Areas*.
43. Map 2, Urban Structure, is amended by deleting the lands from *Employment Areas* as shown on the attached Appendix 1.
44. Maps 16, Land Use Plan, are amended by redesignating the lands generally known municipally in 2024 as 15 Carl Hall Road, 35 Carl Hall Road, 37 Carl Hall Road, 39 Carl Hall Road, 55 Carl Hall Road, 57 Carl Hall Road, 59 Carl Hall Road, 60 Carl Hall Road, 65 Carl Hall Road, 75 Carl Hall Road, 77 Carl Hall Road, 79 Carl Hall Road, 85 Carl Hall Road, and 3025 Keele Street from *General Employment Areas* to *Institutional Areas*, as shown on the attached Appendix 2.
45. Maps 19, Land Use Plan, is amended by redesignating the lands generally known municipally in 2024 as 30 Black Oak Road, 50 Bond Avenue, 139-180 Bond Avenue, 14-49 Coldwater Road, 150 – 515 Consumers Road, 1260 Don Mills Road, 1262 Don Mills Road, 1300 Don Mills Road, 1310 Don Mills Road, 1366 Don Mills Road, 1370 Don Mills Road, 1380 Don Mills Road, 1390 Don Mills Road, 1396 Don Mills Road, 1400 Don Mills Road, 1440 Don Mills Road, 1446 Don Mills Road, 1450 Don Mills Road, 1470 Don Mills Road, 1480 Don Mills Road, 1492 Don Mills Road, 1500 Don Mills Road, 2-25 Dyas Road, 2 – 55 Hallcrown Place, 1 Herons Hill Way, 5 Herons Hill Way, 15-34 Kern Road, 1 Lansing Square, 25 Lansing Square, 35 Lansing Square, 55 Lansing Square, 1865-2001 Leslie Street, 10-33 Mallard Road, 1-115 Scarsdale Road, 85 Settlers Road, 95 Settlers Road, 2001 Sheppard Avenue East, 2005 Sheppard Avenue East, 2225 Sheppard Avenue East, 2235 Sheppard Avenue East, 15 Shinleaf Terrace, 12-50 Upjohn Road, 10 – 18 William Sylvester Drive, 130 – 285 Yorkland Boulevard, 259 – 260 Yorkland Road, 800 York Mills Road, 808 York Mills Road, 835 York Mills Road, 853

York Mills Road, 855 York Mills Road, 857 York Mills Road, 861 York Mills Road, 865 York Mills Road, 875 York Mills Road, 877 York Mills Road, and 879 York Mills Road from *General Employment Areas* to *Regeneration Areas*, as shown on the attached Appendix 2.

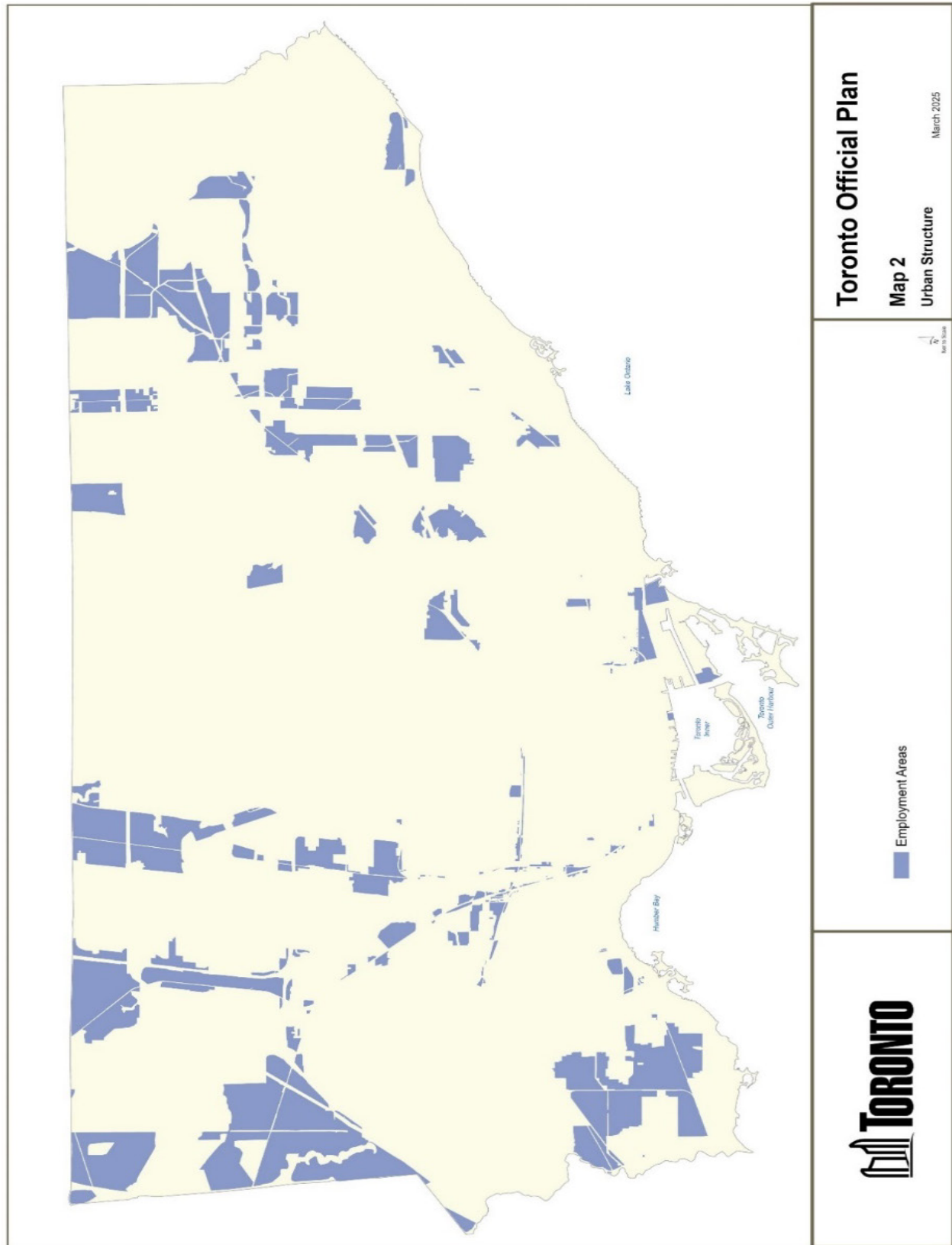
46. Maps 20, Land Use Plan, are amended by redesignating the lands generally known municipally in 2024 as 55 Barber Greene Road, 71 Barber Greene Road, 75 Barber Greene Road, 81 Barber Greene Road, 95 Barber Greene Road, 817 Don Mills Road, 825 Don Mills Road, 843 Don Mills Road, 849 Don Mills Road, 875 Don Mills Road, 885 Don Mills Road, 888 Don Mills Road, 890 Don Mills Road, 895 Don Mills Road, 896 Don Mills Road, 898 Don Mills Road, 900 Don Mills Road, 900A Don Mills Road, 1172 Eglinton Avenue East, 1176 Eglinton Avenue East, 1180 Eglinton Avenue East, 6 Gervais Drive, 29 Gervais Drive, 30 Gervais Drive, 49 Gervais Drive, 50 Gervais Drive, 55 Gervais Drive, 57 Gervais Drive, 60 Gervais Drive, 66 Gervais Drive, 72 Gervais Drive, 74 Gervais Drive, 80 Gervais Drive, 90 Gervais Drive, 100 Gervais Drive, 19 Green Belt Drive, 33 Green Belt Drive, 135 Kyle Lowry Road, 1109 Leslie Street, 1125 Leslie Street, 1125A Leslie Street, 1127 Leslie Street, 1129 Leslie Street, 1131 Leslie Street, 1131A Leslie Street, 1133 Leslie Street, 1135 Leslie Street, 1155 Leslie Street, 1165 Leslie Street, 1177 Leslie Street, 1-68 Prince Andrew Place, 6-10 Sakura Way, 18 Wynford Drive, 20 Wynford Drive, 40 Wynford Drive, 50 Wynford Drive, 70 Wynford Drive, 90 Wynford Drive, and 100 Wynford Drive from *General Employment Areas* to *Regeneration Areas*, as shown on the attached Appendix 2.
47. Map 20, Land Use Plan, is amended by redesignating the lands known municipally in 2024 as 49 Wynford Drive and 77 Wynford Drive from *General Employment Areas* to *Institutional Areas*, as shown on the attached Appendix 2.
48. Maps 24, 27, 28, 30, and 33, Site and Area Specific Policies, are amended by adding the lands known municipally in 2024 as 3550 Victoria Park Avenue, 2 Champagne Drive, 5601 Steeles Avenue West, 159 Dynamic Drive, and 75 Dufflaw Road, as Site and Area Specific Policy 886.
49. Map 30, Site and Area Specific Policies, is amended by removing the lands shown as Site and Area Specific Policy 245.
50. Map 30, Site and Area Specific Policies, is amended by removing the lands shown as Site and Area Specific Policy 374.
51. Map 30, Site and Area Specific Policies, is amended by removing the lands shown as Site and Area Specific Policy 570.
52. Maps 30 and 31, Site and Area Specific Policies, are amended by removing the lands shown as Site and Area Specific Policy 92.

53. Maps 30 and 31, Site and Area Specific Policies, are amended by removing the lands shown on maps 1 of 3 and 2 of 3 as part of Site and Area Specific Policy 394.

Maps 30 and 31, Site and Area Specific Policies, are amended by adding the lands generally know municipally in 2024 as 50 Bond Avenue, 139-180 Bond Avenue, 14-49 Coldwater Road, 1260 Don Mills Road, 1262 Don Mills Road, 1300 Don Mills Road, 1310 Don Mills Road, 1366 Don Mills Road, 1370 Don Mills Road, 1380 Don Mills Road, 1390 Don Mills Road, 1396 Don Mills Road, 1400 Don Mills Road, 1440 Don Mills Road, 1446 Don Mills Road, 1450 Don Mills Road, 1470 Don Mills Road, 1480 Don Mills Road, 1492 Don Mills Road, 1500 Don Mills Road, 2-25 Dyas Road, 15-34 Kern Road, 1865-2001 Leslie Street, 10-33 Mallard Road, 1-115 Scarsdale Road, 12-50 Upjohn Road, 800 York Mills Road, 808 York Mills Road, 835 York Mills Road, 853 York Mills Road, 855 York Mills Road, 857 York Mills Road, 861 York Mills Road, 865 York Mills Road, 875 York Mills Road, 877 York Mills Road, and 879 York Mills Road, as Site and Area Specific Policy Area 912.

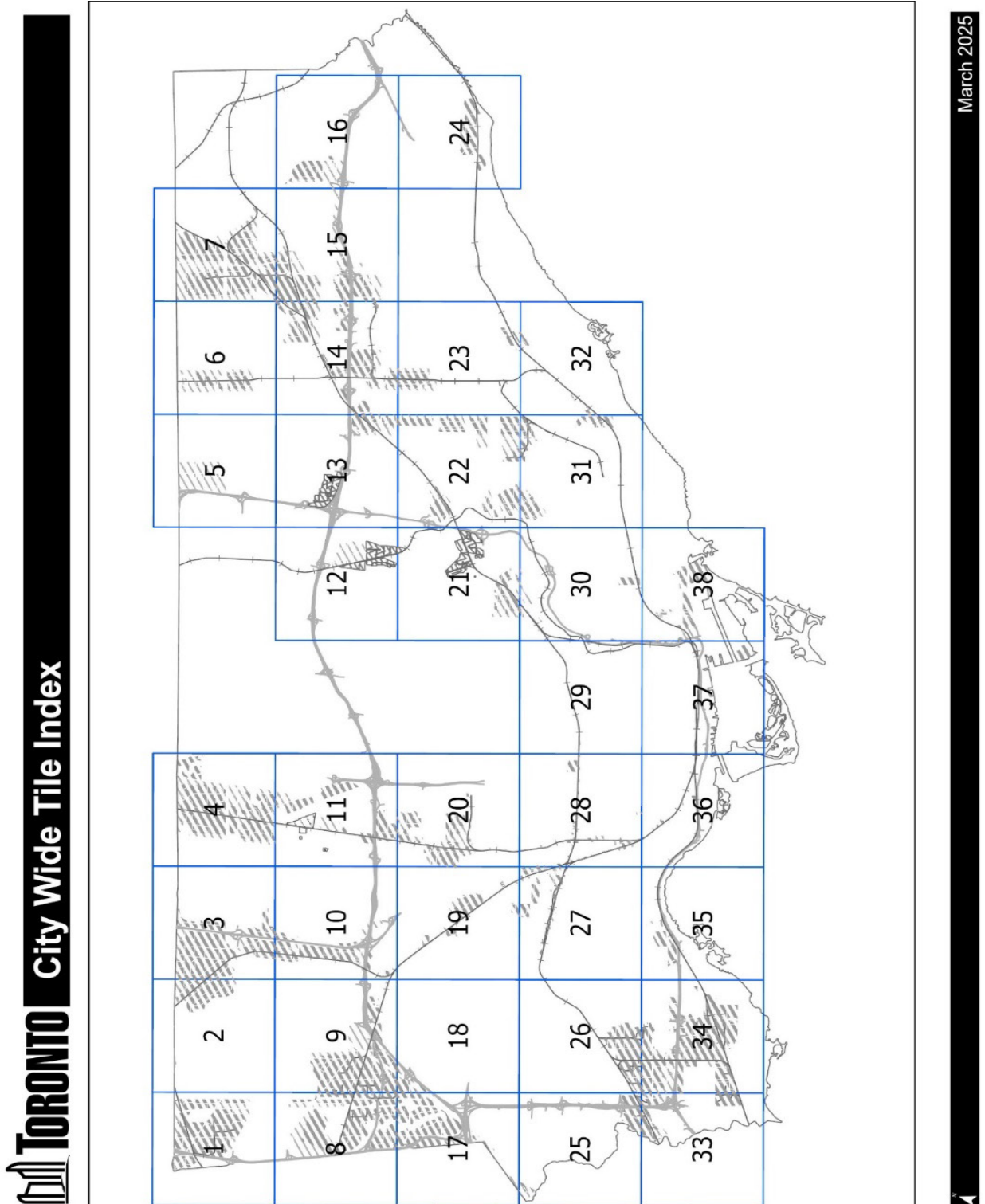
54. Map 31, Site and Area Specific Policies, is amended by adding the lands generally know municipally in 2024 as 55 Barber Greene Road, 71 Barber Greene Road, 75 Barber Greene Road, 81 Barber Greene Road, 95 Barber Greene Road, 849 Don Mills Road, 875 Don Mills Road, 885 Don Mills Road, 888 Don Mills Road, 890 Don Mills Road, 895 Don Mills Road, 896 Don Mills Road, 898 Don Mills Road, 900 Don Mills Road, 900A Don Mills Road, 29 Gervais Drive, 30 Gervais Drive, 49 Gervais Drive, 50 Gervais Drive, 55 Gervais Drive, 57 Gervais Drive, 60 Gervais Drive, 66 Gervais Drive, 72 Gervais Drive, 74 Gervais Drive, 80 Gervais Drive, 90 Gervais Drive, 100 Gervais Drive, 19 Green Belt Drive, 33 Green Belt Drive, 1109 Leslie Street, 1125 Leslie Street, 1125A Leslie Street, 1127 Leslie Street, 1129 Leslie Street, 1131 Leslie Street, 1131A Leslie Street, 1133 Leslie Street, 1135 Leslie Street, 1155 Leslie Street, 1165 Leslie Street, 1177 Leslie Street, 1-68 Prince Andrew Place, 6-10 Sakura Way, 18 Wynford Drive, 20 Wynford Drive, 40 Wynford Drive, 50 Wynford Drive, 70 Wynford Drive, 90 Wynford Drive, and 100 Wynford Drive, as Site and Area Specific Policy Area 913.

**Appendix 1**  
**Map 2 Urban Structure, Employment Areas Modifications**



## Appendix 2 City Wide Tiles showing Land Use Redesignations

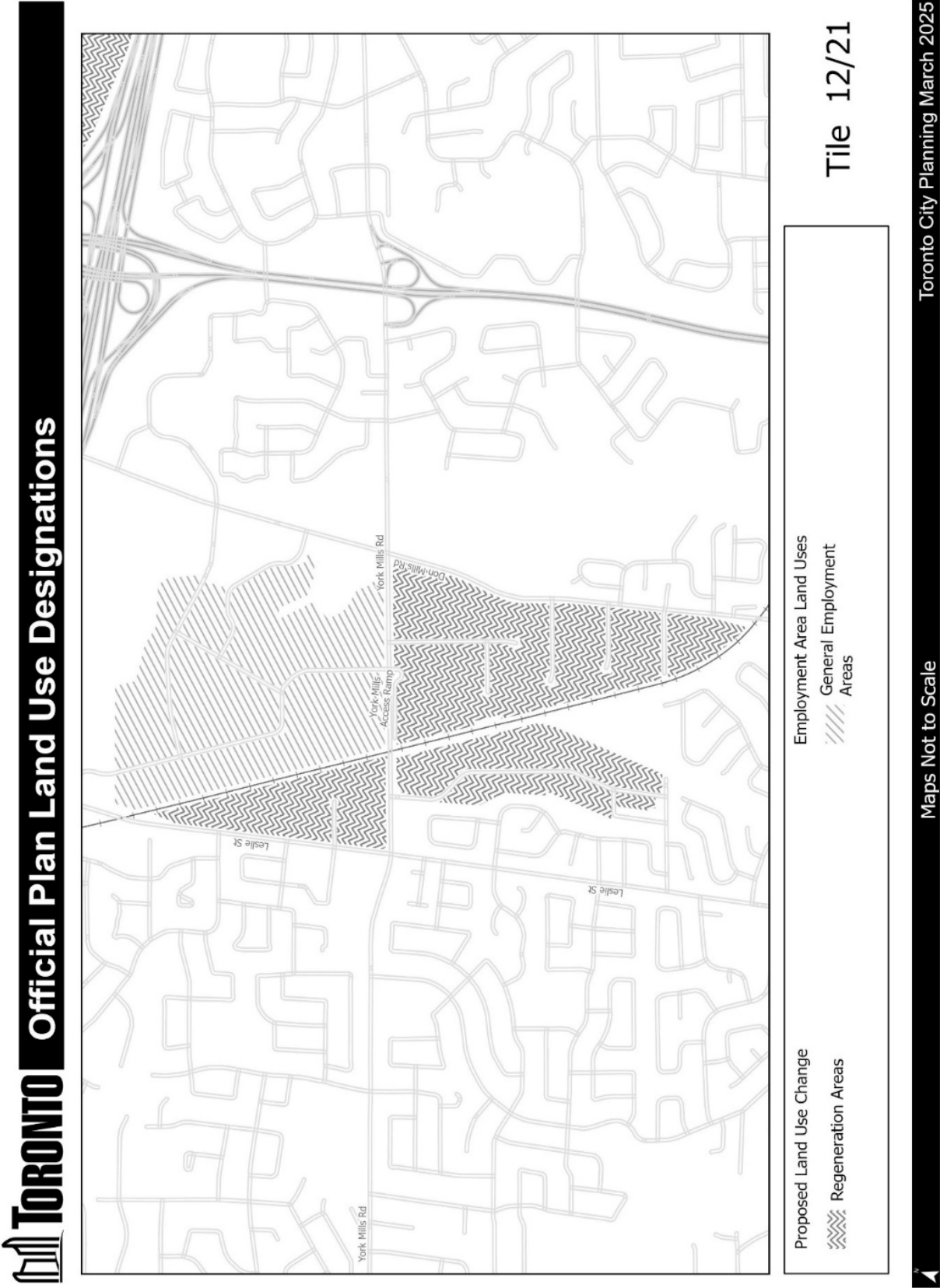
City Wide Tile Index showing *General Employment Areas* and *Core Employment Areas* on  
Maps 13 to 23 Land Use Plan



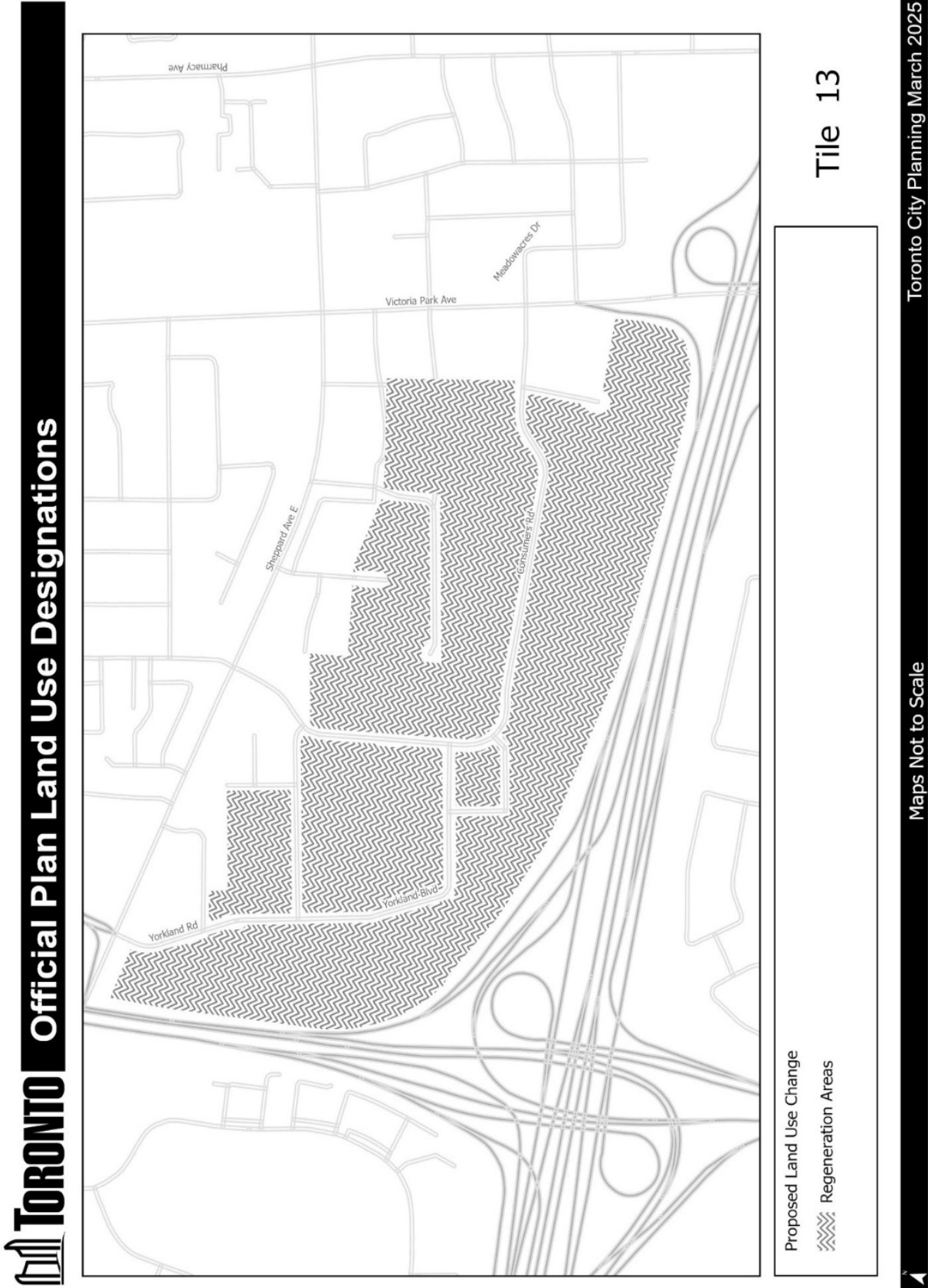
Tile 11



Tile 12 and 21



Tile 13





Tile 21

