

Draft SASP 15 – East of Park Lawn Road and North of Lake Shore Boulevard West
Without Prejudice

Official Plan Amendment No. 231 is modified as follows:

1. Map 2, Urban Structure, is amended by deleting *Employment Areas* on the southern portion of the lands known municipally as 23 Park Lawn Road and 2150 Lake Shore Blvd. W. and the entirety of 2194 Lake Shore Blvd. W.
2. Map 15, Land Use Plan, is amended by re-designating the lands known municipally in 2018 as 23 Park Lawn Road, 2150 Lake Shore Blvd. W. and 2194 Lake Shore Blvd. W. identified as 'Area A' from *Employment Areas* to *Regeneration Areas* and to *General Employment Areas* for lands identified as Area 'B', as shown on the attached Schedule A.
3. Chapter 7, Site and Area Specific Policies, is amended by deleting the text of Site and Area Specific Policy No. 15 and replacing it with the following new text and map:

'15. East of Park Lawn Road and North of Lake Shore Boulevard West

1. All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designation, including interim uses, with the exception of residential uses and live-work uses, are permitted on the lands prior to the completion of a Secondary Plan. 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.
2. Any form of residential uses and live-work uses, or any land uses not permitted in *General Employment Areas* or *Regeneration Areas*, may only be permitted once a GO Transit station to be located on the lands (the Park Lawn Go Station) is Provincially approved through the Metrolinx Transit Project Assessment Process and endorsement by the Metrolinx Board with secured funding through appropriate agreements and on-site TTC improvements are also secured to the City's satisfaction.
3. A minimum of 98,000 square metres of non-residential gross floor area will be provided at full build out of all the lands outlined in Schedule A. Development of this non-residential gross floor area:
 - a. will be comprised of uses listed in Schedule B, provided that:
 - i. uses listed in Column 1 will account for the 51 per cent or more of the minimum non-residential gross floor area;
 - ii. uses listed in Column 2 will account for less than 49 per cent of the minimum non-residential gross floor area; and
 - iii. uses listed in Column 3 will not be counted towards the minimum non-residential gross floor area.

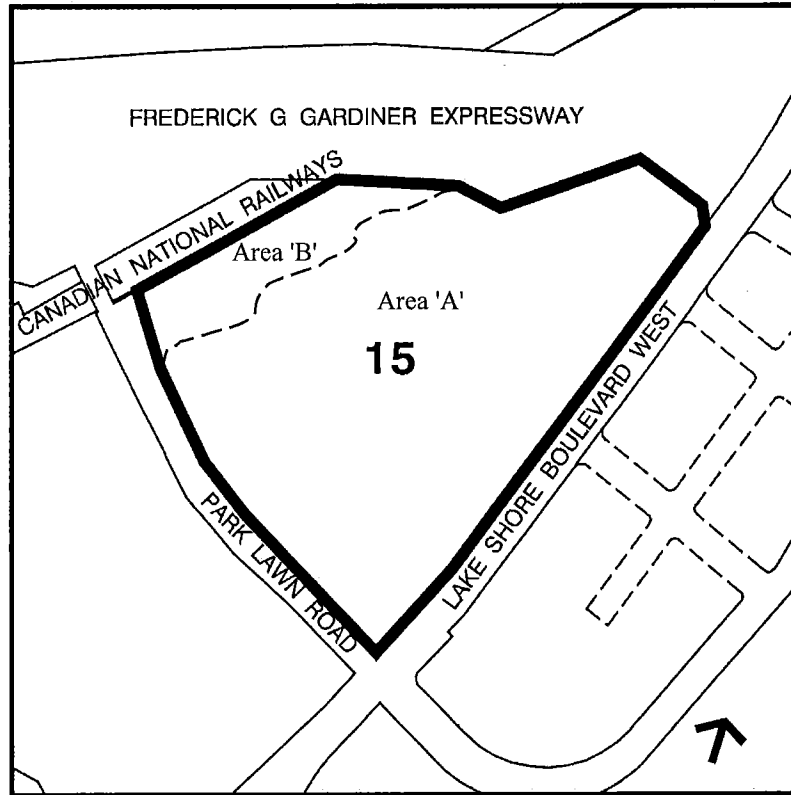
- b. will be constructed in each phase, prior to, or concurrent with residential development to provide a balance of employment and residential growth in all phases of development; and
 - c. may be implemented in a mixed use form through stratified land use designations, which is to be determined through the Secondary Plan process, provided that:
 - i. a significant number of jobs are established on these specific sites;
 - ii. the proposed uses would not adversely affect the overall viability of any nearby *Employment Areas* or those outlined in Schedule A; and
 - iii. it is demonstrated that existing or planned infrastructure and public service facilities will accommodate the proposed uses.
4. 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:
- a. A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Apartment Neighbourhoods, Mixed Use Areas, Parks and Open Space Areas, Institutional Areas, and General Employment Areas*, as appropriate. The Land Use Plan will inform the maximum building heights and densities across the site to be included within the Secondary Plan;
 - b. A Phasing Strategy and Implementation Plan to ensure the orderly development of a mix of uses on the site and which may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services;
 - c. A Heritage Impact Assessment that considers the cultural heritage value of the property, particularly the existing water tower structure;
 - d. A Physical Structure Plan that integrates the site with the surrounding community, which 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. A Public Streets Plan that accommodates new development and ensures connectivity, in keeping with the directions and/or outcomes of the on-going Park Lawn Lake Shore Transportation Master Plan;
 - f. A Parks and Open Space Plan that identifies locations of new public parks and other open spaces and that includes a full unencumbered parkland dedication on the lands;

- g. Urban Design Guidelines that set out the framework for the appropriate built form;
- h. 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;
- i. A Compatibility/Mitigation Strategy that takes into consideration impacts from surrounding land uses and facilities and identifies mitigation measures for each phase;
- j. A Housing Plan that identifies for each phase of residential development both the percentage of units that will be two and three bedrooms in size, and a mix of affordable housing through one or more of the following delivery mechanisms:
 - i. The conveyance of land to the City sufficient to accommodate 20% of the residential gross floor area;
 - ii. The provision of 10% of the residential gross floor area as purpose-built rental units with affordable rents secured for a period of no less than 20 years; and/or
 - iii. The conveyance to the City of 5% of the residential gross floor area as purpose-built rental units or affordable ownership units.
- k. A Community Services and Facilities Strategy that identifies community space and facilities needs, including the provision of new schools, daycares, libraries, community recreation centres, and other services, and sets out priorities to support growth and which may include potential locations and recommended phasing as well as opportunities for co-location. The specific community space and facilities identified through the needs study will be secured through appropriate agreement(s) between the City and owner that will be registered on title;
- l. A Rail Safety Strategy for sensitive uses, which includes noise and vibration mitigation, where required;
- m. An Infrastructure Master Plan that identifies water, sanitary, stormwater and hydro infrastructure requirements and development strategy;
- n. A Green Infrastructure Strategy that includes consideration of stormwater management systems and trees; and
- o. 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.

5. On the lands outlined in Schedule A, the following policies also apply:
 - a. Heavy manufacturing uses are not permitted;
 - b. Large scale, stand-alone retail stores and "power centres" are not permitted;
 - c. Notwithstanding Policy 1 of this Site and Area Specific Policy, the development of uses permitted in *General Employment Areas* and *Regeneration Areas*, with the exception of residential uses and live-work uses, are permitted in advance of a Secondary Plan provided that:
 - i. It can be demonstrated that development will not adversely impact the development of the remainder of the lands; and,
 - ii. The necessary transit and transportation improvements, water, sanitary, stormwater and hydro services are available and determined through a complete application.
6. Boundaries of land use designations on Map 2, Urban Structure and Map 15, Land Use Plan respecting the lands are general and where the intent of the Plan is maintained, such that a minimum of 1.4 hectares of *General Employment Areas* is provided, minor adjustments to boundaries will not require amendment to this Plan.'

Schedule A



Schedule B

Permitted Non-residential Uses (refer to Policy 15.3.a)		
Column 1	Column 2	Column 3
Office	Retail	Community and sports recreation centre
High tech industrial	Service	Library
Light manufacturing	Hotel	Public School
Business incubators	Private fitness centre	All other schools except business and trade schools
Creative industries**	Restaurant	Community Services and facilities
Scientific research and development	Warehouse, wholesaling and distribution	Transit station and other essential infrastructure installations
Call centres	Daycare	
Research	Live theatre, cinema, entertainment venue	
Information Services	Showroom	
Data processing	Art gallery, artist studio	
Software development	Business and trade school	
Corporate headquarters	Financial institution	
Non-retail financial services		
Medical offices		

****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.