

**Appendix "C" to Confidential Attachment 1
Proposed amendments to Official Plan Amendment No. 404, prepared by City Planning staff**

Policies under appeal by Loblaw Properties Ltd.

Secondary Plan Policy	Policy Language as Approved by City Council in its decision dated April 16 and 17, 2019 for Agenda Item PH4.1	Proposed Settlement Language
3.6.3	3.6 On lands designated General Employment Areas 'A': 3.6.3 Small-scale stand-alone infill retail development of less than 1,000 square metres of gross floor area, or additions of less than 1,000 square metres of gross floor area to existing stand-alone retail uses, may be permitted subject to submission and City Council approval of an appropriate Context Plan.	3.6 On lands designated General Employment Areas 'A': 3.6.3 Small-scale stand-alone infill retail development of less than 1,000 square metres of gross floor area, or additions of less than 1,000 square metres of gross floor area to existing stand-alone retail uses, may be permitted subject to submission and City Council approval of an appropriate Context Plan as part of a complete application.
5.9.1	5.9.1 Active commercial uses, where required, include but are not limited to retail and service uses, restaurants, entrances, and common areas in office buildings that include spaces for employee amenity	5.9.1 Active commercial uses, where required encouraged , include but are not limited to retail and service uses, restaurants, entrances, and common areas in office buildings that include spaces for employee amenity
5.9.3	5.9.3 Where active retail and commercial ground floor uses are required, sufficient ground floor height (minimum 4.5 metres) will be provided for these uses along public streets, with weather protection to ensure pedestrian comfort.	5.9.3 Where active retail and commercial ground floor uses are required encouraged , sufficient ground floor height (minimum 4.5 metres) will be provided for these uses along public streets, with weather protection to ensure pedestrian comfort
5.25.1 b)	5.25.1 Development along the Don Mills Crossing and Eglinton Crossing will be massed and articulated to support adjacent public streets and open spaces: ... b. To create an appropriate rhythm and scale of building frontages containing retail and service commercial uses, units on the ground floor will generally have a width of up to 12 metres with larger retail units encouraged to locate on the second floor	5.25.1 Development along the Don Mills Crossing and Eglinton Crossing will be massed and articulated to support adjacent public streets and open spaces: ... b. In order to create an appropriate rhythm and scale for building frontages containing retail and service commercial uses: i) In Apartment Neighbourhoods, Mixed-Use Areas and General Employment Areas B, units on the ground floor will generally have a width of up to 12 metres with larger retail units encouraged to locate on the second floor. ii) In General Employment Areas A, retail and service commercial units on the ground floor will generally have a width of 12 metres with larger retail units encouraged to locate on the second floor.
5.25.1 c)	5.25.1 Development along the Don Mills Crossing and Eglinton Crossing will be massed and articulated to support adjacent public streets and open spaces: ... c. development of employment uses fronting Gervais Drive and Wynford Drive will respect and reinforce the designed landscapes of the broader employment area while providing direct access to main entrances from the public sidewalk with appropriate weather protection.	5.25.1 Development along the Don Mills Crossing and Eglinton Crossing will be massed and articulated to support adjacent public streets and open spaces: ... c. development of employment uses fronting Gervais Drive and Wynford Drive will respect and reinforce the designed landscapes of the broader employment area through massing and building setbacks and stepbacks while providing direct access to main entrances from the public sidewalk with appropriate weather protection.
10.19	10.19 Prior to the enactment of an implementing Zoning By-law or the removal of a Holding (H) symbol, Section 37 of the Planning Act will be used to secure the following community benefits priorities:	10.19 Prior to the enactment of an implementing Zoning By-law or the removal of a Holding (H) symbol, Section 37 of the Planning Act, where applicable , will be used to secure the following community benefits priorities:
(new site specific policies) 10.21 & 10.22		The Policies and Maps of this Secondary Plan shall apply to the lands known municipally as 825 Don Mills Road except as indicated in this section: 10.21 For the purposes of Policy 3.6.1, the 10,769 square metre retail building that currently exists at 825 Don Mills Road on the date this section is approved shall not be counted

		<p>for purposes of calculating the maximum permitted retail floor area for new major retail development at 825 Don Mills Road.</p> <p>10.22 Notwithstanding Policy 3.6.3 and Policies 10.12 to 10.15 inclusive, at 825 Don Mills Road, small-scale stand-alone infill development of less than 1,000 square metres of gross floor area, or additions totaling 1,000 square metres of gross floor area or less, may be permitted without the need for the approval of a new Context Plan or an amendment to an existing Context Plan.</p>
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Policies under appeal by Damis Properties Limited

Secondary Plan Policy	Policy Language as Approved by City Council in its decision dated April 16 and 17, 2019 for Agenda Item PH4.1	Proposed Settlement Language
6.5.4(a)	<p>6.5.4 The view to the Foresters Headquarters at 789 Don Mills Road will be enhanced by:</p> <p>a. providing views of the tower portion of the Foresters Headquarters from the south-east corner of St. Dennis Drive and Don Mills Road; and ...</p>	<p>6.5.4 The view to the Foresters Headquarters at 789 Don Mills Road will be enhanced by:</p> <p>a. providing views from the south-east corner of St. Dennis Drive and Don Mills Road to the westernmost 20-foot bay system of windows on the southern tower façade of the Foresters Headquarters above the tenth storey of the building; and ...</p>