

Attachment 1

The following modifications shall be made to proposed Official Plan Amendment No. 591:

- a. Map 2, Urban Structure, is amended by deleting the Employment Areas overlay for the lands known municipally in 2021 as 43 to 177A McCormack Street;
- b. Map 17, Land Use Plan, is amended by redesignating the lands known municipally in 2021 as 43 to 177A McCormack Street from General Employment Areas to Mixed Use Areas;
- c. Chapter 7, Site and Area Specific Policies, is amended by deleting the policies of Site and Area Specific Policy No. 437 and replacing them with revised Site and Area Specific Policy No. 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 to be conveyed to the City or other public bodies for new parks, open spaces, natural areas, streets and/or lanes, or 15 per cent 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 per cent 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.

iii) 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% 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.'