

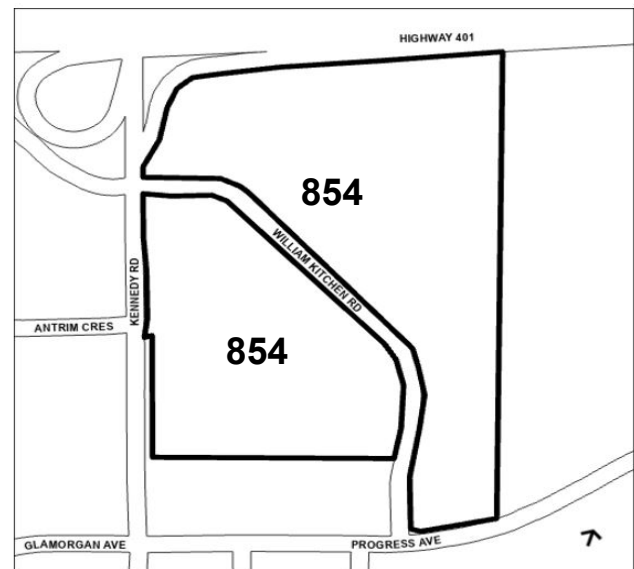
Attachment 1

With respect to lands municipally known in 2022 as 2021 Kennedy Road, 1, 8, 11-37, 12, 16, 20-26 William Kitchen Road, and 60 Progress Avenue:

- a. modify Map 2 in Appendix 1 by removing the lands from Employment Areas.
- b. modify Appendix 2 by re-designating from *General Employment and Core Employment Areas* to *Regeneration Areas*.
- c. add a new Chapter 7 Site and Area Specific Policy 854.

854. 2021 Kennedy Road, 1, 8, 11-37, 12, 16, 20-26 William Kitchen Road, and 60 Progress Avenue

- a) All uses permitted under the *Regeneration Areas* and *General Employment Areas* 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 Secondary Plan or Site and Area Specific Policy.



- b) Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Compatibility/Mitigation Study will be prepared, in accordance with Policies 2.2.4.5 to 2.2.4.10 of the Official Plan. The Compatibility/Mitigation Study will identify:
 - i) any uses and Major Facilities on *Core* and *General Employment Areas* outside of but near to the Subject Lands that may impact or be impacted by sensitive land uses, including residential uses;
 - ii) the Influence Area of any Major Facility outside of but near to the Subject Lands; and
 - iii) potential and/or required mitigation measures for land use designations that permit residential or other sensitive land uses near *Core* and *General Employment Areas* outside of the Subject Lands.
- c) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas*, the 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 *Regeneration Areas* lands to *Mixed Use Areas* and/or *General Employment Areas* and/or *Core*

Employment Areas and/or Institutional Areas and/or Parks and Open Space as appropriate. The Land Use Plan will:

- A) inform building heights and densities across the lands to be included within the Secondary Plan or Site and Area Specific Policy;
 - B) determine the minimum required employment gross floor area, which will exceed the existing employment gross floor; and
 - C) determine the list of permitted non-residential uses as well as maximum percentages of these uses that contribute to the employment gross floor area;
- ii) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services.
- A) the Phasing Strategy must 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;
- 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 Block Context Plan that 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;
- v) A Parks and Open Space Plan that identifies locations of new public parks;
- vi) Urban Design Guidelines that set out the framework for the appropriate built form;
- vii) An Infrastructure Master Plan that identifies water, sanitary, stormwater infrastructure requirements and development strategy including downstream improvements;
- viii) A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and trees;
- ix) A Transportation Analysis that includes consideration of Highway 401 and the impacts of the change in use on goods movement in the larger area of employment; and
- x) An Economic Development Study and Strategy that includes a commercial demand analysis that identifies the maximum potential of contextually appropriate and compatible employment uses that can be integrated in new developments on lands redesignated *Mixed Use Areas*.

- d) The Secondary Plan or Site and Area Specific Policy will also include a Housing Plan where 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 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing; and
 - ii) 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
 - iii) 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; and
 - iv) if a purpose-built rental development is proposed, there is no minimum requirement for affordable rental housing.
- e) 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 d) 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.
- f) The provision of affordable housing required by Policy d) and Policy e) shall be secured through one or more agreements with the City.
- g) The use of 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 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; and
 - 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.
- h) 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 d) and Policy e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) and Policy e) above.
 - i) As part of a complete Zoning By-law Amendment application for the lands:

- ii) a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented to the City's satisfaction, and reviewed by the applicable rail operator; and
 - iii) a Compatibility/Mitigation Study shall be submitted that will be peer reviewed, at the applicant's expense, and implemented to the City's satisfaction, which may include lifting any holding provisions established through the Secondary Plan or Site and Area Specific Policy, pursuant to Policy c) above.
- i) Sensitive land uses, including new permitted 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* and *Core Employment Areas*.

Attachment 2

With respect to lands municipally known in 2022 as 99, 109, 116, 116R and 126-142 Ryding Avenue and 90 Ethel Avenue:

- a. modify Map 27 in Appendix 2 by redesignating the lands from *Core Employment Areas* to *Mixed Use Areas*; and
- b. delete Site and Area Specific Policy No. 832 and replace it with the following:

'832. Lands along Ryding Avenue, east of Gourlay Crescent (99-109, 116, 116R, 126-142 Ryding Avenue and 90 Ethel Avenue)

- a) Legally established industrial meat processing and distribution uses are permitted on the lands prior to the completion of a local area study that results in a framework for new development.
- b) Residential uses and/or live-work uses will not be permitted on the lands prior to the adoption of a Site and Area Specific Policy that includes a framework for new development on the lands.
- c) The framework for new development on the lands to be set out in a subsequent Site and Area Specific Policy will follow a local area study and include:
 - i) A requirement that residential and sensitive non-residential uses may only be permitted on the lands once industrial meat processing and distribution uses cease to operate on the lands;
 - ii) A Land Use Plan that will:
 - A) inform building heights and densities across the lands; and
 - B) ensure appropriate land uses are located in proximity to lands located to the east and designated *General Employment Areas*.
 - iii) A Community Services and Facilities Strategy that builds on the findings of the Keele-St. Clair Community Services and Facilities assessment conducted as part of the Keele-St. Clair Local Area Study and:
 - A) provides updated recommendations to reflect the introduction of any mixed-use development on the lands;



- B) identifies appropriate community space and facilities needs; and
 - C) sets out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
- iv) A Servicing Plan that identifies water, sanitary and stormwater infrastructure for the lands and off-site improvements required to support new development;
- v) A Public Street and Lane Plan that accommodates new development and ensures appropriate pedestrian, cycling and vehicle connectivity with lands that are adjacent to the lands;
- vi) A strategy to ensure a balance of residential and non-residential growth that:
- A) requires development on the lands to provide a minimum non-residential gross floor area equivalent to 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, or 15 percent of the total gross floor area of the proposed development, whichever is less;
 - B) establishes that home occupation and live/work units on the lands will not contribute to the minimum required non-residential gross floor area;
 - C) requires the minimum required non-residential gross floor area to include a specified amount of gross floor area for *Employment Areas* uses such as offices, research and development facilities, information and technology facilities, artist studios and co-working spaces; and
 - D) ensures that the minimum non-residential gross floor area required on each site be developed prior to or concurrent with residential development.
- vii) A requirement that as part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, to identify any necessary mitigation measures to be incorporated into the development design to recognize the operation of the freight rail (shunting) yard to the south and other uses on nearby lands designated *Employment Areas*.
- d) The framework for new development on the lands that is set out in a Site and Area Specific Policy will also include a Housing Plan where 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; and
 - ii) 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
 - iii) 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; and

if a purpose-built rental development is proposed, there is no minimum requirement for affordable rental housing.
- e) 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 d) 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.
- f) The provision of affordable housing required by Policy d) and Policy e) shall be secured through one or more agreements with the City.
- g) 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; and
 - 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.
- h) 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 d) and Policy e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) and Policy e) above.'

Attachment 3

With respect to lands municipally known in 2022 as 3710 Chesswood Drive:

- a. add a new Chapter 7 Site and Area Specific Policy 857.

'857. 3710 Chesswood Drive

A hotel and ancillary uses are permitted.'

