

Attachment 1 to Motion

With respect to lands municipally known in 3710 Chesswood Drive:

- a. modify Map 2 in Appendix 1 by removing the lands from *Employment Areas*.
- b. modify Appendix 2 by re-designating the lands from *General Employment Areas* to *Regeneration Areas*.
- c. add a new Chapter 7 Site and Area Specific Policy 857.

857. 3710 Chesswood Drive

- a) 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.
- b) 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. The area study leading to the Site and Area Specific Policy will:
 - i) include a Land Use Plan that:
 - A) provides for the redesignation of *Regeneration Areas* lands to *General Employment Areas* and/or other designations as appropriate;
 - B) ensures appropriate land uses are located in proximity to lands designated as *Core* and *General Employment Areas*; and
 - C) informs building heights and densities across the lands.
 - ii) require a minimum employment gross floor area of 15 percent of the total gross floor area to be developed on the lands. The minimum employment gross floor area will be:
 - A) comprised of uses permitted within *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses as determined through a Compatibility/Mitigation Study; and
 - B) developed prior to, or concurrent with, any residential uses.
 - iii) require a Community Services and Facilities Report to identify area services and facility needs and to inform the type(s), location(s) and amount(s) of facility space to be developed on the lands.
- c) Development of the lands will provide:
 - i) streetscape improvements; and



- ii) with the exception of a limited number of short term or temporary visitor parking, all resident car parking spaces located below grade.
- d) A hotel is permitted provided it is compatible with:
 - i) any proposed residential development; and
 - ii) the employment uses in the area.
- e) The 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 100 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 100 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, a minimum of 100 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.
- f) 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 e) 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.
- g) The provision of affordable housing required by Policy e) and Policy f) shall be secured through one or more agreements with the City.
- h) 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.
- i) 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 e) and Policy f) will no longer apply, but only provided the applicable

Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy e) and Policy f) above.

- j) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study will be submitted, peer reviewed, and implemented, at the applicant's expense, to the City's satisfaction.
- k) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede within the surrounding *General* and *Core Employment Areas*:
 - i) the continuation of and the expansion of existing employment uses; and
 - ii) any new employment uses.