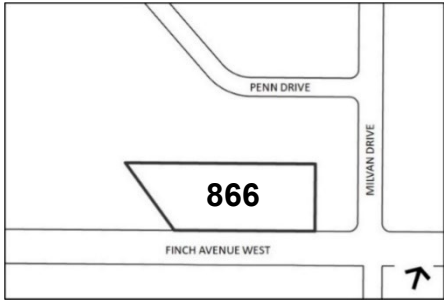


Attachment 1 to Motion

With respect to the lands municipally known in 2022 as 2450 Finch Avenue West:

- a. amend Map 2, Urban Structure by removing the lands from *Employment Areas*;
- b. amend Map 13, Land Use Plan by re-designating the lands from *General Employment Areas* to *Regeneration Areas*; and
- c. amend Chapter 7, Site and Area Specific Policies by adding new Site and Area Specific Policy 866 to apply to the lands, as follows:

'866. 2450 Finch Avenue West

- a) All uses permitted by the *General Employment Areas* and *Regeneration Areas* designations, 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 local area study that results in a Site and Area Specific Policy.
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- b) Residential uses and/or live-work uses are not 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) A minimum of 20 percent of the total gross floor area to be developed on the lands will be employment gross floor area. The minimum employment gross floor area will be:
 - i) 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
 - ii) developed on the lands prior to, or concurrent with, any residential uses.
 - d) The framework for new development on the lands to be set out in a 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 other designation(s) 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 to be included within the Site and Area Specific Policy; and
 - ii) 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.

- e) 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 8 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 6 percent of the total new residential gross floor area shall be secured as affordable rental housing;
 - ii) the affordable housing shall be secured at affordable rents or affordable ownership prices for a period of at least 25 years from the date of first residential occupancy of the unit;
 - 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 requirement for affordable rental housing.
- f) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2026, the affordable rental housing required in Policy e) i) will increase by 1.5 percent per year until January 1, 2030. 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) 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 for the lands or for part of the lands, 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:
 - i) the continuation of and the expansion of existing employment uses; and
 - ii) any new employment uses within the surrounding *Core* and *General Employment Areas*.