

Attachment 1

With respect to the lands municipally known in 2022 as 160 Queens Plate 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. modify Map 24, Site and Area Specific Policies, to add Site and Area Specific Policy 855; and
- d. add a new Chapter 7 Site and Area Specific Policy 855 to apply to the lands, as follows:

'855. 160 Queens Plate 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 provides for the redesignation of *Regeneration Areas* lands to *Core Employment Areas* and/or *General Employment Areas* and/or other designations as appropriate. The Land Use Plan will:
 - A) inform building heights and densities across the lands; and

- B) permit no new residential and other sensitive land uses located within the Transport Canada approved 30 NEF/NEP Composite Noise Contour, and delineate the area where these uses are and are not permitted.
- ii) Require a minimum employment gross floor area equivalent to 1.5 times the site area or 15 percent of the total gross floor area, whichever is greater, to be developed on the lands. The minimum employment gross floor area will be:
 - A) comprised of uses permitted in *Core and/or General Employment Areas* and compatible with residential uses; and;
 - B) developed on the lands prior to or concurrent with any residential uses.
- c) 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 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 requirement for affordable rental housing.
- d) 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 c) 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.
- e) The provision of affordable housing required by Policy c) and Policy d) shall be secured through one or more agreements with the City.
- f) 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.
- g) 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 c) and Policy d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy c) and Policy d) above.
- h) As part of a complete Zoning By-law Amendment application for the lands, a Compatibility/Mitigation Study will be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
- i) Sensitive land uses, including new 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 Lester B. Pearson International Airport, and any new employment uses within the surrounding *General and Core Employment Areas*.'