

## **Attachment 1**

With respect to lands municipally known in 2022 as 1774 and 1760 Ellesmere Road:

- a. modify Map 2 in Appendix 1 by removing a portion of the lands illustrated as "Area A" from *Employment Areas*.
- b. modify Appendix 2 by re-designating the lands illustrated as "Area A" from *General Employment Areas* to *Mixed Use Areas*. The boundaries of the land use designations on Map 2, Urban Structure and Map 22, Land Use Plan respecting the lands at 1774 and 1760 Ellesmere Road are general and adjustments to the boundaries may be made through the submission of a Zoning By-law Amendment application.
- c. add a new Chapter 7 Site and Area Specific Policy 851.

### **851. 1774 and 1760 Ellesmere Road**

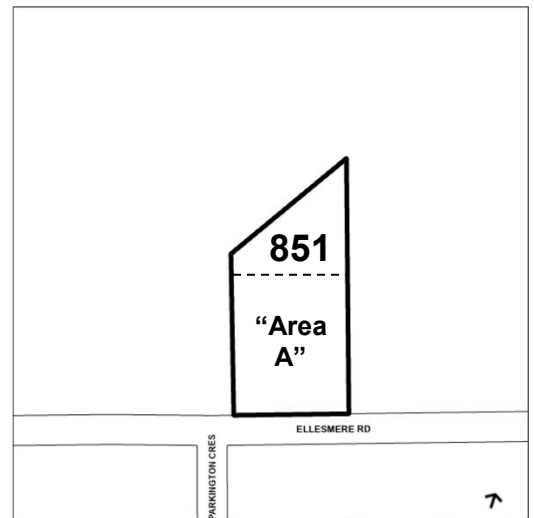
a) Residential is permitted in "Area A" and the exact distance of the designation from Ellesmere Road will be determined with a complete Zoning By-law Amendment application but will not exceed 75 metres from the Ellesmere Road property line.

b) 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, will:

- i) be comprised of uses permitted in *Core* and/or *General Employment Areas* and must be compatible with residential uses; and
- ii) be developed prior to or concurrent with any residential uses.

c) A mixed-use and mixed-income development is permitted provided that any 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.
- 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 bc) 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, the following will be submitted:
  - i) a Compatibility/Mitigation Study 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 such as the TTC McCowan Rail Yard, and any new employment uses within the surrounding *General* and *Core Employment Areas*.