

Attachment 1

With respect to lands municipally known in 2022 as 1455-1457 McCowan Road and 41-47 Milner Avenue:

- 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 a portion of the lands illustrated as "Area A" from *General Employment Areas* to *Regeneration Areas*. The boundaries of the land use designations on Map 2, Urban Structure and Map 19, Land Use Plan respecting the lands at 455-1457 McCowan Road and 41-47 Milner Avenue 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 850.

850. 1455-1457 McCowan Road and 41-47 Milner Avenue

a) All uses permitted under the *General Employment Areas* and *Regeneration Areas* designation including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on "Area A" the lands prior to the completion of a Secondary Plan or Site and Area Specific Policy. The exact distance of the designation for "Area A" from McCowan Road will be determined with a complete Zoning By-law Amendment application but will not exceed 120 metres from the McCowan Road property line.



b) Sensitive land uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede the continuation of and the expansion of nearby employment uses, and any new employment uses within the surrounding *Core* and *General Employment Areas*.

c) Residential, overnight accommodation and live-work uses will only be permitted after the completion of the *Regeneration Area Study* (in d. below) and where the location on the lands and size of a trade school is determined. Such trade school will be developed prior to or concurrent with any residential or other sensitive land uses

d) 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 *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 including consultation with the Ontario Ministry of Transportation; and

x) A Commercial Demand Analysis that considers market needs in the area for commercial non-residential space, such as light industrial, office, and retail uses, which are compatible with sensitive uses and can inform the level of employment gross floor area required to meet the demand.

e) 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.

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 for the lands 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

Attachment 1 to Motion "5.d" by Councillor Brad Bradford

lifting any holding provisions established through the Secondary Plan or Site and Area Specific Policy, pursuant to Policy d) above.