

Attachment 1 to Motion "2.a" by Councillor Frances Nunziata

Attachment 1:

With respect to lands municipally known in 2022 as 99, 109, 116, 116R and 126-142 Ryding Avenue and 90 Ethel Avenue:

- a. modify Map 27 in Appendix 2 by redesignating the lands from *Core Employment Areas* to *Mixed Use Areas*; and
- b. delete Site and Area Specific Policy No. 832 and replace it with the following:

'832. Lands along Ryding Avenue, east of Gourlay Crescent (99-109, 116, 116R, 126-142 Ryding Avenue and 90 Ethel Avenue)



- a) Legally established industrial meat processing and distribution uses are permitted on the lands prior to the completion of a local area study that results in a framework for new development.
- b) 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.
- c) 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 and include:
 - i) A requirement that residential and sensitive non-residential uses may only be permitted on the lands once industrial meat processing and distribution uses cease to operate on the lands;
 - ii) A Land Use Plan that will:
 - A) inform building heights and densities across the lands; and
 - B) ensure appropriate land uses are located in proximity to lands located to the east and designated *General Employment Areas*.
 - iii) A Community Services and Facilities Strategy that builds on the findings of the Keele-St. Clair Community Services and Facilities assessment conducted as part of the Keele-St. Clair Local Area Study and:

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- A) provides updated recommendations to reflect the introduction of any mixed-use development on the lands;
 - B) identifies appropriate community space and facilities needs; and
 - C) sets out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
- iv) A Servicing Plan that identifies water, sanitary and stormwater infrastructure for the lands and off-site improvements required to support new development;
- v) A Public Street and Lane Plan that accommodates new development and ensures appropriate pedestrian, cycling and vehicle connectivity with lands that are adjacent to the lands;
- vi) A strategy to ensure a balance of residential and non-residential growth that:
- A) requires development on the lands to provide a minimum non-residential gross floor area equivalent to 1.0 times the site area, excluding lands conveyed to the City or other public body for new parks, open spaces, natural areas, streets and/or lanes, or 15 percent of the total gross floor area of the proposed development, whichever is less;
 - B) establishes that home occupation and live/work units on the lands will not contribute to the minimum required non-residential gross floor area;
 - C) requires the minimum required non-residential gross floor area to include a specified amount of gross floor area for *Employment Areas* uses such as offices, research and development facilities, information and technology facilities, artist studios and co-working spaces; and
 - D) ensures that the minimum non-residential gross floor area required on each site be developed prior to or concurrent with residential development.
- vii) A requirement that as part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, to identify any necessary mitigation measures to be incorporated into the development design to recognize the operation of the freight rail (shunting) yard to the south and other uses on nearby lands designated *Employment Areas*.
- d) 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

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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 10 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 7 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
- if a purpose-built rental development is proposed, there is no minimum requirement for affordable rental housing.
- e) 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 d) 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.
 - f) The provision of affordable housing required by Policy d) and Policy e) shall be secured through one or more agreements with the City.
 - g) 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.
 - h) 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 d) and Policy e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) and Policy e) above.'