

Schedule 1 – Draft Modifications to OPA 469

CONFIDENTIAL & WITHOUT PREJUDICE – October 21, 2024

Proposed Section 12 Site and Area Specific Policy for 21 and 25 The West Mall

12.5.1. This Site and Area Specific Policy applies to the lands at 21 and 25 The West Mall (the “Site”) which consists of the Existing Mall Lands, the Phase 1 Lands, and the Phase 2 Lands, as generally shown on Map 12.5.1.

[CITY TO INSERT KEY MAP consistent with style/formatting of other SASPs]

PARKS, OPEN SPACES & THE PUBLIC REALM

12.5.2. Despite Policy 4.6.5, any parkland conveyed to the City on the Phase 2 Lands must result in good sunlight access to improve their usability, enjoyment and opportunities for vegetation growth, and should minimize shadowing on public parks on March 21st and September 21st to preserve their utility and year-round comfort.

LAND USE

12.5.3. Despite Policies 5.5 and 5.6, for the purpose of the maximum permitted densities:

- a) Development on Phase 1 Lands for residential uses will not exceed 111,500 square metres for the lands designated *Mixed Use Areas ‘A’ – Residential*;
- b) Development on Phase 2 Lands for residential uses will not exceed 108,500 square metres for the lands designated *Mixed Use Areas ‘A’ – Residential*; and
- c) For the lands designated *Mixed Use Areas ‘A’ – Residential* within the Existing Mall Lands, the maximum permitted floor space index for residential development is zero.

12.5.4. Despite Policies 6.3 and 6.4 for the Phase 2 Lands:

- a) Development that includes residential and other sensitive uses may be permitted on part of the lands designated *Mixed Use Areas ‘B’ – Office Commercial* pursuant to Policy 5.9A of this Plan, provided it has been demonstrated to be supportable through a Development Capacity Study that satisfies Policies 6.4.1 through 6.4.5, submitted with a Zoning By-law Amendment application; and
- b) the zoning by-laws that authorize residential and other sensitive uses may be subject to a holding (“H”) provision that requires the issuance of a building permit for all or part of the development on Phase 2 Lands designated *Mixed Use Areas ‘A’ – Residential*, prior to the issuance of a building permit for development on Phase 2 Lands designated *Mixed Use Areas ‘B’ – Office Commercial*.

BUILT FORM

- 12.5.5. Despite Policy 7.3.7, development on the Phase 2 Lands adjacent to a park will avoid locating loading and servicing areas adjacent to the park, unless otherwise deemed appropriate by the City. Where they are deemed to be appropriate, screening and other mitigation measures will be provided to minimize impact on the park.
- 12.5.6. Despite Map 43-6, minor deviations from the required building setback fronting Street B may be permitted in limited locations where the building and the street alignment create a pinch point.
- 12.5.7. Despite Map 43-6, the required setback from the adjacent transportation corridor shall be determined in consultation with the Ministry of Transportation through the review of a Zoning By-law Amendment application for the part of the Phase 2 Lands designated *Mixed Use Areas 'B' – Office Commercial*.
- 12.5.8. Despite Policy 7.7, minor deviations from the required building setbacks may be permitted, to respond to site conditions or to achieve other Plan objectives.
- 12.5.9. Despite Map 43-7 and Policy 7.12, decreases in the minimum streetwall height may be considered for portions of the Phase 1 Lands and Phase 2 Lands, upon review and acceptance of a Pedestrian Level Wind Study through a Zoning By-law Amendment application, and the implementation of recommended mitigation measures through the Site Plan approval process, as may be required to ensure a comfortable pedestrian realm.
- 12.5.10. Map 12.5.2 indicates the approximate location of tall buildings and mid-rise buildings on the Phase 1 Lands and the Phase 2 Lands designated *Mixed Use Area 'A'– Residential*. The general location of tall and mid-rise buildings on the lands designated *Mixed Use Areas 'B'– Office Commercial* will be determined through future development applications.
- 12.5.11. Despite Policy 7.13, minor deviations from the required building setbacks above the accepted streetwall height may be permitted, to respond to site conditions or to achieve other Plan objectives.
- 12.5.12. Despite Policy 7.16, an additional storey may be permitted within the base building of a tall building, provided it has been demonstrated that the additional shadow and visual impact is adequately limited, and that an appropriate differentiation between the base building and the tower is maintained.
- 12.5.13. Development in Phase 1 will be in accordance with the organization of streets, mid-block connections, parks, publicly accessible private open space and building typologies as conceptually illustrated on Map 12.5.2 and will be subject to the following:
 - a) At least one stand-alone mid-rise building will be provided with prominent frontage on The Queensway;

- b) Main building entrances will be located on the prominent building facades so that they front onto a public street, park, or open space, are clearly visible and directly accessible from a public street;
- c) Tall buildings will provide variation in tower heights to create visual interest in the skyline, limit shadow impacts on the public realm and provide good transition in scale to The Queensway and surrounding parks;
- d) The tall building in the location conceptually identified as T1 on Map 12.5.2 will have a maximum tower floorplate area of 850 square metres;
- e) The tall building in the location conceptually identified as T1 on Map 12.5.2 will be sited to provide a minimum tower separation distance of 35 metres from adjacent tall buildings; and
- f) The tall buildings in the locations conceptually identified as T2 and T3 will have a maximum average tower floorplate area of 795 square metres, with no floorplate area of a single tower storey to exceed 850 square metres.

12.5.14. Development in Phase 2 will be in accordance with the organization of streets, mid-block connections, parks and building typologies as conceptually illustrated on Map 12.5.2 and will be subject to the following:

- a) at least one stand-alone mid-rise building will be provided with prominent frontage on The Queensway;
- b) Main building entrances will be located on the prominent building facades so that they front onto a public street, park or open space, are clearly visible and directly accessible from a public street;
- c) Tall buildings will provide variation in tower heights to create visual interest in the skyline, limit shadow impacts on the public realm and provide good transition in scale to The Queensway and surrounding parks; and
- d) Residential development will generally have a maximum tower floorplate area of 750 square metres above the base of each tall building. Increases in tower floorplate area, up to a maximum of 850 square metres, may be permitted, provided that a separation distance of 35 metres or greater is provided between buildings, and the impacts of the larger floorplate are addressed, including but not limited to sun/shadow, sky view and wind.

12.5.15. The calculation of tower floorplate areas in tall buildings will include all of the built area within the building, exterior walls to exterior walls, excluding balconies.

BUILDING A COMPLETE COMMUNITY

12.5.16. Despite Policy 8.9.3, development on the Phase 1 Lands that contains residential units will include an additional 15 per cent of the total number of units being a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2-bedroom and 3-bedroom units using adaptable design measures.

MOBILITY

12.5.17. On the Phase 1 Lands, a private street may be permitted between Street A and Street B provided that:

- a) a privately-owned publicly accessible open space that maximizes pedestrian connections, views from the public realm, and direct access to future public streets is identified through a Zoning By-law Amendment application and provided together with the private street;
- b) pedestrian access to the privately-owned publicly accessible open space is provided from The Queensway where conceptually shown on Map 12.5.2.
- c) public access easements are provided along the private street and along the pedestrian access route linking The Queensway to the privately-owned publicly accessible open space, at a nominal cost to the City, to ensure public access on and through the private street and mid-block connection; and
- d) the impact of vehicular traffic will be minimized to prioritize pedestrian circulation through the inclusion of appropriate mitigating measures; and
- e) despite Policy 9.22, all vehicular parking connected to new development is provided below grade, except where deemed necessary to provide limited pick-up/drop-off spaces or to meet universal accessibility requirements.

12.5.18. Despite Policy 9.4.2, new public streets on the Phase 1 Lands and Phase 2 Lands will have right-of-way widths as identified below:

- a) Street A will have a minimum right-of-way width of 14.0 metres, and will be conveyed to the City through a Draft Plan of Subdivision for the Phase 1 Lands;
- b) Street B will have a minimum right-of-way width of 23.0 metres, and will be conveyed to the City through a Draft Plan of Subdivision for the Phase 1 Lands; and
- c) Street C will have a minimum right-of-way width of 23.0 metres, connecting Street B to Sherway Gardens Road, and conveyed to the City through a Draft Plan of Subdivision for the Phase 2 Lands.

12.5.19. In the Phase 2 Lands, a mid-block connection from The Queensway will be provided to break up the frontage and to promote pedestrian connectivity at grade.

12.5.20. Despite Policies 9.4.6 and 9.11, all new and existing streets on the Phase 1 Lands and Phase 2 Lands will accommodate sidewalks on both sides of the street, except where demonstrated to the City's satisfaction that this is not feasible, to provide pedestrian comfort and connectivity throughout the Sherway Area.

12.5.21. Despite Policies 9.14.5, priority improvements to cycling infrastructure will include cycling-supportive design on private streets on the Phase 1 Lands and Phase 2 Lands, except where demonstrated to the City's satisfaction that it cannot be accommodated.

PRECINCTS

12.5.22. Further to Policy 10.31, parks and open space elements for the Phase 1 Lands and Phase 2 Lands shall be provided generally where indicated on Map 12.5.2.

IMPLEMENTATION

12.5.23. Despite Policies 11.10, 11.11 and 11.13, the requirement for a Precinct Plan as it pertains to the Phase 1 Lands and the Phase 2 Lands is set out below:

a) Phase 1 Lands

For the Phase 1 Lands, the Precinct Plan shall consist of written and drawn plans forming a Precinct-wide Block Context Plan at the scale of the entire Sherway Precinct, which will address the requirements listed in the City's Development Guide Terms of Reference for a Block Context Plan;

b) Phase 2 Lands

For the Phase 2 Lands, the Precinct Plan shall consist of written and drawn plans forming an update to the Precinct-wide Block Context Plan submitted in conformity with Policy 12.5.23 a), including the following additional information:

- i. a Precinct-wide transportation demand strategy taking into consideration existing conditions throughout the Precinct in addition to anticipated demand arising from the development on the Phase 2 Lands;
- ii. land uses on the Phase 2 Lands that will implement this Plan;
- iii. a unit breakdown for residential development on the Phase 2 Lands; and
- iv. an Energy Strategy specific to the development on the Phase 2 Lands, including potential consideration for Precinct-wide matters and recommendations;

c) The Precinct Plans submitted pursuant to 12.5.23 a) and b) are intended to provide direction for the Sherway Gardens Precinct and will advance the vision, objectives

and policies of the Official Plan and this Plan. The Precinct Plans will guide future development within the Precinct and will inform the review of future development applications in the Sherway Gardens Precinct.

12.5.24. Existing Mall Lands

A revised Precinct Plan pursuant to Policies 11.10, 11.11, 11.13 and 11.23.1 of this Plan will be required as part of complete applications for an Official Plan Amendment and Zoning By-law Amendment to permit residential development on lands designated *Mixed Use Areas A – Residential* on the Existing Mall Lands.

MAPS

Map 12.5.1: Lands Subject to Policy 12.5 (Key Map)

Map 12.5.2: Phase 1 Lands & Phase 2 Lands

The maps in the following pages are drafts in progress that are subject to further updates for graphic purposes. The substantive features of the maps, as they pertain to 21 & 25 The West Mall, will not change.

Map 12.5.1: Lands Subject to Policy 12.5 (Key Map)

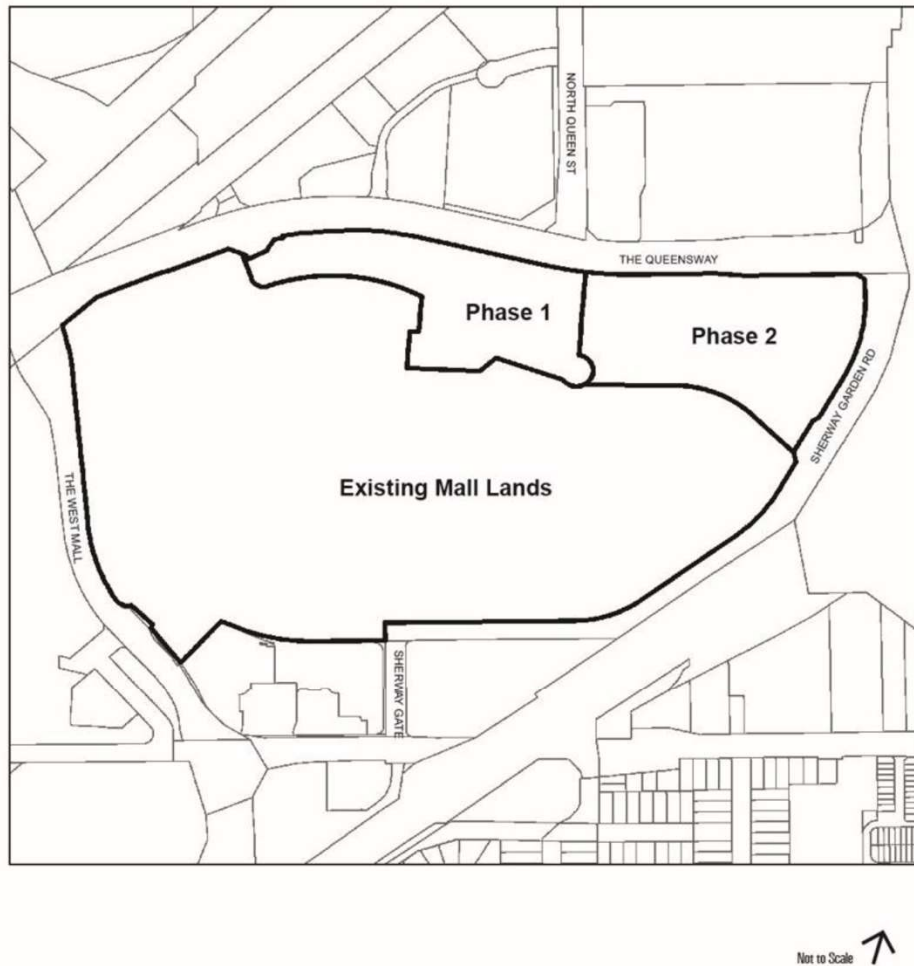
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October 21, 2024

25 The West Mall

DRAFT Site and Area-Specific Policy Maps

DRAFT Map 12.5.1

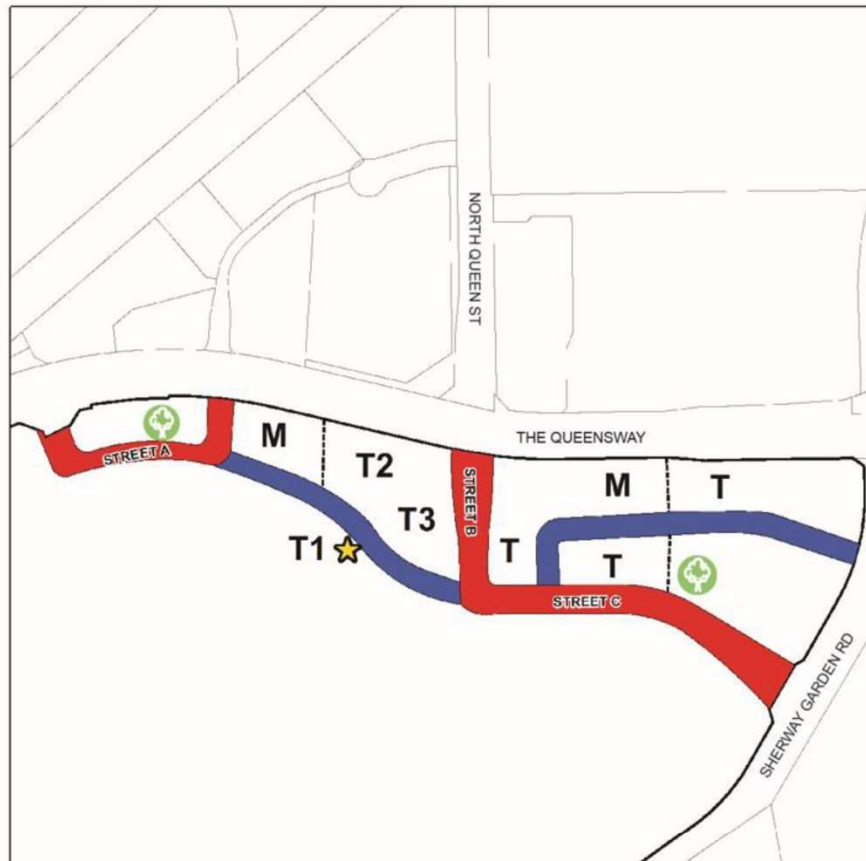


Map 12.5.2: Phase 1 Lands and Phase 2 Lands

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October 21, 2024

DRAFT Map 12.5.2



Sherway Secondary Plan

MAP - 12.5.2 Street Block Plan

- Future Public Street
- Future Private Street (Flexible)
- Mid-block Pedestrian Connection
- T** Conceptual tower Location
- M** Conceptual Mid-Rise Building Location
- ★ Privately Owned Publicly Accessible Spaces (POPS)
- New Park - Preferred Location



Schedule 2 – Map 43-5

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Sherway Area Secondary Plan Revised Map 43-5



Sherway Area Secondary Plan
MAP 43 - 5 Land Use Plan

— Sherway Area Secondary Plan Boundary

- Mixed Use Areas A - Residential
- Mixed Use Areas B - Office Commercial
- Mixed Use Areas C - Retail
- Natural Areas

- Institutional Areas
- Core Employment Areas
- General Employment Areas
- Utility Corridors