

AMENDMENT NO. XXX

TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 447 "North Side of Lloyd Avenue East of Mulock Avenue" is modified as follows:

447. North Side of Lloyd Avenue East of Mulock Avenue

a) On the lands shown as Area 'B', the following development and use provisions will apply:

- i) A minimum of 3500 square metres of commercial and/or office space, (excluding the 500 square metre daycare use noted in (b) below) will be constructed and that this development occurs:

- 1) along at least 50% of the Lloyd Avenue frontage; and
- 2) at a minimum height of 10 metres.

- ii) Despite (a)(i) above, affordable housing may be provided in lieu of commercial and/or office space as follows:

- 1) a minimum of 25 percent of the 3500 square metres referred to above (875 square metres) of the gross floor of the building on Area B shall be secured as affordable housing;
- 2) the affordable housing may be located in Areas 'A' and/or 'B';
- 3) the affordable housing shall be secured at affordable rents or affordable ownership prices for a period of 99 years from the date of first occupancy of the unit;
- 4) 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;
- 5) affordable housing shall only be permitted in Area B provided the adjacent industrial uses at 35 Cawthra Avenue existing in the year 2020 have ceased and have not been replaced by the same or similar use for a period of one year from the date of closure of the original use, and subject to the submission of supporting studies set out in (d) below; and

6) the provision of affordable housing will be secured through one or more agreements with the City.

b) A minimum of 500 square metres of daycare gross floor area will be constructed as follows:

1) the day care may be located in Areas 'A' and/or 'B';

2) the daycare shall only be permitted in Area B once the adjacent industrial uses at 35 Cawthra Avenue existing in the year 2020 have ceased and have not been replaced by the same or similar use for a period of one year from the date of closure of the original use, and subject to the submission of supporting studies set out in (d) below.

c) the uses required under (a)(i) or (a)(ii), as the case may be, and the use required under b) shall be developed prior to or concurrently with any residential development on the lands;

d) The permitted building height, envelope and land uses for Area 'A' and Area 'B' will be determined through the implementing zoning by-law amendment based on the following studies to the satisfaction of the Chief Planner:

i) a Rail Safety and Mitigation Study to support any building setback less than 30 metres from the rail corridor; and

ii) a Compatibility Mitigation Study, Air Quality Study, Noise Impact Study, and Vibration Study.

e) A park shall be located on the lands shown generally as Area 'C'.

Schedule A

