

CHAPTER SEVEN:

SITE AND AREA SPECIFIC POLICIES

Toronto Official Plan – Chapter 7

Throughout the city are sites and areas that require policies that vary from one or more of the provisions of the Toronto Official Plan's citywide policies in Chapters 1-5. These site and area specific policies generally reflect unique historic conditions for approval that must be recognized for specific development sites, or provide a further layer of local policy direction for an area. In most cases, the site and area specific policies provide direction on land use. Citywide Official Plan policies apply to these lands, except where the site and area specific policies vary from them.

JUNE 2025 OFFICE CONSOLIDATION

This office consolidation of the Toronto Official Plan, Chapter 7, includes Site and Area Specific Policies 802, 805, 806, 807, 808, 810, 811, 812, 817, 818, 822, 823, 824, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 842, 848, 849, 850, 851, 852, 853, 854, 855, 860, 861, 862, 864, 865, 866, 867, 868, 869, 872, 873, 874, 876, 879, 881, 883, 884, 885, 888, 892, 893, 895, 896, and 898 in effect up to and including June 2025.

For accurate reference, please consult the original Official Plan, the Minister's certificate page, and the Ontario Municipal Board (OMB)/Local Planning Appeal Tribunal (LPAT)/Ontario Land Tribunal (OLT) Orders, as logged in the office of the City Clerk of the City of Toronto.

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802. 4155 Yonge Street

Development on the subject lands may be setback a minimum of 3.0 metres from the ravine toe-of-slope.

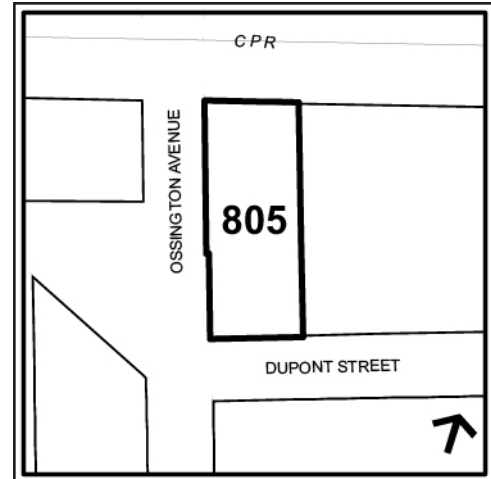


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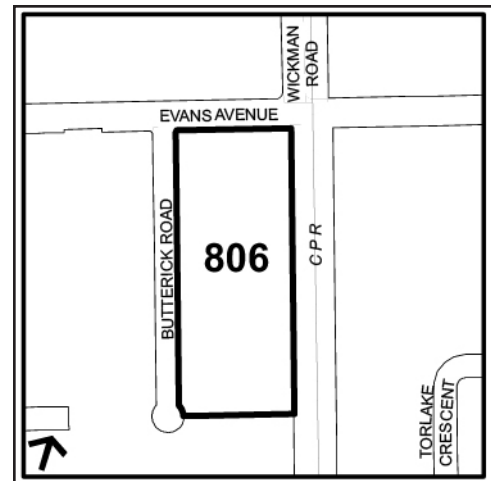
805. 888 Dupont Street

No residential uses are permitted on the portion of the site designated as *Employment Areas* except for accessory or ancillary residential uses, such as parking, loading, service, access and/or mechanical facilities that serve both the users of the *Mixed Use Areas* portion of the development and users of the *Employment Areas* portion of the development.



806. 415 Evans Avenue

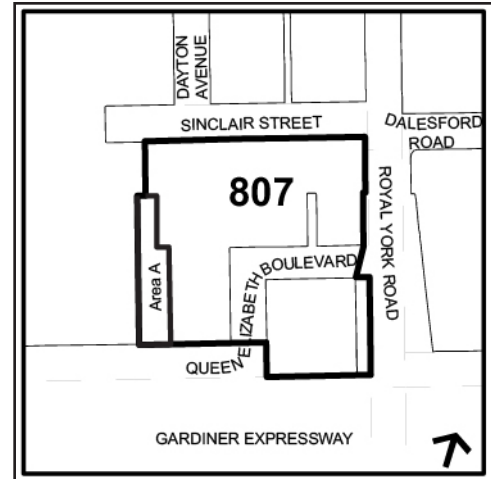
Automotive dealership uses are permitted.



**807. 2, 7 & 10 Queen Elizabeth Boulevard,
506-522 Royal York Road and 315 Sinclair Street**

A mixed-use and mixed-income development is permitted provided that:

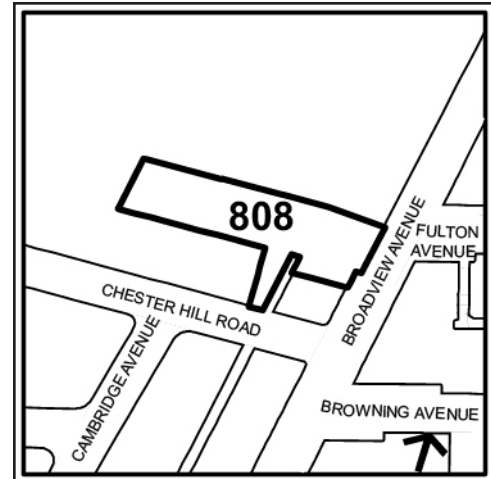
- a) A minimum of 6,000 square metres of employment gross floor area is developed at full build out of the lands. This employment gross floor area will:
 - i) be developed prior to or concurrent with any residential uses on the part of the lands designated *Mixed Use Areas*;
 - ii) include a minimum of 5,000 square metres developed on the part of the lands designated *Core Employment Areas* in Area 'A';
 - iii) be comprised of *Core Employment Areas* uses on the part of the lands designated *Core Employment Areas* (Area 'A') and these *Core Employment Areas* uses will be limited to those uses compatible with residential uses as determined through a Compatibility/Mitigation study; and
 - iv) include a minimum of 1,000 square metres of *General Employment Areas* uses on the part of the lands designated *Mixed Use Areas* or within Area 'A', and these *General Employment Areas* uses will be limited to those uses compatible with residential uses as determined through a Compatibility/Mitigation study.
 - v) Area 'A' may be used for underground parking, loading, service, access and/or mechanical facilities to serve the uses on the *Mixed Use Areas* portion of Site and Area Specific Policy No. 807 but residential uses are not permitted within Area 'A'.
- b) 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; or
- ii) if a purpose-built rental development is proposed after 2025, a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing;
 - iii) 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
 - iv) 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.
- c) 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 (b)(i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at one point four times the affordable rental housing requirements.
 - d) The provision of affordable housing required by Policy b) shall be secured through one or more agreements with the City.
 - e) 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.
 - f) If an Inclusionary Zoning By-law takes effect and is applicable to 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 b) and Policy c) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy b) and Policy c) above.
 - g) A new public park will be provided on the lands.
 - h) A Community Services and Facilities Report will be provided to identify area services and facility needs and to inform the type(s), location(s) and amount(s) of facility space to be developed on the part of the lands designated *Mixed Use Areas*."

**808. 954, 956 and 958 Broadview Avenue and
72 Chester Hill Road**

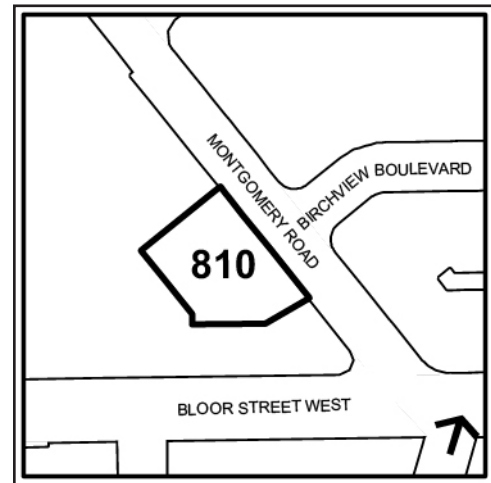
- a) A mixed use development, limited to a maximum building height of 14 storeys, not including mechanical penthouse, with a rear portion having a maximum building height of four storeys, is permitted on that portion of the properties municipally known as 954, 956, 958 Broadview Avenue designated *Mixed Use Areas* as shown on Schedule A. The new mixed use development will:
- i) Provide a built form transition between the tall buildings to the north and single-family houses (*Neighbourhoods*) to the south;
 - ii) Provide front yard setbacks which are generally consistent with the adjacent front yard building setbacks;
 - iii) Conserve the cultural heritage values, attributes and character of the property municipally known as 958 Broadview Avenue; and
 - iv) Adequately limit negative impacts on the rear yard amenity of properties in adjacent *Neighbourhoods*.
- b) The rear portion of the lands municipally known as 72 Chester Hill Road and designated *Neighbourhoods*, as shown on Schedule A, may be used for vehicular access to under underground parking, including associated structures, utilities and landscaping, including a pedestrian walkway, for the new development on the adjacent lands municipally known as 954, 956 and 958 Broadview Avenue, and such uses, as well as the location of the rear portion of the lands, will be specified in a site-specific zoning bylaw.



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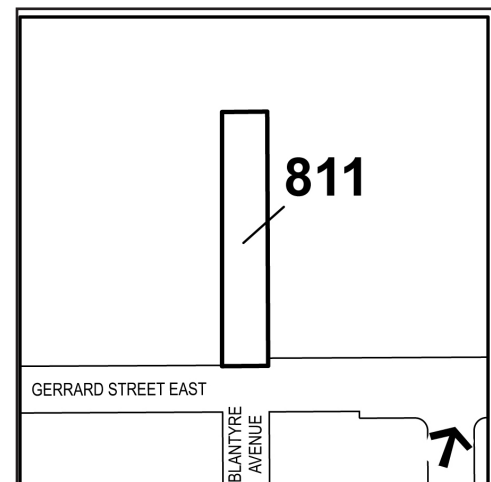
810. 4, 6, and 8 Montgomery Road

An apartment building with an associated underground parking structure and driveway entry is permitted at 4 to 8 Montgomery Road. The apartment building height is limited to 4 to 10 storeys on 4 Montgomery Road and up to 4 storeys on 6 and 8 Montgomery Road.



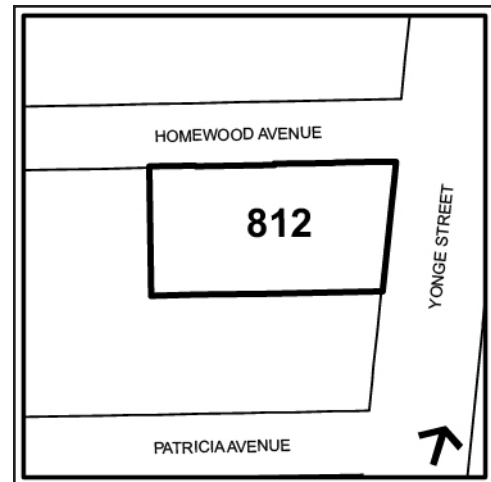
811. Former Road Allowance Between Lots 24 and 25, Concession A

- a) Upon any future comprehensive mixed-use redevelopment of the property at 2480 to 2490 Gerrard Street East, a public street connection from Gerrard Street to the planned Musgrave Street extension should be provided.
- b) The type and form of the public street connection shall be considered within the context of any development application for the property at 2480 to 2490 Gerrard Street East, including such matters as:
 - i) An appropriate right of way width for the future public street connection;
 - ii) Whether stratified use and ownership is appropriate; and
 - iii) Urban design matters, including potential for pedestrian/cycling only connection.
- c) A public street connection will not be required with a future development at 2480 to 2490 Gerrard Street East if a public street connection between Gerrard Street East and the planned Musgrave Street extension has been created or secured with any future development of the properties at 2498 to 2500 Gerrard Street East.



812. 6080 Yonge Street and 11 Homewood Avenue

Notwithstanding any policies in the Official Plan including the Yonge Street North Secondary Plan, a 14-storey mixed use building as permitted by the decisions of the Ontario Land Tribunal dated November 30, 2021 and August 10, 2022 in case number PL200613 shall be permitted on the lands known municipally as 6080 Yonge Street and 11 Homewood Avenue as shown on the key map below.



813. [Intentionally blank as of this consolidation]

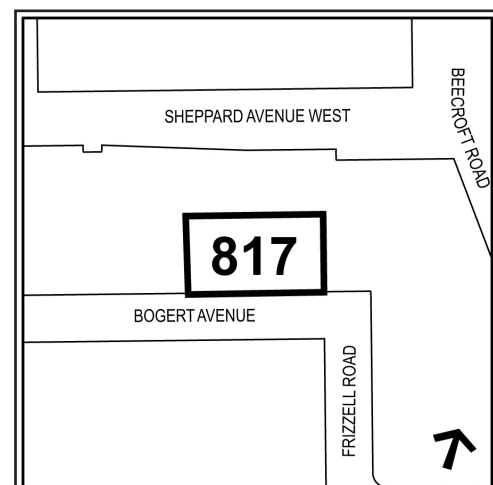
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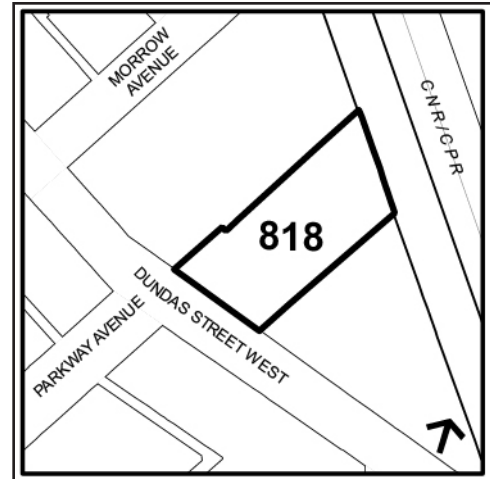
817. 62, 64, 66 and 68 Bogert Avenue

- a) 7 townhouses, common amenity, bicycle parking areas, servicing and parking areas, including a shared below-grade parking facility are permitted.



818. 2006-2010 Dundas Street West

- a) Sensitive land uses, including new residential uses, on lands designated *Mixed Use Areas* will be located, designed and buffered to mitigate impacts from, be compatible with, the ongoing operation and expansion of nearby employment uses, and any new employment uses within the surrounding *Core Employment Areas*.
- b) Any residential development within the *Mixed Use Areas* designation portion of the lands will provide a full range of housing in terms of tenure and affordability, and should provide a mix of unit types including units that are suitable for families with children and units that are accessible for seniors.
- c) Any redevelopment within the *Mixed Use Areas* designation portion of the lands will ensure that adjacent *Core Employment Areas* portion of the lands are accessed from Dundas Street West, to ensure no lots become landlocked.
- d) New non-residential uses in the lands designated as *Core Employment Areas* will be located and designed to mitigate impacts from and be compatible with the rail corridor and be compatible with new mixed use development in the adjacent *Mixed Use Areas* on the lands, to the City's satisfaction.
- e) A minimum of 2,000 square metres or 15% of the total gross floor area of that development, whichever is greater, will be employment gross floor area that:
 - i) will be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses determined by a Compatibility/Mitigation Study;
 - ii) will be constructed on the lands prior to or concurrent with any residential gross floor area; and
 - iii) a minimum of 51% of the required employment gross floor area shall be *Core Employment Areas* uses such as artist studios, creative industry spaces, warehousing, offices, performing arts studios, light manufacturing, offices, incubator and/or co-working space.
- f) A variety of employment types, including a range of non-residential unit sizes and value-added creative industry spaces will be encouraged in the redevelopment of the lands.
- g) For new development within the 30 metre setback adjacent to the rail corridor on the lands designated *Core Employment Areas*, only the following uses are permitted:
 - i) rail safety and vibration/noise mitigation structures and open space; and
 - ii) auxiliary building and/or structures used for activities with low numbers of users such as parking, storage, warehousing and loading.
- h) As part of a Zoning By-Law Amendment application, an alternative to the requirements in policy g) may be proposed through a peer-reviewed Rail Safety and Mitigation Report that is acceptable to the City and the applicable rail operator; however, only *Core Employment Areas*



uses may be permitted within the *Core Employment Areas* portion of the lands.

- i) A portion of a building situated within the *Core Employment Areas* portion of the lands may be used for parking, loading, service, access and/or mechanical facilities that serve both the users of the *Mixed Use Areas* portion of the development and users of the *Core Employment Areas* portion of the development. No residential uses are permitted within the *Core Employment Areas*.
- j) As part of a complete Zoning By-Law Amendment application:
 - i) a Compatibility/Mitigation Study, Noise Impact Study and Vibration Study shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
 - ii) a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.

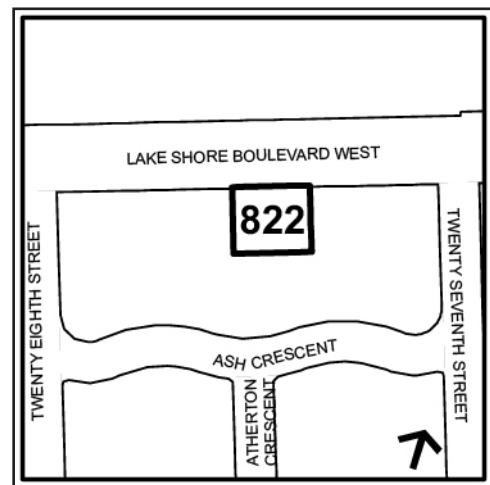
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820. [Intentionally blank as of this consolidation]

821. [Intentionally blank as of this consolidation]

822. 3353-3359 Lake Shore Boulevard West

- a) Development blocks should provide a continuous building face for at least 70 per cent of the frontage on Lake Shore Boulevard West. A mixed commercial-residential building with a height of 6 storeys is permitted;
- b) Any development/redevelopment on the lands must ensure that no part of any building is located above the angular plane drawn 7.5 metres from the rear lot line, commencing at a height of 10.5 metres above the 7.5 metre setback line, and then angling upwards at an angle of 45-degrees away from the rear lot line over the lands;
- c) Maximum net density of mixed commercial-residential buildings with commercial uses on the ground floor is 3.6 times the lot area.



823. 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue

To help ensure that the lands continue to provide a range of retail, services and economic opportunities for the local community, a minimum of 1,500 square metres of non-residential Gross Floor Area is required as part of any redevelopment.



824. 1235 and 1255 Bay Street

- a) A mixed-use building is permitted at 1255 Bay Street and is permitted to cantilever over the existing office building at 1235 Bay Street to the south.
- b) The existing office and non-residential gross floor area within the existing building at 1235 Bay Street will be retained.
- c) The replacement of the existing office and non-residential gross floor area at 1255 Bay Street is not required to be retained.



825. [Intentionally blank as of this consolidation]

826. Multiplexes in Neighbourhoods

For all lands designated *Neighbourhoods* except those located within the area bounded by Steeles Avenue to the north, Nelson Road to the east, Highway 401 to the south, and Midland Avenue to the west.

Low-rise residential buildings that contain more than one unit make more efficient use of land, and provide more ground-related housing choices for all residents at all stages of their lives, supporting the vitality of the city's *Neighbourhoods*. Multiplexes – residential buildings containing up to four units – can deliver additional dwellings while integrating with the general physical scale and development patterns of the neighbourhood. To accommodate the modest intensification needed to house more people, regulations for multiplexes may differ from single-unit buildings to ensure efficient and livable homes for Toronto's residents.

Despite Policy 4.1.5, multiplexes are permitted in *Neighbourhoods*, subject to the following policies:

- a) For the purposes of this Site and Area Specific Policy, a “multiplex” refers to a duplex, triplex, or fourplex.
- b) Development of multiplexes:
 - i) will maintain the low-rise built form of each geographic neighbourhood, including in particular:
 - A) patterns of streets, blocks and lanes, parks and public building sites;
 - B) prevailing size and configuration of lots;
 - C) prevailing setbacks of buildings from the street or streets;
 - D) maximizing contiguous soft landscaping within front and rear yard setbacks that is supportive of maintaining and expanding the urban tree canopy;
 - E) conserving heritage properties and heritage conservation districts; and
 - F) special landscape or built-form features of the geographic neighbourhood.
 - ii) is encouraged to include large units, and should include at least one unit that contains multiple bedrooms;
 - iii) will provide entrances that are safely accessible from the street, which may be located at the front, side or rear of the building;
 - iv) should not result in the injury or removal of a healthy tree protected under Municipal Code Chapters 608, 658, and 813 on the subject property and adjacent properties;
 - v) is encouraged to salvage and/or reuse existing building materials and/or foundations;
 - vi) is encouraged to provide green roof areas, solar panels, and low carbon building materials, and to ensure any parking spaces are designed to permit future electric vehicle supply equipment;
 - vii) will minimize privacy impacts between adjacent dwelling units;
 - viii) will integrate with existing grades at the property line;
 - ix) and is encouraged to expand the urban tree canopy through the planting of a new tree on a lot with a multiplex.
- c) Where a multiplex incorporates sustainable building features that would result in the loss of floor area, or where it preserves existing trees protected under the Municipal Code on the subject property and adjacent properties, variances from applicable zoning by-law regulations may be authorized if it is demonstrated that they are necessary to accommodate these sustainable design features and/or tree preservation.

SIDEBAR - Large units

- i) The term “large units” in the context of multiplex developments refers to two and three bedroom units. These units are designed to meet the needs of household compositions such as families with children, multigenerational families, seniors with home care or groups of unrelated students and/or adults who choose to live together. The provision of large units will ultimately benefit a diversity of household compositions.

SIDEBAR - Sustainable Building Features

- ii) Sustainable building design, technologies and practices can aid the City in meeting its climate goals. Current examples of sustainable features include increased insulation to provide a high-efficiency building; high-efficiency HVAC equipment; fossil fuel-free heating systems; and eliminating below-grade floor area in new construction to reduce material carbon emissions.

Incorporating sustainable building features may reduce the usable floor area – for example, providing thicker insulation may result in a smaller interior space; or increasing a building’s setback to avoid injuring or destroying a protected tree may result in a smaller footprint than would otherwise be permitted. To compensate for this loss of living space in multiplexes, zoning variances such as modest increased height or reduced setbacks may be considered where their impacts are deemed to be minor.

827. 20 Brentcliffe Road

A mixed use and mixed-income development is permitted on the lands provided that:

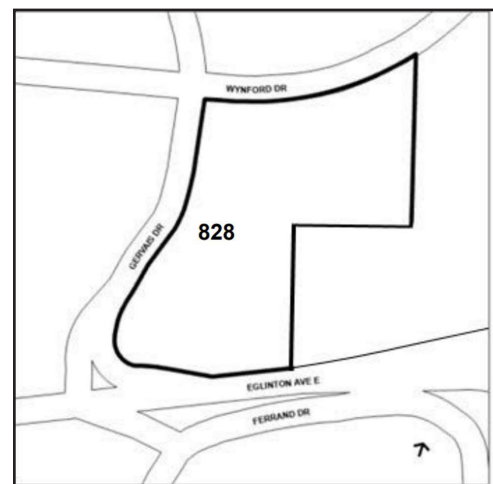
- a) A minimum of 15 percent of the total gross floor area of the development will be employment gross floor area that will:
 - i) Be developed and maintained prior to or concurrent with residential uses; and
 - ii) be comprised of uses permitted in *General Employment Areas* that are compatible with residential uses.
- b) Development will be compatible with the *Employment Areas* to the south and west.
- c) The on-site location of parkland be considered as a priority and in the context of *Laird In Focus*.
- d) Development of the lands will provide:
 - i) midblock pedestrian connections and streetscape improvements identified in *Laird In Focus*; and
 - ii) with the exception of a limited number of short term or temporary visitor parking, all resident car parking spaces located below grade.
- e) Any proposed residential or mixed use tower will achieve a minimum tower separation of 25 metres from any existing or approved residential towers on neighbouring properties.
- f) New development containing residential units on the site is encouraged to include a minimum amount of affordable housing as follows, or as otherwise agreed upon by the City and the landowner:



- i) if a condominium development is proposed, a minimum of 7 percent of the total number of new residential units shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential units shall be secured as affordable rental housing;
 - 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;
 - 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 requirement for affordable rental housing.
- g) The provision of affordable housing required by Policy f) shall be secured through one or more agreements with the City.
- h) Conditions to be met prior to the adoption of the Zoning By-Law 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 f) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy f) above.
- j) As part of a complete Zoning By-law Amendment for the lands to introduce sensitive land uses, including residential uses, a Compatibility/Mitigation Study shall be submitted, peer reviewed and implemented, at the owner's expense, to the City's satisfaction.

828. Eglinton Avenue East and Gervais Drive

- a) All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designation, including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a local area study that results in a Secondary Plan or Site or Site and Area Specific Policy.
- b) No form of residential uses and/or live-work uses will be permitted in *General Employment Areas* or *Regeneration Areas*, prior to the adoption of a Secondary Plan or Site and Area Specific Policy.



- c) A minimum of 15 percent of the total gross floor area on the lands, or 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, whichever is greater, will be non-residential gross floor area, and:
 - i) a minimum of 51 per cent of the minimum required nonresidential gross floor area be comprised of uses permitted in *Core Employment Areas* and must be compatible with residential uses; and
 - ii) be developed prior to or concurrent with any residential uses on the lands in accordance with the Phasing Strategy and Implementation Plan in Policy d) ii) below.
- d) The local area study leading to the Secondary Plan or Site and Area Specific Policy will result in the following:
 - i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas*, *Apartment Neighbourhoods*, *General Employment Areas*, and/or *Parks and Open Space* as appropriate. The Land Use Plan will:
 - A) determine building heights and densities across the lands to be included within the Secondary Plan or Site and Area Specific Policy;
 - B) determine the list of permitted non-residential uses as well as maximum percentages of these uses that contribute to the employment gross floor area;
 - C) compatibility between the lands and nearby land uses.
 - ii) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services. The Phasing Strategy:
 - A) 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;
 - B) must consider necessary transportation and servicing infrastructure (including watermain and hydrants) to support all phases of development in accordance with the Transportation Plan; and
 - C) may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.
 - iii) A Block Context Plan will be prepared that applies the City's "Complete Streets" principles, considers the findings of the Transportation Plan, and establishes a network of public streets, development blocks, pedestrian and cycling facilities and connections, parks and open spaces that contributes to a safe, comfortable and connected public realm, and considers potential future relocation of the existing bus terminal, with associated future right of way widening requirements and street network updates.
 - iv) A Community Services and Facilities Strategy will be prepared that will:
 - A) build on the findings of the Don Mills Crossing Community Services and Facilities Profile and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations that reflect the introduction of any mixed-

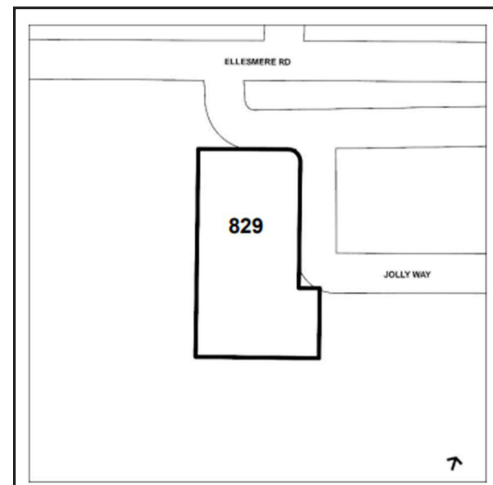
use development;

- v) A Transportation Plan will be prepared that will:
 - A) build on the findings of the Don Mills Crossing - Mobility Planning Study and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations to support new development;
 - B) ensure that the transportation network and infrastructure can accommodate existing and new development and provide efficient and safe transportation for all modes including cycling and walking;
 - C) identify required transportation infrastructure for the lands;
 - D) identify required transportation network improvements to support growth in the study area;
 - E) consider an area of influence including but not limited to an area bounded by Don Mills Road to the west, the CPR Railway to the north, Don River to the east and Eglinton Avenue East to the south; and
 - F) identify required measures that will provide for improved connections through the lands, and assess the potential for vehicle, pedestrian, and bicycle connections across the Don Valley Parkway corridor to the Don River to the east.
- vi) A Parks and Open Space Plan will be prepared that identifies the location of new public parks and Privately Owned Publicly-Accessible Space ("POPS").
- e) Any new development containing residential units on the lands is encouraged to include a minimum amount of affordable housing as follows, or as otherwise agreed upon by the City and the landowner:
 - 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;
 - 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 requirement for affordable rental housing.
- f) The provision of affordable housing required by Policy e) and shall be secured through one or more agreements with the City.
- 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 e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy e) above.

- h) Conditions to be met prior to the removal of a holding (“H”) provision 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) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study will be submitted and peer reviewed, at the applicant’s expense, to the City’s satisfaction, that identifies any necessary mitigation measures to be incorporated into the development design.
- j) 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, and any new employment uses within the surrounding *General Employment Areas*.

829. 1001 Ellesmere Road

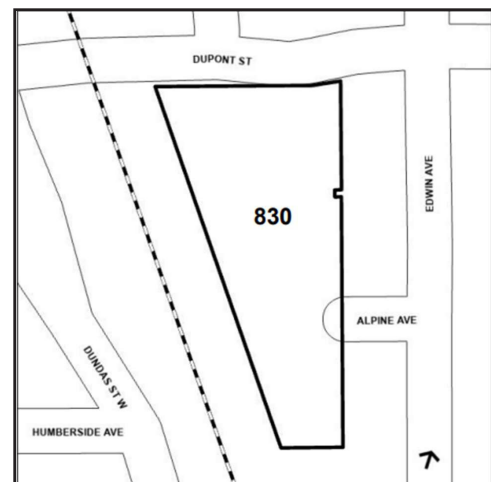
- a) A minimum employment gross floor area of 2,500 square metres or 10 percent of the total gross floor area on the lands, whichever is greater, will:
 - i) be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* and must be compatible with residential uses; and
 - ii) be developed prior to or concurrent with any residential uses on the lands.
- b) A mixed-use and mixed-income development is permitted, provided that any new development containing residential units on the lands is encouraged to include a minimum amount of affordable housing as follows, or as otherwise agreed upon by the City and the landowner:
 - 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;
 - 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;
- 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 requirement for affordable rental housing.
- c) The provision of affordable housing required by Policy b) shall be secured through one or more agreements with the City.
 - d) 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.
 - e) 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 b) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy b) above.
 - f) 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
 - g) 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, and any new employment uses within the surrounding General and *Core Employment Areas*.

830. 1655 Dupont Street

- a) Stand alone retail uses of 6,000 square metres or greater are not permitted on the subject lands.
- b) The existing Viceroy Factory building located on the lands will be retained and conserved on-site.
- c) Any development of the lands will provide appropriate access to the West Toronto Rail Path through the lands.
- d) Any development of the lands will incorporate



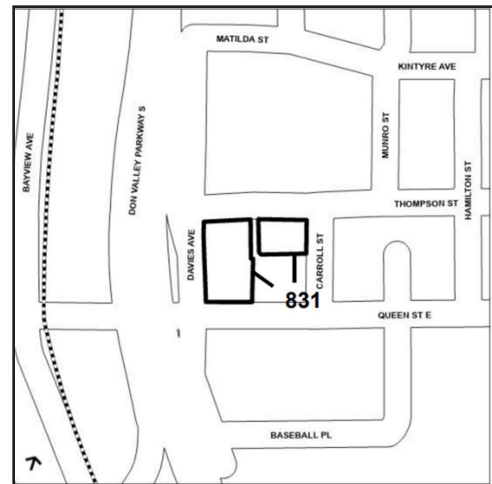
streetscape improvements.

- e) Open spaces and plazas accessible to the public along Dupont Street and West Toronto Rail Path that complement the public realm are encouraged.
- f) Recreational, office, retail uses or other employment uses with a high number of employees and customers must be set back from the property line of the rail corridor. The appropriate set back and the appropriate risk mitigation will be determined through a Rail Safety and Risk Mitigation Study, peer-reviewed at the expense of the owner, to satisfaction of the City, and reviewed by the applicable rail operator.

831. 9 Davies Avenue, 600 Queen Street East and 16 Carroll Street

A mixed-use and mixed-income development is permitted provided that:

- a) A minimum of 1,000 square metres or 15 percent of the total gross floor area of the development on the *Mixed Use Areas* portion of the lands, whichever is greater, will be employment gross floor area that:
 - i) Will be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses determined by a Compatibility/Mitigation Study;
 - ii) Will be constructed on the *Mixed Use Areas* portion of the lands prior to or concurrent with any residential gross floor area; and
 - iii) A minimum of 51 percent of the required employment gross floor area shall be *Core Employment Areas* uses such as office, performing arts studios, artist studios, cultural industry spaces, light manufacturing, incubator spaces and/or co-working space.
- b) The existing 6 storey studio building located on the property municipally known in the year 2022 as 9 Davies Avenue will be retained and conserved on-site as it contributes to the heritage character of the surrounding area.



- c) A portion of a lands situated within the *Core Employment Areas* portion of the lands may be used for parking, loading, service, access and/or mechanical facilities that serve both the users of the *Mixed Use Areas* portion of the development and users of the *Core Employment Areas* portion of the development. No residential uses are permitted within the *Core Employment Areas*.
- d) Development within the *Core Employment Areas* portion of the lands will be compatible with the residential development in the *Mixed Use Areas* portion of the lands and in the surrounding area.
- e) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, the ongoing operation and expansion of nearby employment uses, and any new employment uses within the surrounding *Core Employment Areas*.
- f) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study, Noise Impact Study and Vibration Study shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
- g) New development containing residential units on the lands is encouraged to include a minimum amount of affordable housing as follows, or as otherwise agreed upon by the City and the landowner:
 - 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; or
 - ii) if a purpose-built rental development is proposed after 2025, a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing;
 - iii) 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
 - iv) 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.
- h) The provision of affordable housing required by Policy g) shall be secured through one or more agreements with the City.
- i) 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.
- j) 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 g) will no longer

apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy g) above.

832. Lands along Ryding Avenue, east of Gourlay Crescent (99, 109, 116, 116R and 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:
 - 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

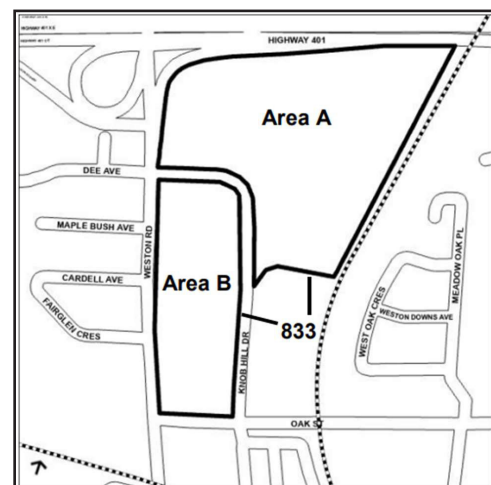


- C) sets out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
- iv) A Servicing Plan that identifies water, sanitary and stormwater infrastructure for the lands and off-site improvements required to support new development.
- v) 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 nonresidential 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 containing residential units on the lands will be encouraged to include a minimum amount of affordable housing as follows, or as otherwise agreed upon by the City and the landowner:
 - 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;
 - 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;
 - 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 requirement for affordable rental housing.

- e) The provision of affordable housing required by Policy d) shall be secured through one or more agreements with the City.
- f) 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 d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) above.

833. Southeast of Highway 401 and Weston Road (2541-2549 Weston Road and 2625 Weston Road)

- a) All uses permitted by the *Regeneration Areas* designation, with the exception of residential uses, overnight accommodation and livework uses, are permitted on the lands prior to the completion of a Secondary Plan.
- b) No form of residential uses, overnight accommodation and/or livework uses are permitted on the lands prior to the adoption of a Secondary Plan.
- c) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas*, the area study leading to the Secondary Plan for the lands will include:
 - i) A Land Use Plan that provides for the redesignation of the lands to *Mixed Use Areas* and/or *Apartment Neighbourhoods* and/or *Neighbourhoods* and/or *Parks and Open Space Areas* and/or *General Employment Areas* as appropriate. The Land Use Plan will:
 - A) inform building heights and densities across the lands to be included within the Secondary Plan;
 - B) determine the minimum non-



- residential gross floor area on the lands, as set out in Schedule 1; and
- C) determine the list of permitted non-residential uses as well as maximum percentages of these uses that contribute to the non-residential 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, and is coordinated with development planned northeast of Oak Street and Knob Hill Drive;
 - 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 and hydro infrastructure requirements and development strategy;
 - viii) A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and trees; and
 - ix) A requirement that where appropriate a Rail Safety and Rail Mitigation Report be part of a complete Zoning Bylaw Amendment application, and that the report be submitted, peer reviewed and implemented to the City's satisfaction, and reviewed by the applicable rail operator.
- d) The Secondary Plan will also include a Housing Plan where new development containing residential units on the lands will be encouraged to include a minimum amount of affordable housing as follow, or as otherwise agreed upon by the City and the landowner:
 - 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;
 - 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;
 - 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 requirement for affordable rental housing.

- e) The provision of affordable housing required by Policy d) and shall be secured through one or more agreements with the City.
- f) 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 d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) above.

SCHEDULE 1: MINIMUM NON-RESIDENTIAL GROSS FLOOR AREA	
Area A	A minimum of 45,000 square metres or 15 percent of the total gross floor area on Area A, whichever is greater.
Area B	A minimum of 28,000 square metres or 15 percent of the total gross floor area on Area B, whichever is greater.

834. 920 and 930 Progress Avenue

- a) Seniors accommodation facilities are permitted on the entire site, including:
 - i) Nursing home and/or long term care facility as defined in the *Long-Term Care Homes Act, 2007*, as amended, replaced or superseded; and
 - ii) Retirement home as defined in the *Retirement Homes Act, 2010*, as amended, replaced or superseded.
- b) A minimum non-residential gross floor area of 10,000 square meters or 15 percent of the total gross floor area on the lands, whichever is greater, will be comprised of the uses listed in “Schedule 1” such that:
 - i) Uses listed in Column 1 will account for 51 percent or more of the minimum non-



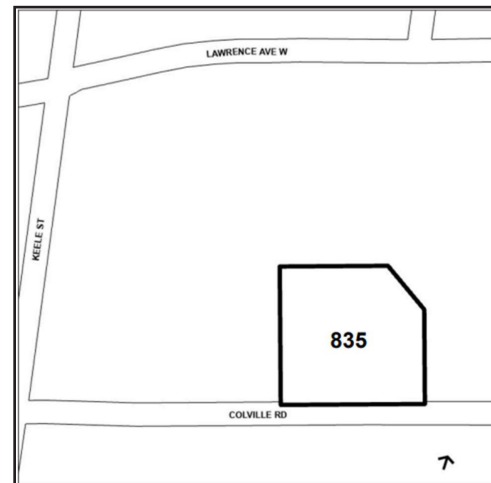
- residential gross floor area;
 - ii) Uses listed in Column 2 will account for 49 percent or less of the minimum non-residential gross floor area;
 - iii) Uses listed in Column 3 will not be counted towards the minimum non-residential gross floor area; and
 - iv) Non-residential gross floor area will be developed prior to or concurrent with any residential uses on the lands.
- c) Residential uses are permitted up to a maximum of 40 percent of the site area, provided that any new development containing residential units on the lands is encouraged to include a minimum amount of affordable housing as follows, or as otherwise agreed upon by the City and the landowner:
- 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;
 - 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;
 - 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 requirement for affordable rental housing.
- d) The provision of affordable housing required by Policy c) shall be secured through one or more agreements with the City.
- e) 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.
- f) 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) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy c) above.
- g) Permitted uses in Policy a) are excluded from the site area limitations set out in Policy c).
- h) A part of a complete Zoning By-Law Application, the following will be submitted:
- i) Compatibility/Mitigation Study peer reviewed and implemented, at the applicant's expense, to the City's satisfaction; and

- ii) a Block Context Plan to ensure the appropriate integration with the surrounding *Institutional Areas*.
- i) Sensitive land uses, including new permitted 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, and any new employment uses within the surrounding General and *Core Employment Areas*.

SCHEDULE 1: NON-RESIDENTIAL USES REFERRED TO UNDER POLICY B)		
Column 1 (51 percent)	Column 2 (49 percent)	Column 3
Office	Ancillary Retail	Places of Worship
Medical office	Services (including Restaurants, indoor recreation centres, Day Cares)	Community Recreation Centre
Laboratory or medical clinic	Post-Secondary Institutions, Business and Industrial Trade Schools	Nursing home, retirement home, long term care home as referred to in Policy a)
Health related diagnostic uses	Banquet Halls	
Scientific Research and Development		

835. 44-56 Colville Road

- a) Development on the lands will be coordinated where feasible with future redevelopment of lands in the Mixed Use Area located to the north.
- b) Major retail development with 6,000 square metres or more of retail gross floor area is permitted as a primary use on the lands provided, through a Zoning By-law Amendment application:
 - i) the transportation demands and impacts generated by the development, particularly upon nearby residential neighbourhoods and the Employment Area, are reviewed and necessary improvements and mitigation measures

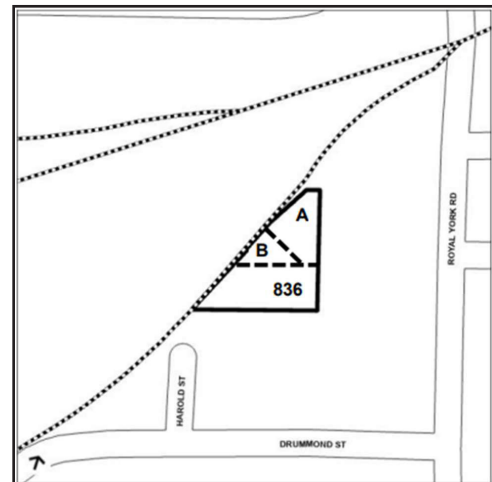


can be completed;

- ii) access by the general public is achieved through lands designated *Mixed Use Areas* to the north and northwest, to protect the Employment Area and prevent transportation impacts on Colville Road which may only be used for employment uses pertaining to the lands;
- iii) it is demonstrated that the existing and planned function of the Employment Area, including the movement of goods and employees, is not adversely affected;
- iv) it is demonstrated that the economic health and planned function of any nearby retail shopping districts are not adversely affected;
- v) new public and private streets, as deemed to be appropriate by the City, are provided on the lands and the Mixed Use Area lands located to the north to complement the area street network and provide improved pedestrian access and amenity;
- vi) the retail building is clearly visible and directly accessible from the sidewalks of the public and private streets; and
- vii) parking is integrated within and/or located behind or at the side of the building.

836. Rear portion of 266-268 Royal York Road

- a) Parking, loading, service, access and/or mechanical facilities to serve the uses on the *Mixed Use Areas* part of the lands known municipally in 2022 as 266-268 Royal York Road are permitted in Area A.
- b) Underground parking to serve the uses on the *Mixed Use Areas* part of the lands known municipally in 2022 as 266-268 Royal York Road is permitted in Area B.
- c) *Core Employment Areas* uses on the lands are limited to those that are compatible with residential uses. No residential uses are permitted on the lands.



837. 60 Paton Road

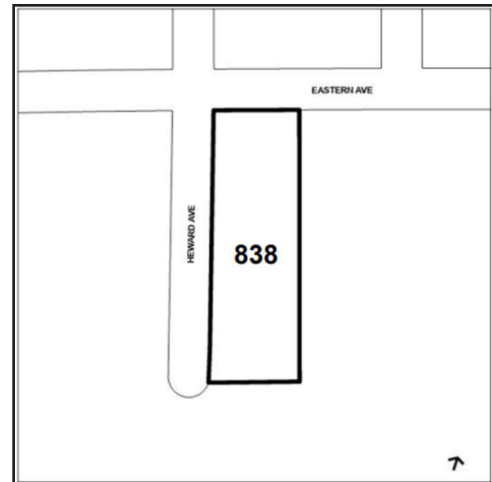
- a) Stand alone retail uses of 6,000 square metres or greater are not permitted on the subject lands.
- b) Any development of the lands will incorporate streetscape improvements along Paton Road.
- c) Recreational, office, retail uses or other employment uses with a high number of employees and customers must be set back from the property line of the rail corridor. The appropriate set back and the appropriate risk



mitigation will be determined through a Rail Safety and Risk Mitigation Study, peer-reviewed at the expense of the owner, to satisfaction of the City, and reviewed by the applicable rail operator.

838. Northern portion of 65 and 87 Heward Avenue

- a) In addition to all relevant Official Plan policies and uses permitted under the *Core Employment Areas* land use designation, film and media facilities that are intended to strengthen and reinforce the land's primary employment uses are also permitted.
- b) Secondary uses including retail and service commercial may be permitted on the portion of the lands fronting onto Eastern Avenue up to a maximum of 20 percent of the gross floor area of the building. The retail and service commercial uses shall support the viability of the land's primary employment uses as well as provide amenities for the land's current and future employees.
- c) Stand alone retail uses of 6,000 square metres or greater are not permitted on the subject lands.
- d) As a condition of development approval, the City shall advise proponents of the development in the Lower Don SPA of the risks associated with the construction of buildings and/or structures in advance of the flood protection infrastructure being complete and functional.
- e) The City will require that proponents of development seeking approvals in advance of the flood protection infrastructure being complete and functional:
 - i) prepare an Emergency Management Plan to the satisfaction of the City, in consultation with TRCA, addressing the protection of human health and safety and the protection of property (site, buildings, equipment) during and after construction until the TRCA has confirmed in writing that the site is permanently flood protected; and
 - ii) enter into an agreement(s) with the City, to the City's satisfaction that:
 - A) addresses the protection of public health and safety, the protection of property, the acceptance of all risk by the proponent and the removal of any liability for public authorities; and
 - B) includes a complete indemnification, to the satisfaction of the City in consultation with TRCA and MMAH/MNRF, of all public authorities from any liability and costs, including those due to (i) property damage, injury or loss of life due to flooding during and after construction until the flood protection infrastructure is complete and functional from a flood plain management perspective; and (ii) losses due to delay caused by a failure of the flood protection infrastructure to be completed or to be completed within the



anticipated time frame.

- f) The City and other public agencies shall monitor and maintain the flood protection infrastructure to confirm its continued function in accordance with the approved design, such that it provides permanent protection against future increases in regulatory flows and levels in the Lower Don area.

839. 350 Campbell Avenue

- a) A minimum of 1,000 square metres of employment gross floor area (excluding retail uses) will be incorporated into the redevelopment of the lands at 350 Campbell Avenue. The appropriate type of employment use will be determined through a Rail Safety and Rail Mitigation Report that is peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- b) The minimum employment gross floor area required in Policy a) may be located on the adjacent lands at 321-355 Symington Avenue provided that the required employment gross floor area is constructed on the lands prior to or concurrent with any residential gross floor area on the *Mixed Use Areas* lands at 321-355 Symington Avenue. The employment uses will be compatible with the surrounding uses determined by a Compatibility/Mitigation Study that is peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
- c) The lands at 350 Campbell Avenue may be used for parking, loading, service, access and/or mechanical facilities to serve the mixed-use development at 321-355 Symington Avenue. No residential uses are permitted on 350 Campbell Avenue.

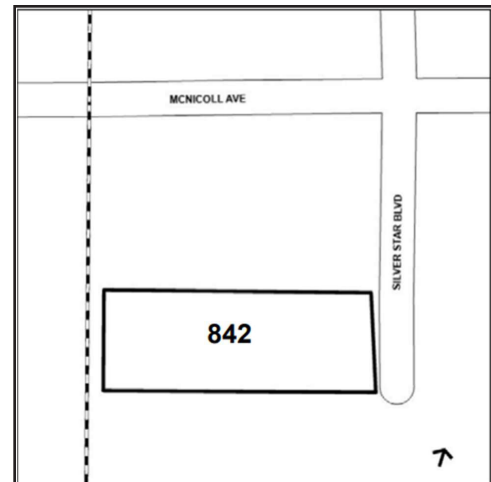


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841. [Intentionally blank as of this consolidation]

842. 300 Silver Star Boulevard

- a) For new development within the 30 metre setback adjacent to the rail corridor, only the following uses are permitted:
 - i) rail safety and vibration/noise mitigation structures and open space; and
 - ii) auxiliary building and/or structures used for activities with low numbers of users such as parking, storage, and loading.
- b) As part of a Zoning By-Law Amendment application, an alternative to the requirements in Policy a) may be proposed through a peer-reviewed Rail Safety and Mitigation Report that is acceptable to the City and the applicable rail operator.



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848. 1121 Leslie Street and 1123 Leslie Street

- a) All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designations, including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a local area study that results in a Secondary Plan or Site or Site and Area Specific Policy.
- b) No form of residential uses and/or live-work uses will be permitted in *General Employment Areas* or *Regeneration Areas*, prior to the adoption of a Secondary Plan or Site and Area Specific Policy.
- c) A for-profit club will be permitted as an interim use, prior to the adoption of a Secondary Plan or Site and Area Specific Policy, provided it does not limit potential locations for a new east-west public road. A for-profit club will not count toward the minimum 51 percent of non-residential gross floor area to be comprised of uses permitted in *Core Employment Areas* in Policy d) below.
- d) A minimum of 15 per cent of the total gross floor area on the lands, or 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, whichever is greater, will be non-residential gross floor area, and:
 - i) a minimum of 51 percent of the minimum required nonresidential gross floor area be comprised of uses permitted in *Core Employment Areas* such as office, medical office, lab, research and development facilities, media, information and technology facilities, cultural industry spaces, incubator and/or co-working space;
 - ii) must be compatible with residential uses; and
 - iii) be developed prior to or concurrent with any residential uses on the lands.
- e) Development of the lands will provide:
 - i) A new north-south public road that will connect lands to the south with an east-west public road and existing trails and will provide vehicular, pedestrian, and cycling connections;
 - ii) A new east-west public road connecting Leslie Street to the new north-south described in e) i) above, and will provide vehicular, cycling, and pedestrian connections;
 - iii) A balance of high-quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
 - iv) Indoor and outdoor recreation space for building residents; and
 - v) With the exception of a limited number of short term or temporary visitor parking, all



resident car parking spaces be located below grade.

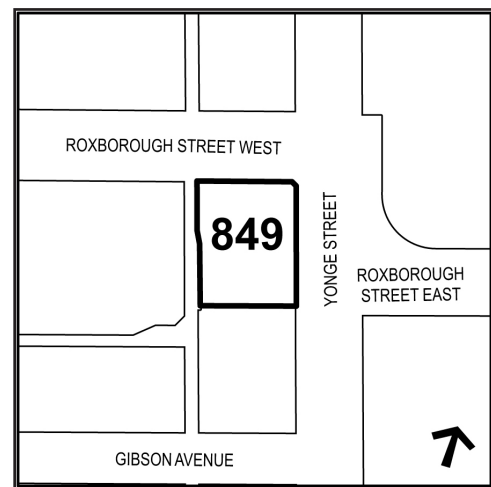
- f) The local area study leading to the Secondary Plan or Site and Area Specific Policy will result in the following:
 - i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas*, *Apartment Neighbourhoods*, *General Employment Areas*, and/or *Parks and Open Space* as appropriate. The Land Use Plan will determine:
 - A) building heights and densities across the lands to be included within the Secondary Plan or Site and Area Specific Policy;
 - B) the list of permitted non-residential uses as well as maximum percentages of these uses that contribute to the employment gross floor area;
 - C) built form policies that outline the location, scale and massing of new development; and
 - D) compatibility between the lands and nearby land uses.
 - ii) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services. The Phasing Strategy:
 - A) 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; and
 - B) may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.
 - iii) A Block Context Plan will be prepared that applies the City's "Complete Streets" principles and establishes a network of public streets, development blocks, pedestrian and cycling facilities and connections, parks and open spaces that contributes to a safe, comfortable and connected public realm.
 - iv) A Community Services and Facilities Strategy will be prepared that will:
 - A) build on the findings of the Don Mills Crossing Community Services and Facilities Profile and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations that reflect the introduction of any mixed-use development;
 - B) identify appropriate community space and facilities needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and
 - C) set out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
 - v) A Transportation Plan will be prepared that will:
 - A) build on the findings of the Don Mills Crossing - Mobility Planning Study and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations to support new development;

- B) consider the impact of new development on the surrounding area, including the following lands within the Central Don Mills Secondary Plan: *Mixed Use Areas*, Neighbourhood 'A', Apartment Neighbourhood 'A' and Apartment Neighbourhood 'B';
 - C) ensure that the transportation network and infrastructure can accommodate existing and new development and provide efficient and safe transportation for all modes including cycling and walking;
 - D) identify transportation infrastructure for the lands; and
 - E) identify transportation network improvements to support growth in the study area.
- vi) A Parks and Open Space Plan will be prepared that identifies the location of new public parks and Privately Owned Publicly-Accessible Space ("POPS") and will include consideration for a consolidated public park.
- g) Any new development containing residential units on the lands is encouraged to include a minimum amount of affordable housing as follows, or as otherwise agreed upon by the City and the landowner:
- 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;
 - 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;
 - 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 requirement for affordable rental housing.
- h) The provision of affordable housing required by Policy g) and shall be secured through one or more agreements with the City.
- 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 g) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy g) above.
- j) Conditions to be met prior to the removal of a holding ("H") provision 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.

- k) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study will be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, that identifies any necessary mitigation measures to be incorporated into the development design.
- l) 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, and any new employment uses within the surrounding *General Employment Areas*.

849. 1080, 1082, 1084, 1084, 1086 and 1088 Yonge Street

- a) On the lands outlined in black, a mixed-use building generally 12-storeys in height is permitted.



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 livework 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*.

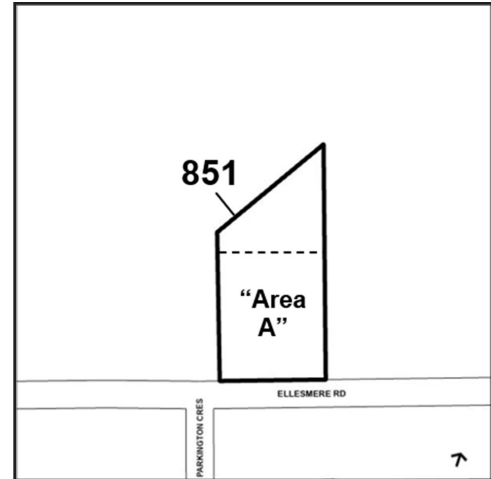
- c) Residential, overnight accommodation and live-work uses will only be permitted after the completion of the *Regeneration Areas* Study (in Policy d) below) and where the location on the lands and size of a trade school is determined. Such trade school will be developed prior to or concurrent with 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 colocation;
 - 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 be encouraged to include a minimum amount of affordable housing as follows or as otherwise agreed upon by the City and the landowner:
 - 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) The provision of affordable housing required by Policy e) shall be secured through one or more agreements with the City.
- g) 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.
- 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 e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy e) above.
- i) 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 lifting any holding provisions established through the Secondary Plan or Site and Area Specific Policy, pursuant to Policy d) above.

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 is encouraged to include a minimum amount of affordable housing as follows, or as otherwise agreed upon by the City and the landowner:
 - 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;
 - 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;
 - 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) The provision of affordable housing required by Policy c) shall be secured through one or more agreements with the City.
- e) 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

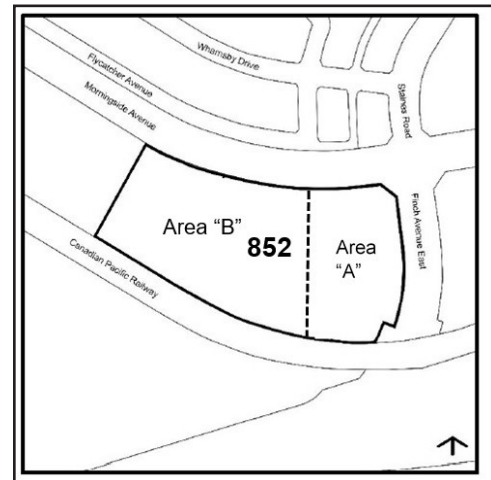


affordable housing requirements will be met.

- f) 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) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy c) above.
- g) 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;
- h) 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*.

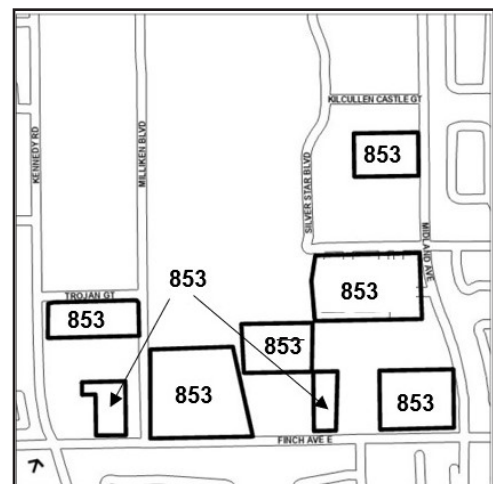
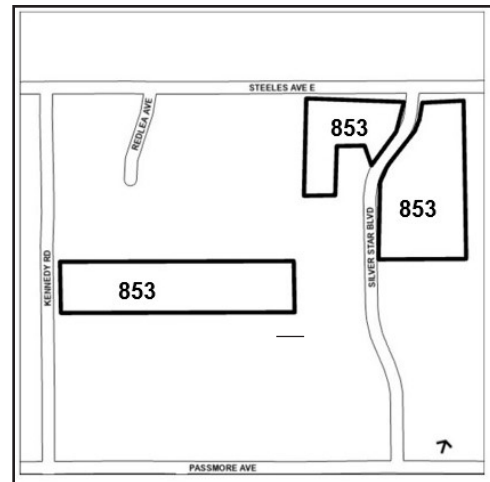
852. 2270 Morningside Avenue

- a) Residential is permitted in "Area A" and the exact distance of the designation from Finch Avenue East will be determined with a complete Zoning By-law Amendment application but will not exceed 110 metres from the Finch Avenue East property line.
- b) A minimum employment gross floor area of 7,500 square metres or 15 percent of the total gross floor area across the entire site, whichever is greater, will:
 - i) be comprised of uses permitted within *General Employment Areas* and must be compatible with residential uses; and
 - ii) be developed prior to or concurrent with any residential uses on "Area A"
- c) A mixed-use and mixed-income development is permitted on "Area A", provided that any new development containing residential units on the lands is encouraged to include a minimum amount of affordable housing as follows or as otherwise agreed upon by the City and the landowner:
 - 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;
- 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;
- 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) The provision of affordable housing required by Policy c) shall be secured through one or more agreements with the City.
- e) 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.
- f) 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) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy c) above.
- g) In mixed-use developments on "Area A", residential uses are not permitted on the ground floor except for residential lobby entrances or stair accesses.
- h) Within the lands illustrated as "Area B", a public transit right of way (bus turning loop) connected to Morningside Avenue will be provided to the satisfaction of the appropriate transit authority and the part of the lands in which the public transit right of way (bus turning loop) is located will be conveyed to the City for nominal consideration as a condition of subdivision, severance, minor variance, condominium or site plan approval.
- i) 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;
 - ii) a Rail Safety and Rail Mitigation Report, peer reviewed and reviewed by the applicable rail operator to be implemented to the City's satisfaction.
- j) 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, and any new employment uses within the surrounding General and *Core Employment Areas*.

853. 4711, 4723, 4733, 4751 Steeles Avenue East, 681 Silver Star Boulevard, 29 Redlea Avenue, 2901-2913, 3447 Kennedy Road, 3266, 3280, 3290, 3300, 3360 Midland Avenue, 50, 70 Silver Star Boulevard, 4016, 4020, 4040, 4140, 4186-4190 Finch Avenue East, 21 Trojan Gate, and 15-19 Milliken Boulevard



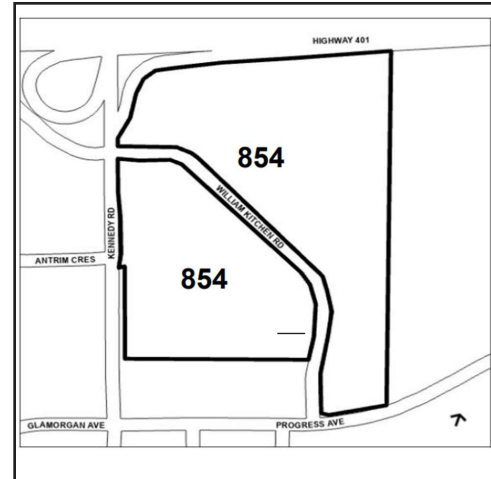
- a) All uses permitted under the *Regeneration Areas*, *General Employment Areas*, and *Core Employment Areas* including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a Secondary Plan or Site and Area Specific Policy.
- b) For the lands north of Finch Avenue East and south of Passmore Avenue, residential uses and live-work uses, or any land uses not permitted in *General Employment Areas*, *Core Employment Areas* or *Regeneration Areas*, may only be permitted once the GO Transit Station to be located on Finch Avenue East (Finch-Kennedy Station) is operational.
- c) Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Compatibility/Mitigation Study will be prepared, in accordance with Policies 2.2.4.5 to 2.2.4.10 of the Official Plan. The Compatibility/Mitigation Study will identify:
 - i) any uses and Major Facilities on Core and *General Employment Areas* outside of but near to the Subject Lands that may impact or be impacted by sensitive land uses, including residential uses;
 - ii) the Influence Area of any Major Facility outside of but near to the Subject Lands; and
 - iii) potential and/or required mitigation measures for land use designations that permit residential or other sensitive land uses near *Core Employment Areas* and *General Employment Areas* outside of the Subject Lands;
- 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 employment gross floor area, which will exceed the existing employment gross floor; and
 - C) determine the list of permitted non-residential uses, comprised of uses permitted in Core and *General Employment Areas*, that are compatible with 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 colocation;
 - 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 the impacts of the change in use on goods movement in the larger area of employment; and
 - x) An Economic Development Study and Strategy and Commercial Demand Analysis that identifies the maximum potential of contextually appropriate and compatible employment uses that can be integrated in new developments on lands redesignated *Mixed Use Areas*.
- 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 be encouraged to include a minimum amount of affordable housing as follows or as otherwise agreed upon by the City and the landowner:
 - 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;
 - 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;
 - 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) The provision of affordable housing required by Policy e) shall be secured through one or more agreements with the City.
- g) 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.
- 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 e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy e) above.
- i) As part of a complete Zoning By-law Amendment application for the lands:
 - i) a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented to the City’s satisfaction, and reviewed by the applicable rail operator; and
 - ii) 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 lifting any holding provisions established through the Secondary Plan or Site and Area Specific Policy, pursuant to Policy d) above.
- j) 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, and any new employment uses within the surrounding General and *Core Employment Areas*.

**854. 2021 Kennedy Road, 1, 8, 11-37, 12, 16,
20-26 William Kitchen Road, and 60
Progress Avenue**



- a) All uses permitted under the *Regeneration Areas* and *General Employment Areas* including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a Secondary Plan or Site and Area Specific Policy.
- b) Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Compatibility/Mitigation Study will be prepared, in accordance with Policies 2.2.4.5 to 2.2.4.10 of the Official Plan. The Compatibility/Mitigation Study will identify:
 - i) any uses and Major Facilities in Core and *General Employment Areas* outside of but near to the Subject Lands that may impact or be impacted by sensitive land uses, including residential uses;
 - ii) the Influence Area of any Major Facility outside of but near to the Subject Lands; and
 - iii) potential and/or required mitigation measures for land use designations that permit residential or other sensitive land uses near Core and *General Employment Areas* outside of the Subject Lands;
- c) 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 *Core 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 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 colocation;
 - 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) A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and trees;
 - 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; and
 - x) An Economic Development Study and Strategy that includes a commercial demand analysis that identifies the maximum potential of contextually appropriate and compatible employment uses that can be integrated in new developments on lands redesignated *Mixed Use Areas*.
- d) 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 be encouraged to include a minimum amount of affordable housing as follows or as otherwise agreed upon by the City and the landowner:
- 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;
 - 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;
 - 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.
- e) The provision of affordable housing required by 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 d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) above.
- h) As part of a complete Zoning By-law Amendment application for the lands:
 - i) a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented to the City's satisfaction, and reviewed by the applicable rail operator; and
 - ii) 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 lifting any holding provisions established through the Secondary Plan or Site and Area Specific Policy, pursuant to Policy c) above.
- 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, and any new employment uses within the surrounding General and *Core Employment Areas*.

855. 160 Queens Plate Drive

- a) 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.
- b) 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. The area study leading to the Site and Area Specific Policy will:
 - i) Include a Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Core Employment Areas* and/or *General Employment Areas* and/or other designations as appropriate. The Land Use Plan will:
 - A) inform building heights and densities across the lands; and
 - B) permit no new residential and other sensitive land uses located within the Transport Canada approved 30 NEF/NEP Composite Noise Contour, and delineate the area where these uses are and



are not permitted.

- ii) Require 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, to be developed on the lands. The minimum employment gross floor area will be:
 - A) comprised of uses permitted in Core and/or *General Employment Areas* and compatible with residential uses; and
 - B) developed on the lands prior to or concurrent with any residential uses.
- c) The Site and Area Specific Policy will also include a Housing Plan where new development containing residential units on the lands will be encouraged to include a minimum amount of affordable housing as follows, or as otherwise agreed upon by the City and the landowner:
 - 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;
 - 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;
 - 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 requirement for affordable rental housing.
- d) The provision of affordable housing required by Policy c) shall be secured through one or more agreements with the City.
- e) 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.
- f) 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) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy c) above.
- g) As part of a complete Zoning By-law Amendment application for the lands, a Compatibility/Mitigation Study will be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
- h) 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 and Lester B. Pearson International Airport, and any new employment uses within the surrounding General and *Core Employment Areas*.

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860. Blocks “A1”, “A2”, and “A3”

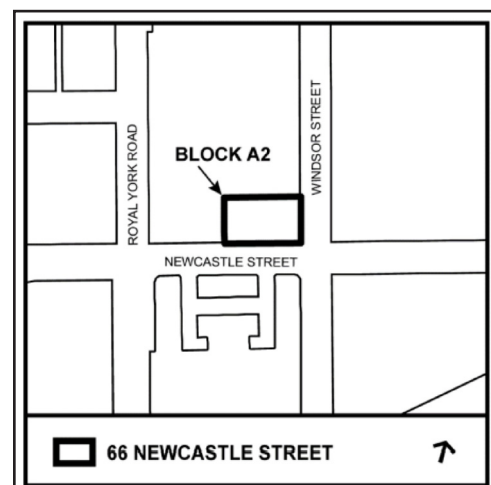
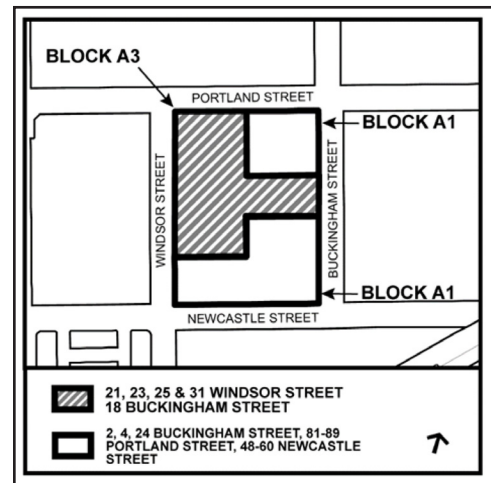
Block “A1”, “A2”, and “A3” located in close proximity to the Mimico GO Station makes the site uniquely positioned to provide a mix of residential and non-residential uses to advance the vision of the Mimico-Judson Secondary Plan. Site and Area Specific Policy 860 is intended to be read with the policies of the Official Plan and any Secondary Plan applicable to the Site, except where provided otherwise. The following Site and Area Specific Policies apply to Blocks “A1”, “A2”, and “A3”:

Development Standards for Block “A1” (2, 4 and 24 Buckingham Street, 81 to 89 Portland Street and 48 to 60 Newcastle Street) and Block “A2” (66 Newcastle Street)

1.1 Lands in Block “A1” and Block “A2” are designated *Mixed Use Areas*.

1.2 Development of residential uses on lands within Block “A1” (with the exception of 21, 23, 25 and 31 Windsor Street and 18 Buckingham Street) and Block “A2” will:

- a) Have a height limit of four-stories;
- b) Require the provision of a minimum gross floor area of non-residential uses that support the economic function of the Secondary Plan Area, based on a minimum of 0.5 non-residential employment Floor Space Index; and
- c) Protect for the area’s economic function by providing land use certainty for businesses that

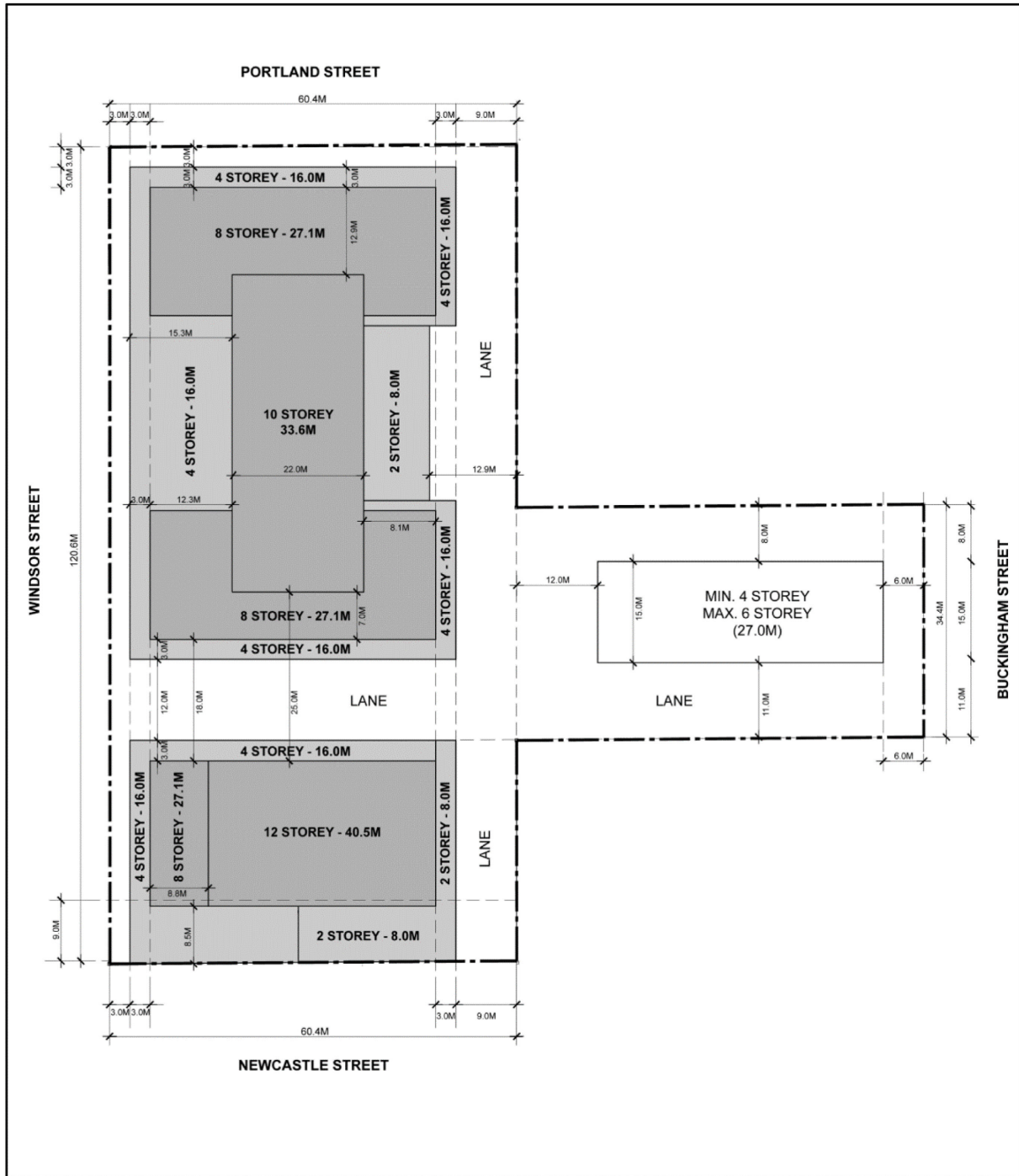


wish to continue and/or expand their operation in the Block “A1” and “A2”.

- 1.3 All other policies within the Secondary Plan relating to Blocks “A1” and “A2” will continue to apply.
- Development Standards for Block “A3” (21, 23, 25 and 31 Windsor Street and 18 Buckingham Street)
- 2.1 Within the lands subject to this Site and Area Specific Policy:
- a) Only Mid-rise buildings, as defined in the Secondary Plan, may be located on the lands west of the north-south laneway shown on Map A; and
 - b) Only Low-rise or Mid-rise buildings may be located east of the northsouth laneway in accordance with the height limits shown on Map A
- 2.2 All buildings will provide a minimum consistent four-storey street wall height, not exceeding 16 metres in height.
- 2.3 All buildings will fall within 45 degree angular planes measured from 16 metres above the property lines on Windsor Street and Portland Street.
- 2.4 Buildings will not cast shadow north of the property line of the lots on the north side of Portland Street on either March 21st or September 21st from 10:18 a.m. to 5:18 p.m. (including shadow caused by buildings, parapets, balconies and mechanical penthouses).
- 2.5 Subject to compliance with the shadow and angular plane limitations set out above, buildings should be set back at least the distances shown on Map A.
- 2.6 Maximum heights, maximum number of storeys, minimum setbacks, and minimum stepbacks are shown on Map A.
- 2.7 Notwithstanding 2.6 above, mechanical penthouses and other roof structures may exceed the maximum heights shown on Map A and are subject to compliance with the shadow and angular plane limitations.
- 2.8 Projecting balconies with a maximum depth of 1.7 metres are only permitted above the fourth floor, except if the outside edge of the projecting balcony is setback a minimum of 3 metres from the edge of the storey below.
- 2.9 Only non-residential uses will be permitted in *Mixed Use Areas* on these lands located east of a new north-south lane, as shown on Map A.
- 2.10 The minimum gross floor area for non-residential uses will be 1.0 Floor Space Index based on all buildings on these lands (minimum of 9,376 square metres).
- 2.11 The maximum gross floor area for residential uses will be 23,052 square metres.
- 2.12 Phasing of development will be required within the lands subject to this site and area specific policy as follows:
- a) Phase 1 will be either:
 - i) One mixed use building that includes residential development and a minimum non-residential gross floor area of 5,100 square metres;
 - ii) An office building of at least 4 storeys and/or 2,400 square metres to be located within that portion of the lands fronting on Buckingham Street east of the north-south laneway); or

- iii) Both the mixed use building and office building contemplated in subsections i. and ii. above.
 - b) If an office building is not completed as part of Phase 1, then Phase 2 will be an office building of at least 4-storeys and/or 2,400 square metres to be constructed within that portion of the lands fronting on Buckingham Street east of the north-south laneway. This office building must be completed prior to the issuance of any building permit for any residential or mixed use buildings other than the mixed use building that is permitted to be constructed as part of Phase 1.
- 2.13. A pedestrian walkway/sidewalk on the south side of a new east/west laneway, as shown on Map A, will not be permitted while the Portuguese Cheese manufacturing facility to the south is in operation.
- 2.14. Laneways will be provided that run east-west from Windsor Street to Buckingham Street, and north-south from Portland Street to the southern boundary of the site, generally as shown on Map A, and the laneway will be subject to an unencumbered above grade easement for public access granted by the owner to the City.
- 2.15. The travelled portion of the laneways will be 6.0 metres in width to accommodate two-way traffic.
- 2.16. Pedestrian sidewalks will be provided within laneways with a minimum width of 2.5 metres.
- 2.17. Between the north-south laneway and the west façade of the office building located east of the north-south laneway, the rear yard will consist primarily of hard landscaping with mountable curb, to accommodate the turning movements for tractor trailers accessing the Portuguese Cheese facility. Easements in favour of the City for public vehicular access will be required to accommodate truck movements.
- 2.18. Detailed environmental noise/vibration and air emissions report(s) and detailed design plans, acceptable to the City, shall be required in support of any Zoning By-law Amendment applications for sensitive land uses on Block "A3". Such reports are to specify how compatibility will be achieved and maintained between permitted uses within Blocks "A1" and "A2", and shall include mitigation measures aimed at eliminating or minimizing impacts:
- a) With respect to noise and vibration, by designing to NPC 300 Class 1 sound levels, with the opportunity to implement Class 4 measures; and
 - b) With respect to air emissions, in accordance with the relevant emissions criteria of the Ontario Ministry of Environment and Climate Change, collectively the "mitigation measures".
- 2.19. The environmental noise/vibration and air emissions reports shall be prepared by qualified acoustical and air quality engineers.
- 2.20. The environmental noise/vibration and air emissions reports and design of mitigation measures shall be reviewed by third party peer reviewers, retained by the City and at the developer's expense, all to the satisfaction of the City in consultation with the affected industry(s).
- 2.21. The environmental noise and air emissions report(s) shall include:
- a) A determination of the predictable worst-case impact from all relevant noise and air emission sources, taking into account the cumulative effect, where applicable and as reflected in current guidelines of:
 - i) Both the expansion or alteration plans of existing stationary source(s) that can reasonably be expected to be implemented given current land use permissions;

- ii) New stationary sources that would be permitted in the future based on the in-force zoning.
 - iii) The identification of all receptor locations in the proposed development with the potential to experience adverse impacts;
 - iv) A determination of the numerical noise/vibration and air emissions excesses at such receptors, if any; and
 - v) The preparation of specific recommendations for mitigation at receptor. To be incorporated into the design of the development, to create an appropriate noise/vibration and air quality environment for future occupants/users of the proposed development, taking into account commonly used criteria in Ontario for assessing emissions abatement and with the expectation, that where required by the MOECC, the industry shall have a valid Certificate of Approval (C of A) or Environmental Compliance Approval (ECA).
- 2.22 Receptor-based mitigation measures may include, among other things, land use separation, building massing and siting, phasing, buffering, and design mitigation or equivalent measures to address noise, vibration, odour, air quality and nuisance impacts.
- 2.23 The environmental noise/vibration and air emissions reports may include consideration of at-source mitigation measures at the expense of the proposed sensitive land use where there is cooperation between the owners and the consent of the affected industry.
- 2.24 Mitigation measures will be set out in the zoning by-law amendments.
- 2.25 Mitigation measures will also be implemented through conditions of site plan approval, subdivision and/or condominium approval, where appropriate, at the City's discretion.
- 2.26 Mitigation measures and the maintenance thereof shall be secured through appropriate agreements which may include agreements between the City and the developer and/or agreements between the developer and owners of lands in proximity to the new sensitive use.
- 2.27 Mitigation measures will be incorporated into the design of the buildings with a proposed sensitive use (and at-source, where applicable) and shall be included in the drawings required to be approved pursuant to the site plan provisions of the *Planning Act*.
- 2.28 Prior to issuance of building permits, the owner shall provide a certification letter from the qualified acoustical and air quality engineers, as applicable, to the City confirming that the building permit drawings have been reviewed and the required mitigation measures have been incorporated into the building design in accordance with the approved site plan drawings and the environmental noise/vibration and air emissions reports and any addendums. If mitigation is to be implemented at the source, the appropriate shop drawings shall be reviewed.
- 2.29 Prior to the earlier of occupancy or the registration of the plan of condominium, the owner shall provide the qualified, acoustical and air quality engineers' certification letters to the City advising that the required mitigation measures, including any mitigation at source, have been inspected and installed in accordance with the approved site plan drawings and the environmental noise/vibration and air emissions reports and/or any addendums.
- 2.30 Warning clauses, in accordance with the MOECC NPC-300 guidelines, will be registered on title and in the appropriate agreements. In addition, if the Class 4 designation is implemented by Council, warning clauses to notify purchasers of the applicable Class 4 designation in accordance with NPC-300 guidelines will be registered on title and in the appropriate agreements.



Mimico-Judson: Map A

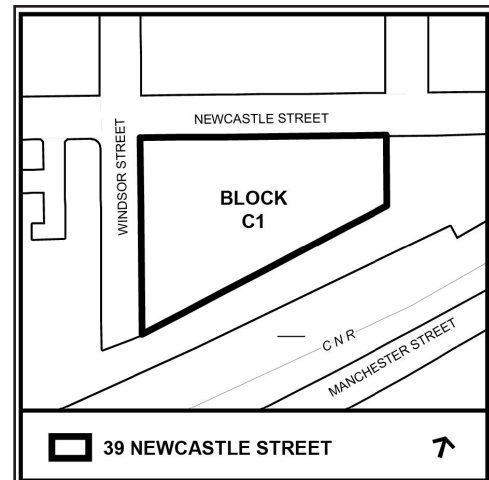


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861. Block “C1”

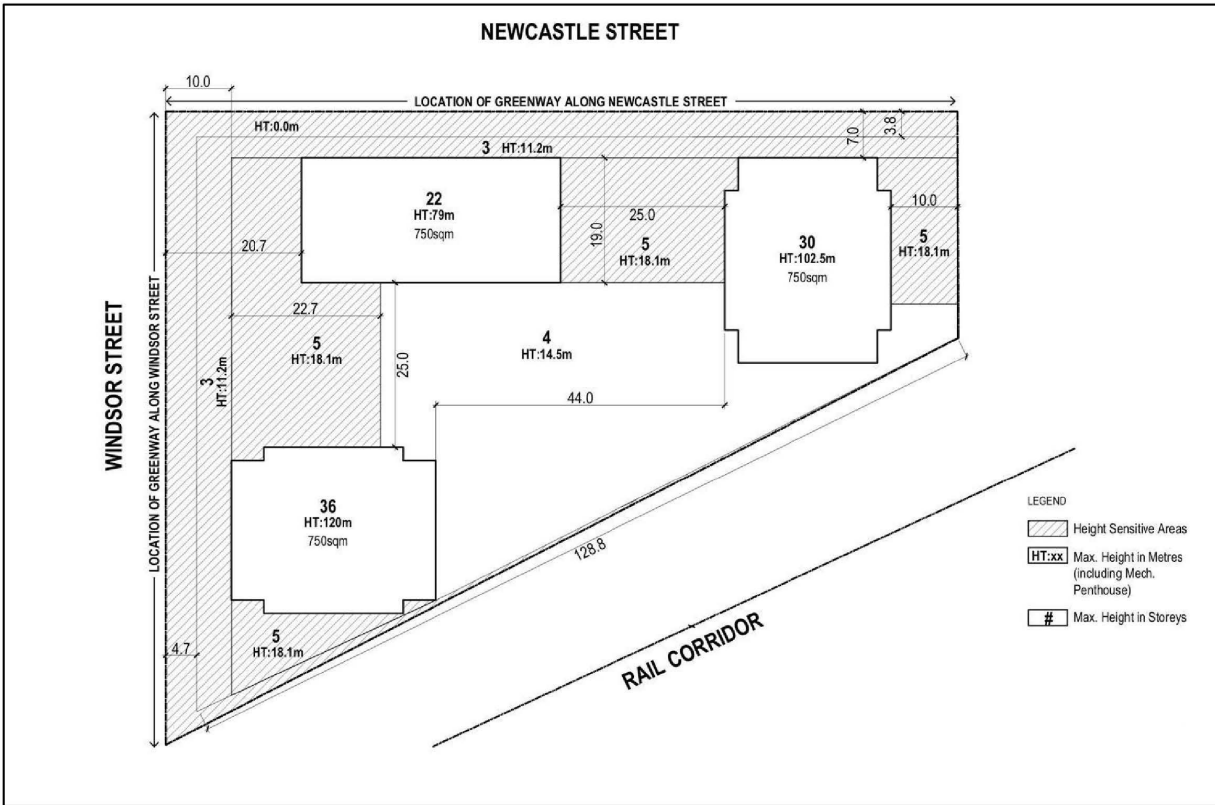
Block “C1” (39 Newcastle Street) located adjacent to the Mimico GO Station makes the site uniquely positioned to provide desired public infrastructure as well as a mix of residential and non-residential uses to advance the vision of the Mimico-Judson Secondary Plan. Site and Area Specific Policy 861 is intended to be read with the policies of the Official Plan and any Secondary Plan applicable to the Site, except where provided otherwise. The following Site and Area Specific Policies apply to Block “C1”:

Development Standards for Block C1 (39 Newcastle Street)



- 1.1 Tall buildings are permitted on Block “C1”. Maximum heights and the related maximum number of storeys are shown on Map C1. A combination of lower height podiums and slender, well-spaced tall buildings together with pedestrian and cycling infrastructure will result in a high-density development as well as the necessary physical infrastructure to support it.
- 1.2 Some areas within Block “C1”, as depicted on Map C1, are Height Sensitive Areas. In Height Sensitive Areas, tall building podiums will not exceed 4-storeys, excluding mezzanine areas, or a maximum of 18.5 metres, unless generous stepbacks to significantly reduce the visual and shadow impacts of built form in the podium above 18.5 metres are incorporated into the building design. The tower portion of a tall building will have a generous stepback from the podium and adjacent to public streets.
- 1.3 Heights lower than 18 metres are required along street edges, particularly on the south side of Newcastle Street and the east side of Windsor Street as shown on Map C1.
- 1.4 Where podiums are within Height Sensitive Areas along Newcastle Street and Windsor Street, podiums either will not exceed 4-storeys, excluding mezzanine areas, or a maximum of 18.5 metres, or will incorporate generous stepbacks to significantly reduce the visual and shadow impacts of built form in the podium above 18.5 metres up to the podium height limits as shown on Map C1.
- 1.5 For the purposes of this Site and Area Specific Policy, Tall Buildings are portions of buildings which exceed a height of 12-storeys and 46 metres.
- 1.6 The tower portions of Tall Buildings shall be located as shown on Map C1.
- 1.7 A maximum of 3 Tall Buildings shall be permitted in accordance with Map C1.
- 1.8 Unless otherwise specified, a maximum tower floorplate (gross construction area) of 750 square metres (excluding enclosed noise buffer balconies) is permitted for any portion of a Tall Building which is located above the 8th storey or above a height of 26.0 metres.
- 1.9 The floorplate of any portion of a Tall Building which is located above the 8th storey or above a height of 26 metres, shall be separated from any portion of a Tall Building also located above the 8th storey or above a height of 26 metres by a minimum of 25 metres, excluding the following projections which may project into the 25 metre separation distance from another Tall Building:

- a) balconies up to 2.05 metres in depth unless otherwise specified; and
 - b) as will be specified in the site specific zoning by-laws.
- 1.10 Tall Buildings shall not project beyond a 45 degree angular plane drawn from the south lot line of properties designated *Neighbourhoods* on the north side of Portland Street. There will be minimal shadows on *Neighbourhoods* and *Parks and Open Spaces*, assessed on a cumulative basis across the blocks.
 - 1.11 Ground floor heights will be a minimum of 4.5 metres to facilitate non-residential uses at grade.
 - 1.12 Residential floor to floor heights are encouraged to be approximately 2.9 metres, to improve sunlight access into dwelling units.
 - 1.13 Map C1 illustrates the implementation of the above. The setbacks and stepbacks illustrated on Map C1 are deliberate. The intent is to provide generous stepbacks from streets and other buildings within the block.
 - 1.14 No portion of a building shall be located on Block “C1” except within the heavy lines shown on Map C1. Detailed building tower floor plate sizes, setbacks, stepbacks and height limits (in both metres and storeys), particularly with respect to Height Sensitive Areas, shall be as shown on Map C1.
 - 1.15 A total of 65,250 square metres of gross floor area (excluding enclosed noise buffer balconies, at or above-grade parking and above-grade locker/storage areas), comprising a maximum of 62,700 square metres of residential gross floor area, together with a minimum of 2,350 square metres of non-residential gross floor area, shall be permitted.
 - 1.16 Phasing of the project is permitted, including the appropriate phasing of development standards and non-residential gross floor area, provided all requirements are satisfied prior to the occupancy of the last Phase.
 - 1.17 Notwithstanding the maximum building envelope of the tower portion of the Tall Building shown on Map C1, enclosed noise buffer balconies may project by 2.05 m from all faces of the tower portion of the tall building beyond the building envelope.
 - 1.18 Notwithstanding Policy 1.17 above, the area of enclosed noise buffer balconies may be excluded from the calculation of gross floor area.
 - 1.19 The Mimico-Judson Greenway shall be located within the Newcastle Street and Windsor Street rights-of-way as shown on Map C1.
 - 1.20 The site specific policies for Block “C1” shall prevail over the general policies of the Secondary Plan where they conflict.
 - 1.21 In addition to those matters listed in Section 7.4 of the Mimico-Judson Secondary Plan, community benefits secured under Section 37 of the *Planning Act* will include the completion of or funds provided for the following:
 - a) Provision of the Mimico Judson Greenway including the construction of a pedestrian and cycling bridge over Royal York;
 - b) Public art; and
 - c) Enhanced roadway and streetscape improvements.



Mimico-Judson: Map C1

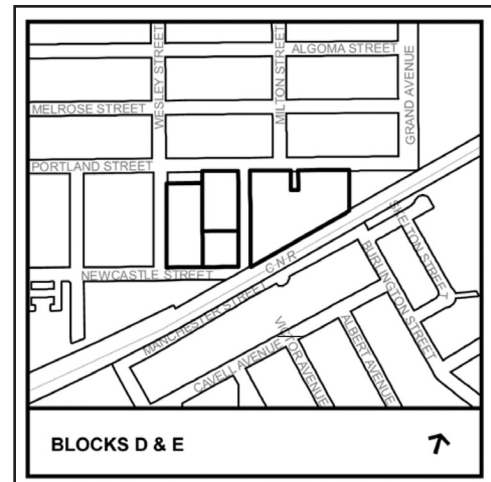


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862. Blocks “D” and “E”

Given the size and location of the properties within Blocks “D” and “E”, they are uniquely positioned and situated to provide desired public infrastructure, including public parks and streets, as well as a mix of residential and employment uses to advance the vision of the Secondary Plan. Site and Area Specific Policy 862 is intended to be read with the policies of the Official Plan and any Secondary Plan applicable to the Site, except where provided otherwise.

The comprehensive planning and development of Blocks “D” and “E” will provide substantial public infrastructure to implement the Secondary Plan. Accordingly, Map D/E indicates Blocks D1, D2, and D3 within Block “D” and Block E1 within Block “E” (together, the “Site”), to which the following policies apply:

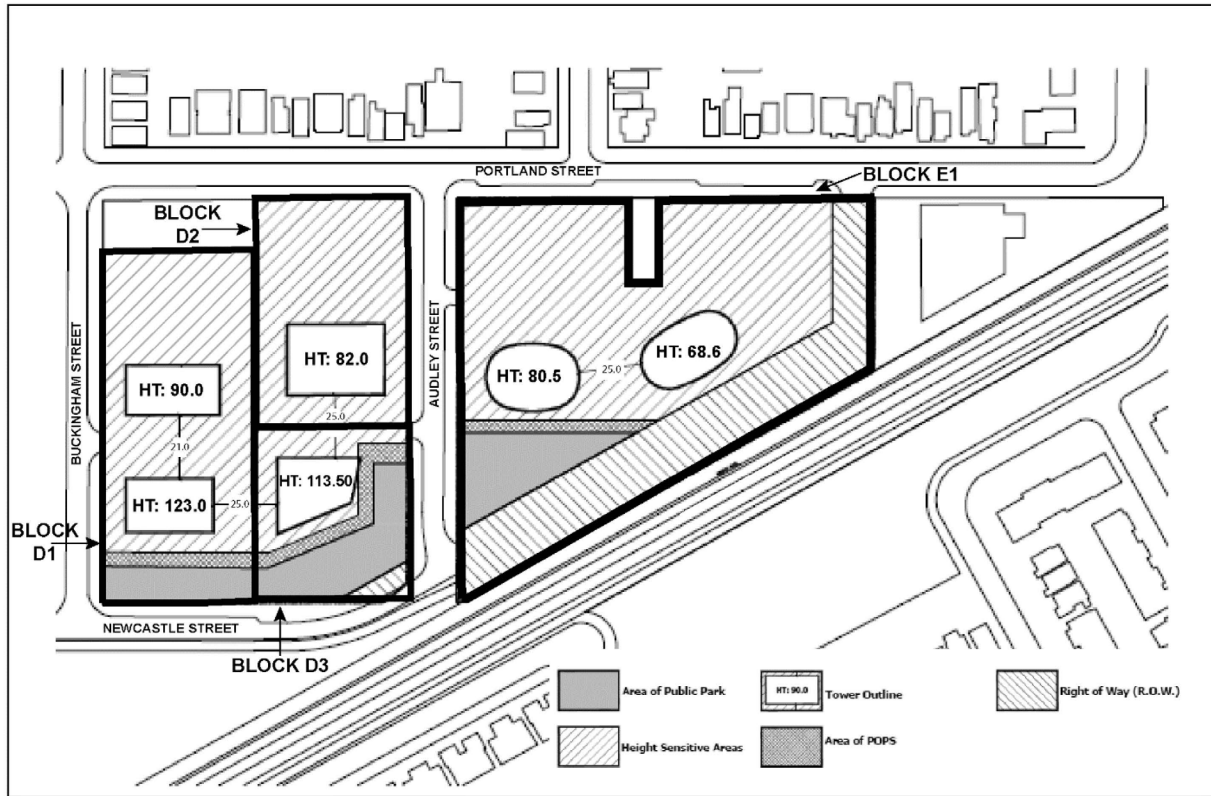


- 1.1 A consolidated public park comprised of the full parkland dedication requirements for Blocks D1, D2, D3 and E1 shall be provided with frontage on Buckingham Street, Audley Street, Newcastle Street and the Newcastle Extension, having a minimum area of 3,786 square metres. In order to achieve a park of this size in this location, the landowners of Blocks D1, D2, D3 and E1 will need to provide or secure a combination of on-site dedications and off-site dedications, facilitated by a land exchange.
- 1.2 For development to proceed on Block “E”, the Newcastle Extension will be located along and within the south and east property lines of Block E1 and will connect to Portland Street, as illustrated on Map D/E.
- 1.3 The existing termini of Newcastle Street and Grand Avenue may be connected in the future by the Newcastle Extension and Mimico Judson Greenway with a right-of-way width of 16.5 to 25.0 metres.
- 1.4 Development Standards for Blocks D1, D2, D3 and E1, shall include:
 - 1.4.1 Tall buildings are permitted on Blocks “D” and “E” on Blocks D1, D2, D3 and E1 as per the building locations, and maximum heights which are shown on Map D/E. On these sites, a combination of lower height podiums and slender, well-spaced tall buildings as well as parks, new streets and pedestrian and cycling infrastructure will result in a high-density development as well as the necessary physical infrastructure to support it, including parks, new streets, expanded pedestrian and cycling infrastructure, and childcare facilities.
 - 1.4.2 Some areas within Blocks “D” and “E” are Height Sensitive Areas as shown on Map D/E. In Height Sensitive Areas and near *Parks and Open Spaces*, tall building podiums will not exceed 18 metres unless generous stepbacks to significantly reduce the visual and shadow impacts of built form in the podium above 18 metres are incorporated into the building design in accordance with Policies 1.4.3 and 1.4.4. The tower portion of a tall building will have a generous stepback from the podium, adjacent to public streets and parkland.
 - 1.4.3 Heights lower than 18 metres are required along street edges, particularly on the south side of Portland Street, the north side of Newcastle Street and the Newcastle Extension, both sides of Audley Street and along park edges. A consistent street wall

with a maximum height of 18 metres will be provided and the total podium height will not exceed the podium heights indicated on Map D/E and more specifically on Maps D1, D2, D3 and E1, which range from a maximum of 18 metres to a maximum of 26 metres depending on the intensity of tall building development within that block, with lower podium heights on blocks with the greatest intensity of development and higher podium heights where tall building development is less intense. Intensity is assessed in terms of numbers of towers per block, tower coverage over the gross site area, tower floorplates and tower heights.

- 1.4.4 Where podiums are within Height Sensitive Areas, as shown on Map D/E along Portland Street, Audley Street and the Newcastle Extension, podiums either will not exceed 18 metres or will incorporate generous stepbacks to significantly reduce the visual and shadow impacts of built form in the podium above 18 metres up to the podium height limits indicated on Map D/E and more specifically on Maps D1, D2, D3 and E1. As shown on the maps, this will result in a maximum street wall height not to exceed 13 metres in some areas.
- 1.4.5 For the purposes of this Site and Area Specific Policy, Tall Buildings are portions of buildings which exceed a height of 46 metres.
- 1.4.6 The tower portions of Tall Buildings will be located as shown on Map D/E and more specifically on Maps D1, D2, D3 and E1, with generous setbacks from street edges, parks, privately-owned publicly accessible open spaces and the edge of the podium below. Details regarding balcony projections are provided.
- 1.4.7 Unless otherwise specified, a maximum tower floorplate (gross construction area) of 750 square metres is permitted for any portion of a Tall Building which is located above a height of 26 metres.
- 1.4.8 Unless otherwise specified, the floorplate of any portion of a Tall Building which is located above a height of 26 metres, shall be separated from any portion of a Tall Building also located above a height of 26 metres by a minimum of 25 metres, excluding the following projections which may project into the 25 metre separation distance from another Tall Building:
 - a) balconies up to 1.8 metres in depth unless otherwise specified; and
 - b) as will be specified in the site specific zoning by-laws.
- 1.4.9 Tall Buildings shall not project beyond a 45 degree angular plane drawn from the south lot line of properties designated *Neighbourhoods* on the north side of Portland Street. There will be minimal shadows on *Neighbourhoods* and *Parks and Open Spaces*, assessed on a cumulative basis across the blocks.
- 1.4.10 Ground floor heights will be a minimum of 4.5 metres to facilitate nonresidential uses at grade.
- 1.4.11 Residential floor to floor heights are encouraged to be approximately 3.0 metres, to improve sunlight access into dwelling units.
- 1.4.12 Map D/E illustrates the implementation of the above, as well as high-level development standards for sites on Blocks “D” and “E”. Additional detail is provided for the Site through more site specific maps. In the event of conflict between Map D/E and Maps D1, D2, D3 and/or E1, the site specific maps will prevail. For greater certainty, Policy 6.4 of the Mimico Judson Secondary Plan does not apply to Blocks D1, D2, D3 and E1.

- 1.5 The setbacks and stepbacks illustrated on the site specific maps are deliberate. The intent is to provide generous stepbacks from streets, parks and other buildings within the blocks, with deeper stepbacks where greater sensitivity is required and key views and openness to the sky are to be preserved. These stepbacks and setbacks are tied to the park size and shape which resulted from the land exchange for parkland.
- 1.6 In the event of a conflict, the site specific policies for Blocks D1, D2, D3, and E1 shall prevail over the general policies of the Secondary Plan.
- 1.7 In addition to those matters listed in Section 7.4 of the Mimico-Judson Secondary Plan, community benefits secured under Section 37 of the *Planning Act* may include the completion of or funds provided for the following:
- a) Provision of the Newcastle Extension;
 - b) Provision of the Mimico Judson Greenway, excluding costs of rail safety mitigation measures;
 - c) Public art;
 - d) Enhanced roadway and streetscape improvements;
 - e) Off-site parkland contributions; and
 - f) Privately-Owned Publicly-Accessible Spaces.



Mimico-Judson: Map D/E (Block D1, D2, D3 and E1)



Not to Scale
07/12/2021

Block "D" (Blocks D1, D2, and D3)

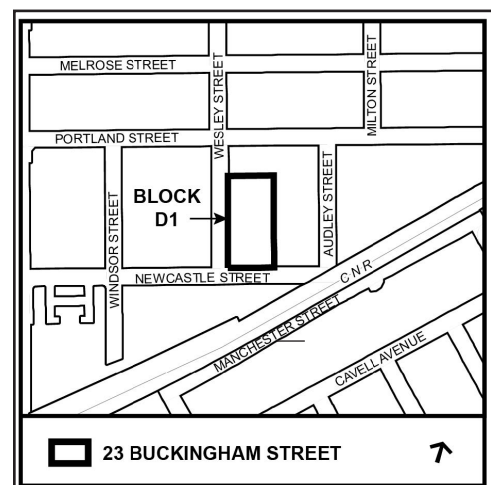
The following policies will apply collectively to the lands in Block "D" (Blocks D1, D2, and D3).

- 2.1 A consolidated public park with frontage on Buckingham Street, Newcastle Street and Audley Street, and having a minimum lot area of 2,379 square metres is to be achieved through conveyances by the landowners of Blocks D1 and D3. A 609 square metre parcel transfer from Block D2 to Block D3 is planned to facilitate a larger parkland dedication on Block D3.
- 2.2 The size and configuration of the public park on Block "D" shall be augmented by Privately-Owned Publicly-Accessible Space (POPS) secured by above-grade easements which shall be granted by the land owners as publicly accessible open spaces as shown on Map D/E.
- 2.3 A mid-block publicly accessible private lane and walkways, having a minimum width of 13.5 metres, shall be provided through Blocks D1, D2 and D3 connecting Audley Street to Buckingham Street. Appropriate arrangements shall be secured to the satisfaction of the City in respect of construction phasing and maintenance.
- 2.4 Detailed development standards specified in Site Specific Zoning By-laws will advance the policies contained within this Site and Area Specific Policy. Zoning for Blocks D1, D2, and D3 shall be approved simultaneously.

Development Standards Block D1 – 23 Buckingham Street

The following policies will apply to the lands on Block D1:

- 3.1 Development on Block D1 will be subject to the minimum development standards set out herein and as shown on Map D1.
 - 3.1.1 A public parkland conveyance of 860 square metres, shall be provided along the southerly portion of the site, as more specifically shown on Map D1.
 - 3.1.2 A combined area of Privately-Owned Publicly-Accessible Space (POPS) and additional privately owned outdoor space of approximately 364 square metres, of which a maximum of 50% may accommodate outdoor patio areas, shall be provided immediately to the north of the Block D1 parkland dedication, having a minimum north-south depth of 5.72 metres. This POPS may also be used for signage and access to the at grade non-residential uses within Block D1. The POPS may be secured as a Section 37 consideration.
 - 3.1.3 A maximum of 2 Tall Buildings and one Mid-Rise Building shall be permitted on Block D1 in accordance with Map D1.
 - 3.1.4 No portion of a building shall be located



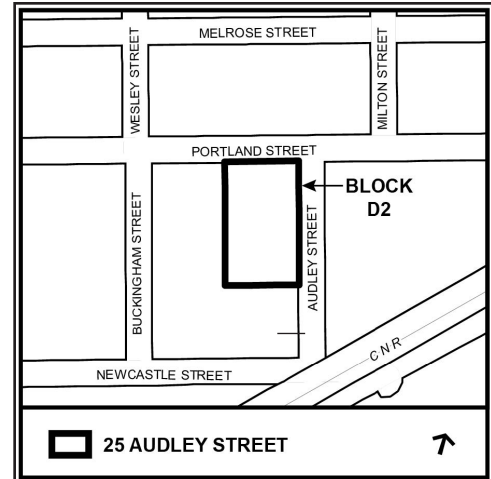
on Block D1 except within the heavy lines shown on Map D1. Detailed building tower floor plate sizes, setbacks, stepbacks and height limits (in metres), particularly with respect to Height Sensitive Areas, shall be as shown on Map D1.

- 3.1.5 A total of 55,700 square metres of gross floor area, comprising a maximum of 50,350 square metres of residential gross floor area, together with a minimum 5,350 square metres of non-residential gross floor area, shall be permitted.
- 3.1.6 Phasing of the project shall be permitted, including the appropriate phasing of development standards and non-residential gross floor area, provided a minimum of 3,500 square metres of non-residential gross floor area is included in Phase 1 and provided that the total of at least 5,350 square metres of non-residential gross floor area is included prior to the earlier of occupancy of any residential portion of Phase 2 of the development or condominium registration of any residential portion of Phase 2 all requirements are satisfied prior to the occupancy of Phase 2.

Development Standards Block D2 – 25 Audley Street

The following policies will apply to the lands on Block D2:

- 4.1 Development on Block D2 will be subject to the minimum development standards set out herein and as shown on Map D2:
- 4.1.1 A public parkland conveyance of 609 square metres is to be provided towards the consolidated public park, which shall be provided through a land exchange with the owner of Block D3.
- 4.1.2 Half (6.75 metres) of the total width of the mid-block publicly accessible private road located to the east of Block D1 shall be provided based on the new common property line resulting from the land exchange for the public parkland conveyance for Block D2.
- 4.1.3 One Tall Building and one Mid-Rise Building shall be permitted on Block D2 in accordance with Map D2.
- 4.1.4 No portion of a building will be located on Block D2 except within the heavy lines shown on Map D2. Detailed building tower floor plate sizes, setbacks, stepbacks and height limits (in metres), particularly with respect to Height Sensitive Areas, shall be as shown on Map D2.
- 4.1.5 A total of 32,500 square metres of gross floor area, comprising a maximum of 30,150 square metres of residential gross floor area, together with a minimum 2,059 square metres of non-residential gross floor area, shall be permitted.
- 4.1.6 Phasing of the project is permitted, provided a minimum of 1,000 square metres of non-residential gross floor area is provided in the initial phase and provided that the total of at least 2,059 square metres of non-residential gross floor area is included prior to the earlier of occupancy of any residential portion of Phase 2 of the development or condominium registration of any residential portion of Phase 2 all requirements are satisfied prior to the occupancy of Phase 2.
- 4.1.7 Notwithstanding the maximum building envelope of the tower portion of the Tall Building shown on Map D2, balconies may project by 2.0 m from all faces of the tower portion of the tall building beyond the building envelope provided that balconies on the east face of the tower maintain a minimum of 9 m setback from the Audley Street property line.
- 4.1.8 Within the area shown as a height of 28 metres on Map D2, an open air courtyard located at ground level is required with a minimum size of 400 square metres and a minimum width in any dimension of 11 metres.
- 4.1.9 Notwithstanding the maximum building envelope of the tower portion of the Tall Building shown on Map D2 the maximum floor plate size shall be no more than 760 square metres in size.



Development Standards Block D3 – 1 Audley Street and 8 Newcastle Street

The following policies will apply to the lands on Block D3:

- 5.1 Development on Block D3 will be subject to the minimum development standards set out herein, and as shown on Map D3:

- 5.1.1 A public parkland conveyance of a minimum of 910 square metres shall be provided along the southerly and easterly portion of the site, with frontage on Audley Street and on Newcastle Street, as shown on Map D3.

- 5.1.2 A road conveyance of a minimum of 204 square metres shall be provided at the southeast corner of the site for the Newcastle Extension, as shown on Map D3.

- 5.1.3 In consideration that the Block D2 Parkland Dedication is to be used as a part of Block D3, a view corridor has been incorporated into the policies of this SASP in order that Block D2 benefits from unobstructed views to and from the new park being established through the City land exchange over a Privately-Owned Publicly-Accessible Space (POPS). The purpose of the view corridor is to ensure connectivity both physically and visually between the Block D2 and the newly created public park south of the POPS. It is important that the POPS does not function as a deterrent to the objective of a connected community.

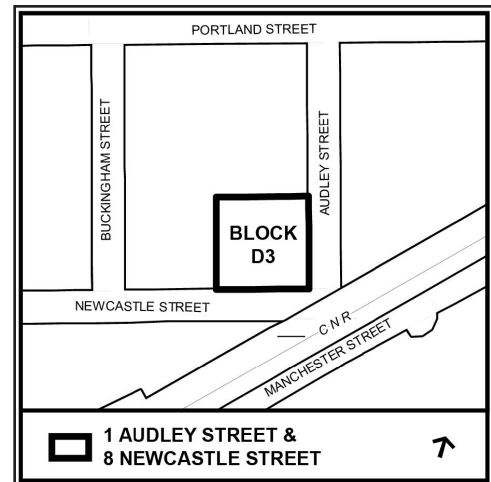
To this effect, a POPS commitment of a minimum of 128 square metres shall be provided immediately north of the portion of the Block D3 parkland dedication along Audley Street, east of the Tall Building, comprised of an area with a north-south depth of 8.0 metres from the south edge of the publicly accessible lane and an east-west width of 19.5 metres (at its widest point) from the east façade of the podium.

Within the entire 128 square metre POPS area, third party and/or non-POPS ground signage is not permitted, however, façade mounted signage is permitted.

Within 13.5 metres from the Audley Street property line in this area of the POPS, commercial patio furniture/seating, commercial patio uses, fences and continuous guards are not permitted whereas fixed street furniture is permitted with a maximum height of 1.1 metres. Lighting, wind mitigation, landscaping, and other pedestrian features that may be required by the City are permitted in this area of the POPS and are not subject to the 1.1 metre height restriction.

- 5.1.4 A second open space area commitment of a minimum of 428 square metres shall be provided immediately north of the parkland on Block D3 south and/or east of the Tall Building. Of this area, a minimum of 214 square metres (50%) shall be committed to a Privately-Owned Publicly-Accessible Space (POPS). No seasonal commercial patio seating is permitted within the POPS. The remainder of the area may be used for seasonal commercial patios to animate the park and landscaping.

- 5.1.5 Half (6.75 metres) of the total width of the mid-block publicly accessible private road



located to the east of Block D1 shall be provided based on the new common property line resulting from the land exchange for the public parkland conveyance for Block D2.

- 5.1.6 A maximum of one Tall Building shall be permitted on Block D3 in accordance with Map D3.
- 5.1.7 A cantilevered portion of the tower portion of the Tall Building shall be permitted to project a maximum of 1.0 metre in an east-west direction beyond the east face of the podium portion of the building at the northeast corner of the tower portion of the building.
- 5.1.8 A maximum total of 28,900 square metres of gross floor area, comprising a maximum of 28,274 square metres of residential gross floor area, together with a minimum of 500 square metres of non-residential gross floor area, shall be permitted.
- 5.1.9 No portion of a building will be located on Block D3 except within the heavy lines shown on Map D3. Detailed building tower floor plate sizes, setbacks, stepbacks and height limits (in metres), particularly with respect to Height Sensitive Areas, shall be as shown on Map D3.

Block “E”

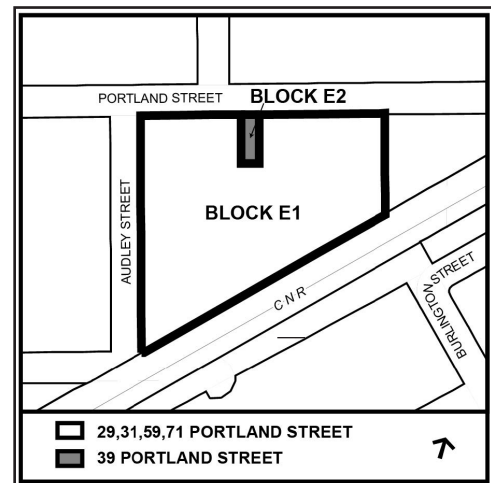
The following policies will collectively apply to the lands in Block “E”:

- 6.1 A public park with frontage on Audley Street and the Newcastle Extension is to be provided through an on-site dedication, as shown on Map E1.
- 6.2 The size and configuration of the public park on Block “E” shall be augmented by a Privately-Owned Publicly-Accessible Space (POPS), which shall be secured through an above-grade easement as publicly accessible open space to provide an east-west public walkway north of the park, as shown on Map E1.
- 6.3 Should Sites E1 and E2 be developed concurrently, Policy 9.8 of Chapter 6, Section 35, Mimico-Judson Secondary Plan shall not apply.

Block E1 –29, 31, 59 and 71 Portland Street, and 2 and 10 Audley Street

The following policies will apply to the lands on Block E1:

- 7.1 Development on Block E1 will be subject to the minimum development standards set out herein, and as shown on Map E1:
 - 7.1.1 A minimum area of 4,757 square metres shall be provided for a road conveyance to accommodate the east-west portion of the Newcastle Extension and Mimico-Judson Greenway, with a right-of way width of 25 metres, and which will include the appropriate rail safety mitigation measures. The dimensions of the road conveyance will be sufficient to accommodate design and engineering components of the road (i.e. storm sewers and tree plantings), which shall be determined through the development review process, to the satisfaction of the City.
 - 7.1.2 A minimum area of 742 square metres shall be provided for a road conveyance to accommodate the north-south portion of the Newcastle Extension to Portland Street, with a right-of-way width of 16.5 metres. The dimensions of the road conveyance will be sufficient to accommodate design and engineering components of the road (i.e. storm sewers and tree plantings), which shall be determined through the development review process, to the satisfaction of the City.
 - 7.1.3 A public parkland conveyance of a



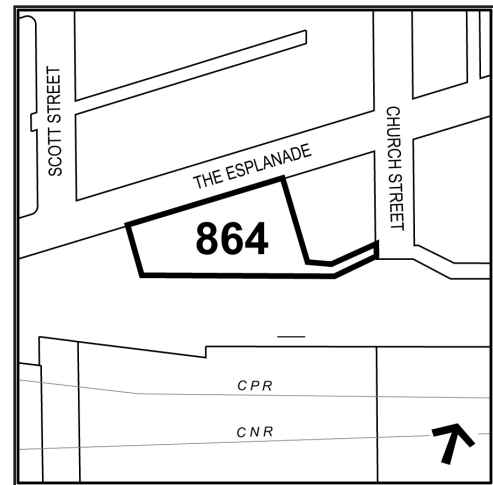
minimum of 1,407 square metres shall be provided along the southerly portion of the site, with frontage on Audley Street and the Newcastle Extension, as shown on Map E1.

- 7.1.4 The size and configuration of the public park shall be augmented by a Privately-Owned Publicly-Accessible Space (POPS) commitment of a minimum of 208 square metres, secured through an above-grade easement, located to the north of the public park.
- 7.1.5 A maximum of two Tall Buildings (Tower E1-A and Tower E1-B) as well as Mid-rise Buildings, shall be permitted on Block E1, in accordance with Map E1.
- 7.1.6 The tower portions of the Tall Buildings shown on Map E1 shall have a maximum floor plate size of no more than 838 square metres for Tower E1-A and 812 square metres for Tower E1-B.
- 7.1.7 No portion of a building shall be located on Block E1 except within the heavy lines shown on Map E1. Detailed building tower floor plate sizes, tower shapes, setbacks, stepbacks and height limits (in metres), particularly with respect to Height Sensitive Areas, shall be as shown on Map D/E to reduce skyview and shadow impacts, to increase the perceived building stepback from the podium edge to the south and to maintain the minimum setback distances from the mid-rise portion of the building on the opposite side of the courtyard.
- 7.1.8 A maximum total of 71,700 square metres of gross floor area, comprising a maximum of 68,550 square metres of residential gross floor area, together with a minimum of 3,067 square metres of non-residential gross floor area, is permitted.
- 7.1.9 Within Block E1, a minimum of 3,067 square metres of non-residential gross floor area, including a minimum of 800 square metres of gross floor area dedicated to childcare facilities and a minimum of 1,503 square metres of office space, which may include co-working offices, is required.
- 7.1.10 Should Block E1 be developed with Block E2 without primary windows facing the side property lines, the upper level stepbacks shown on Map E1 are not required.
- 7.1.11 Phasing of the project is permitted, including the appropriate phasing of development standards and non-residential gross floor area. The first phase will include either a minimum of 800 square metres of non-residential gross floor area dedicated to childcare facilities or a minimum of 2,267 square metres of non-residential gross floor area, which may include co-working offices.
- 7.1.12 A Zoning By-law will not be approved on Block E1 that permits sensitive uses within 30.0 metres of the rail corridor property line until such time as a rail safety mitigation report demonstrating alternative safety mitigation measures has been deemed acceptable to the satisfaction of City Planning.

863. [Intentionally blank as of this consolidation]

864. 45 The Esplanade

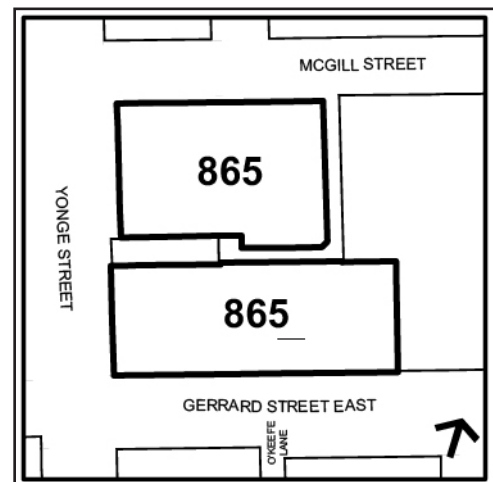
- 1) A minimum of 7,800 square metres of non-residential gross floor area shall be provided for in the redevelopment of the lands.
- 2) A minimum of 220 square metres shall be provided as a privately-owned publicly accessible open space (POPS) to be located on the eastern edge of the site.
- 3) The POPS will be guided by the City's Design Guidelines for Privately Owned, Publicly-Accessible Spaces (POPS).



865. 409-415 Yonge Street and 9 and 17 McGill Street, 399-405 Yonge Street and 20 Gerrard Street East

For the purpose of block planning for the lands known as 409-415 Yonge Street and 9 and 17 McGill Street, 399-405 Yonge Street and 20 Gerrard Street East:

- a) A mixed-use tall building within the lands known municipally as 409-415 Yonge Street and 9 and 17 McGill Street having a maximum height of 230.5 metres, including any mechanical penthouse, a minimum tall building setback of 10 metres from its south property line shared with the lands municipally known as 407 Yonge Street, a minimum tall building setback of 13.5 metres from its south property line shared with the lands known as 20 Gerrard Street East, and a minimum tall building setback of 10.0 metres from its east property line shared with 20 Gerrard Street East, is permitted.
- b) Any approval of a zoning by-law amendment for the lands known municipally as 399-405 Yonge Street permitting a tall building shall require, pursuant to section 453.1 of the *City of Toronto Act, 2006*, the provision of a social housing program and the owner of the lands and the

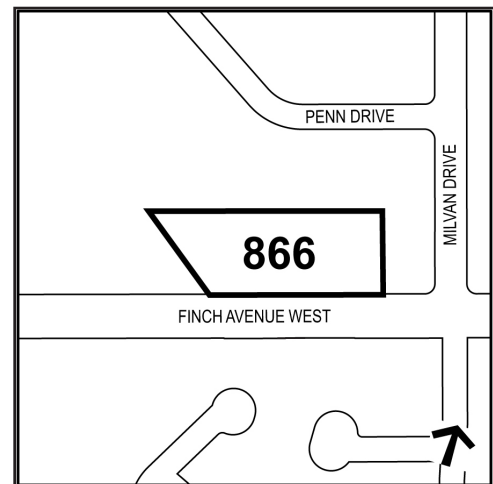


operator of the social housing program shall be required to enter into an agreement with the City and register it in priority against title to the lands which secures the provision of the social housing program in accordance with this Policy and the requirements of the zoning by-law amendment.

- c) A mixed-use tall building within the lands known municipally as 399-405 Yonge Street having a maximum height of 249.8 metres, a total maximum height of 252.8 metres inclusive of any mechanical projections for a part of the roof area of the building, and a minimum tall building setback of 5.5 metres from its east property line, is permitted provided that the mixed-use tall building includes a social housing program within the building on the lands in accordance with Policy b) above.
- d) The minimum tall building setbacks contemplated in Policies a) and c) above shall not preclude the development of the lands known municipally as 20 Gerrard Street East for the purpose of a potential tall building (with a 12.5 metre setback to its westerly lot line and a 5.5 metre setback to its easterly lot line) authorized by a zoning by-law amendment provided that any potential tall building proposal within the lands shall not be approved unless it conforms and is consistent with all other municipal policies and all provincial policies (including, without limitation, all policies pertaining to heritage conservation). For the purpose of this Policy d), the minimum tall building setbacks set out may be increased or decreased as determined through the zoning by-law amendment review process of any such proposed tall building, without an Official Plan Amendment to this Policy.
- e) Development on 399-405 Yonge Street will not cast net-new shadow as measured in hourly increments on March 21st from 9:18 a.m. - 6:18 p.m. and at hourly increments on September 21st from 9:18 a.m. - 4:18 p.m. on Allan Gardens.

866. 2450 Finch Avenue West

- a) All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designations, including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a local area study that results in a Site and Area Specific Policy.
- b) Residential uses and/or live-work uses are not 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) A minimum of 20 percent of the total gross floor area to be developed on the lands at full build out will be employment gross floor area. The minimum employment gross floor area will be:
 - i) comprised of uses permitted within *Core*



Employment Areas and *General Employment Areas* that are compatible with residential uses as determined through a Compatibility/Mitigation Study; and

- ii) developed on the lands prior to, or concurrent with, any residential uses;
- d) Should development of the lands be phased, the first phase of development will include 50 percent or greater of the minimum employment gross floor area. The framework for new development on the lands to be set out in a Site and Area Specific Policy will follow a local area study. The area study leading to the Site and Area Specific Policy will:
 - i) include a Land Use Plan that:
 - A) provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas*, *General Employment Areas*, or other designation(s) as appropriate;
 - B) ensures appropriate land uses are located in proximity to lands designated as *Core Employment Areas* and *General Employment Areas*; and
 - C) informs building heights and densities across the lands to be included within the Site and Area Specific Policy;
 - ii) require a Community Services and Facilities Study to identify services and facility needs in the study area and to inform the type(s), location(s) and amount(s) of facility space to be developed on the lands, including an appropriate location and size for a child care centre; and
 - iii) require an Economic Development Strategy/Study to identify opportunities for sustained employment and non-residential investment and recommend actions and policies to attract businesses and support employment growth.
- e) 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 containing residential units on the lands will be encouraged to include 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 8 percent of the total new residential gross floor area shall be secured as affordable rental housing;
 - ii) the affordable housing shall be secured at affordable rents or affordable ownership prices for a period of at least 25 years from the date of first residential occupancy of the unit;
 - 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 requirement for affordable rental housing.
- f) The provision of affordable housing required by 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 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 e) above.
- i) As part of a complete Zoning By-law Amendment application for the lands or for part of the lands, a Compatibility/Mitigation Study will be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
- j) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede:
 - i) the continuation of and the expansion of existing employment uses; and
 - ii) any new employment uses within the surrounding *Core Employment Areas* and *General Employment Areas*.

867. 1235-1255 Lawrence Avenue West, 3 and 15 Benton Road

1. A mixed-use and mixed-income development is permitted provided that:

- a) A minimum of 20,500 square metres of employment gross floor area is developed at full build out of the lands. The employment gross floor area will:
 - i) be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses;
 - ii) be constructed on the lands prior to or concurrent with any residential gross floor area;
 - iii) contain a minimum of 50 percent of employment gross floor area devoted to *Core Employment Areas* uses such as



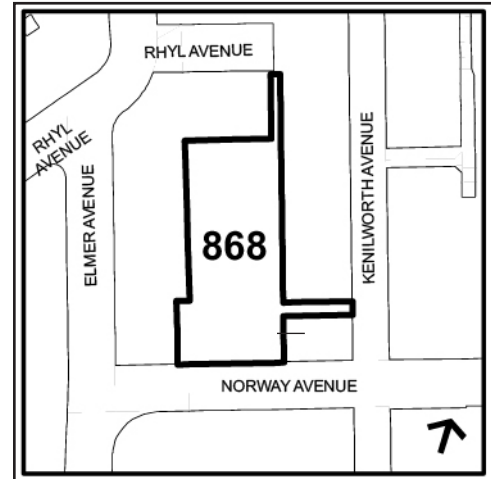
office, media, artist studio, lab, research and development facilities, information and technology facilities, cultural industry spaces, incubator and/or co-working space; and

- iv) contain not more than 4,000 square metres of the employment gross floor area devoted to retail and personal service uses.
- b) New development containing residential units is located on the part of the lands designated *Mixed Use Areas* and will secure a minimum amount of affordable housing as follows:
 - i) if a condominium development is proposed, a minimum of 5 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; or
 - ii) if a purpose-built rental development is proposed after 2025, a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing;
 - iii) the affordable housing shall be secured at affordable rents or affordable ownership prices for a period of at least 25 years from the date of first residential occupancy of the unit; and
 - iv) 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.
- c) The provision of affordable housing required by Policy b) shall be secured through one or more agreements with the City.
- d) 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.
- e) As part of a complete Zoning By-law Amendment application for the lands:
 - i) a phasing plan will be submitted to demonstrate, to the City's satisfaction, how the required non-residential gross floor area will be achieved; and
 - ii) Rail Safety and Rail Mitigation Report will be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- f) Development will be set back a minimum of 30 metres from the property line of the rail corridor, or an appropriate distance deemed to provide risk mitigation through a peer-reviewed Rail Safety and Risk Mitigation Study.
- g) Employment uses on the lands will be located and designed to mitigate impacts from and be compatible with existing nearby employment uses and the rail corridor.

2. Area A may be used for underground parking, loading, service, access and/or mechanical facilities to serve the uses on the *Mixed Use Areas* portion of the lands. No residential uses are permitted in Area A.

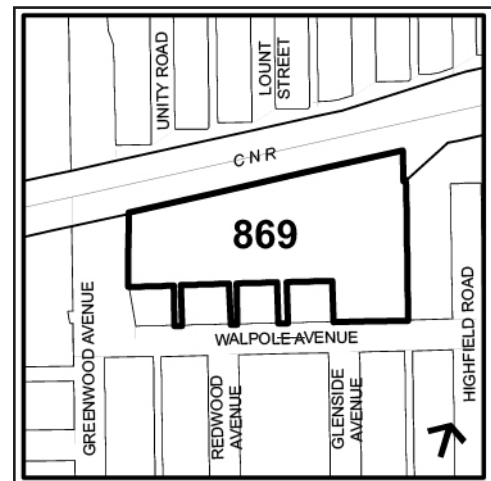
868. 264 Kenilworth Avenue and 50 Norway Avenue

Notwithstanding Policy 3.2.1.8 of the Official Plan, the social housing property located at 264 Kenilworth Avenue and 50 Norway Avenue may be severed into two conveyable parcels of land for conveyance to non-profit housing providers.



869. 16, 32, 44, and 66 Walpole Avenue

Notwithstanding Policy 3.2.1.8 of the Official Plan, the social housing property located at 16, 32, 44, and 66 Walpole Avenue may be severed into three conveyable parcels of land for conveyance to non-profit housing providers.



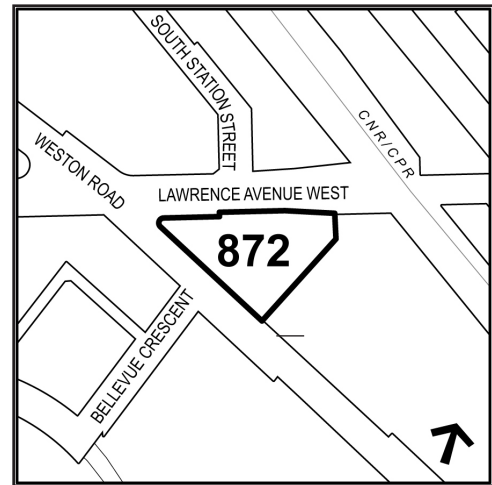
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872. Southeast of Lawrence Avenue West and Weston Road

Despite Site and Area Specific Policy 45, a mixed-use development containing residential, retail and community uses to a maximum density of 15.1 Floor Space Area is permitted provided;

- i) The non-residential gross floor area includes space for community uses;
- ii) A pedestrian walkway is provided on the lands to facilitate access to the Weston GO/UP Express transit station;
- iii) the residential gross floor area is comprised of two residential towers that are no more than 46 and 50 storeys in height.



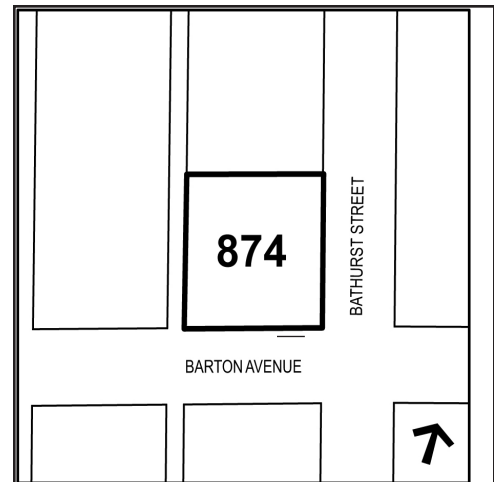
873. 1354-1364 Queen Street West and 2-14 Brock Avenue

- a) An 11-storey mixed-use building with a maximum height of 39 metres (exclusive of the mechanical penthouse) is permitted.
- b) In accordance with Official Plan policy 3.2.1.12, a tenant relocation and assistance plan will be provided to lessen hardship for tenants of the existing rental units that will be demolished.



874. 914 Bathurst Street

For the lands outlined in black, the maximum permitted height for the building is 43.96 metres to the top of the mechanical penthouse roof.

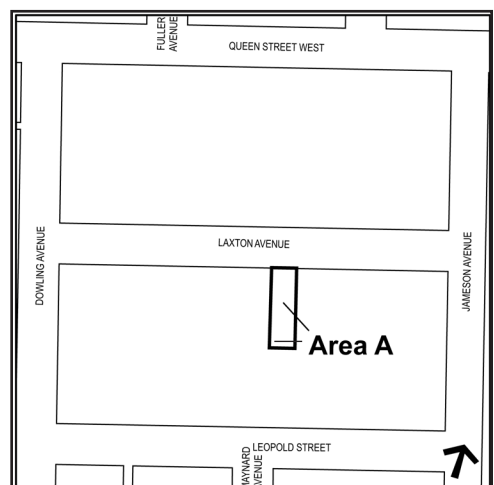
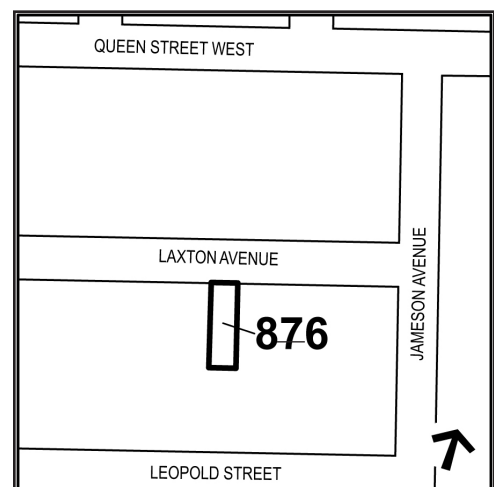


875. [Intentionally blank as of this consolidation]

876. 7 Laxton Avenue

For the lands known municipally in 2022 as 7 Laxton Avenue and shown as Area A in the map below, the following apply:

The maximum building height is permitted to be 6 storeys

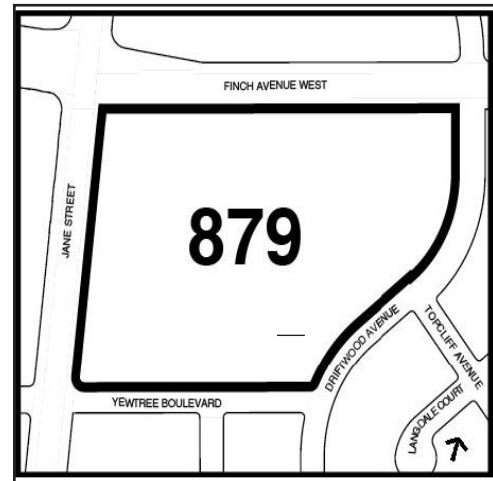


877. [Intentionally blank as of this consolidation]

878. [Intentionally blank as of this consolidation]

879. 1911 Finch Avenue West

- a) The vision for the lands is a sustainable, mixed-income, inclusive, vibrant, and mixed-use community at the heart of Jane Finch. Over time, new development will surround and integrate with the Jane Finch Mall until such time the mall may be replaced by a transit-supportive, mixed-use complete community. It will include a range of housing options in varying tenures, unit sizes, and levels of affordability, retail, and community-serving uses. The diversity and culture of the Jane Finch community will be reflected in the design and programming of buildings, parks, the public square, open spaces, and streets. The redevelopment process will be in phases, collaborative, inclusive, and respectful of the diverse population living and working in the Jane Finch area.



- b) Overall Planning Framework
- i) Map 1 of 2 shows the Overall Planning Structure for the redevelopment of the Jane Finch Mall.
- c) Development Phasing
- i) Map 2 of 2 shows the Phasing for redevelopment of the lands.
- ii) The Site will be redeveloped in phases to allow for the retention of the existing mall in whole or in part, to support the continuity of existing community-serving businesses and services, and the appropriate relocation of existing infrastructure.
- iii) The phasing of development and required infrastructure within the Site will be addressed and secured through a Plan of Subdivision and Zoning By-Law Amendment applications.



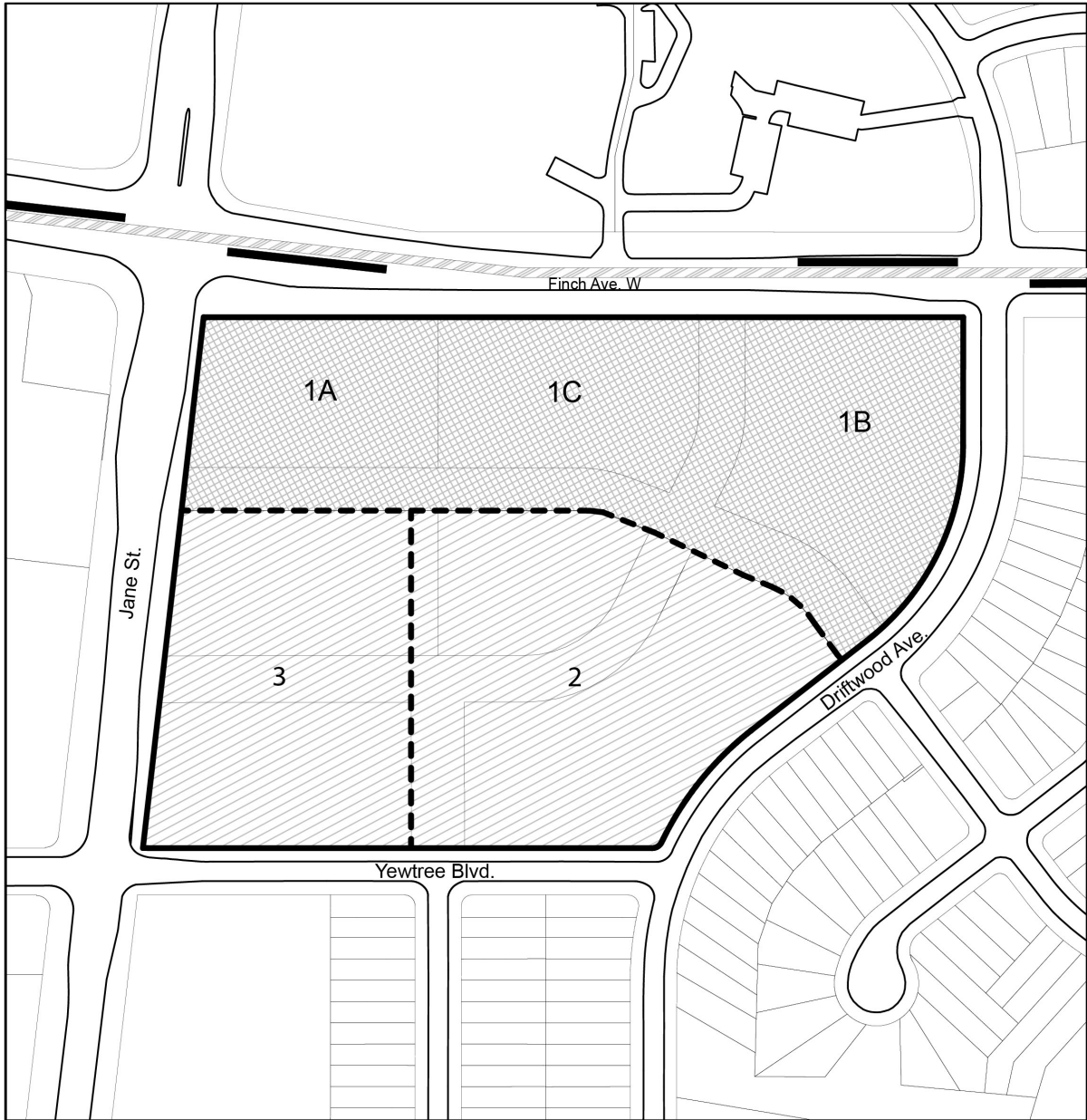
1911 FINCH AVENUE WEST

File # 23 184369 WET 07 0Z

- Site Boundary
- Public Parks
- Publicly-Accessible Outdoor Open Space
- Public Square
- Green Pedestrian Connection
- Dedicated Cycling Facility








Not to Scale



1911 FINCH AVENUE WEST

File # 23 184369 WET 07 0Z

-  Site Boundary
-  Phase 1
-  Phase 2
-  LRT Alignment
-  LRT Stop



Not to Scale

d) Mobility

- i) A primary network of public streets, designed in accordance with City standards, will enhance connections to the surrounding area and to transit stops, and create a finer grain, urban structure of streets and blocks. The public street network is identified by a series of new streets, as depicted on Map 1.
 - 1) Street A will be the primary public spine through the Site, providing key points of access to and addresses for future developments, creating relationships between the public parks and developments which abut it. Street A will have a right-of-way width of 20 metres and be delivered incrementally during Phase 1B, 2, and 3.
 - 2) Street B will enhance east-west connectivity across the Site and support the retail and gathering functions of the buildings and public spaces which connect to and abut it. Street B will have a right-of-way width of 18.5 metres and be delivered in full no later than Phase 1.
 - 3) Street C will provide a connection into the existing Neighbourhood south of the Site, as well as a pedestrian and cycling connection to the Public Square and Green Pedestrian Connection. Street C will have a 23-metre right-of-way width and be delivered in full no later than Phase 2.
 - 4) Street D is an extension of Street B with access and frontage to the public parks. This street should be designed with safety and accessibility in mind to create a seamless connection between the parks on either side of it. Street D will have a right-of-way width of 23 metres and be delivered no later than Phase 1B.

Minor modifications to the right-of-way widths of new streets will not require an amendment to this Site and Area Specific Policy.

- ii) New streets will be designed as Mixed Use Shared Streets. Mixed Use Shared Streets can have a flexible design to accommodate different modes of travel, uses, and seasons.
- iii) Despite the right-of-way width of “45 metres and over” for the length of Site, as shown for “Finch” on Map 3, Right-of-Way Widths Associated with Existing Major Streets of the Official Plan, a conveyance in fee simple to the City for nominal that is achieving a boulevard condition of at least 9.5 metres along the frontage of Phase 1B and achieving at least 8.6 metres along the frontage of Phase 1C where the boulevard is narrowest, is deemed to satisfy Section 2.2 (Policy 3) of the Official Plan.

e) Cycling

- i) Cycling facilities will be introduced along Yewtree Boulevard and Driftwood Avenue, as depicted on Map 1, to connect the intersection of Finch Avenue West and Driftwood Avenue along the east and southern edges of the Site towards the Jane Street/Yewtree Boulevard intersection.
- ii) The expansion of the bike share network is encouraged through as the provision of on-site placement of bike share stations and electrical connections.

f) Green Pedestrian Connection

- i) A Green Pedestrian Connection will connect Street C with the Public Square and to the LRT stop to the north as conceptually shown on Map 1:
- ii) The Green Pedestrian Connection will:

- 1) be a publicly accessible space;
- 2) have a healthy tree canopy and/or other landscaping, where possible;
- 3) be designed as a place for people to gather and socialize, and rest;
- 4) have clear and direct sight lines for the entire route;
- 5) be well lit, safe, and universally accessible and free of obstructions; and,
- 6) be lined with active ground-level uses in adjacent buildings such as residential entrances or amenity spaces, active office uses, retail, restaurant, and community spaces; and,
- 7) protect for an easement atop Toronto Water's linear subsurface infrastructure and will be free and clear below and above grade. For clarity, permanent buildings and structures will not be permitted.

g) Public Square

- i) The planned location for the Public Square is conceptually shown on Map 1 and will be delivered through Phase 1A and Phase 1C.
- ii) In addition to the policies for Public Squares found in Chapter 3 of the Official Plan, following policies also apply and in the case of any conflict, the policies in the Site and Area Specific Policy will prevail.
- iii) The Public Square will be designed to:
 - 1) provide flexible open space that supports communityprogrammed events; and,
 - 2) include access to features supporting community programming, such as public wifi, electrical outlets and other features.

h) Parkland

- i) Parks will be delivered in a timely manner and at the earliest phase of a development to support existing and future residents. New public parkland will be required to support and meet the needs of residents, employees, and the broader community.
- ii) There will be two Parks on the Site:
 - 1) A public park will be provided in Phase 1B with an approximate size of 3,500 square metres and with frontage on Driftwood Avenue, Street D, and Street A, as shown on Map 1; and,
 - 2) A public park will be provided in Phase 2, as shown on Map 1. Any over-dedication of parkland in Phase 1 will be credited against the parkland dedication requirement for Phases 2 and 3.
- iii) The size of the Parks will be subject to:
 - 1) An alternative parkland dedication rate of 1 ha per 600 units will be applied to the Site for residential development and for the residential portion of mixed-use development. The parkland dedication requirement will not exceed 15 percent of the Site (excluding public roads).
 - 2) The non-residential portion of the Site (excluding public roads) will be subject to a 2 percent parkland dedication.

- iv) Zoning by-laws will require development located within proximity to existing and planned parks to achieve appropriate setbacks between the park and building face to address fire separation requirements and to ensure any exterior building features and amenities can be provided, serviced, and maintained wholly on the Site without impacts to the adjacent park.
- i) Urban Forest
 - i) The Site will retain and expand the urban forest and increase the tree canopy by:
 - 1) protecting mature and native trees, wherever possible;
 - 2) planting trees throughout development sites and in the public realm, wherever possible;
 - 3) providing a suitable volume of soil for every tree to support large-growing shade trees in parks and public realm; and,
 - 4) relocating utilities, where feasible, to ensure required soil volumes for street trees.
- j) Built Form
 - i) A maximum total density of 4.99 times the area of the Site, inclusive of public streets and road widenings, is appropriate to support transit-oriented development. The maximum total density may be achieved only if:
 - 1) new developments conform to the policies of the Official Plan and the policies contained in this site and area specific policy;
 - 2) new developments are scaled and massed to support a height peak generally not exceeding 45 storeys closest to the intersection of Jane and Finch and progressively transitioning down in height, scale, and massing towards the *Neighbourhoods* to the east of Driftwood Avenue and to the south of Yewtree Boulevard;
 - 3) base buildings generally do not exceed eight storeys in height, up to a limit of 27.0 metres, with a stepback above the sixth storey, except on Street B, C, and the western portion of Street A which connects to Street C where base buildings of tall buildings will generally not exceed six storeys in height;
 - 4) tall buildings have tower floorplates generally no greater than 750 square metres, excluding inset or projecting balconies;
 - 5) development located within proximity to existing and planned Parks are located and designed to maximize sunlight on a substantial majority of the Parks during the spring and fall equinoxes and to minimize shadowing on parks to preserve their utility;
 - 6) buildings integrate wind mitigation measures in the form of architectural features such as canopies, overhangs, recessed building entrances and building articulation throughout the Site, including a chamfered southwest corner for the west tower in Phase 1C to reduce wind channeling at grade level in the public square Finch Avenue West; and,
 - 7) buildings are designed with a variety of high-quality materials and colour palettes reflective of the community and that contribute to the sustainability, durability, longevity, and resilience of buildings.
- k) Enhancing Safety

- i) Pedestrian-scale lighting is encouraged in areas adjacent to the public realm and around transit waiting areas.
 - ii) Development will be designed and sited to avoid unsafe entrapment areas, and the placement of building supports, columns, walls, barriers, or obstructions in any publicly accessible area of the Site, including applicable setbacks.
- l) Retail
 - i) To maintain the Site's role as a retail anchor within the community, a minimum of approximately 17,500 square metres of non-residential gross floor area will be maintained on the Site at full build out.
 - ii) Ground floor frontages along Finch Avenue West, Jane Street, and Street B, C, and the western portion of Street A will include only retail and service uses, with exceptions for:
 - 1) compact lobbies;
 - 2) publicly accessible institutional or community uses that animate the space at grade; and,
 - 3) vehicle entry points, unless a vehicle entry point is possible on another street or laneway. Where placement of vehicle entry points on new streets cannot be avoided, they will be consolidated to minimize their impact and improve the safety and attractiveness of the public realm.
 - iii) At-grade non-residential units on all streets will:
 - 1) have main entrances accessed directly from the street;
 - 2) be of a high-quality design with flexible space that allows for adaptability over time;
 - 3) provide generous floor-to-ceiling heights of a minimum of 4.5 metres;
 - iv) At-grade non-residential units on Street B, C, and the western portion of Street A which connects to Street C will:
 - 1) contribute to a fine-grained pattern of narrow building frontages with multiple entrances to support multiple businesses;
 - 2) have a maximum frontage of 15.0 metres; and,
 - 3) include some small-scale units of generally 100 square metres.
 - v) Large format retail space with a gross floor area of 3,500 square metres or more is permitted only where the development has frontage on Jane Street or Finch Avenue West. Large format retail is encouraged to support active ground floor uses through measures such as:
 - 1) locating larger stores on the second level or above or below grade, with appropriately scaled and visible lobby areas;
 - 2) wrapping larger stores with smaller retail units around the perimeter of the building to support a fine-grain rhythm of the street;
 - 3) designing retail units to include multiple entrances; and/or,
 - 4) ensuring direct access to entrances from the public sidewalk and keeping views into

and out of the retail space open and clear.

- vi) Block planning and phasing will allow a grocery store with a minimum size of 2,800 square metres to be accommodated on Site during all phases of development.
- m) Community Services and Facilities
 - i) Existing community service facilities within the mall will be renewed through redevelopment, wherever possible.
 - ii) The total gross floor area of the community service facilities will be replaced on-site.
 - iii) Community service facilities will be delivered in a timely manner and at the earliest possible sub-phase, where possible, to support existing and future residents.
 - iv) Community service facilities are permitted to be integrated with private developments and are encouraged to be located in the ground floor of buildings to establish a socially-oriented and inviting interface with the public realm throughout the Site. Where community service facilities may not be able to be located on the ground floor of a building or may not be desirable in that location, direct access to the ground floor of a building may be considered.
 - v) Priorities for community service facilities for the area include:
 - 1) childcare facilities in Phase 1B and 3; and,
 - 2) a community space in Phase 1A.
 - vi) Community service facilities are encouraged to provide free, publicly accessible Wi-Fi, including within adjacent outdoor open spaces, to provide equitable access to the internet and technology.
- n) Housing
 - i) To achieve a balanced mix of housing, a full range of housing options, including affordable housing, will be provided in all phases of development. A mix of building types, unit types and sizes to accommodate a variety of households will be provided.
 - ii) To achieve a balanced mix of residential unit types and sizes, development containing residential units will include:
 - 1) A minimum of 15 per cent of the total number of units as two-bedroom units;
 - 2) A minimum of 10 per cent of the total number of units as three-bedroom or greater units; and
 - 3) an additional 15 per cent of the total number of units being a combination of two-bedroom and three 3-bedroom or greater units.
 - iii) Residential units will include, where appropriate, storage space, operable windows, bedrooms that contain closets and an operable window on an exterior wall, and balconies or terraces.
 - iv) The owner will make efforts to secure funding and/or partnerships and/or beneficial financing arrangements in support of the provision of additional Affordable Housing through Federal (CMHC or otherwise), Provincial, and/or municipal funding programs (such as Open Door or other) so as to maximize the provision of Affordable Rental Housing and/or Affordable Ownership Housing on-site.

- v) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the Site, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail over affordable housing requirements contained in this SASP.
- o) Community Benefits
 - i) Community Benefits will be provided to support redevelopment of the Site, and secured through Zoning By-law Amendment and Site Plan Control applications. In-kind provision of Community Benefits in lieu of the Community Benefits Charge should reflect priorities identified by the community, with the first priority community benefit being affordable housing, and community service facilities.
- p) Public Art
 - i) Public Art is encouraged to contribute to the character of the Site by enhancing the quality of public spaces and places that are publicly accessible. The art themes should express community heritage, identity, and cultural diversity of Jane Finch while creating a sense of place.
 - ii) Prior to final Site Plan Approval for the first sub-phase of each Phase on Map 2, the owner will prepare a Public Art Strategy to ensure that any public art is provided in a co-ordinated manner to enhance and humanize the public realm, taking into consideration issues of public use, scale, coherence, visibility, safety and the urban design objectives of this Policy. The Public Art Strategy will:
 - 1) specify the types and range of public art;
 - 2) include locational criteria to identify suitable areas for public art;
 - 3) include street signage, wayfinding, and landscaping;
 - 4) reflect the history and vibrancy of Jane Finch and facilitate expression of community heritage, community identity, cultural diversity, and community values of pride, sustainability and connectivity, and other themes that will contribute to a sense of place; and,
 - 5) provide opportunities for the local arts community and local artists to participate in the provision of public art.
- q) Implementation Tools
 - i) Zoning By-law Amendment
 - 1) Development of the lands will not proceed prior to the enactment of an implementing Zoning By-law Amendment that reflect this Site and Area Specific Policy.
 - 2) A complete application for Site-Specific Zoning By-law Amendment and/or Site Plan Control will include:
 - A) details on how the proposed development responds to the Jane Finch Community Development Plan, including its anti-displacement strategy;
 - B) a Public Consultation Strategy Report that includes a record of community consultation conducted prior to the submission of a formal planning application;

- C) submission of phasing plans and/or construction management plans;
- D) a Housing Plan that identifies the unit mix and sizes of affordable housing units and how affordable housing requirements will be met in all phases of development.

ii) Holding (H) Symbol

- 1) In order to appropriately sequence development within each phase and otherwise address the provisions of this Site and Area Specific Policy, any implementing Zoning Bylaw may define and incorporate a Holding (H) symbol pursuant to Section 36 of the *Planning Act*. When a Zoning By-law has been enacted with a Holding (H) symbol, the By-law will specify both the uses of lands and buildings that are permitted upon removal of the Holding (H) symbol by amendment to the By-law and any uses, including existing uses, interim uses and minor alterations thereto, that are permitted while the lands remain subject to the Holding (H) symbol.
- 2) The Zoning By-law will define and incorporate the conditions that must be satisfied prior to the removal of the Holding (H) symbol. In addition to the conditions identified in Section 5.1.2., Policy 2 of the Official Plan, conditions to be met prior to the removal of the holding provision may include:
 - A) submission of a Housing Plan, which identifies the unit mix, unit sizes, and how affordable housing requirements will be met, will be required in Phase 1;
 - B) execution of a subdivision agreement to the satisfaction of the Chief Planner pursuant to Section 51 of the *Planning Act*;
 - C) relocating the existing sanitary sewer and storm sewer.
- 3) The City will remove the Holding (H) symbol from all or some of the lands, only as the associated conditions have been satisfied and matters appropriately secured through an agreement or agreements entered into pursuant to the *Planning Act*, including Sections 37, 41, 51 and 53, Section 118 under the *Lands Title Act*, and the *City of Toronto Act*.

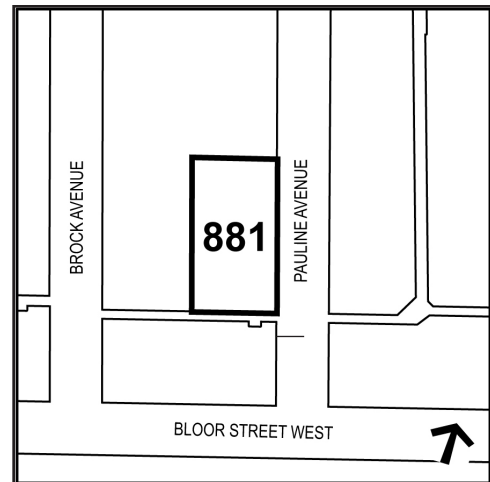
iii) Draft Plan of Subdivision

- 1) New development will not proceed without the approval by the City of Draft Plan(s) of Subdivision, which implement(s) new streets and blocks.
 - 2) Registration of Plan of Subdivision may occur in phases corresponding to and consistent with the intent of this Site and Area Specific Policy and Zoning By-law for the lands.
 - 3) Division of land will be in conformity with this Site and Area Specific Policy and will create land parcels that facilitate development consistent with the intent of this Site and Area Specific Policy.
- r) Nothing in the Plan will prevent the continued use of the Site for a mall and any related, associated, or accessory uses, facilities and services.

880. [Intentionally blank as of this consolidation]

881. 10-22 Pauline Avenue

4-storey stacked townhouses are permitted on the lands, and may include a structure on the roof that contains enclosed stairwells.



882. [Intentionally blank as of this consolidation]

883. 33, 37, 39, 41 and 43 Centre Avenue

A maximum of 4 multiple-unit buildings with a maximum height of 4-storeys and total maximum Floor Space Index of 2.0 times the area of the lot is permitted.



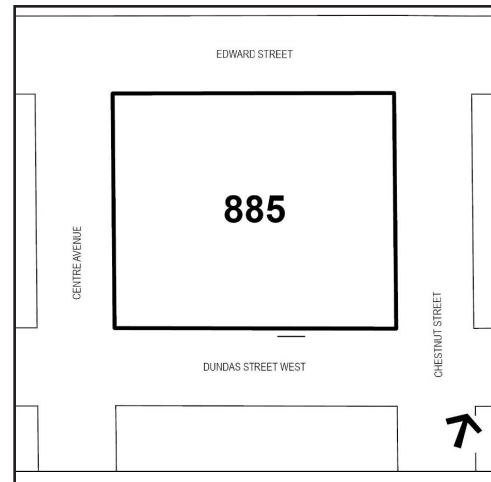
884. 12-14, 18, and 20 Bentworth Avenue

On the portion of the lands identified in the cross hatching on Map 1, the permitted maximum height is 4 storeys.



885. 180-200 Dundas Street West, 123 Edward Street and 65 Centre Avenue

- a) A minimum non-residential gross floor area of 26,000 square metres is required.
- b) Development may be visible behind the silhouette at the west side of City Hall's West Tower, provided:
 - i) this further intrusion is limited to the view from the easterly edge of Nathan Phillips Square at the north side of Queen Street West nearing Bay Street;
 - ii) the legibility of the West Tower silhouette remains visually prominent as part of the City Hall view; and
 - iii) visual impacts are mitigated through measures including articulation of the building and materiality selection, chosen in consultation with City Staff, to ensure the development appears distinct from and subordinate to City Hall.

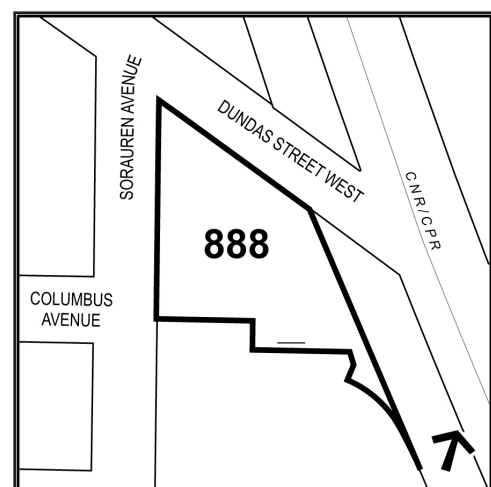


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888. 393 Sorauren Avenue and 1947 Dundas Street West

- a) For new development within the 30 metre setback adjacent to the rail corridor, only the following uses are permitted:
 - i) rail safety and vibration/noise mitigation structures and open space; and
 - ii) auxiliary building and/or structures used for activities with low numbers of users such as parking, storage, and loading.
- b) As part of a Zoning By-Law Amendment application, an alternative to the requirements in policy a) may be proposed through a peer-reviewed Rail Safety and Mitigation Report that is acceptable to the City and the applicable rail operator.



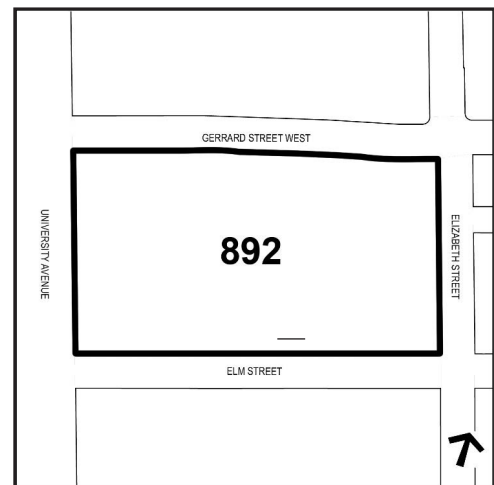
889. [Intentionally blank as of this consolidation]

890. [Intentionally blank as of this consolidation]

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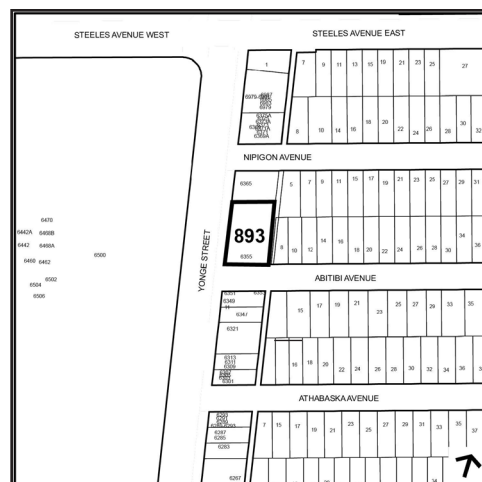
892. 555 University Avenue, 110 Elm Street and 170, 178 and 180 Elizabeth Street

- 1) Further development on the hospital site may occur in a variety of locations and forms, including tall institutional buildings that would replace the existing Black and Hill Wings and expand the Burton Wing in the western portion of the block.
- 2) Development may be visible behind the silhouette of City Hall in the gap between the two wings of City Hall, provided:
 - A) this further intrusion is limited to the view from the eastern portion of Nathan Phillips Square at the north side of Queen Street West nearing Bay Street;
 - B) the legibility of the silhouette of the two wings remains visually prominent as part of the City Hall view; and
 - C) visual impacts are mitigated through design measures including articulation of the building and material selection to ensure the development appears distinct from and subordinate to City Hall.



893. 6355 Yonge Street

- a) A base building element of a tall building may have a height of up to 27.8 metres.
- b) A base building element of a tall building may be set back a minimum 2.0 metres from the property line adjacent to Abitibi Avenue.
- c) Street-related retail must be a minimum of 65 percent of a building's street frontage along Yonge Street.
- d) The tower portion of a building fronting on Abitibi Avenue which is taller than the base building may step back by a minimum 2.0 metres from the base building façade.
- e) For developments that contain more than 80 new dwelling units, a minimum of 40 percent of the total number of new units will be a combination of two- and three-bedroom units, including:
 - i) a minimum of 25 percent of the total number of units as two-bedroom units;
 - ii) a minimum of 8 percent of the total number of units as three-bedroom units; and
 - iii) an additional 7 per cent of the total number of units will be a combination of two-bedroom and three-bedroom units, or units that can be converted to two-bedroom and three-bedroom units through the use of adaptable design measures.



894. [Intentionally blank as of this consolidation]

895. Multiplexes in Neighbourhoods

For all lands designated *Neighbourhoods* within the area bounded by Steeles Avenue to the north, Nelson Road to the east, Highway 401 to the south, and Midland Avenue to the west.

Low-rise residential buildings that contain more than one unit make more efficient use of land, and provide more ground-related housing choices for all residents at all stages of their lives, supporting the vitality of the city's *Neighbourhoods*. Multiplexes – residential buildings containing up to six units – can deliver additional dwellings while integrating with the general physical scale and development patterns of the neighbourhood. To accommodate the modest intensification needed to house more people, regulations for multiplexes may differ from single-unit buildings to ensure efficient and livable homes for Toronto's residents.

Despite Policy 4.1.5, multiplexes are permitted in *Neighbourhoods*, subject to the following policies:

- a) For the purposes of this Site and Area Specific Policy, a “multiplex” refers to a duplex, triplex, fourplex, fiveplex, or sixplex.
- b) Development of multiplexes:
 - i) will maintain the low-rise built form of each geographic neighbourhood, including in particular:
 - A) patterns of streets, blocks and lanes, parks and public building sites;
 - B) prevailing size and configuration of lots;
 - C) prevailing setbacks of buildings from the street or streets;
 - D) maximizing contiguous soft landscaping within front and rear yard setbacks that is supportive of maintaining and expanding the urban tree canopy;
 - E) conserving heritage properties and heritage conservation districts; and
 - F) special landscape or built-form features of the geographic neighbourhood.
 - ii) is encouraged to include large units, and should include at least one unit that contains multiple bedrooms;
 - iii) will provide entrances that are safely accessible from the street, which may be located at the front, side or rear of the building;
 - iv) should not result in the injury or removal of a healthy tree protected under Municipal Code Chapters 608, 658, and 813 on the subject property and adjacent properties;
 - v) is encouraged to salvage and/or reuse existing building materials and/or foundations;
 - vi) is encouraged to provide green roof areas, solar panels, and low carbon building materials, and to ensure any parking spaces are designed to permit future electric vehicle supply equipment;
 - vii) will minimize privacy impacts between adjacent dwelling units;
 - viii) will integrate with existing grades at the property line;
 - ix) is encouraged to expand the urban tree canopy through the planting of a new tree on a lot with a multiplex; and
 - x) is encouraged to include parking spaces for cycling and other active modes of transportation, and should be enclosed within a building or structure.
- c) Where a multiplex incorporates sustainable building features that would result in the loss of floor area, or where it preserves existing trees protected under the Municipal Code on the subject property and adjacent properties, variances from applicable zoning by-law regulations may be authorized if it is demonstrated that they are necessary to accommodate these sustainable design features and/or tree preservation.

SIDEBAR - Large units

- i) The term “large units” in the context of multiplex developments refers to two and three bedroom units. These units are designed to meet the needs of household

compositions such as families with children, multigenerational families, seniors with home care or groups of unrelated students and/or adults who choose to live together. The provision of large units will ultimately benefit a diversity of household compositions.

SIDEBAR – Sustainable Building Features

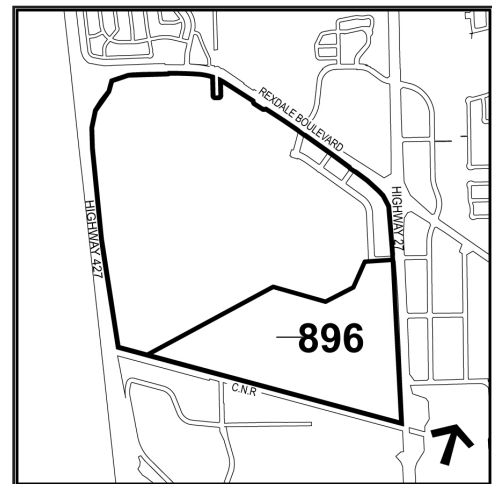
- ii) Sustainable building design, technologies and practices can aid the City in meeting its climate goals. Current examples of sustainable features include increased insulation to provide a high-efficiency building; high-efficiency HVAC equipment; fossil fuel-free heating systems; and eliminating below-grade floor area in new construction to reduce material carbon emissions.

Incorporating sustainable building features may reduce the usable floor area – for example, providing thicker insulation may result in a smaller interior space; or increasing a building’s setback to avoid injuring or destroying a protected tree may result in a smaller footprint than would otherwise be permitted. To compensate for this loss of living space in multiplexes, zoning variances such as modest increased height or reduced setbacks may be considered where their impacts are deemed to be minor.

896. 555 Rexdale Boulevard

Structure Plan

- i) *Regeneration Areas* and *Mixed Use Areas* uses are permitted to create a complete community. The boundaries of the land use designations will be determined through the consideration and adoption of a Secondary Plan.
- ii) No residential uses are permitted in lands designated *Regeneration Areas* prior to the adoption of the Secondary Plan.
- iii) The Secondary Plan will apply to the lands designated *Regeneration Areas* and *Mixed Use Areas* and will be informed by:
 - 1) A Land Use Plan that refines the designation of *Regeneration Areas* and *Mixed Use Areas* boundaries as appropriate and provides for the redesignation of lands to *Institutional Areas* and/or *Parks and Open Space Areas* as determined through the Secondary Plan process:
 - A) The Land Use Plan will be informed by a Compatibility/ Mitigation Study submitted and peer reviewed, at the owner’s expense, to the City’s satisfaction;



- 2) A Phasing Strategy and Implementation Plan to provide for the sequencing and orderly development of permitted uses, including the provision of affordable housing, parkland conveyance, infrastructure, transit and community services/facilities;
- 3) A Community Services and Facilities Strategy and Implementation Plan that identifies community space and facilities needs, and sets out priorities to support growth, including potential locations and phasing as well as opportunities for co-location;
- 4) A Housing Plan including the provision of affordable housing in a range of housing tenure, form and type and levels of affordability through a range of mechanisms;
- 5) A Block Plan that:
 - A) 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;
 - B) Considers long-term climate resilience and environmental sustainability, including within the public realm network; and
 - C) Establishes a vision for the general scale, location and range of different building types;
- 6) A Parks and Open Space Plan that identifies locations of new public parks;
- 7) Urban Design Guidelines that set out the framework for the appropriate built form, public realm and streetscape design;
- 8) An Infrastructure Master Plan that identifies water, sanitary, stormwater infrastructure requirements and development strategy including downstream improvements;
- 9) A Green Infrastructure Strategy that will apply an innovative approach to sustainable design that is climate resilient and aims to implement the City's net zero greenhouse gas emissions targets and includes low impact development, stormwater management systems, district heating systems, street trees, natural channels and green roofs. This strategy may be included as part of the Infrastructure Master Plan;
- 10) A Transportation Master Plan that provides a consolidated and comprehensive analysis for the lands and surrounding area to address the connections and implementation of required transportation improvements for all modes; and
- 11) An Economic Development Study and Strategy and Commercial Demand Analysis that identifies the contextually appropriate and compatible employment uses that can be integrated in new developments.

Development Framework

- iv) Development of the lands will sustain and build on the existing horse racetrack and associated entertainment uses to create residential neighbourhoods, commercial/retail and entertainment centres, and employment uses; for residents, workers and visitors in the Greater Toronto Area.
- v) New development will be planned in districts (or precincts) and may include mixed use, residential, institutional, commercial/retail, entertainment and employment sub-

areas which are organized around design features including amenities, connected transportation networks, and parks and open spaces

- vi) Development will achieve a minimum population and employment target of 150 residents and jobs combined per hectare, to support higher order transit.
- vii) Subject to the policies of this SASP, residential uses and live-work uses may only be permitted once a GO Transit station, to be located on the lands, is Provincially approved through the Metrolinx Transit Project Assessment Process and endorsed by the Metrolinx Board with secured funding through appropriate agreements.
- viii) Development will be phased to ensure necessary transportation infrastructure and capacity is available to support each phase of development. Holding provisions may be applied to ensure necessary transportation infrastructure exists to support any phase of development.
- ix) The Secondary Plan will:
 - 1) Prioritize direct and safe active transportation and connections to existing and planned:
 - A) Transit facilities; and
 - B) Developments to the north subject to SASP 296.
 - 2) Consider the extension of the Finch West Light Rail Transit to the subject lands and terminating at Pearson International Airport.
- x) Development will:
 - 1) Improve long-term climate resilience and mitigate the negative impacts of extreme weather by integrating green infrastructure and sustainable design to effectively manage stormwater, restore ecological functions, and reduce heat exposure and impervious surfaces; and
 - 2) Minimize energy demand, implement low-carbon design and energy solutions and pursue net zero green house gas emissions, including from the impacts of embodied carbon.

Land Use

- xi) Nothing in the Plan will prevent the ongoing and expanded use of the lands for:
 - 1) a horse racetrack including related housing, dormitories, the keeping of horses, and other noise sensitive land, and any related, associated or accessory uses, facilities and services, required for the operation of horse racing; or
 - 2) other existing uses.
- xii) Non-residential uses including but not limited to commercial, institutional manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, vertical agriculture, restaurants, retail and service uses, and parks may be permitted prior to the adoption of the Secondary Plan provided that:
 - 1) Mitigation measures are identified, per Provincial D6 guidelines, applicable

Provincial policies, and the policies of this Plan, and secured as part of the approvals process.

- 2) The necessary infrastructure to service the uses has been determined through the application review process, and secured as part of the approvals process through appropriate agreements.
 - 3) If determined to be necessary to ensure the creation of appropriate blocks and/or parcels and/or to secure necessary infrastructure, a plan of subdivision application has been submitted and is under review.
- xiii) Applications to develop sensitive land uses within the *Mixed Use Areas* designation, including residential uses, may be permitted prior to the adoption of the Secondary Plan provided that:
- 1) The City has initiated the Secondary Plan Study by way of Official Plan Amendment application or City initiated process.
 - 2) Necessary transportation infrastructure and capacity is available to support the development. Holding provisions may be applied to ensure necessary transportation infrastructure exists to support any phase of development. Conditions to be met prior to the removal of a holding (“H”) provision on the lands shall include the following:
 - A) The submission of a Transportation Impact Study satisfactory to the City that demonstrates necessary transportation infrastructure and capacity to support the proposed development.
 - B) Mitigation measures are identified, per Provincial 06 guidelines, applicable Provincial policies, and the policies of this Plan, and secured as part of the approvals process.
 - C) Eligible residential development includes affordable housing, where applicable and appropriate, as per the requirements of this SASP.
 - D) The necessary infrastructure to service the uses has been determined through the application review process, and secured as part of the approvals process through appropriate agreements.
 - E) If determined to be necessary to ensure the creation of appropriate blocks and/or parcels and/or to secure necessary infrastructure, a plan of subdivision application has been submitted and is under review.
- xiv) Development will proceed in a manner that will not preclude additions to the public and connected transportation networks, enhanced surface transit and future transit improvements including a GO Transit station located along the CNR/Metrolinx line abutting the south limit of the lands.
- xv) The boundaries of the *Mixed Use Areas* and *Regeneration Areas* in this SASP are conceptual, and the boundaries of land use designations are to be determined through the Secondary Plan.

Non-Residential Development

- xvi) The Land Use Plan and the Economic Development Study and Strategy and Commercial Demand Analysis will inform the list of permitted non-residential uses.
- xvii) The Phasing Strategy and Implementation Plan will identify appropriate nonresidential

gross floor area to be developed in each phase, prior to or concurrent with residential gross floor area, to provide a balance of employment and residential growth in the phases of development.

- xviii) Where appropriate to encourage a clustering of business and economic activities, non-residential gross floor area should be consolidated in stand-alone buildings or contiguous portions of base buildings.

Affordable Housing

- xix) The Housing Plan referred to in iii)4 will be considered as part of the Secondary Plan Study and will guide the provision of affordable housing in the Secondary Plan area. The Housing Plan will identify an affordable housing strategy, the affordable housing requirements and the range of mechanisms for the delivery of required affordable housing on the lands, through one or more of the following, or other equivalent affordable housing approaches which achieve the objectives of the Housing Plan, to the satisfaction of the City:

- 1) where eligible residential uses are proposed:

- A) a minimum of 7% percent of the total new residential gross floor area shall be secured as affordable ownership housing for a period of at least 99 years from the date of first residential occupancy of the unit; or
- B) a minimum of 5% percent of the total new residential gross floor area shall be secured as affordable rental housing for a period of at least 99 years from the date of first residential occupancy of the unit.

For greater certainty, student residences, retirement home, nursing home and residential care homes are not eligible residential uses for the purposes of this policy. All other residential uses are eligible residential uses. For greater certainty, the affordable housing obligations required by this SASP are separate and apart from any community benefit charge contribution obligations.

- xx) There is no minimum requirement for affordable housing within purpose built rental buildings.

- xxi) In addition, the Housing Plan will:

- 1) Address how the unit mix of the affordable housing will 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
- 2) Consider opportunities to increase the provision of affordable beyond the requirements of this SASP in partnership with all levels of government and/or non-profit housing providers.

- xxii) The provision of affordable housing required by this SASP shall be secured through one or more agreements with the City.

- xxiii) 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:

- 1) Entering into necessary agreement(s) and utilizing other legal mechanisms, satisfactory to the City Solicitor, to secure the provision of affordable housing as

required by this SASP; and

- 2) The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.

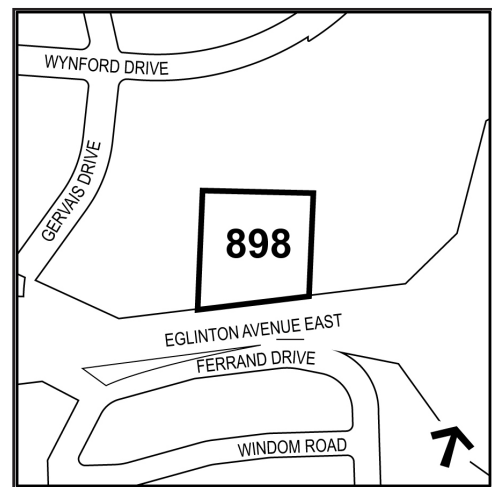
Interpretation

- xxiv) Where there is a conflict between the policies of the Official Plan or any other Site and Area Specific Policy and this Site and Area Specific Policy, this Site and Area Specific Policy will prevail.

897. [Intentionally blank as of this consolidation]

898. 1200 Eglinton Avenue East

- a) All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designation, including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a local area study that results in a Secondary Plan or Site and Area Specific Policy.
- b) No form of residential uses and/or live-work uses will be permitted in *General Employment Areas* or *Regeneration Areas*, prior to the adoption of a Secondary Plan or Site and Area Specific Policy.
- c) A minimum of 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 8,378 square metres, whichever is greater, will be non-residential gross floor area, and:
 - i) a minimum of 51 per cent of the minimum required non- residential gross floor area be comprised of uses permitted in *Core Employment Areas* and must be compatible with residential uses; and
 - ii) be developed prior to or concurrent with any residential uses on the lands in accordance with the Phasing Strategy and Implementation Plan in Policy d) ii) below.
- d) The local area study leading to the Secondary Plan or Site and Area Specific Policy will result in the following:



- i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas*, *Apartment Neighbourhoods*, *General Employment Areas*, and/or *Parks and Open Space* as appropriate. The Land Use Plan will:
 - 1) determine building heights and densities across the lands to be included within the Secondary Plan or Site and Area Specific Policy;
 - 2) determine the list of permitted non-residential uses as well as maximum percentages of these uses that contribute to the employment gross floor area;
 - 3) built form policies that outline the location, scale and massing of new development; and
 - 4) compatibility between the lands and nearby land uses.
- ii) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services. The Phasing Strategy:
 - 1) 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;
 - 2) must consider necessary transportation and servicing infrastructure (including watermain and hydrants) to support all phases of development in accordance with the Transportation Plan; and
 - 3) may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.
- iii) A Block Context Plan will be prepared that applies the City's "Complete Streets" principles, considers the findings of the Transportation Plan, and establishes a network of public streets, development blocks, pedestrian and cycling facilities and connections, parks and open spaces that contributes to a safe, comfortable and connected public realm, and considers potential future relocation of the existing bus terminal, with associated future right of way widening requirements and street network updates.
- iv) A Community Services and Facilities Strategy will be prepared that will:
 - 1) build on the findings of the Don Mills Crossing Community Services and Facilities Profile and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations that reflect the introduction of any mixed-use development;
 - 2) identify appropriate community space and facilities needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and
 - 3) set out priorities to support growth which may include potential locations and phasing as well as opportunities for co-location.
- v) A Transportation Plan will be prepared that will:
 - 1) build on the findings of the Don Mills Crossing - Mobility Planning Study and policies of the Don Mills Crossing Secondary Plan to provide updated recommendations to support new development;
 - 2) ensure that the transportation network and infrastructure can accommodate

- existing and new development and provide efficient and safe transportation for all modes including cycling and walking;
- 3) identify required transportation infrastructure for the lands;
 - 4) identify required transportation network improvements to support growth in the study area;
 - 5) consider an area of influence including but not limited to an area bounded by Don Mills Road to the west, the CPR Railway to the north, Don River to the east and Eglinton Avenue East to the south; and
 - 6) identify required measures that will provide for improved connections through the lands, and assess the potential for vehicle, pedestrian, and bicycle connections across the Don Valley Parkway corridor to the Don River to the east.
- vi) A Parks and Open Space Plan will be prepared that identifies the location of new public parks and Privately Owned Publicly-Accessible Space ("POPS").
- e) 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;
 - 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 requirement for affordable rental housing.
- f) Where a complete application for a Zoning By-law Amendment has not been filed within 1 year of City Council approval of any amendment creating a Secondary Plan or Site and Area Specific Policy resultant from the local area study, the affordable rental housing required in Policy e) 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) and shall be secured through one or more agreements with the City.
- 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 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.
- i) Conditions to be met prior to the removal of a holding ("H") provision 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.
- j) As part of a complete Zoning By-law Amendment application, a Compatibility/Mitigation Study will be submitted and peer reviewed, at the applicant's expense, to the City's satisfaction, that identifies any necessary mitigation measures to be incorporated into the development design.
- k) 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, and any new employment uses within the surrounding *General Employment Areas*.