

# **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 770, 773, 775, 776, 777, 778, 779, 780, 789, 793, 798, and 799 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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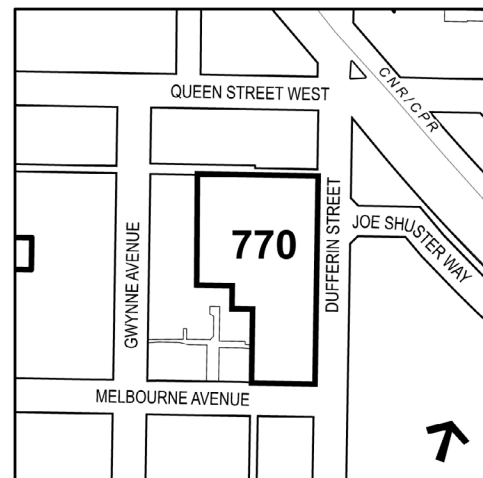


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**770. 340-376R Dufferin Street and 2 Melbourne Avenue**

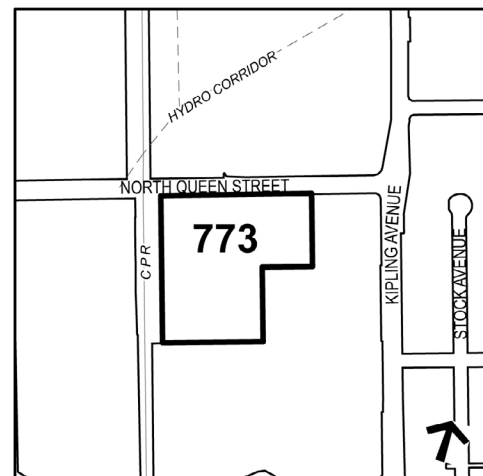
Non-residential uses, including small-scale retail, service, restaurants, and offices, are permitted provided that they are compatible with the area and do not adversely impact adjacent residential uses.

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**773. 15 North Queen Street**

- a) The following communication and broadcast facilities uses are permitted:
- i) Production studios for the purpose of recording sound, visual images, live action and/or special effects and virtual production ("recordings");
  - ii) Facilities for broadcasting television, radio and/or other media, including related control rooms and broadcasting equipment;
  - iii) General and administrative offices for the production of recordings; and,

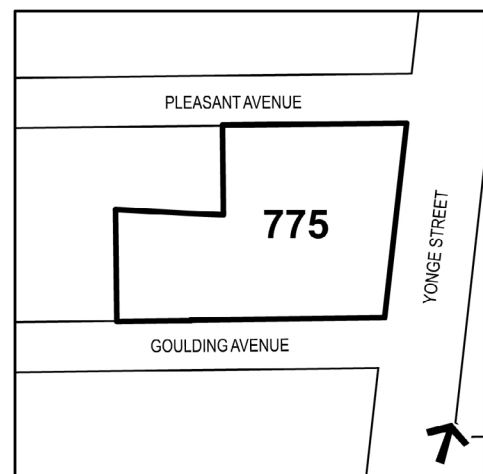


- iv) Facilities for screening recordings and technical post-production of recordings.
- b) To support the primary recording uses, the following associated and ancillary uses are permitted together with the primary use:
  - i) Facilities for hair and make-up rooms, dressing rooms, wardrobe, and fitting rooms, and others;
  - ii) Workshops for artists and manufacturing, fabrication, and finishing (including woodworking, welding, moulding, plastering, painting, etc.) of theatrical sets, theatrical back-drops and props;
  - iii) Training facility for educating adults in the communication and productions industry;
  - iv) Storage and warehousing facilities for recording materials, props, costumes, theatrical sets and set decoration;
  - v) Facilities for distribution or rental and repair of equipment used in the production of recordings;
  - vi) Maintenance facilities and utility plant related to the communication and broadcast facilities;
  - vii) Small-scale retail and service facilities to serve employees and their guests, including restaurants, fitness centres, and convenience retail and service shops;
  - viii) Associated parking facilities; and
  - ix) Studios for live performance or rehearsals that can be used as special event space.

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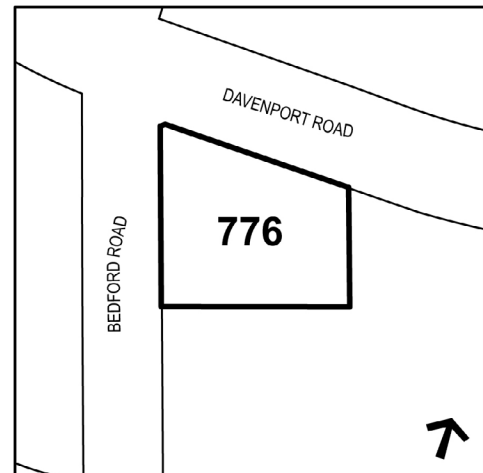
**775. 6150 and 6160 Yonge Street, 9 and 11 Pleasant Avenue and 18 Goulding Avenue**

- a) A thirteen storey (44.4 metres plus mechanical space) mixed-use building and associated underground parking garage is permitted
- b) Despite (a) above, maximum building heights shall be:
  - i) seven storeys on the properties known municipally in 2021 as 9 and 11 Pleasant Avenue.
  - ii) four storeys on the properties known municipally in 2021 as 18 Goulding Avenue and a portion 6150 Yonge Street, measured 15.0 metres east of the west property line of 6150 Yonge Street.



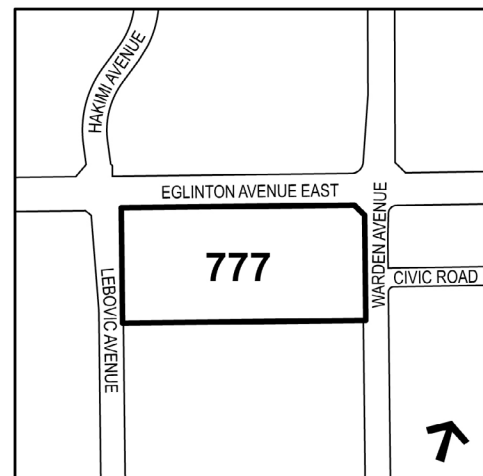
**776. 287 Davenport Road and 141, 143 and 145 Bedford Road**

A maximum gross floor area of 12,900 square metres, a maximum building height of 13 storeys and 54 metres (inclusive of all mechanical penthouse and architectural elements) and an underground parking garage are permitted for a mixed use building.



**777. 1911 and 1921 Eglinton Avenue East**

- 1) All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designation, including interim uses (including the consideration of major retail developments with 6,000 square metres or more of retail gross floor area in accordance with Policies 4.6.5 and 4.6.6 of the Official Plan and relevant Public Realm and Built Form policies), with the exception of residential, overnight accommodation, and live-work uses, are permitted on the lands prior to the completion of the studies identified in Policy 7 (the "Regeneration Area Studies")
- 2) No form of residential or overnight accommodation will be permitted in *General Employment Areas* or *Regeneration Areas* prior to the completion of the Regeneration Area Studies.
- 3) Residential overnight accommodation and live-work uses will only be permitted after the completion of the Regeneration Area Studies and:
  - a) Where applicable, the applicant and/or Owner has made a contribution to the East-West street, south of Eglinton Avenue East, connecting Pharmacy Avenue to Birchmount Road, to the satisfaction of the General Manager, Transportation Services, and the Chief Planner and Executive Director, City Planning, including any required easements, setbacks, right-of-way conveyances, or financial contributions;
  - b) The applicant and/or Owner has provided the required right-of-way widening on Eglinton Avenue East to the satisfaction of the General Manager, Transportation Services, and the Chief Planner and Executive Director, City Planning; and



- c) The applicant and/or Owner has submitted a Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water, and has secured the design and the provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in those reports.

Policy 3 a) and 3 b) above do not waive any of the Owners' rights in accordance with the Expropriations Act, R.S.O. 1990, c. E.26, as amended from time to time or any other legislation.

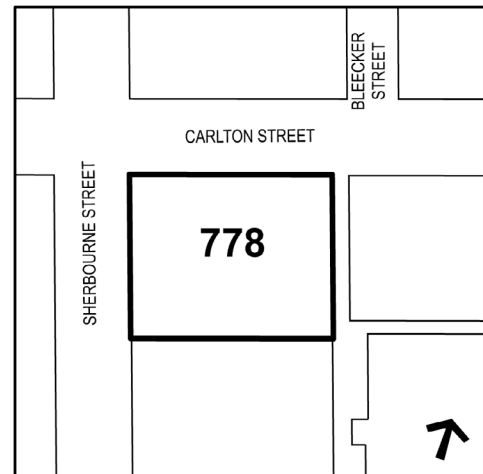
- 4) New development containing residential units on the site will secure a minimum amount of affordable housing, as follows:
  - a) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing;
  - b) 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
  - c) the unit mix of the affordable housing shall reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.
- 5) 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 4 a) will increase by 1.5 percent per year and affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- 6) The provision of affordable housing required by Policy 4 shall be secured by entering into a Municipal Housing Project Facility Agreement with the City or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing and any contributions thereto as applicable.
- 7) In addition to the matters identified in Official Plan Policy 2 of Section 4.7, *Regeneration Areas*, the framework for development on this site, will include the following reports and studies, to the satisfaction of the City, which may be filed with the site-specific development application(s):
  - a) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas* and/or *General Employment Areas* and/or Parks as appropriate. The Land Use Plan will:
    - i) include a minimum of ten percent of the total developable gross floor area as employment gross floor area and a further minimum of ten percent of the total developable gross floor area as employment and/or other non-residential gross floor area at full build out of all the lands;
    - ii) include a minimum of residential developable gross floor area ratio to the employment/non-residential gross floor area, to be confirmed through the Regeneration Area Studies; and,
    - iii) determine the list of permitted employment/non-residential uses that contribute to the employment/non-residential gross floor area.

- b) A Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, City Planning, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
  - c) Urban Design Policies and Guidelines that set out the framework for the appropriate public realm and built form, including but not limited to:
    - i) Streets and streetscape, Privately-Owned Publicly-Accessible Spaces ("POPS"), midblock connections, public art and heritage interpretation;
    - ii) Requirements for built form, including setbacks, active at-grade uses; at-grade outdoor amenity spaces; vehicular access; parking and servicing areas; views and vistas; variety, variation, and transition in scale; base building and building heights; shadow impact on the public realm; tall building, mid-rise building, and low-rise building design; design excellence; and sustainability measures.
  - d) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including:
    - i) the construction of employment/non-residential gross floor area to be constructed, concurrent with residential gross floor area to provide a balance of employment and residential growth of development. A portion of the employment/non-residential space may be provided as a later phase of development, provided the Owner demonstrates that sufficient land will be made available such that, at full build-out of the lands, the twenty per cent employment/non-residential gross floor area will be accommodated;
    - ii) the provision of servicing and transportation infrastructure and services.
  - e) A Structure Plan, including cross-sections, 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;
  - f) A Multi-Modal Transportation Impact Study ("MMTIS") and a comprehensive Travel Demand Management ("TDM") plan;
  - g) An Infrastructure Master Plan, including public utilities plan, that identifies such infrastructure as water, sanitary, stormwater and hydro infrastructure requirements and a development strategy;
  - h) A Green Infrastructure Strategy that includes consideration of low-impact development, stormwater management systems, and measures to protect and ensure long term maintenance of trees;
  - i) An Energy Strategy to address energy conservation including peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage to address the City's targets of carbon reduction; and,
  - j) 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.
- 8) A Holding (H) provision may be placed on the lands until matters set out in this policy or conditions set out in a site specific zoning by law are satisfied.

- 9) Following the completion and approval of the studies identified in Policy 7, amendments to the Golden Mile Secondary Plan may be required to implement the Regeneration Area Studies and may require amendments to the Official Plan. Development for residential, overnight accommodation and live-work uses will not be permitted to proceed prior to the approval of amendments to the Golden Mile Secondary Plan and any other amendments required to the Official Plan to implement the Regeneration Area Studies, which would permit such uses.

**778. 353-355 Sherbourne Street and 157 Carlton Street**

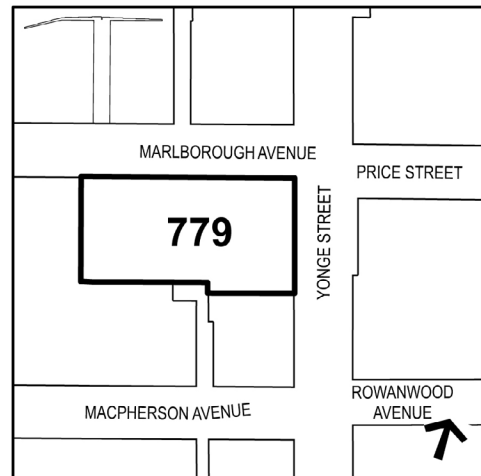
- 1) New development with a height greater than the Sherbourne Street and Carlton Street right-of-way widths (whichever is lesser) may be permitted, provided the overall building height generally does not exceed 42 metres, excluding mechanical penthouse.
- 2) The heritage buildings located on the lands are retained in situ and conserved in any new development in accordance with an agreement, or an amending agreement registered on the lands and entered into by the owner of such lands with the City, to the City's satisfaction, pursuant to Section 37 of the *Ontario Heritage Act*.
- 3) New buildings and additions to buildings on all or any portion of the lands will be designed to integrate with the heritage buildings.
- 4) No net new shadows are permitted on Allan Gardens as measured on March 21 and September 21 from 10 a.m. to 6 p.m.
- 5) No net new shadows are permitted on conservatory buildings in Allan Gardens or any significant permanent structures that exist or are planned at the time of the development application, as measured on March 21, September 21, June 21 and December 21 at all times of the day.
- 6) New development on the lands shall provide a minimum 30 percent of all new dwelling units as affordable rental housing on-site to contribute toward a full range of housing, in terms of form, tenure and affordability.
- 7) New development on the lands will protect and enhance the public realm, including through the provision of privately owned public space along the Sherbourne Street frontage.
- 8) New development on the lands will meet or exceed the highest performance level of the Toronto Green Standard, including the achievement of near-zero emissions.
- 9) No new surface parking lots, above-grade parking structures or boulevard parking spaces are permitted on the lands.
- 10) Publicly operated institutional uses delivering services and supporting the current and future needs of residents will be encouraged on the lands.
- 11) For purposes of Site and Area Specific Policy 778, "net new shadow" means shadow cast



by a proposed development in excess of the shadow already cast by existing buildings and structures, including those permitted by in-force Zoning By-laws as of the day prior to the passing of this amendment.

#### **779. 1134 and 1140 Yonge Street**

- a) A 10-storey mixed-use building and associated underground parking garage is permitted.



#### **780. 1910 Eglinton Avenue East**

##### **a) INTERPRETATION**

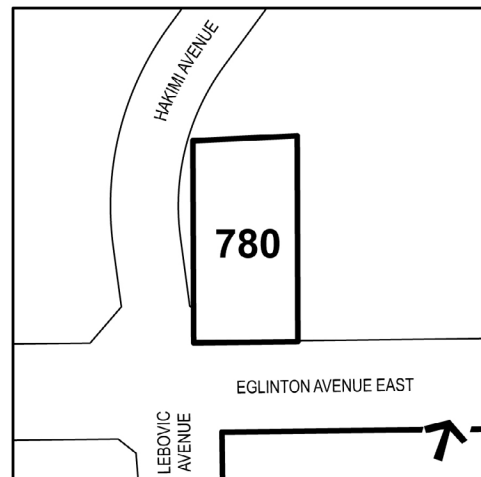
- 1) Site and Area Specific Policy 780 is intended to be read with the policies of the Official Plan and any Secondary Plan applicable to the Site, except where provided otherwise. In case of conflict, the policies of Site and Area Specific Policy 780 will prevail.

##### **b) LAND USE AND DENSITY**

- 1) The land use policies and development criteria for land use found in Chapter 4 of the Official Plan will apply.
- 2) The permitted maximum gross floor area on the Site will not exceed 28,787 square metres.
- 3) A minimum of 10 percent of the gross floor area of the development on the Site shall be provided as non-residential uses.

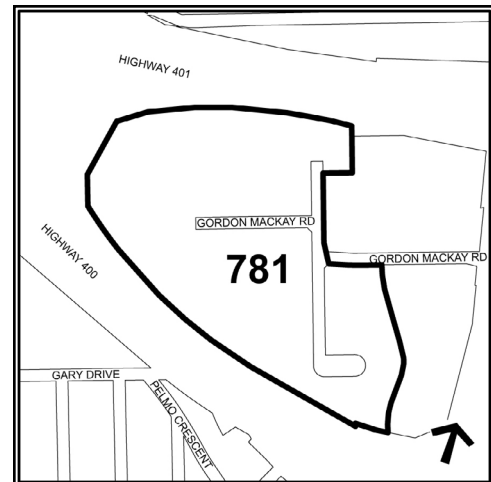
##### **c) BUILT FORM**

- 1) A maximum of one tall building may be permitted on the Site and the maximum tall building height will be 40 storeys.



**781. 45 and 88-100 Gordon Mackay Road and  
11, 35 and 200 Suntract Road**

- a) All uses permitted under the *Regeneration Areas* designation, with the exception of residential, overnight accommodation and live-work uses, are permitted on the lands prior to the adoption of a Secondary Plan provided that:
- i) It can be demonstrated that the uses have safe access for people and vehicles during times of flooding hazards and/or erosion hazards, up to and including the regulatory storm flood event, to the satisfaction of the Toronto and Region Conservation Authority;
  - ii) It can be demonstrated that development will not adversely impact the development of the remainder of the lands as set out in this Site and Area Specific Policy; and
  - iii) The necessary transportation, water, sanitary, stormwater and hydro services are available and determined through a complete application.
- b) The first phase of development will be located in proximity to the Highway 400 and 401 interchange and consist of a mixed use building containing office and retail uses with approximately 16,000 square metres of gross floor area, which may be developed prior to the completion of a Secondary Plan.
- c) Residential, overnight accommodation and live-work uses may only be permitted on the lands once the following are satisfied:
- i) It can be demonstrated that the uses have safe access from a permanent publicly accessible roadway for people and vehicles during times of flooding hazards and/or erosion hazards, up to and including the regulatory storm flood event, to the satisfaction of the Toronto and Region Conservation Authority; or
  - ii) If safe access from a publicly accessible roadway is not possible without implementation of flood remedial works, then the required work to provide necessary flood remediation and safe access to the lands has been informed through a Black Creek Flood Remediation Feasibility Study undertaken by the City of Toronto in consultation with the Toronto and Region Conservation Authority for lands located generally between the Oakdale Golf and Country Club and Maple Leaf Drive or through an equivalent process;
  - iii) a preferred alternative for flood remediation works that provides dry, safe access to the lands has been approved by the appropriate Provincial Ministry through a Black Creek Riverine Flood Mitigation Project Municipal Class Environmental Assessment (EA), if required; and
  - iv) detailed design is complete and funding and construction of the preferred alternative for flood remediation, or phase thereof, that provides flood remediation and dry, safe access to the lands is secured and substantially complete to the satisfaction of the City of Toronto and Toronto and Region Conservation Authority.
- d) A minimum of twenty percent of the total developable gross floor area will be provided as non-residential gross floor area at full build out of all the lands.





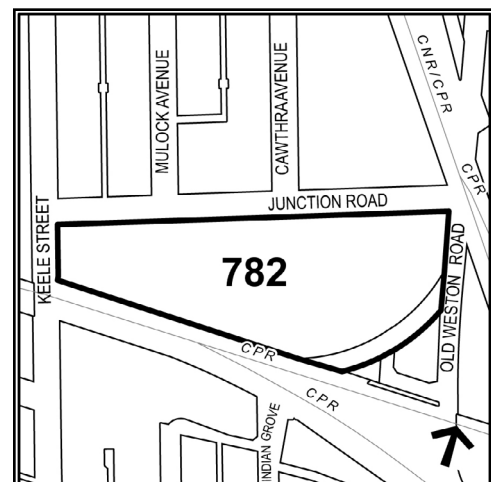
- e) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas*, the area study leading to the Secondary Plan will include:
  - i) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *General Employment Areas*, *Mixed Use Areas* and *Parks and Open Space Areas* as appropriate. The Land Use Plan will:
    - 1) ensure that the *General Employment Areas* lands located to the east, including the operations of the Toronto Police Services, can continue to operate and be developed for their intended purposes;
    - 2) inform the maximum building heights and densities across the lands to be included within the Secondary Plan; and
    - 3) be consistent with the preferred alternative in the EA identified in Policy c) iii) and c) iv);
  - ii) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including the provision of infrastructure and services;
  - iii) 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;
  - iv) A Public Streets Plan that accommodates new development and ensures appropriate connectivity with the Employment Area lands to the east and Jane Street;
  - 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 Economic Development Strategy that identifies opportunities for sustained employment and non-residential investment and recommends actions and policies to attract businesses and support employment growth;
  - viii) A Housing Plan to implement Policies f), g), h) and i);
  - ix) 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;
  - x) An Infrastructure Master Plan that identifies water, sanitary, stormwater and hydro infrastructure requirements and development strategy;
  - xi) A Green Infrastructure Strategy that includes consideration of low impact development stormwater management systems and measures to protect and ensure long-term maintenance of trees;
  - xii) An Energy Strategy to address energy conservation including peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage to address the City's targets of carbon reduction; and
  - xiii) An Edge Management Plan and implementation and operations plan for those lands traversed by the Black Creek stream corridor that protects, restores and enhances the vegetation within these lands and enhances the development-natural heritage system interface.

- f) 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) 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.
- g) 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 f) i) will increase by 0.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- h) The provision of affordable housing required by Policy f) and 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 f) and 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 f) and Policy g) above.

## 782. 5 and 43 Junction Road

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

- a) A minimum of 9,300 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 *Core Employment Areas* and *General Employment Areas* uses that are compatible with residential uses;
  - ii) include a minimum of 6,500 square



metres of employment gross floor area devoted to *Core Employment Areas* uses such as offices, performing arts studios, artist studios, research and development facilities, information and technology facilities, cultural industry spaces, incubators and/or co-working spaces; and

- iii) include a minimum of 1,500 square metres of new gross floor area of uses permitted in *General Employment Areas* that is provided prior to or concurrent with the first phase of residential development.
- 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) 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.
- 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 1.4 times the affordable rental housing requirements.
- d) The provision of affordable housing required by Policy b) and 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 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) As part of a complete Zoning By-law Amendment application for the lands, a 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.
- h) Development of the lands will provide for the following:
  - i) the identification of development blocks, a new public park and a new public street(s)

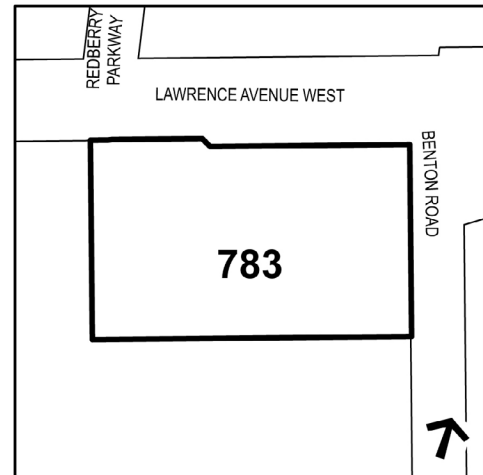
that connect to existing public street(s);

- ii) a phasing plan to address, among other matters, the land necessary to achieve the minimum employment gross floor area and the phasing of parkland and public realm improvements; and
- iii) a Travel Demand Management Plan.

### **783. 1265, 1275 and part of 1289 Lawrence Avenue West**

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

- a) A minimum of 700 square metres of employment gross floor area is developed that will be:
  - i) comprised of *Core Employment Areas* and/or *General Employment Areas* uses that are compatible with residential uses; and
  - ii) developed prior to or concurrent with residential uses.
- 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 8 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 6 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 1.4 times the affordable rental housing requirements.
- d) The provision of affordable housing required by Policy b) and Policy c) shall be secured through one or more agreements with the City.

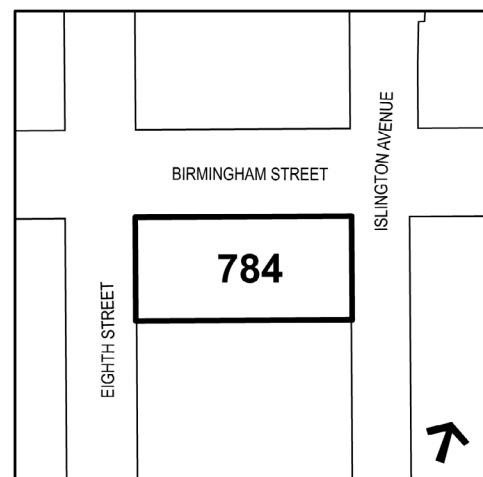


- e) Conditions to be met prior to the removal of a holding (“H”) provision on the lands shall include the following:
  - i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; 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 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) As part of a complete Zoning By-law Amendment application for the lands, a 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.

#### **784. 99 Birmingham Street and 210 Islington Avenue**

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

- a) A minimum of 1,000 square metres of employment gross floor area is developed that will be:
  - i) comprised of *Core Employment Areas* and/or *General Employment Areas* uses that are compatible with residential uses; and
  - ii) developed prior to or concurrent with residential uses.
- 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 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



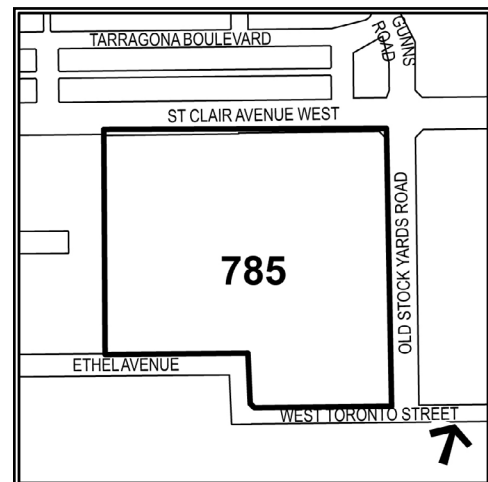
development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.

- 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 1.4 times the affordable rental housing requirements.
- d) The provision of affordable housing required by Policy b) and 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 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.

**785. Part of 2129-2161 St. Clair Avenue West and 10 Old Stock Yards Road**

The following applies to redevelopment of existing large format retail uses:

- a) Redevelopment will 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) Upon full redevelopment of the entire site, retail and personal service uses will contribute to a maximum of 49 percent of the minimum required nonresidential gross floor area.
- c) Home occupation and live/work units on the *Mixed Use Areas* will not contribute to the minimum required non-residential gross floor area.
- d) To provide a balance of residential and non-residential growth, the minimum non-residential gross floor area required on each site will be developed prior to or concurrent with residential development.
- e) Non-residential gross floor area should be consolidated in stand-alone buildings or



contiguous portions of a base building to encourage a clustering of business and economic activities.

- f) As part of a complete Zoning By-law Amendment application, the following must be submitted:
- i) A phasing plan to demonstrate, to the satisfaction of the City, how the required non-residential gross floor area will be achieved.
  - ii) A Rail Safety and Rail Mitigation Report, peer reviewed and implemented to the City's satisfaction, and reviewed by the applicable rail operator.
  - iii) A Precinct Plan that:
    - 1) creates a finer grid of streets and blocks with public roads;
    - 2) extends Ryding Avenue eastwards to connect with Keele Street;
    - 3) shifts large scale format retailers away from the St. Clair Avenue frontage towards the south end of the properties;
    - 4) provides locations for public parks and open spaces to be created;
    - 5) assesses and provides for necessary schools and community facilities;
    - 6) provides for a broad range of housing types, unit sizes and tenure;
    - 7) locates and masses residential uses to minimize impacts from nearby existing industrial and large-scale retail uses;
    - 8) addresses transitions of scale to the low-rise residential Neighbourhood on the north side of St. Clair Avenue West;
    - 9) assesses the traffic and parking impact of new development;
    - 10) provides a public realm that promotes pedestrian comfort and circulation;
    - 11) provides for strong local pedestrian and cycling connections, including consideration of a pedestrian/cyclist bridge over the rail corridor to the south;
    - 12) incorporates any local heritage resources;
    - 13) assesses opportunities for the placement of public art;
    - 14) considers the availability of servicing infrastructure to support intensified development within the precinct; and
    - 15) provides for the phasing of development showing how orderly development will be achieved on the block over the long term and how coordination with the provision of parks, roads, community services, transit and other infrastructure improvements will be achieved.
- g) Prior to the enactment of a Zoning By-law Amendment to permit residential units on a lot, all uses permitted on the lands as of July 21, 2022 under former City of Toronto Zoning By-law 438-86 as amended are permitted. Despite the preparation of a Precinct Plan that includes these lands, a full range of solely retail uses is permitted on a lot until such time that the owner of a lot applies for, and has approved, a Zoning By-law Amendment to redevelop the lot for mixed commercial-residential uses.

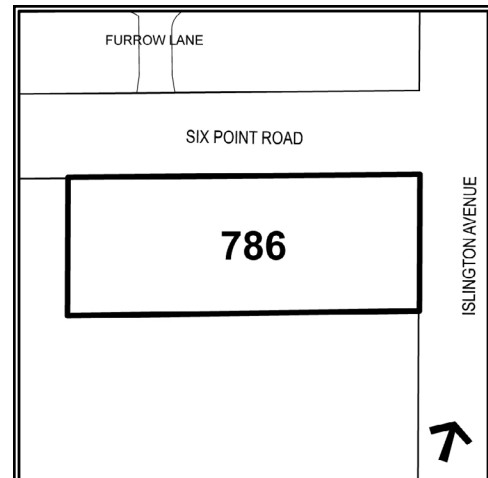
- h) New development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
  - i) if a condominium development is proposed, a minimum of 10 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum 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.
- i) 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 h) i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- j) The provision of affordable housing required by Policy h) and Policy i) shall be secured through one or more agreements with the City.
- k) 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.
- l) 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 h) and Policy i) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy h) and Policy i) above.



## 786. 105 Six Point Road and 1092 Islington Avenue

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

- a) Large scale, stand-alone retail stores and/or “power centres” are not permitted on the lands.
- b) A mixed-used and mixed-income development is permitted provided that:
  - i) A minimum of 1,000 square metres of non-residential gross floor area is developed at full build out of the lands, and development of this non-residential gross floor area is comprised of uses listed in Schedule A as follows:
    - A) Uses listed in Column 1 will account for 51 percent or more of the minimum non-residential gross floor area;
    - B) Uses listed in Column 2 will account for less than 49 percent of the minimum non-residential gross floor area; and
    - C) Uses listed in Column 3 will not be counted towards the minimum non-residential gross floor area.
  - ii) The non-residential gross floor area is 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, provided that:
    - A) the first phase of development includes 500 square metres or more of the minimum non-residential gross floor area required in Policy b) i).
  - iii) New development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
    - A) 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
    - B) 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;
    - C) 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
    - D) 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.
  - iv) 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) iii) A) will



increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.

- v) The provision of affordable housing required by Policies b) iii) and iv) shall be secured through one or more agreements with the City.
- vi) Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:
  - A) 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
  - B) 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.
- vii) 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) iii) and Policy b) iv) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy b) iii) and Policy b) iv) above.

#### **SCHEDULE A: PERMITTED NON-RESIDENTIAL USES**

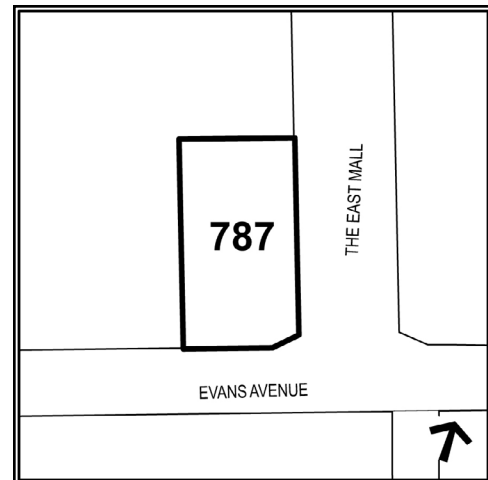
| <b>COLUMN 1</b>                           | <b>COLUMN 2</b>           | <b>COLUMN 3</b>                                     |
|---|---------------------------|---|
| Office                                    | Retail                    | Library   |
| Business incubators                       | Service                   | All other schools except business and trade schools |
| Creative industries**                     | Hotel                     | Community services and facilities                   |
| Scientific research and development       | Private fitness centre    |   |
| Research                                  | Restaurant                |   |
| Information services                      | Daycare                   |   |
| Data processing                           | Business and trade school |   |
| Software development                      | Showroom                  |   |
| Non-retail financial services             | Financial institution     |   |
| Medical offices                           |                           |   |
| Art gallery, artist studio                |                           |   |
| Live theatre, cinema, entertainment venue |                           |   |

**\*\*Creative industries** have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property, including: arts and crafts; broadcasting; design; film, video and photography; music and the visual performing arts; publishing; software, computer games and electronic publishing; film studio.

## 787. 560 Evans Avenue

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

- 1) A minimum of 2,600 square metres of employment gross floor area is developed that will be:
  - i) developed prior to or concurrent with residential uses;
  - ii) comprised of *Core Employment Areas* and/or *General Employment Areas* uses that are compatible with residential uses as determined through a Compatibility/Mitigation study, and
  - iii) contain a minimum of 51 percent of the gross floor area devoted to *Core Employment Areas* uses such as offices, performing arts studios, artist studios, research and development facilities, information and technology facilities, cultural industry spaces, incubators and/or co-working spaces.
- 2) 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 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.
- 3) 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 2 i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- 4) The provision of affordable housing required by Policy 2) and Policy 3) shall be secured through one or more agreements with the City.
- 5) 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

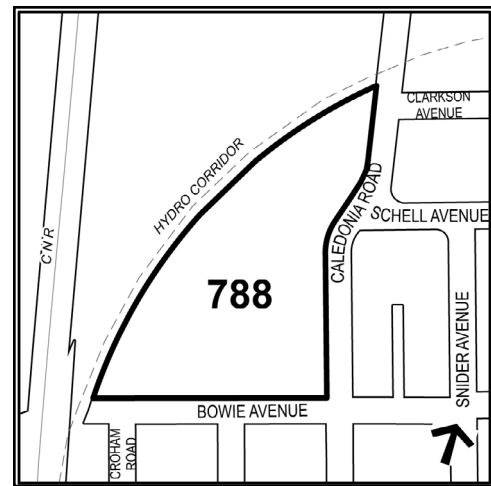


- ii) The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- 6) If an Inclusionary Zoning By-law takes effect and becomes applicable to 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 2) and Policy 3) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy 2) and Policy 3) above.

## 788. 250 Bowie Avenue and 670 and 680 Caledonia Road

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

- a) A minimum of 22,300 square metres or 18 percent of the total gross floor area, whichever is greater, will be employment gross floor area and:
  - i) will be constructed in each phase, prior to, or concurrent with residential gross floor area to provide a balance of employment and residential uses in all phases of development;
  - ii) will be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses; and
  - iii) may be comprised of employment uses on lands designated *General Employment Areas* and *Mixed Use Areas*.
- b) A minimum of 12,000 square metres of employment gross floor area will be provided on the portion of the lands designated *General Employment Areas*.
- c) The following employment and employment uses are encouraged:
  - i) Uses that support the design and creative industries, including design studios and workshops, artist studios, galleries, showrooms, shared offices, and supporting retail;
  - ii) Flexible, multi-level manufacturing space in the portions of lands as *General Employment Areas*;
  - iii) Office, and institutional;
  - iv) A variety of employment types, including a range of employment unit sizes and value-added creative uses; and
  - v) Retail and services uses which serve the local community as well as a larger area.
- d) New residential, retail, service, office, and institutional uses on the south side of York



Beltline Trail will be located and designed to mitigate impacts from, be compatible with, and allow for the continuation of the existing nearby employment uses and rail corridor.

- e) Employment uses in the lands designated as *General Employment Areas* will be located and designed to mitigate impacts from and be compatible with existing nearby employment uses and the rail corridor.
- f) 15 percent of the total site area will consist of a public park and serve as a gateway to the pedestrian crossing proposed by Metrolinx and the York Beltline Trail system.
- g) As part of a Zoning By-law Amendment application, a Land Use Plan will be prepared and approved that will:
  - i) Support the development of complete communities;
  - ii) Support the planned economic function of the lands by providing for a broad range of employment uses to support a diverse economy;
  - iii) Strategically locate land uses to phase development, animate the public realm and support transit-oriented densities; and
  - iv) Provide for an integrated and expanded public open space network that connects new and existing public parks and open spaces.
- h) 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) 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.
- i) 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 h) i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- j) The provision of affordable housing required by Policy h) and Policy i) shall be secured through one or more agreements with the City.
- k) 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.

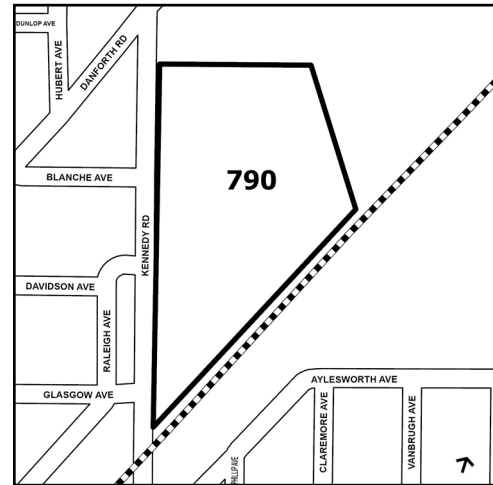
- l) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy h) and Policy i) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy h) and Policy i) above.
- m) Prior to approval of a zoning by-law that permits residential uses, a Block Context Plan for the lands will be prepared to inform any amendment to this Site and Area Specific Policy and/or Zoning By-Law Amendment and will address:
  - i) a complete road network consisting of public and private roads and alignment of streets;
  - ii) height and built form characteristics;
  - iii) pedestrian/cyclist connections;
  - iv) tenure and mix of housing;
  - v) ensure adequate land is allocated to accommodate the minimum employment gross floor area required; and
  - vi) compatibility between the site and nearby land uses including the City Works yard and rail corridor.
- n) A Phasing Strategy and Implementation Plan will be developed and approved to ensure the orderly development of a mix of uses on the subject lands. The Phasing Strategy and Implementation Plan may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.
- o) A Compatibility/Mitigation Study will be prepared, in accordance with the Compatibility/Mitigation Policies set out in Section 2.2.4 of the Official Plan. The Compatibility/Mitigation Study will identify:
  - i) any uses and Major Facilities on *Employment Areas* lands outside of but near to the subject lands, including the lands located north of the York Beltline Trail, 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 *Employment Areas* outside of the subject lands.
- p) Notwithstanding that space within a portion of a building situated within an Employment Area 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 *Employment Areas* portion of the development, the shared use of that space for these limited, functional facilities shall not be considered to be a conversion of lands within an Employment Area.
- q) A Community Services and Facilities Strategy will be prepared. The Community Services and Facilities Strategy will:
  - i) identify community space and facility needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and

- ii) set out priorities to support growth which may include potential locations and recommended phasing as well as opportunities for co-location.

## 789. [SASP Deleted]

## 790. 347, 357, 375 and 399 Kennedy Road

- 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 scoped local area study that results in either 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) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas* (as may be required), the scoped local area study leading to the Secondary Plan or Site and Area Specific Policy may be informed by the review of the concurrent site specific applications in the area, in particular, nearby Official Plan Amendment Applications, Zoning By-law Amendment Applications, and Draft Plan of Subdivision Applications.
- d) The scoped 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* and/or Parks and Open Space as appropriate. The Land Use Plan will:
    - 1) inform appropriate building heights and densities across the multiple sites to be included within the Secondary Plan or Site and Area Specific Policy;
    - 2) determine the minimum employment gross floor area, which can include retail and co-working uses;
    - 3) 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;
    - 1) the Phasing Strategy must set out that non-residential gross floor area will 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) An Infrastructure Master Plan that identifies transportation, traffic, water, sanitary,



- stormwater and hydro infrastructure requirements and development strategy;
- iv) A Community Services and Facilities Strategy that identifies appropriate 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;
  - v) A Parks and Open Space Plan that identifies locations of new public parks;
  - vi) 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;
- e) The scoped local area study leading to the Secondary Plan or Site and Area Specific Policy will also include a Housing Plan that identifies a minimum percentage of total gross floor area secured for affordable housing that will include:
- i) if a condominium development is proposed, the minimum that is determined of the total new residential gross floor area shall be secured as affordable ownership housing or the minimum that is determined 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, the minimum that is determined 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.
- f) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2025, the affordable rental housing required in Policy e) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- g) The provision of affordable housing required by Policy e) and Policy f) shall be secured through one or more agreements with the City.
- h) Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:
- i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and
  - ii) The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- i) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy e) and Policy f) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law

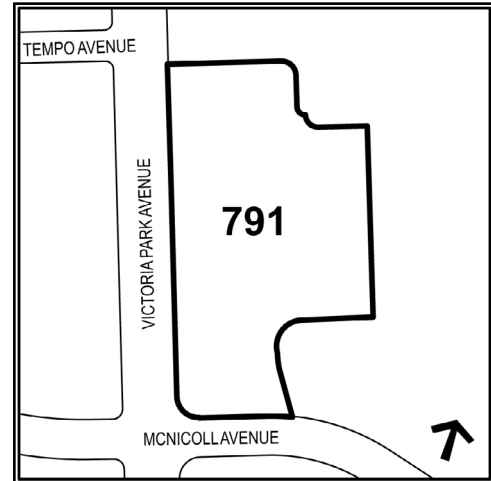


requirements meet or exceed the requirements of Policy e) and Policy f) above.

- j) As part of a complete Zoning By-law Amendment application for the site(s), 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.

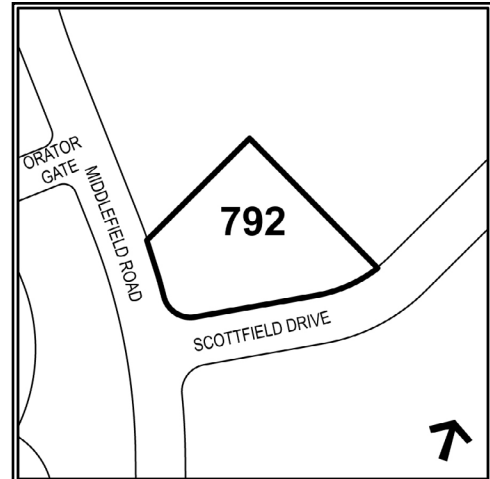
## **791. 1020 McNicoll Avenue**

- a) Primary permitted uses are limited to seniors accommodation facilities, 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 of 2,100 square metres of the total gross floor area on the lands will include one or more of the following non-residential ancillary uses:
  - i) medical support services;
  - ii) professional and medical offices;
  - iii) recreational facilities; and
  - iv) small-scale retail and service commercial.
- c) The minimum non-residential gross floor area required will be constructed on the lands prior to or concurrent with any residential gross floor area included in a retirement home.
- d) Sensitive land uses, including the primary permitted 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 *General Employment Areas*.
- e) 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.



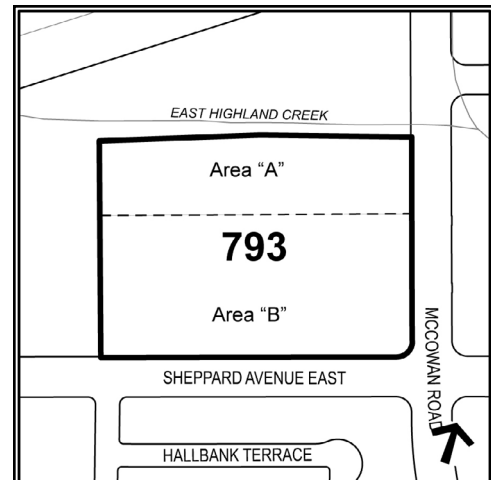
## 792. 40 Scottfield Drive

- a) Primary permitted uses are limited to seniors accommodation facilities, 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 of 750 square metres of the total gross floor area on the lands will include one or more of the following non-residential ancillary uses:
  - i) medical support services;
  - ii) professional and medical offices;
  - iii) recreational facilities;
  - iv) restaurant;
  - v) senior citizen's daycare and/or senior's day nursery; and
  - vi) small-scale retail and service commercial.
- c) The minimum non-residential gross floor area required will be constructed on the lands prior to or concurrent with any residential gross floor area included in a retirement home.
- d) Sensitive land uses, including the primary permitted 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*.
- e) As part of a complete Zoning By-law Amendment application for the lands, the following will be submitted:
  - i) Compatibility/Mitigation Study that will be 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 existing senior's campus to the east.



### 793. 4630 and 4570 Sheppard Avenue East

- a) Area "A" will remain designated as *General Employment Areas* and the exact depth of the designation will be determined through the completion of a Secondary Plan or Site and Area Specific Policy.
- b) All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designation on Area "B", 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.
- c) 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.
- d) 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, including concrete batching operations, and any new employment uses within the surrounding Core and *General Employment Areas*. If sensitive land uses are proposed on lands labeled Area "B" through the Secondary Plan or Site and Area Specific Policy, holding provisions may be established in order to ensure compatibility and mitigation concerns are adequately addressed. The holding symbol may be removed after Council is satisfied, having had regard for applicable environmental regulations and guidelines and receiving or securing necessary technical studies, that compatibility will be achieved and maintained between any proposed land use and lands designated as General or *Core Employment Areas* with regard to noise, dust, odour and air quality so as to achieve the goals of:
  - i) Preventing undue adverse impacts from the proposed land use on the concrete batching facilities and other lands designated General or *Core Employment Areas*;
  - ii) Preventing the potential for undue adverse impacts on the new land uses from the concrete batching facilities and other lands designated General or *Core Employment Areas*;
  - iii) demonstrate that no adverse impact will result on surrounding *Employment Areas* and compliance to all Provincial and municipal policies and guidelines, including the D-Series Guidelines and Environmental Noise Guideline NPC-300, as amended or replaced, that such analysis shall include noise, air quality, lighting; and overlook studies; and
  - iv) that the influence area of all stationary sources is delineated as part of the Secondary Plan or Site and Area Specific Policy and resulting mitigation policies are included.
- e) 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 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) 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;
  - ix) A Transportation Analysis that includes consideration of the Nugget Avenue extension and the impacts of the change in use on goods movement in the larger area of employment; and
  - x) A Commercial Demand Analysis that considers market needs in the area for commercial non-residential space, such as 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.
- f) The Secondary Plan or Site and Area Specific Policy will also include a Housing Plan where new development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
- i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing;
  - 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) 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 f) i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- h) The provision of affordable housing required by Policy f) and 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 f) and 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 f) and Policy g) above.
- k) As part of a complete Zoning By-law Amendment application for the lands, 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.
- l) 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.

## 794. 450 Dufferin Street

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

- a) A minimum of 8 percent of the total gross floor area of the development will be employment gross floor area that:
  - i) will be comprised of uses permitted in *Core Employment Areas* and *General Employment Areas* uses 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 percent of the required employment gross floor area shall be *Core Employment Areas* uses, including those that are supportive of value-added creative and design industries, such as: office, institutional, performing arts studios, artist studios, studios and workshops, labs, research and development facilities, light manufacturing, media, information and technology facilities, cultural industry spaces, and incubator and/or co-working space.
- b) 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* and *General Employment Areas*.
- c) 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; and
  - 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.
- d) 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 there is no minimum requirement for 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.
- e) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2025, the affordable rental housing required in Policy d) i) will increase by 0.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirement.
- f) The provision of affordable housing required by Policy d) and Policy e) shall be secured through one or more agreements with the City.
- g) Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:
  - i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of

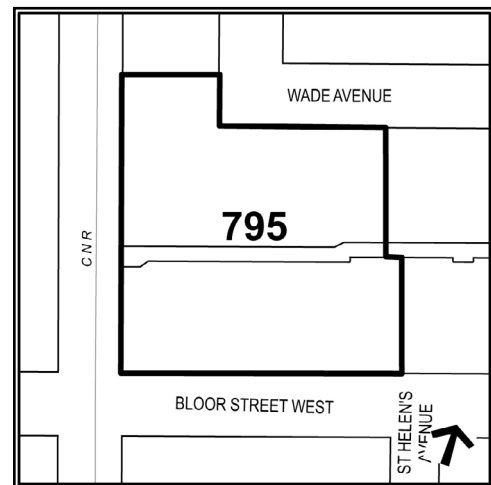
affordable housing; and

- ii) The submission and acceptance of a Housing Issues Report, authored by the applicant, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- h) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy d) and Policy e) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) and Policy e) above.

### **795. 1360-1364 Bloor Street West and 55 Wade Avenue**

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

- a) A minimum of 4,668 square metres or 15 percent of the total gross floor area of the 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 percent of the required employment gross floor area shall be *Core Employment Areas* uses such as offices, performing arts studios, artist studios, cultural industry spaces, light manufacturing, incubator and/or co-working space.
- b) Development of the lands will ensure there is appropriate site access. Vehicular access to the lands will be from Wade Avenue.
- c) Any development of the lands will incorporate and secure public pedestrian connections to connect the lands to Wade Avenue to the north and the Bloor-Lansdowne GO station to the south. Any public pedestrian connections will be secured through one or more easements registered on title.
- d) 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* and *General Employment Areas*.
- e) 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.
- f) As part of a complete Zoning By-law Amendment application:



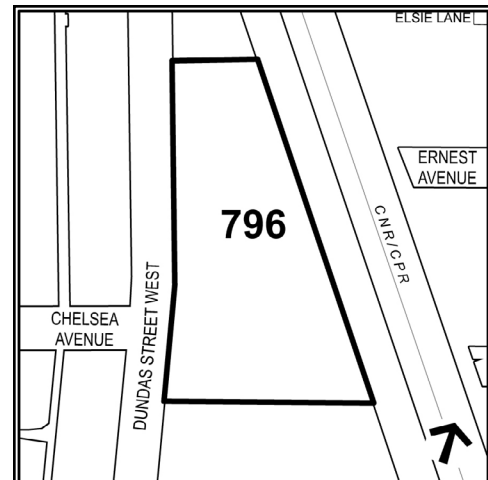
- i) a Compatibility/Mitigation Study, Noise Impact Study and Vibration Study shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction; and
  - ii) a Rail Safety and Rail Mitigation Report shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- g) 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 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) 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 g) i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- i) The provision of affordable housing required by Policy g) and Policy h) shall be secured through one or more agreements with the City.
- j) 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.
- k) 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) and Policy h) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy g) and Policy h) above.



## 796. 2400-2440 Dundas Street West

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

- a) A minimum of 8 percent of the total gross floor area will be employment gross floor area that:
  - i) shall 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) be constructed on the lands prior to or concurrent with any residential gross floor area; and
  - iii) a minimum of 51 percent of employment gross floor area shall include Core Employment Area uses, such as office, artist studio, lab, research and development facilities, light manufacturing, media, information and technology facilities, cultural industry spaces, incubator and/or co-working space.
- b) A minimum of 1,850 square metres of the employment gross floor area required in Policy a) shall be used to replace the existing grocery store on the lands.
- c) Development on the lands shall provide and secure public access from Dundas Street West to connect to the Metrolinx-owned lands at the southeast corner of the land, and the existing Metrolinx pick-up/drop-off area for the Bloor GO station on the lands.
- d) Development on the lands shall provide and secure public access from Dundas Street West to connect to the new, approved Metrolinx pickup/drop-off area for the Bloor GO station at the approved redevelopment of 2376 Dundas Street West.
- e) Development on the lands shall include a Privately Owned Publically Accessible Space ("POPS") of a minimum area of 1,000 square metres with frontage onto Dundas Street West, if on-site parkland dedication is not required by the City.
- 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) 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.
- h) 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 10 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a

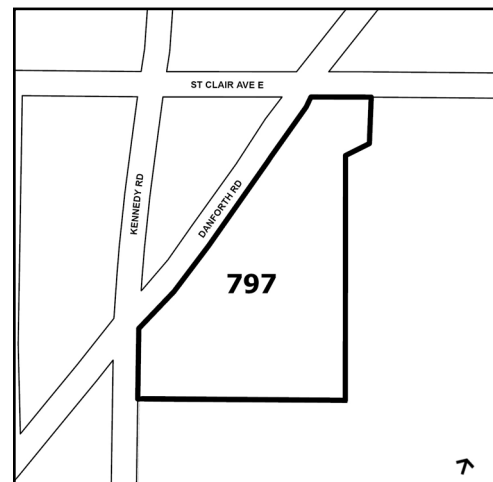


minimum of 7 percent of the total new residential gross floor area shall be secured as affordable rental housing; or

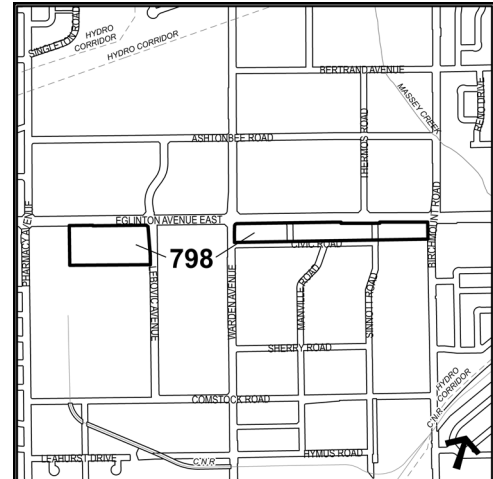
- ii) if a purpose-built rental development is proposed after 2025, a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing;
  - iii) the affordable housing shall be secured at affordable rents or affordable ownership prices for a period of at 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.
- i) 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 h) i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
  - j) The provision of affordable housing required by Policy h) and Policy i) shall be secured through one or more agreements with the City.
  - k) 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.
  - l) 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 h) and Policy i) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy h) and Policy i) above.

**797. 3569, 3577 St. Clair Avenue East, 641, 661, 663, 619, 621, 625, and 627 Danforth Road; and 405 Kennedy Road**

- a) Affordable housing requirements will be determined through the review of the Zoning By-law Amendment Application, including the review of density permissions. Such affordable housing will be secured through one or more agreements with the City.



**798. Lands Generally South of Eglinton Avenue East within the Golden Mile Secondary Plan, East of 1891 Eglinton Avenue East to Birchmount Road (excluding 1911 and 1921 Eglinton Avenue East)**



- a) All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designation, including interim uses (including the consideration of major retail developments with 6,000 square metres or more of retail gross floor area in accordance with Policies 4.6.5 and 4.6.6 of the Official Plan and relevant Public Realm and Built Form policies), with the exception of residential, overnight accommodation, and live-work uses, are permitted on the lands prior to the completion of the studies identified in Policy 8 (the “Regeneration Area Study”).
- b) Residential, overnight accommodation, and live-work uses will not be permitted in *General Employment Areas* or *Regeneration Areas* prior to the completion of the Regeneration Area Study.
- c) Residential, overnight accommodation and live-work uses will only be permitted after the completion of the Regeneration Area Study and:
  - i) Where applicable, the applicant and/or Owner has made a contribution to the East-West street, south of Eglinton Avenue East, connecting Pharmacy Avenue to Birchmount Road, to the satisfaction of the General Manager, Transportation Services, and the Chief Planner and Executive Director, City Planning, including any required easements, setbacks, right-of-way conveyances, or financial contributions;
  - ii) The applicant and/or Owner has provided the required right-of-way widening on Eglinton Avenue East to the satisfaction of the General Manager, Transportation Services, and the Chief Planner and Executive Director, City Planning; and
  - iii) The applicant and/or Owner has submitted a Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water, and has secured the design and the provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in those reports.
- d) Policy c) i) above does not waive any of the Owners’ rights in accordance with the *Expropriations Act*, R.S.O. 1990, c. E.26, as amended from time to time or any other legislation.
- e) New development containing residential units 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 rental housing or a

minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership 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; 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.
- f) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2025, the affordable rental housing required in Policy e) i) will increase by 1.5 percent per year and 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) shall be secured by entering into a Municipal Housing Project Facility Agreement with the City or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing and any contributions thereto as applicable.
- h) In accordance with Official Plan Policy 2 of Section 4.7, *Regeneration Areas*, the framework for development of the lands subject to this Site and Area Specific Policy will be set out in the Golden Mile Secondary Plan and will be guided by the following reports and studies, to the satisfaction of the City, which may be filed with the site specific development application(s):
- i) A Land Use Plan that provides for the re-designation of *Regeneration Areas* lands to *Mixed Use Areas* and/or *General Employment Areas* and/or Parks as appropriate. The Land Use Plan will:
    - A) Include a minimum of ten percent of the total developable gross floor area as employment gross floor area and a further minimum of ten percent of the total developable gross floor area as employment and/or other non-residential gross floor area at full build out of each comprehensive development site;
    - B) Include a minimum of residential developable gross floor area ratio to the employment/non-residential gross floor area, to be confirmed through the Regeneration Area Study; and
    - C) Determine the list of permitted employment/non-residential uses that contribute to the employment/non-residential gross floor area, with automobile dealerships to be recognized as a permitted use.
  - ii) A Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, City Planning, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met;
  - iii) Urban Design Policies and Guidelines that set out appropriate public realm and built form matters, including but not limited to:
    - A) Streets and streetscape, Privately Owned Publicly Accessible Open Spaces (POPS), mid-block connections, public art and heritage interpretation; and
    - B) Requirements for built form, including setbacks, active at-grade uses, at-grade outdoor amenity spaces, vehicular access, parking and servicing areas, views and vistas, variety, variation, and transition in scale, base building and building

heights, shadow impact on the public realm, tall building, mid-rise building, and low-rise building design, design excellence and sustainability measures.

- iv) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including:
  - A) The construction of employment/non-residential gross floor area to be constructed, concurrent with residential gross floor area, to provide a balance of employment/non-residential and residential development. A portion of the employment/non-residential space may be provided as a later phase of development, provided it is demonstrated that sufficient land will be made available such that, at full build out of each comprehensive development site, the twenty percent employment/non-residential gross floor area will be accommodated; and
  - B) The provision of servicing and transportation infrastructure and services.
- v) A Structure Plan, including cross-sections, that applies the City's "Complete Streets" principles and establishes development blocks, pedestrian and cycling facilities and connections, and parks and open spaces that contributes to a safe, comfortable and connected public realm;
- vi) A Multi-Modal Transportation Impact Study (MMTIS) and a comprehensive Travel Demand Management (TDM) plan;
- vii) An Infrastructure Master Plan, including public utilities plan, that identifies such infrastructure as water, sanitary, stormwater and hydro infrastructure requirements;
- viii) A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and measures to protect and ensure long term maintenance of trees;
- ix) An Energy Strategy to address energy conservation including peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage to address the City's targets of carbon reduction; and
- x) A Community Services and Facilities Strategy that identifies community service facility needs and sets out priorities to support growth, which may include potential locations, phasing and opportunities for co-location.
- i) A holding (H) provision may be placed on all or part of the lands until matters set out in this Site and Area Specific Policy or conditions set out in a site specific zoning by law are satisfied.
- j) Following the completion and approval of the study identified in Policy h), amendments to the Golden Mile Secondary Plan may be required to implement the Regeneration Area Study and may require amendments to the Official Plan. Development of residential, overnight accommodation and live-work uses will not be permitted to proceed prior to the approval of amendments to the Golden Mile Secondary Plan and any other amendments required to the Official Plan to implement the Regeneration Area Study, which would permit such uses.

**799. 1087-1091 Yonge Street and 9 Price Street**

- a) On the lands outlined in black below, a mixed use building generally 15-storeys in height is permitted.

