

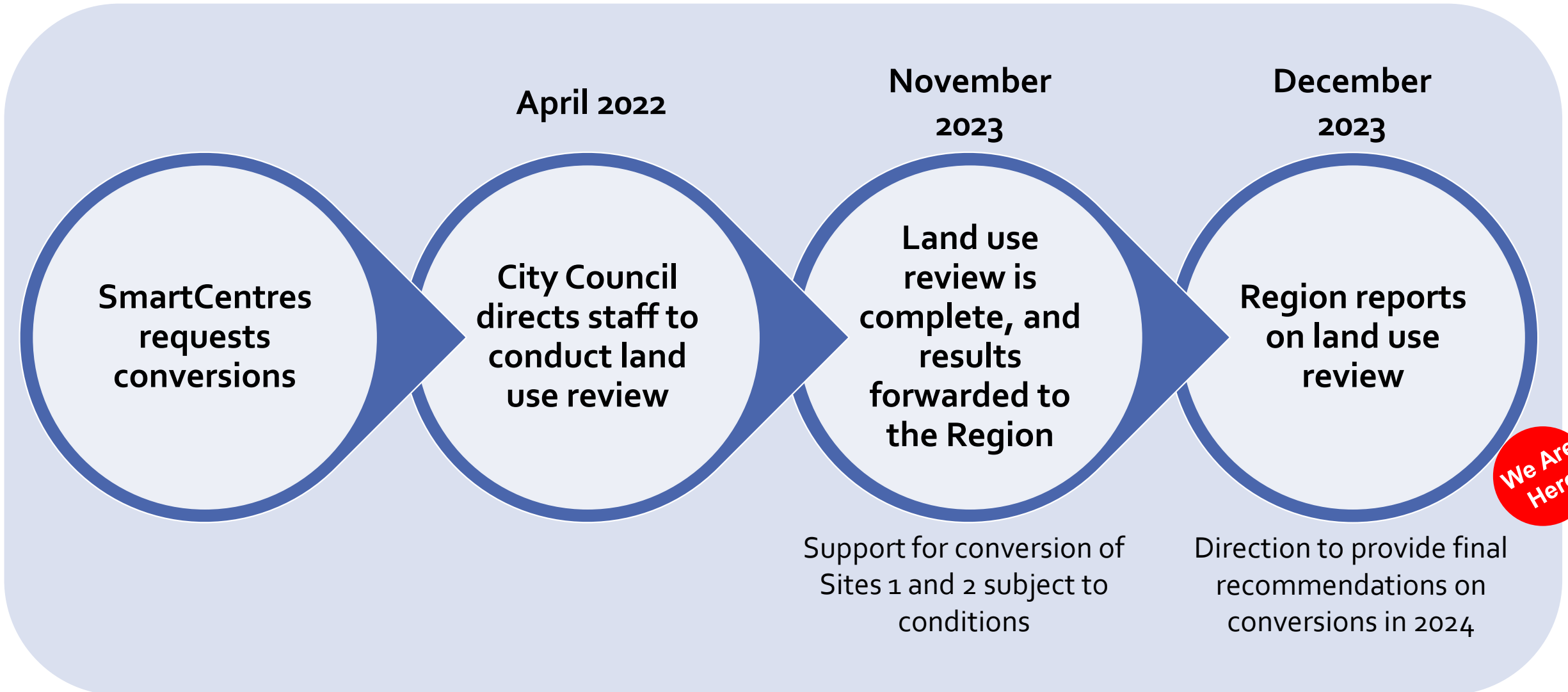
# SmartCentres Mixed Use Proposals

Update and Draft Policies

Planning and Development Committee

September 16, 2024

# Project Timeline

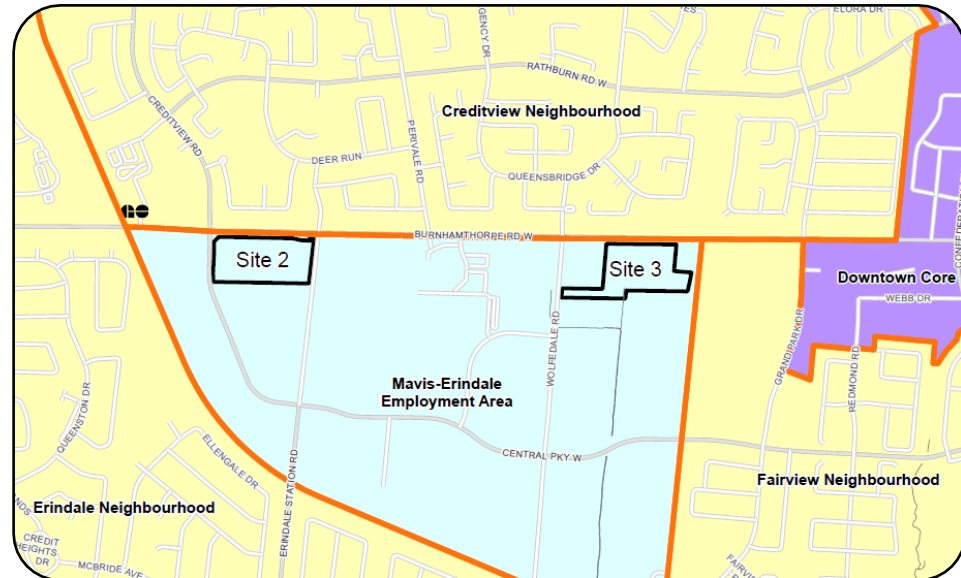
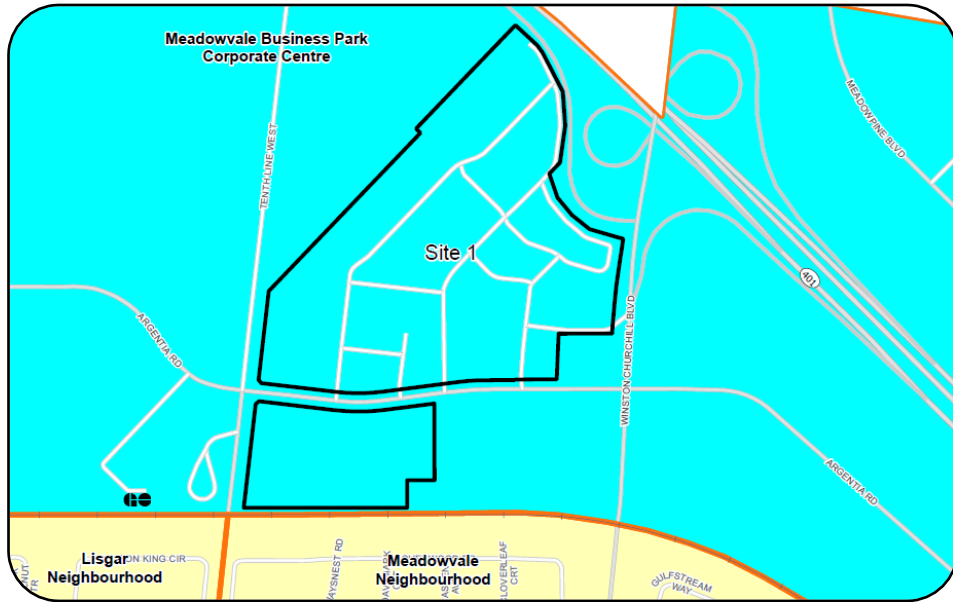


## Evolving Policy and Legislative Landscape

- On July 1, 2024, Regional planning responsibilities were transferred to local municipalities
  - The City is now the approval authority for conversions
- On August 20, 2024, the Province released a new Provincial Planning Statement (PPS) to take effect October 20, 2024
  - Includes policy changes for employment areas
- Staff will be providing information on policy and legislative changes to Council on September 25, 2024

## Draft Policies to Implement Conversion

- Staff are proposing draft policies for Sites 1 and 2 to permit conversion and apply conditions
- Site 3 was not supported for conversion
- Proposed policy changes to be implemented as part of Official Plan Review



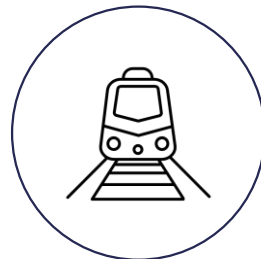


Remove site from Employment Area and retain Mixed Use designation to allow residential uses



Local area review as next step to establish vision and plan for future development with community input:

- Appropriate land uses
- Built form: heights and densities
- Transportation requirements



No residential, mixed use development in Area B until full funding is secured for all-day, two-way GO Service



Minimum requirements for affordable rental housing

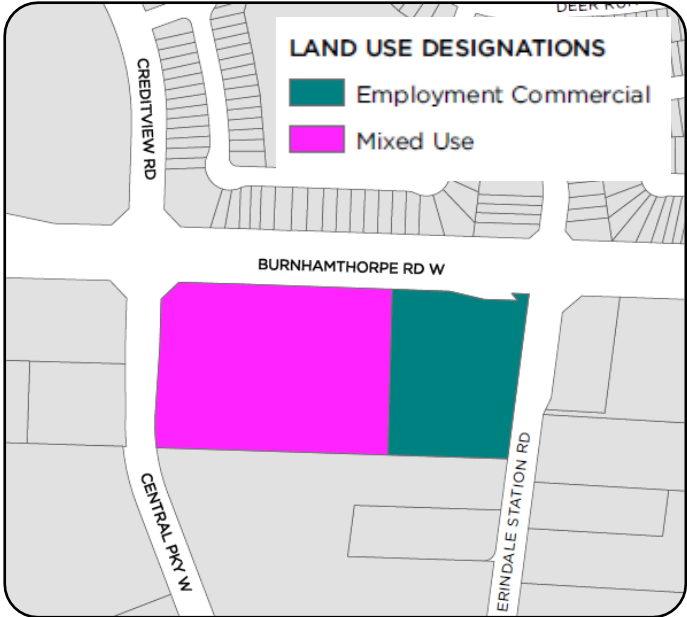
# Site 2 Draft Policies



Remove site from Employment Area and allow residential uses on two thirds of the site



Policy direction on replacing non-residential floor space (e.g. commercial), public street and parkland



Address land use compatibility



Minimum requirements for affordable rental housing

# SmartCentres Mixed Use Proposals

## Update and Draft Policies