

## SmartCentres Site 1 (Argentia Road and Tenth Line West, Lisgar GO Station) Official Plan Changes

1. Remove site from Meadowvale Corporate Centre EA and add to Meadowvale NHD
  - a. Revise Schedule 1 City Structure to reflect proposed policy changes
  - b. Revise Map 14-1 Neighbourhood Character Area to include Site 1 (expanded Meadowvale NHD)
  - c. Revise Map 14-10 Meadowvale Neighbourhood Character Area to include Site 1
  - d. Revise Map 15-1 Employment Area to remove a portion of the lands (Site 1) from the Meadowvale Corporate Centre EA
2. Retain existing Mixed Use designation
3. Add new Special Site with the policies provided below.

### Site X (Meadowvale Neighbourhood)



16.X.1 The lands identified as Special Site X are located north of the Canadian Pacific Railway and east of Tenth Line West.

16.X.2 Residential and sensitive land uses will not be permitted until such time that a local area review and city-initiated official plan amendment has been adopted that includes:

- a. a vision and set of guiding principles for the future redevelopment of the site;
- b. policies for creating a complete community with a mix of uses, community amenities and jobs;
- c. the integration of major office uses as part of the long-term vision for the redevelopment of the site;
- d. a variety of housing options by type, tenure and affordability;
- e. the appropriate built form, building heights and densities;

- f. the location of parkland and other required community infrastructure;
- g. an improved multi-modal transportation network with new public streets and active transportation connections within the site and to nearby destinations and transit facilities;
- h. addressing potential impacts on goods movement in the area;
- i. an appropriate transition and buffer to adjacent land uses, built forms and **major facilities** including Highway 401 and the Canadian Pacific Railway;
- j. maintaining existing non-residential floor space with the exact amount to be determined through the local area review;
- k. phasing of development to align with infrastructure, engineering services and transit improvements; and
- l. the potential use of a holding provision identifying conditions to be satisfied for the phasing of development.

16.X.3 New streets, blocks and parkland will be secured through a draft plan of subdivision.

16.X.4 Notwithstanding Policy 16.x.2, residential and sensitive land uses in Area B will not be permitted until such time that:

- a. full funding is secured for all-day, two-way GO service on the Milton GO Line; and
- b. the Planned Lisgar GO **Major Transit Station Area** has been delineated as a **Protected Major Transit Station Area** which identifies minimum densities and authorized uses of lands.

16.X.5 Development proposing residential uses is required to set aside a minimum 10% of residential gross floor area (GFA) as **affordable rental housing units**.

16.X.6 **Affordable rental housing units** will be required to be maintained at affordable rents for a minimum period of 25 years calculated from the date of first occupancy.