

SmartCentres Site 2 (Burnhamthorpe Road West and Central Parkway West, Erindale GO Station) Official Plan Changes

1. Remove site from Employment Area and add to Creditview Neighbourhood
 - a. Revise Schedules 1 City Structure and Schedule 7 Land Use to reflect proposed policy changes
 - b. Revise Map 14-1 Neighbourhood Character Area to include Site 2 (expanded Creditview NHD)
 - c. Revise Map 15-1 Employment Area to remove a portion of the lands (Site 2) from the Mavis-Erindale EA
2. Retain existing Mixed Use designation for 1140 and 1170 Burnhamthorpe Road West
3. Re-designate 1100 Burnhamthorpe Road West to Employment Commercial (building adjacent to Erindale Station Road)
4. Add new Special Site with the policies provided below.

Site Y (Creditview Neighbourhood)



16.Y.1 The lands identified as Special Site Y are located south of Burnhamthorpe Road West and east of Central Parkway West.

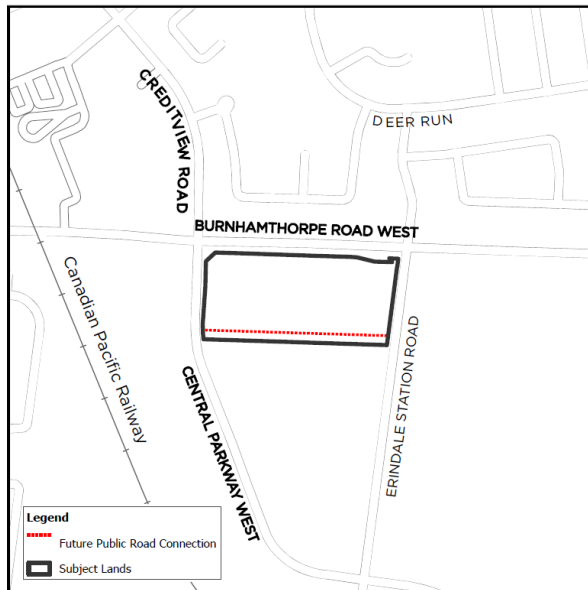
16.Y.2 Development will, among other matters:

- a. locate, design and separate residential and sensitive land uses to:
 - i. mitigate adverse impacts from adjacent and nearby employment uses;
 - ii. be compatible with adjacent and nearby employment uses; and
 - iii. not impede the continuation and expansion of adjacent and nearby employment uses.
- b. provide a transition in height to surrounding land uses and built form; and
- c. maintain the same amount of non-residential floor space.

16.Y.3 Lands designated Employment Commercial provide an appropriate separation to nearby employment uses and industrial operators located on the east side of Erindale Station Road.

16.Y.4 An improved transportation network will be achieved through development. Future additions to this network include:

- a. a new east-west public street along the southern portion of the site as shown on Map 16.Y.1; and
- b. active transportation connections to existing and future streets, transit routes/stops, and parkland.



Map 16.Y.1 Special Site Y Future Road

16.Y.5 The exact location, configuration, design and access requirements for the new east-west public street will be determined through the development application process.

16.Y.6 New parkland will be achieved through development. The location, configuration and size of new parkland will be determined through the development application process.

16.Y.7 New streets, blocks and parkland will be secured through a draft plan of subdivision.

16.Y.8 Where development is phased, studies, reports, plans, drawings and/or documents required as part of a complete application submission will also address the full build out of Special Site Y.

16.Y.9 An owner of new development or redevelopment proposing residential uses is required to set aside a minimum 10% of residential gross floor area (GFA) as **affordable rental housing units**.

16.Y.10 ***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.