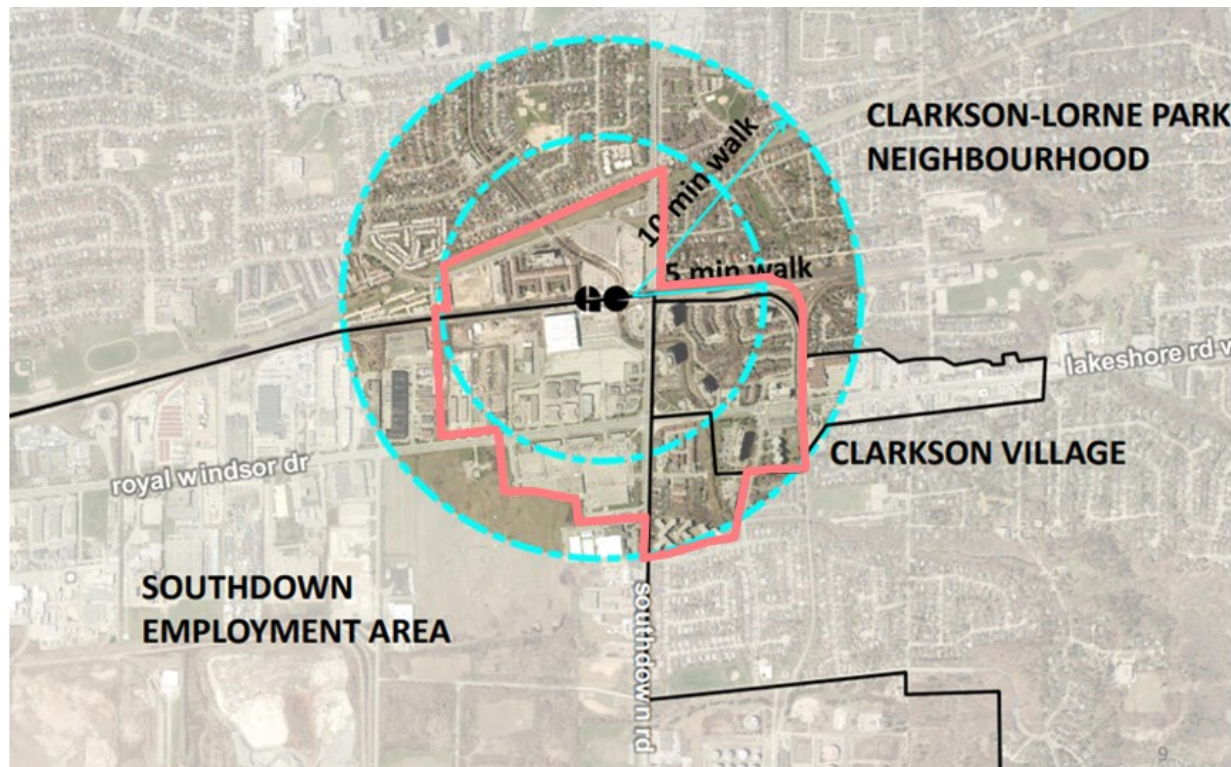


Clarkson GO

Major Transit Station Area

Planning and Development Committee
September 22, 2025

In 2018, the City started the Clarkson GO Major Transit Station Area Study



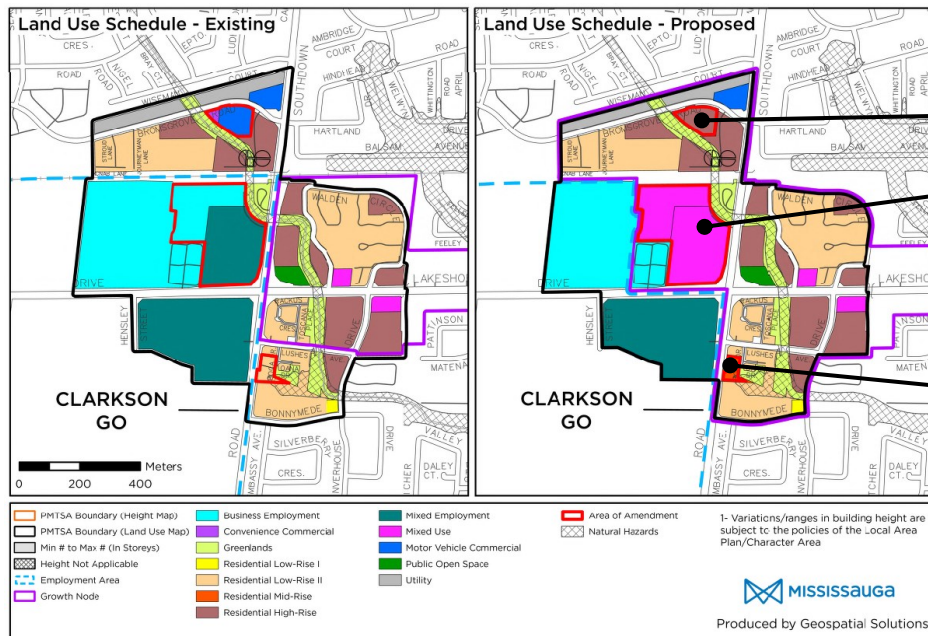
- Area surrounding 500-800m of the Clarkson GO Station

Protecting investment and jobs

- Southdown continues to attract jobs and investment
- Development proposing residential required to be compatible with surrounding industry
- New air quality studies should use the most advanced technical model

City to initiate local area review if changes in the makeup of businesses occur

Unlocking housing opportunities

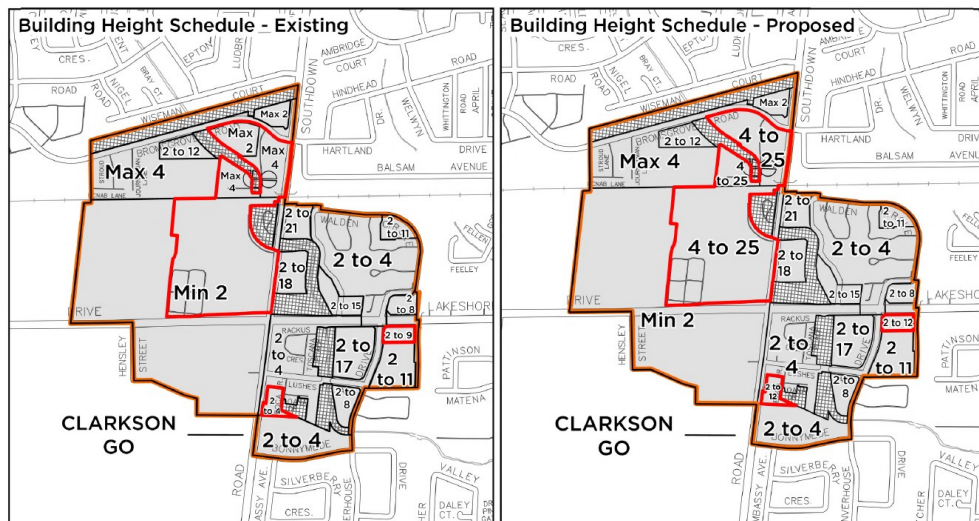


- Allow for more housing
- Mix of uses to serve residents and visitors of the area
- Allow for mid-rise building

Facilitates 5,000+ additional homes

Schedule 8r identifies permitted land uses in the Clarkson GO MTSA.

Increasing height permissions

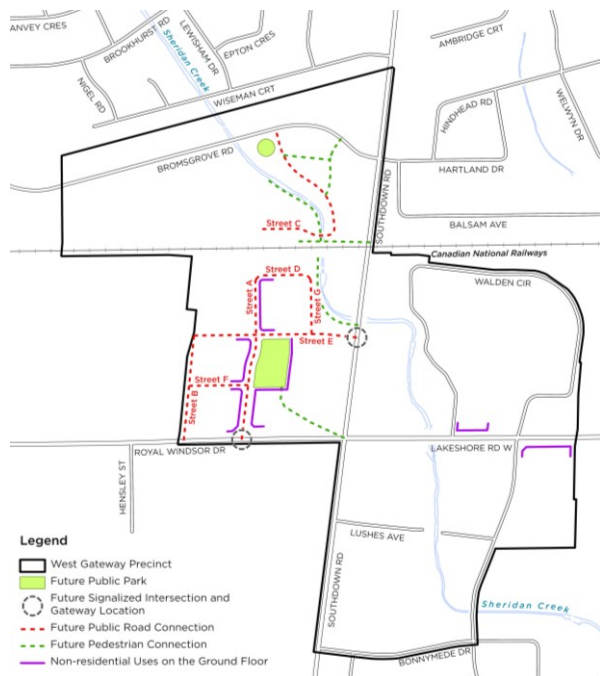


Schedule 8r identifies minimum to maximum building heights in the Clarkson GO MTSA.

- Greatest heights focused near the GO Station
- Informed by air quality study that considered 25 storeys
- Requests to increase heights subject to air quality study

Full build out will exceed Province's density targets

A walkable, complete community



Map 14-2.2.2 shows streets, public parks, connections and non-residential uses.

- Complete street network
- New main street (Street A) with services and amenities
- Integrate cycling and pedestrian routes
- New public parks

What we've heard

- Comments from Indigenous communities:
 - Enhance and protect Sheridan Creek
 - Integrate naturalized spaces in walkways
 - Continue engagement
- Concerns from industry on compatibility
- Concerns with air quality in the Clarkson area
- Requests to expand the area for residential uses
- Concerns with potential loss of Metrolinx surface parking
- No major issues from the Province or Agencies

Changes addressing comments

- Policies on an **expanded bus transit terminal**
- Require **land use compatibility assessments** to the satisfaction of the City for development applications
 - Residential developers responsible for mitigation
- Require adjacent development to **enhance and protect Sheridan Creek**
- Integrate **naturalized elements** in mid-block walkways
- Increase heights for four Southdown properties

Recommendations

1. Endorse policy modifications for the Clarkson GO MTSA
2. Submit Clarkson GO MTSA policies to the Province for approval as modifications to new Official Plan

If the Province does not accept this approach, staff will bring forward an official plan amendment by-law once the new Official Plan is approved.

Clarkson GO Major Transit Station Area