

City Council, Standing Committee and Commission

Conseil, comités permanents et commission

**Joint Planning and Housing Committee & Agriculture and Rural Affairs Committee
Motion**

Report / Agenda: 6

Rapport / Ordre du jour: 6

Item / Article: 3.1 Provincial Planning Statement 2024 - Consistency Amendments

Re: Riverview and Pleasant Park MTSAs

Moved by / Motion de: Councillor Curry

WHEREAS staff have provided an updated calculation regarding the number of hectares for strategic growth area designations within the Riverview Major Transit Station Area and the Pleasant Park Major Transit Station Area; and

WHEREAS the updates alter the number of people and jobs to be planned within these major transit station areas; and

WHEREAS staff propose site specific amendments at 1245 Kilborn Avenue in Supporting Document 1, Appendix B, Volume 2, through amendment number 2.5; and

WHEREAS staff consider the minimum density target at 1245 Kilborn Avenue to be similar as a Hub within document 4 only for the purposes of planning for the PPS target people and jobs at the Pleasant Park MTSA;

THEREFORE BE IT RESOLVED that Supporting Document 1, Appendix A, Volume 1 Amendments to Report ACS2025-PDB-PS-0043 be amended by revising amendment number 1.8, Table 3a as follows:

- 1. For the Riverside MTSA row and Mainstreet minimum density target column, replace “n/a” with “120”; and**
- 2. For the Pleasant Park MTSA row and Minor Corridor minimum density target column, replace “100” with “80”.**

BE IT FURTHER RESOLVED that the Supporting Document 4 to Report ACS2025-PDB-PS-0043 be amended as follows:

- 1. For Riverside Station,**

delete	and replace with
Mainstreet 0 ha	Mainstreet 5 ha
Minor Corridor 0 ha	Minor Corridor 4 ha
Planned People and Jobs 3,900	Planned People and Jobs 5,600

2. For Pleasant Park Station,

delete	and replace with
Hub 1 ha	Hub 4 ha
Planned People and Jobs 10,600	Planned People and Jobs 11,300

and amend the Comments section by adding the following underlined text:

“Pleasant Park MTSA includes a large area surrounding the Pleasant Park MTSA station, which extends along the Pleasant Park Minor Corridor and into the surrounding neighbourhoods. The existing built form is very low density, meaning gradual intensification will be required to achieve the density target for this station. Most of this intensification is expected to occur along the proposed Corridor amendments to the secondary plan that align with the Minor Corridor designation as a strategic growth area in the Official Plan, and a site-specific amendment at 1245 Kilborn Avenue, which is assumed to have the same minimum density targets as a Hub designation and is treated as such for the purposes of planning to achieve the PPS target people and jobs. Due to the development potential at 1245 Kilborn Avenue, a minimum density target of 80 dwellings per hectare is planned for the Minor Corridors.

With these amendments to the secondary plan, these strategic growth areas and intensification opportunities within the Neighbourhood designation will achieve the target of 10,600 people and jobs per hectare.”