

Attachment 1: Downtown Plan Policy Revisions Recommended in Response to Deputations, Letters and Further Meetings

Policy No.	Current Policy	Recommended Policy Revision
After 5.3. (NEW)	New Policy	<p>Add:</p> <p>Development in <i>Mixed Use Areas 1, Mixed Use Areas 2, Mixed Use Areas 3</i> and <i>Regeneration Areas</i> containing only institutional uses that are owned and operated by an institution, with related ancillary uses, will be exempt from the Complete Community Assessment requirement under Policy 5.3.</p>
6.13.	<p>6.13. Lands owned by an institution not designated <i>Institutional Areas</i> will be prioritized for institutional uses to support the growth of health, educational and/or government institutional campuses.</p>	<p>Replace with:</p> <p>6.13. Lands owned by an institution will be prioritized for institutional uses to support the growth of health, educational and/or government institutional campuses.</p>
<i>Health Sciences District</i> (non-policy text)	<p>A significant number of hospitals, treatment, education, research and related commercial functions are clustered within close walking distance of one another in an area centred on University Avenue.</p>	<p>Replace with:</p> <p>A significant number of hospitals, treatment, academic, education, research and related commercial functions are clustered within close walking distance of one another in an area centred on University Avenue.</p>

Policy No.	Current Policy	Recommended Policy Revision
6.37.	6.37. The frontages of buildings on Priority Retail Streets will contain retail and service commercial space with exceptions for lobbies, parking entrances, servicing spaces and other service exits.	<p>Replace with:</p> <p>6.37. Where development fronts onto one or more Priority Retail Street(s), the ground floor frontage will include only retail and service commercial space with exceptions for:</p> <p>6.37.1. lobbies;</p> <p>6.37.2. publicly accessible institutional or community uses that animate the space at grade; and/or</p> <p>6.37.3. parking entrances, servicing spaces and other service exits where no secondary street or laneway access exists.</p>
7.46.2.	7.46.2. any payment in excess of 5 per cent of the site area will be used to implement parkland acquisition and improvements within the <i>Downtown</i> and in the vicinity of the development, and/or that contributes to a park initiative identified in policies 7.5. through 7.33. inclusive.	<p>Replace with:</p> <p>7.46.2. any payment in excess of 5 per cent of the site area and up to the rate established by by-law will be used to implement parkland acquisition and improvements within the <i>Downtown</i> and in the vicinity of the development, and/or that contributes to a park initiative identified in policies 7.5. through 7.33. inclusive.</p>
9.6.	9.6. The City may reduce the 6-metre setback requirement where:	<p>Replace with:</p> <p>9.6. The City may reduce the 6-metre curb to building face requirement where:</p>
9.7.5.	9.7.5. there is a need to improve access to or space for public transit and transit users; and	<p>Replace with:</p> <p>9.7.5. there is a need to improve access to or space for public transit and transit users; and/or</p>

Policy No.	Current Policy	Recommended Policy Revision
After 9.14. (NEW)	New Policy	<p>Add:</p> <p>Development will be located and massed to define and frame the edges of the public realm with good street proportion, ensuring comfortable sun and wind conditions on the public realm and neighbouring properties by stepping back building mass and/or limiting building footprints above the streetwall height to allow daylight and sunlight to penetrate to the street and lower building levels.</p>
9.15.	<p>Mixed-use and residential buildings will have a maximum floorplate size of 750 square metres above the base building. Increases to the 750 square metre floorplate size may be considered when it has been demonstrated to the City's satisfaction that the impacts of the larger floorplate, including but not necessarily limited to pedestrian comfort including shadow and wind impacts, sky-view, and transition, can be mitigated.</p>	<p>Replace with:</p> <p>Mixed-use and residential buildings will have a maximum floorplate size of 750 square metres above the base building. Increases to the 750 square metre floorplate size may be considered when it is demonstrated to the City's satisfaction that the impacts of the larger floorplate, including but not necessarily limited to pedestrian comfort, shadow, transition, sky-view and wind, can be addressed.</p>

Policy No.	Current Policy	Recommended Policy Revision
9.16.	9.16. Floorplates larger than 750 square metres above the base building will be considered for commercial and institutional developments provided it has been demonstrated to the City's satisfaction that the impacts of a larger floorplate, including but not necessarily limited to pedestrian comfort including shadow and wind impacts, sky-view, and transition, can be mitigated.	<p>Replace with:</p> <p>9.16. Non-residential buildings may have floorplate sizes greater than 750 square metres above the base building, provided it is demonstrated to the City's satisfaction that the impacts of the larger floorplate, including but not necessarily limited to pedestrian comfort, shadow, transition, sky-view and wind, can be addressed.</p>
10.3.	10.3. Development will contribute to the delivery of <i>community service facilities</i> through:	<p>Replace with:</p> <p>10.3. Development will contribute to the delivery of <i>community service facilities, as appropriate</i>, through:</p>
11.1	11.1 To achieve a balanced mix of unit types and sizes, development containing more than 80 residential units will include:	<p>Replace with:</p> <p>11.1 To achieve a balanced mix of unit types and sizes, development containing more than 80 new residential units will include:</p>
After 11.1. (NEW)	New Policy	<p>Add:</p> <p>The City may reduce the requirements for Policy 11.1 where development is providing:</p> <ul style="list-style-type: none"> a. social housing or other publicly funded housing; or b. specialized housing such as residences owned and operated by a post-secondary institution or a health care institution to house students, patients or employees.

Attachment 2: Downtown Plan Map Revisions Recommended in Response to Deputations, Letters and Further Meetings

Policy No.	Description of Recommended Map Revision
Map 41-2	Revise the northern boundary of the <i>Health Sciences District</i> to follow the alignment of Queen's Park Crescent
Map 41-3 Map 41-3-B Map 41-3-C	Change the area generally bounded by Church Street, Richmond Street East, Jarvis Street, and generally following the alignment of Richard Bigley Lane (north of Queen Street East) from <i>Mixed Use Areas 3</i> to <i>Mixed Use Areas 2</i>
Map 41-14	Revise the John Street Cultural Corridor to extend south to Queens Quay (along Rees Street)

Attachment 3: Downtown Plan Policy Revisions through PGMC Recommendations

PGM Rec. #	Policy No.	Current Policy	PGMC Recommended Policy Revision
1a	6.2.3.	6.2.3. only contain office and non-residential gross floor area for any increase in density above the existing as-of-right permissions contained within the in-force Zoning By-law.	Replace with: 6.2.3. only contain office and/or non-residential gross floor area for any increase in density above the existing as-of-right permissions contained within the in-force Zoning By-law.
1b	6.15.2.	6.15.2. only contain institutional and non-residential gross floor area for any increase in density above the as-of-right permissions contained within the in-force Zoning By-law.	Replace with: 6.15.2. only contain institutional and/or non-residential gross floor area for any increase in density above the existing as-of-right permissions contained within the in-force Zoning By-law.

PGM Rec. #	Policy No.	Current Policy	PGMC Recommended Policy Revision
1c	10.5.	<p>10.5. Development will replace the total gross floor area of any existing <i>community service facilities</i> on-site, or off-site at the City's discretion, to ensure no loss of community space.</p>	<p>Replace with:</p> <p>10.5. Development will replace the total gross floor area of any existing on-site <i>community service facilities</i> to ensure no loss of community service and facility space. The total gross floor area of the replacement <i>community service facilities</i> will be excluded from the total gross floor area permitted on the site, provided the following matters are provided by the owner and secured to the City's satisfaction:</p> <p>a. Locate, design, construct, finish and furnish the <i>community service facilities</i> at no cost to the City; and</p> <p>b. Provision of the space for a period of no less than 10 years at a rent similar to that in effect at the time of application, with annual increases in line with the rate of inflation.</p>
1d	10.7.	<p>10.7. Development will include a child care facility where it can be accommodated on the site.</p>	<p>Replace with:</p> <p>10.7. Development will include a non-profit child care facility where it can be accommodated on the site.</p>

PGM Rec. #	Policy No.	Current Policy	PGMC Recommended Policy Revision
2a	After 8.27 (NEW)	New policy	<p>Add:</p> <p>Development will generally be required to limit and/or consolidate vehicle access points and will be encouraged to provide facilities for passenger pick-up/drop-off, loading and parking in off-street locations and/or within building footprints, in order to free up on-street curbside and public realm space and improve safety of pedestrians and cyclists.</p>

PGM Rec. #	Policy No.	Current Policy	PGMC Recommended Policy Revision
2b	After 10.12 (NEW)	New policy	<p>Add:</p> <p>Notwithstanding Policy 10.5, the replacement of any existing <i>community service facilities</i> may be provided off-site at the City's discretion provided:</p> <p>a. A receiving site has been secured to the City's satisfaction;</p> <p>b. Funding equivalent to the City's cost of replacing the existing <i>community service facilities</i> within the vicinity of the development has been determined and agreed upon; and</p> <p>c. Financial securities equivalent to the City's cost of replacing the existing <i>community service facilities</i> is provided and will be held by the City until such time as the replacement facility is constructed.</p>

PGM Rec. #	Policy No.	Current Policy	PGMC Recommended Policy Revision
2c	After 10.12 (NEW)	New policy	<p>Add:</p> <p>When it has been determined by the City that existing <i>community service facilities</i> cannot be replaced on-site or off-site, the City may accept a monetary contribution equivalent to the City's cost of replacing the existing <i>community service facilities</i> within the vicinity of the development.</p>