

8. IMPLEMENTATION ISSUES FOR PHASE 3

Our goal in submitting our Final Report is to present City staff with our best advice on the future development of the two Study Areas, within the context of our terms of reference. During the following Phase 3 component of the Studies, City staff will consider our recommended vision in the context of reactions from residents, service providers, developers and landowners with a stake in the future of the area. Our vision, along with public and staff reactions, will then provide a basis for recommended implementation measures.

Implementation of the vision will involve the development and approval by City Council of Official Plan and zoning by-law amendments, development guidelines and various public actions related to, among other things, parkland improvements, the provision of community services and facilities, and the undertaking of specialized studies related to heritage and archaeological resources.

Another extremely important component of the implementation process will be the active involvement of existing landowners in the Warden Corridor Study Area. As discussed elsewhere in this report, our vision has taken into account the plans and development proposals of certain landowners, and we are relatively confident that the comprehensive approach we have taken is one they find essentially compatible with their aspirations. However, there are other landowners who have not been as involved in the Study, but will need to be if it is to be implemented generally as recommended.

More specifically, the comprehensive approach we have taken, with the support of City staff, results in the consolidation of certain required parkland contributions and the delineation of public infrastructure in a way that distributes these obligations unevenly across individual landholdings. This means that, in order for the recommended vision to be implemented, there must be a means of achieving equity among landowners regarding the distribution of costs and benefits associated with the Public and Land Use Frameworks we have recommended. As we have noted, this is not an unusual situation when a large area with multiple ownerships is the subject to a comprehensive planning process aimed at achieving desirable reurbanization over time.

We encourage City staff to engage all landowners in the Warden Corridor Study Area in the implementation process as soon as possible, regardless of whether they have specific proposals in mind or have made applications. The challenges of achieving an equitable and agreed-upon comprehensive plan for areas of multiple ownership are significant. However, the benefits of a comprehensive approach over ad hoc land use change are also significant. The key is to ensure agreement from the outset concerning the nature and location of public infrastructure required for the area and the basic distribution of development potential. We hope that our vision will provide a strong foundation for the achievement of that necessary agreement.