

CC22.12 - Confidential Appendix A - made public on July 7, 2020

Proposed Resolution of BILD Appeal of OPA 294

Appealed Section of OPA 294	Comparison to OPA 231	Proposed Resolution
<p>Section 2.2</p> <p><u>Protect Adjacent Neighbourhoods and Employment Areas</u></p> <p>The relationship between redevelopment sites and adjacent and nearby <i>Neighbourhoods</i> and <i>Employment Areas</i> will be used to minimize impact and achieve appropriate transition in scale, buffering, separation distances and land use. New development will minimize shadow impacts on <i>Neighbourhoods</i> as well as protect and appropriately buffer any new sensitive uses in proximity to <i>Employment Areas</i>.</p>	<p>No equivalent</p>	<p><u>Replace with:</u> <i>The relationship between redevelopment sites and adjacent and nearby Neighbourhoods and Employment areas will be used to minimize impact and achieve appropriate transition in scale, buffering, separation distances and land use. New development will minimize shadow impacts on Neighbourhoods. New development will also protect and appropriately buffer any new sensitive uses in proximity to Employment Areas, in accordance with policies 2.2.4.5 to 2.2.4.10 of the Official Plan.</i></p>
<p>Section 3.2.4 (in Mixed Use Areas)</p> <p>Sensitive uses, including residential development, parks and community facilities, are anticipated as the Secondary Plan Area redevelops, and will be designed and constructed to mitigate noise, traffic, odours or other</p>	<p>No equivalent</p>	<p><u>Replace with:</u> <i>Sensitive uses, including residential development, parks, and community facilities, are anticipated as the Secondary Plan Area redevelops, and will be designed and constructed to mitigate impacts from nearby industry in Employment Areas, in accordance with policies 2.2.4.5 to 2.2.4.10 of the Official Plan.</i></p>

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contaminants from nearby industry in <i>Employment Areas</i> .		
<p>Section 3.3.4 (g) (Parks, Open Spaces and Amenity)</p> <p>Land conveyed for parkland will:</p> <p>(g) Any land used as a landscape buffer for the purpose of mitigating adverse effects or setback from street infrastructure or <i>Employment Areas</i> will not be accepted by the City as parkland dedication.</p>	No equivalent	Policy to come into force without modification.
<p>Section 3.6 (Separation Distances to <i>Employment Areas</i>)</p> <p>3.6.1 New residential and other sensitive land uses adjacent to, or near to <i>Employment Areas</i> will be appropriately designed, buffered and/or separated from impactful industries as necessary to prevent or mitigate adverse effects from noise, vibration, traffic, odour, and other emissions and contaminants upon the occupants of the new development and lessen complaints and their potential costs to businesses. The costs of studies and any required mitigation</p>	<p>Section 2.2.4.5 <i>Employment Areas: Supporting Business and Employment Growth</i></p> <p>New residential and other sensitive land uses where permitted outside of, but adjacent or near to, <i>Employment Areas</i> will be appropriately designed, buffered and/or separated from impactful industries as necessary to prevent or mitigate adverse effects from noise, vibration, traffic, odour and other emissions and contaminants upon the occupants of the new</p>	<p><u>Replace policy 3.6.1 with:</u> <i>New residential and other sensitive land uses adjacent to, or near to Employment Areas will be appropriately designed, buffered and/or separated from impactful industries in accordance with policies 2.2.4.5 to 2.2.4.10 of the Official Plan.</i></p> <p>Policy 3.6.2 to come into force without modification.</p>

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<p>measures shall be borne by the developer of the new residential or other sensitive land uses adjacent or near to <i>Employment Areas</i>.</p> <p>3.6.2 Properties that share a boundary with <i>Employment Areas</i> (Blocks 1, 6, 7 and 8) will provide a minimum setback of 20 metres between any building containing sensitive land uses and the rear property line. The 20 metre minimum setback will act as a buffer to minimize adverse effects. This setback may include the following uses:</p> <ul style="list-style-type: none"> (a) a street; (b) a laneway; (c) a fence, including acoustic fencing; (d) landscaped space and private or publicly accessible laneways; (e) surface or below grade parking; and (f) any combination of the above 	<p>development, and lessen complaints and their potential costs to businesses. The costs of studies and mitigation measures shall be borne by the developer of the new residential or other sensitive land uses outside of, but adjacent or near to, the <i>Employment Area</i>.</p>	
<p>The sentence of the first paragraph of Section 3 that reads: "New development will protect <i>Employment Areas</i> as new important areas for businesses and job growth and land uses will form part of a coherent strategy and respond appropriately to existing context, transportation and servicing conditions."</p>	<p>No equivalent</p>	<p>Policy to come into force without modification.</p>

Appealed Section of OPA 294	Comparison to OPA 231	Proposed Resolution
<p>Last sentence, fourth paragraph, Section 3.7 (Built Form)</p> <p>These tall buildings will have appropriately scaled base buildings and tower heights and locations that will transition in scale and buffer lower scale development in <i>Neighbourhoods</i> and <i>Employment Areas</i>.</p>	No equivalent	Policy to come into force without modification.
<p>Fourth sentence, first paragraph Section 9.1 (Block 1)</p> <p>Development will be sensitively designed, stepped down in height, and set back to provide transition to adjacent and nearby <i>Neighbourhoods</i>, and be appropriately separated from <i>Employment Areas</i>.</p>	No equivalent	Policy to come into force without modification.
<p>Fourth sentence, first paragraph Section 9.2 (Block 6)</p> <p>Street related mixed use development will be sensitively designed, and sensitive uses appropriately buffered from adjacent <i>Employment Areas</i>.</p>	No equivalent	Policy to come into force without modification.
<p>Fourth sentence, first paragraph Section 9.3 (Block 7)</p>	No equivalent	Policy to come into force without modification.

Appealed Section of OPA 294	Comparison to OPA 231	Proposed Resolution
Street related mixed use development will be sensitively designed, and sensitive uses appropriately buffered from adjacent <i>Employment Areas</i> .		
<p>Third sentence, first paragraph Section 9.4 (Block 8)</p> <p>Street related mixed use development will be sensitively designed, and sensitive uses appropriately buffered from adjacent <i>Employment Areas</i>.</p>	No equivalent	Policy to come into force without modification.