

## CONFIDENTIAL APPENDIX A

### HYDRO ISSUES

#### Port Lands Official Plan Modification - Phase 2 Hearing

#### Proposed Policy Revisions to Address Remaining Toronto Hydro and HONI Issues

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Proposed policy additions are shown with a **red underline**.

Proposed policy deletions are shown with a **~~strikethrough~~**.

The former City of Toronto Official Plan is modified as follows:

Modify the Central Waterfront Secondary Plan (Official Plan Amendment 257) as follows:

#### **Schedule C**

Port Lands Area Specific Policy

#### **Add a new policy 6.2.8 as follows:**

6.2.8 None of the policies of this Section 6.2 is intended to impede the ongoing operation, maintenance, repair or replacement of any existing operational electricity transmission and distribution infrastructure.

#### **Add a new policy 9.1.11 as follows:**

9.1.11 Consideration will be given to the placement, operation and maintenance of existing and planned municipal services and utilities, together with electricity transmission and distribution infrastructure.

#### **Modify policy 10.4 as follows:**

10.4 Buildings, irrespective of use, need to leave a legacy and be capable of adaptive reuse. This will be achieved by:

- a) Requiring buildings to be a minimum of three-storeys adjacent to major public streets, with the exception of:
  - i. Sites adjacent to Cherry Street south of the Ship Channel that are part of the Maritime Hub, where alternative buildings/structures will be encouraged to contribute to the character of the Hub; ~~and~~
  - ii. Sites adjacent to the east side of Cherry Street (Old) in Villiers Island, where building heights may be one- or two-storeys to complement the scale of heritage resources; and

- iii. Buildings required for public utility uses and infrastructure.
- b) Designing buildings with high quality architectural finishes and landscaping;
- c) Using robust and durable materiality for buildings that enables longevity of the buildings, to withstand deterioration and contribute to the sustainability of buildings. Salvaged materials from demolition in new building construction, avoiding the waste and pollution of new production, will also be encouraged. Development proposals, through the submission of a Sustainability Strategy, will be required to demonstrate how the buildings materiality supports longevity and sustainability objectives; and
- d) Providing an urban street-edge relationship for buildings in the McCleary, Media City and Turning Basin Districts and for buildings in the Warehouse District with building built to the lot line adjacent to public streets, with the exception of buildings that require a secure perimeter or a setback for safety or operational needs, such as some public utility uses and infrastructure.

**Modify policy 12.4 as follows:**

- 12.4 Passive design approaches and other measures ~~that will be~~ that will be required for development on publicly-owned lands, ~~and~~ will be encouraged in development on privately-owned land and encouraged in development to be used for the transmission or distribution of energy, or required should legislation enable such elements, include: