

CC8.11 - CONFIDENTIAL APPENDIX A - made public on July 24, 2023
OFFICIAL PLAN AMENDMENT 469 (JULY 2023)

CONFIDENTIAL AND WITHOUT PREJUDICE

POLICY AS OF MARCH 2022	MODIFIED POLICY
<p>5.9A Despite Policy 5.9, residential and other sensitive land uses may be considered on part of the lands designated <i>Mixed Use Areas 'B'</i> that are immediately abutting <i>Mixed Use Areas 'A'</i>, where a sufficient non-residential land use buffer and separation from major transportation facilities is provided for in <i>Mixed Use Areas 'B'</i>, and provided it has been demonstrated that:</p> <p>5.9.A.1 the liveability of the proposed residential dwelling units and/or occupancy of other sensitive land uses will not be adversely impacted with respect to noise, odour, vibration and air quality, existing and planned adjacent land uses; and</p> <p>5.9.A.2 there is sufficient municipal servicing and transportation capacity to serve residential units proposed in <i>Mixed Use Areas 'B'</i></p>	<p>5.9A Despite Policy 5.9, residential and other sensitive land uses may be permittedconsidered on part of the lands designated <i>Mixed Use Areas 'B'</i> that are immediately <u>adjacent to, including across a street from, lands designated abutting</u> <i>Mixed Use Areas 'A'</i>, where a sufficient non-residential land use buffer and/or separation from major transportation facilities is provided for in <i>Mixed Use Areas 'B'</i>, and provided it has been demonstrated that:</p> <p>5.9.A.1 the liveability of the proposed residential dwelling units and/or occupancy of other sensitive land uses will not be adversely impacted with respect to noise, odour, vibration and air quality, existing and planned adjacent land uses; and</p> <p>5.9.A.2 there is sufficient municipal servicing and transportation capacity to serve residential units proposed in <i>Mixed Use Areas 'B'</i></p>
TECHNICAL AND STYLISTIC CHANGE TO POLICY 6.3 AND 6.4 PURSUANT TO POLICY 5.6.11 OF THE OFFICIAL PLAN	
<p>6.3 Development that would result in exceeding any of the density limits in this Plan, beyond five per cent, will not be permitted to be approved until a Development Capacity Study has been undertaken of the entire applicable Precinct as illustrated on Map 43-9 examines the matters identified in Policy 6.4 of this Plan. In addition to the required plans, drawings, studies and reports identified in Official Plan Policy 5.5.2 and Schedule 3 of the Official Plan, the Development Capacity Study must be completed for the applicable Precinct accompanied with an Official Plan Amendment application for the Precinct.</p>	<p>6.3 Development that would result in exceeding any of the density limits in this Plan, beyond five per cent, will not be permitted to be approved until a Development Capacity Study has been undertaken of the entire applicable Precinct as illustrated on Map 43-9 <u>that</u> examines the matters identified in Policy 6.4 of this Plan. In addition to the required plans, drawings, studies and reports identified in Official Plan Policy 5.5.2 and Schedule 3 of the Official Plan, the Development Capacity Study must be completed for the applicable Precinct accompanied with an Official Plan Amendment application for the Precinct.</p>

<p>6.4 Through the City's review of a Development Capacity Study, submitted with an Official Plan Amendment on a Precinct basis, consideration may be given to an increased density beyond the density limits provided in this Plan provided it has been demonstrated that:</p>	<p>6.4 Through the City's review of a Development Capacity Study on a Precinct basis, submitted with an Official Plan Amendment on a Precinct basis, consideration may be given to an increased density beyond the density limits provided in this Plan provided it has been demonstrated that:</p>
---	---