

CONFIDENTIAL APPENDIX "A"

Ookwemin Minising – OPA 409

Proposed Modification to Address Lafarge Concerns

Modify Official Plan Amendment 409 by adding a new policy 36.1 to OPA 409, as follows (the “**Proposed Modification**”):

36.1. Port Lands Area Specific Policy 10.8.6 g) is modified by adding the following underlined words, so that it reads as follows:

g) Situating the tall buildings to maximize separation distance to the Cement Terminal on Polson Quay and to minimize noise and air quality impacts from the Cement Terminal on sensitive uses.

The result would be a modified section 10.8.6 of the Port Lands Area Specific Policy (the “PLASP”), which is modified by OPA 409. The text of section 10.8.6 of the approved PLASP is shown below, with the OPA 409 modifications shown in red and the Lafarge Proposed Modification in green.

10.8.6. Tall buildings ~~are permitted if they are consistent with the policies of this Site and Area Specific Policy. will be located within the development blocks bounded by Centre Street to the south and Villiers Street to the north. Tall buildings located south of Centre Street are permitted if they are consistent with the policies of this Site and Area Specific Policy.~~ Additional considerations ~~Considerations~~ for locating tall buildings within ~~this zone~~ Villiers Island include:

- a) Marking the New Cherry Street and Munitions Street gateways;
- b) Staggering and sculpting tall buildings to reduce the negative impacts of closely spaced tall buildings and the perception of tall buildings at grade, and to prevent the appearance of a wall of towers;
- c) Marking Promontory Park and Villiers Park at either end of the Island;
- d) Mitigating pedestrian wind impacts;
- e) Providing a sensitive transition to heritage buildings;
- f) Promoting high standards of sunlight on east-west streets, the Keating Channel promenade, Promontory Park, Villiers Park and the river/Don Greenway;
- g) Situating the tall buildings to maximize separation distance to the Cement Terminal on Polson Quay and to minimize noise and air quality impacts from the Cement Terminal on sensitive uses;

- h) Responding to site specific considerations, including adaptive reuse of heritage buildings;
- i) Situating the highest permitted tall buildings in areas closest to transit stops; and
- j) Leveraging passive solar gain.