

## Attachment 5

### Summary of Revisions to Draft Official Plan Amendment No. 54

The following summarizes revisions to the GID Secondary Plan (OPA 54) since the release of the November 2013 draft. Changes have been proposed based on consideration of comments received from stakeholders including the Province. Terminology, typographical, numerical and grammatical errors that have been corrected have not been addressed in this table. Refer to Attachment 6 for excerpts from OPA 54 for the specific policy and mapping changes described below.

<b>OFFICIAL PLAN SECTION</b>	<b>CHANGES PROPOSED</b>
<b>Official Plan Schedules</b>	<p><b>Schedule A: Mobility Plan</b> The active transportation links along New Street 'A' and New Street 'B' have been removed and are shown as extensions to the streets which is consistent with the treatment of the active transportation link adjacent to Main Street.</p> <p><b>Schedule B: Land Use</b> Additional lands designated as Residential have been added north of Stone Road E. and the area proposed to be subject to a special policy within the Employment Mixed-use 1 designation has been removed. The Mixed-use Corridor (GID) designation has been removed north of Stone Road E. and replaced with the Employment Mixed-use 1 designation. The park symbol south of the College Ave. extension has been slightly moved to the boundary between the new Residential and Employment Mixed-use 1 designation.</p> <p>The Employment Mixed-use 1 designation has been removed from lands south of Stone Road E. and replaced with an expanded Mixed-use Corridor (GID) designation and Residential designation.</p> <p>The changes were made based upon staff review and in response to public comments.</p>

	<p><b>Schedule C: Built Form Elements</b>  Building Heights have been revised to reflect some changes to land use designation boundaries in Schedule B: Land Use. The minimum height for Employment Mixed-use 1 lands has been reduced from 10 m to 9 m in response to IO comments. The height of the Residential area south of Stone Road E. has been increased from six (6) storeys to ten (10) storeys in response to a request from the landowner. The easterly identified Node along Stone Road E. has been removed to give more focus to the identified Nodes along Victoria Road S. and the Node at the key Main St. intersection.</p> <p><b>Schedule D: Block Plan Areas</b>  The boundary between Block Plan Area 1 and 2 has been revised to reflect changes made to Schedule B: Land Use. Block Plan Area 1 has been extended to include lands designated Residential south of the College Ave. extension (Main Street), the lands designated Employment Mixed-use 1 north of New Street 'B' and the proposed new community park. Block Plan Area 2 includes lands designated Employment Mixed-use 1 and Employment Mixed-use 2.</p>
<b>11.2 &gt; Introduction</b>	No changes.
<b>11.2.1&gt; Vision, Principles and Objectives</b>	No changes.
<b>11.2.2&gt; Natural and Cultural Heritage</b>	<p><b>11.2.2.2 Cultural Heritage</b></p> <p>Minor revision to Policy 11.2.2.2.5 to include the text "as part of a complete application" after "A Cultural Heritage Resource Impact Assessment and/or Conservation Plan will be required" to be consistent with OP policy and clarify when the assessment/plan is required.</p>
<b>11.2.3 &gt; Energy, Servicing and Stormwater</b>	No changes.
<b>11.2.4&gt; Mobility</b>	<p><b>11.2.4.3 Active Transportation – Walking and Cycling</b></p> <p>Minor revision to Policy 11.2.4.3.1 to replace "outside of the roadways" with</p>

	<p>“principally designed to” to provide flexibility for the location and design of active transportation links in relation to the local road network and that some limited vehicle access (e.g. emergency route, delivery vehicles) may be deemed desirable at the implementation stage.</p>
<p><b>11.2.5&gt; The Public Realm</b></p>	<p><b>11.2.5.3 Parks, Public Open Spaces and Trail Networks</b></p> <p>Reference to the location of the new community park has been changed from “in a central location within the designated Employment Mixed-use 1 lands” to “within the designated Residential and/or Employment Mixed-use 1 lands”. The revision reflects changes to Schedule B: Land Use that extends the Residential designation south of the planned Main Street (College Ave. extension).</p>
<p><b>11.2.6&gt; Land Use and Built Form</b></p>	<p><b>11.2.6.3 Land Use Designations</b></p> <p>Policy 11.2.6.3.1 Adaptive Re-use (GID) has been revised to remove “residential” and live/work” as permitted uses. The removal ensures that sensitive land uses are not located in close proximity to existing and proposed industrial uses located south and east of the lands to respect MOE Guidelines.</p>
	<p><b>11.2.6.3.2 Mixed-use Corridor (GID)</b></p> <p>Policy 11.2.6.3.2 b) has been revised to increase built form flexibility and to be consistent with urban design directions in the Official Plan, by removing the words “A minimum step-back of 3m-6m shall be implemented at the 5<sup>th</sup> storey” and replacing it with “A step-back of generally 3m-6m minimum is required above the sixth storey”. In addition maximum floorplate size requirements have been revised to apply to the “eighth” storey instead of the “fifth” storey. Figure 1 has been removed since it is not consistent with the revised policy.</p>

	<p><b>11.2.6.3.3 Employment Mixed-use 1</b></p> <p>Policy 11.2.6.3.3.2 has been revised to remove “live/work” and “Institutional” as permitted uses. The removal helps ensure employment density targets are met and is consistent with the campus style research park development that is envisioned for the GID.</p> <p>Policy 11.2.6.3.3.4 has been revised to remove reference to “live/work uses” to align with the change in permitted uses within the designation.</p> <p>Policy 11.2.6.3.3.5 has been revised to remove the reference to “north of Stone Road” leaving the reference to Block Plan Area 2 and to add “with higher density encouraged to locate along Victoria Road S. and Stone Road E.” after the reference to Block Plan Area 2.</p> <p>The reference to north of Stone Road is no longer needed since the area of the Employment Mixed-use 1 designation was modified. The reference to higher density along Victoria Road S. and Stone Road E. reflects the preferred location of higher density land uses along arterial roads in order to meet the urban design objectives of the Official Plan.</p> <p>Policy 11.2.6.3.3.8 and 11.2.6.3.3.9 have been removed reflecting the change to Schedule B: Land Use that designates additional Residential lands south of Stone Road E.</p>
<p><b>11.2.7&gt; Interpretation and Implementation</b></p>	<p><b>11.2.7.3 Block Plans</b></p> <p>Policy 11.2.7.3 has been revised to add “minimum” in front of “targets” to provide clarity.</p> <p>Table 2: Block Plan Area Targets has been revised reflecting changes to Schedule B: Land Use and Schedule D: Block Plan Areas. In addition the employment target</p>

	<p>for Block Plan Area 4 has been increased reflecting the potential for new development north of Dunlop Drive.</p> <p>Policy 11.2.7.3.5 has been revised to add conformity with energy policies as a requirement of the preparation of the Block Plan and approved Terms of Reference. The inclusion recognizes the linkages between carbon neutral development and other Block Plan requirements such as road pattern, layout of development blocks (solar orientation), and active transportation links.</p> <p>Policy 11.2.7.3.7 is a new policy added to require the preparation of a traffic impact study as part of the Block Plan process. The study outcomes can assist in making critical decisions such as roadway network planning, geometric design and traffic control design.</p> <p>Policy 11.2.7.4 has been revised to allow for height and density bonusing within lands designated Mixed-use Corridor (GID) and Employment Mixed-use 1 along Victoria Road S. and Stone Road E. The draft policy only permitted height and density bonusing for lands within the nodes.</p> <p>This revision is consistent with the height and density bonusing policies of the Official Plan and directs higher density to arterial roads.</p>
	<p><b>11.2.7.8 Definitions</b></p> <p>The definition for “Redevelopment” has been revised by removing the reference to Special Policy Area Floodplain.</p>