

Appendix D: Comparison between existing and draft employment land conversion policies

Conversion Policy Element		Existing Policy	Draft Policy
1. Process		when can conversion be considered? Can be considered only during comprehensive review	no change
2. Proposal	Meeting our commitments	need N/A	add consideration of 'need' as determined by the city.
		short and long term supply shall not detrimentally affect the short and long term employment land needs of the city	no change
		intensification and density targets N/A	add the consideration of meeting intensification and density targets
	Land Use Considerations	compatibility the intensity and characteristics of the proposed non-employment uses shall not detrimentally impact the viability, desirability, or the proper servicing of existing and future surrounding uses.	add consideration of the viability of the employment area within which the parcel being considered for conversion is located.
		development constraints the site's physical and natural characteristics, development constraints and location shall justify the consideration of non-employment uses at the subject location	adds a new section giving priority to proposals which would allow for development of a site notwithstanding development constraints.
		corridor priority re-designation of lands abutting major transportation corridors including railways, highways and major arterial roads shall be discouraged.	no change
		cross-jurisdictional issues N/A	add reference to consideration of cross-jurisdictional issues
	Site-specific Considerations	existing or planned infrastructure N/A	add more specific reference to infrastructure, as defined in the Official Plan.
		intensification or development N/A	priority to proposals which would: generate the same level of employment; support employment and assessment growth, allow for the development of a site notwithstanding development constraints; generate the same level of office/industrial space.
		meet at least two of the following conditions minor in area; development not feasible for employment uses; no alternative sites; beneficial impact on the surrounding uses and broader community; will meet a public need identified by City Council resolution.	no change
	Elements required	support studies support studies as identified in Part VI, Section 1.3, clause f), General Policies, of the Plan are prepared;	no change