

Appendix F

DRAFT Official Plan Employment Land Conversion Policies showing modifications (text additions and ~~deletions~~).

To replace policies:
Part III, 3.2.2 d);
Part III, 5.3.4 k); and
Part III, 5.6.12 e).

Proposals for the re-designation of lands designated for *employment uses* to non-*employment uses*, or to add a range of uses to an *employment* designation that are primarily permitted in a non-*employment* designation, *shall* be evaluated in such a way as to utilize the employment generation and economic potential of the employment lands based on meeting the following criteria:

- i. the proposal *shall* only be considered in conjunction with the Comprehensive Review provisions identified in the Provincial Policy Statement and the policies of Provincial Plans;
- ii. there is a demonstrated need for the conversion, as determined by the City;
- iii. the proposal *shall* not detrimentally affect the short and long term *employment* land needs of the City;
- iv. the proposal will not adversely affect the achievement of the intensification targets and density targets;
- v. the intensity and characteristics of the proposed non-*employment uses shall* not ~~detrimentally~~ adversely impact the overall viability of the employment area, desirability, or the proper servicing of existing and future surrounding land uses;
- ~~vi. the site's physical and natural characteristics, development constraints and location shall justify the consideration of non-employment uses at the subject location;~~
- vi. there is existing or planned infrastructure to accommodate the proposed conversion;
- vii. cross-jurisdictional issues have been considered;
- viii. priority shall be given to proposals that would allow for the intensification or development of the site to:

Please note, in the original versions of the track changes document presented in PB-17-13 and again in PB-18-14, one of the policies that should have been shown as deleted was not shown. There is no material effect to the proposed modified policies.

- i. generate the level of employment that would be produced in the absence of the conversion;
 - ii. support the city's cumulative objectives for employment and assessment growth;
 - iii. allow for the development of the site notwithstanding *development* constraints;
 - iv. generate the level of industrial or office space that would be produced in the absence of the conversion.
- ix. proposals for the re-designation of lands abutting major transportation corridors including railways, highways and major arterial roads *shall* be discouraged;
 - x. support studies as identified in Part VI, Section 1.3, clause f), General Policies, of the Plan are prepared;
 - xi. in addition to (i) through (x) above, the re-designation *shall* also meet at least two of the following conditions:
 - i. the amount of land affected is minor in area based on the projected land requirements within the planning horizon of the Plan;
 - ii. the *development* of the site is not feasible for *employment uses* within the planning horizon of the Plan;
 - iii. there are no alternative sites, designated and approved for the proposed use elsewhere in the City;
 - iv. the proposal will have a beneficial impact on the surrounding uses and the broader community;
 - v. the *development* of the lands for non-*employment uses* will meet a public need identified by City Council resolution.

Please note, in the original versions of the track changes document presented in PB-17-13 and again in PB-18-14, one of the policies that should have been shown as deleted was not shown. There is no material effect to the proposed modified policies.