

APPENDIX G

Feedback on Proposed Employment Land Conversion Policies

Issue	Public Comments	Staff Remarks
Definitions	Challenges of interpreting the language presented in the modifications including two terms specifically: demonstrated need as determined by the City, and city-building objectives.	In PB-18-14 staff presented a high level discussion of need which touched upon both of these concepts. Staff, using that discussion, will ensure a clear understanding of the terms. No changes to the conversion policy language are required. Modifications throughout the employment lands policies will be required.
Location and Consideration of Conversions	The location of a conversion should be considered more fully through the modified employment land conversion policies. Stakeholders noted the importance of location within or near intensification corridors and mixed use areas which both have the potential to accomodate a broad mix of uses over time.	In PB-18-14 staff described that a key element for considering conversions through the municipal comprehensive review is the need to support the existing settlement pattern and the emerging Urban Structure being developed through the Official Plan Review.
Addressing Compatibility	Compatibility should be considered more fully in the language of the conversion policies	The conversion policies discuss compatibility in a number of sections as do the employment land policies. Sufficient tools exist to ensure that compatibility is addressed. No changes to the conversion policy language are required.
What constitutes a conversion?	The City should be flexible in considering what constitutes an employment land conversion requests.	Staff acknowledge that affording flexibility in considering employment land conversions may be desirable to the property owner. However, affording flexibility in all cases would detrimentally impact the City's ability to meet the intent of Provincial and Regional plans and policies related to employment lands.