

OFFICIAL PLAN AMENDMENT NO. 157

PART 1 – PREAMBLE

(i) Purpose of the Amendment

The purpose of the amendment is to permit the conversion of two industrial (i.e. employment) land sites to a non-industrial use as these sites contain land uses (primarily residential) that do not conform to the Industrial designation in the City's Official Plan. Without the conversion, the introduction of an industrial use to these areas could then cause a future land use conflict.

(ii) Location of the Amendment

The amendment applies to lands in the vicinity of the Gale Centre and more specifically on lands centred around Fraser Street, east of Stanley Avenue and on lands east of Fourth Avenue, north of Hamilton Street.

The Fraser Street site located immediately north of Fairview Cemetery, is bounded by Stanley Avenue to the east, George Street to the north and the Hydro Canal to the west and is approximately 3.8 hectares in size.

The second site is located on lands along Second and Fourth Avenue, north of Hamilton Street and is approximately 2.5 hectares in size.

(iii) Details of the Amendment

Map Changes

MAP 1 - Schedule "A" to the Official Plan – Future Land Use has been amended to show the change from Industrial to Residential for the two subject employment lands areas.

(iv) Basis of the Amendment

The City initiated an amendment to consider the conversion of two industrial (i.e. employment) land sites to a non-industrial use as both areas contain land uses (primarily residential) that do not conform to the Industrial designation in the City's Official Plan.

These two sites were inadvertently left out of the City's Employment Lands Strategy and staff were made aware of potential land use conflicts through development inquiries. These lands are currently designated Industrial as shown on Schedule A – Future Land Use in the City's Official Plan. An amendment was initiated to determine if the potential conversions to a non-industrial use were appropriate and justified.

The City's Employment Land Strategy contains a framework and specific re-evaluation criteria for assessing the conversion of industrial lands. The conversion criteria include key principles that are both contained in the Provincial Policy Statement and Provincial Growth Plan. Further, to Provincial criteria each of the sites will need to satisfy a set of localized criteria. The localized criteria include:

- Both areas are located outside of an established or a proposed industrial park.
- Both areas are not located near other designated employment lands.
- Both areas are surrounded by non-employment land uses.
- The conversion would not create incompatible land uses.

- Conversion of the lands would not negatively impact other employment lands in the areas.
- Conversion would support the City planning's objectives and would not contravene any City policy planning objectives.
- Both areas are primarily residential and as such offer no market choice for future employment land development.
- Area does not offer potential future expansion on existing or neighbouring employment lands.

DRAFT FOR DISCUSSION
PURPOSES ONLY