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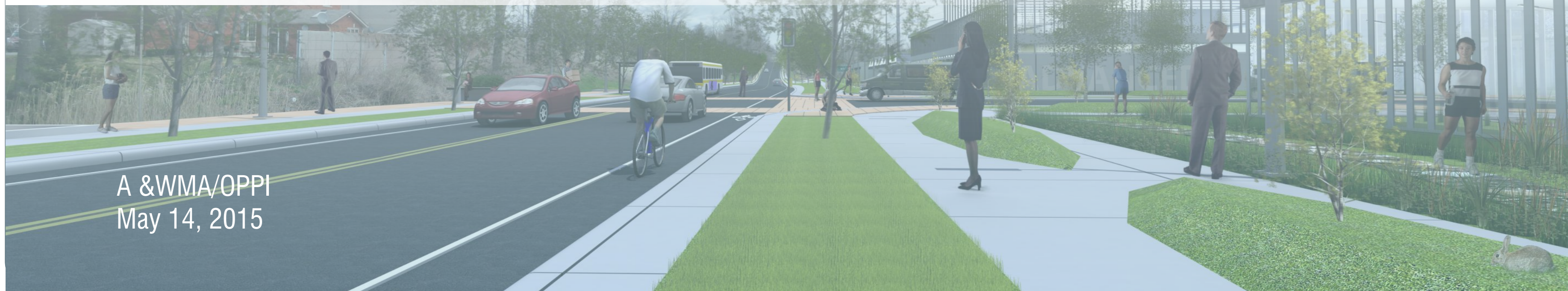
Land Use

Compatibility between Sensitive Land Uses and Nuisance Sources

– Planning Perspective and Overview

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A &WMA/OPPI
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Outline

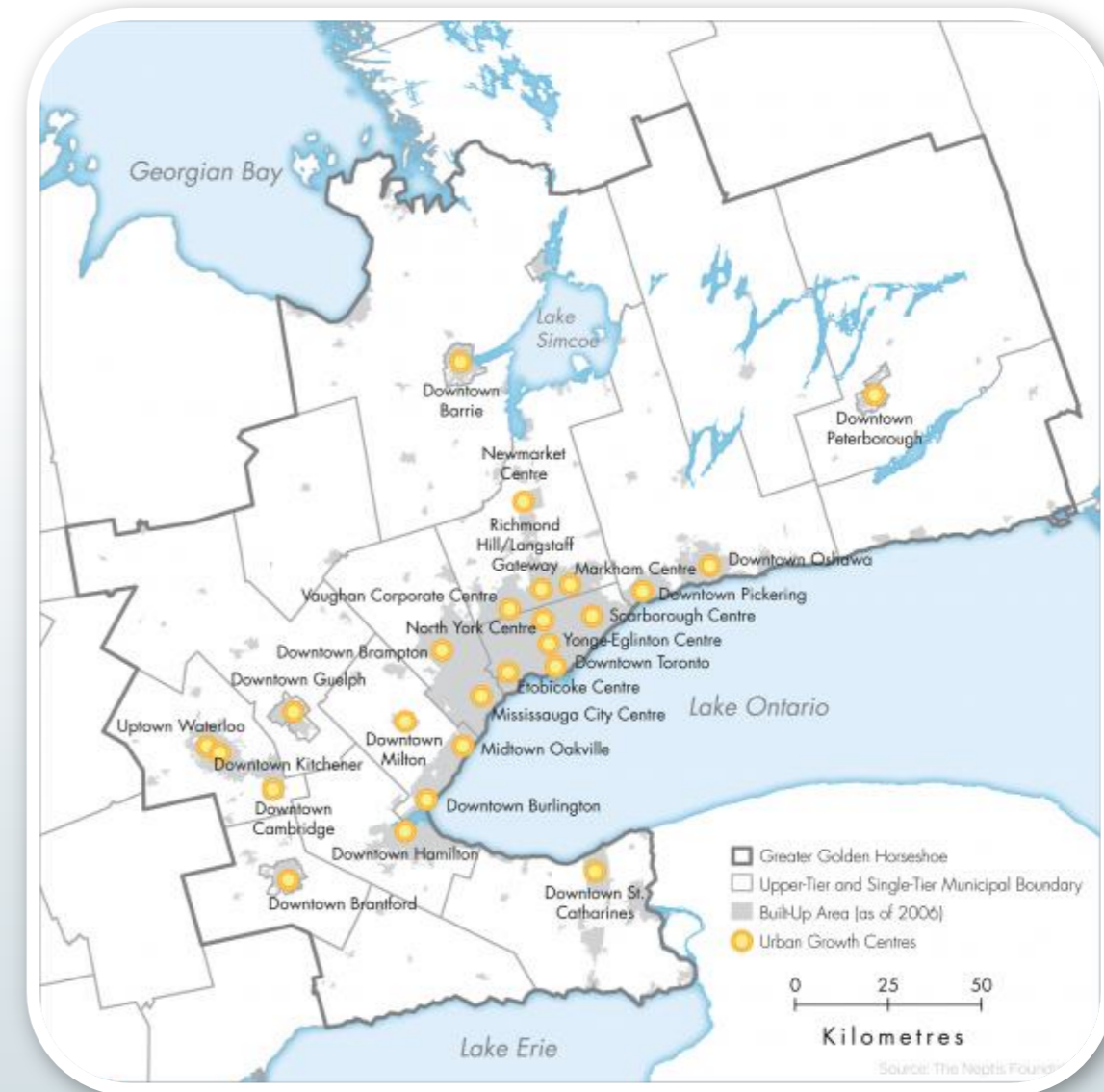
- 1. Community Intensification and Land Use Compatibility Directions – Provincial Policy**
- 2. Evolving Communities - re-making industrial neighbourhoods**
- 3. Anticipating changing technology**



1. Provincial planning direction has increased potential for compatibility issues to arise

POLICY DIRECTION:

- Urban intensification
- Focus on urban centres for growth
- Desire for mixed use communities
- Desire for live/work communities
- Focus on non-auto modes of transit
- Focus on nodes and corridors



Locations of Urban Growth Centres

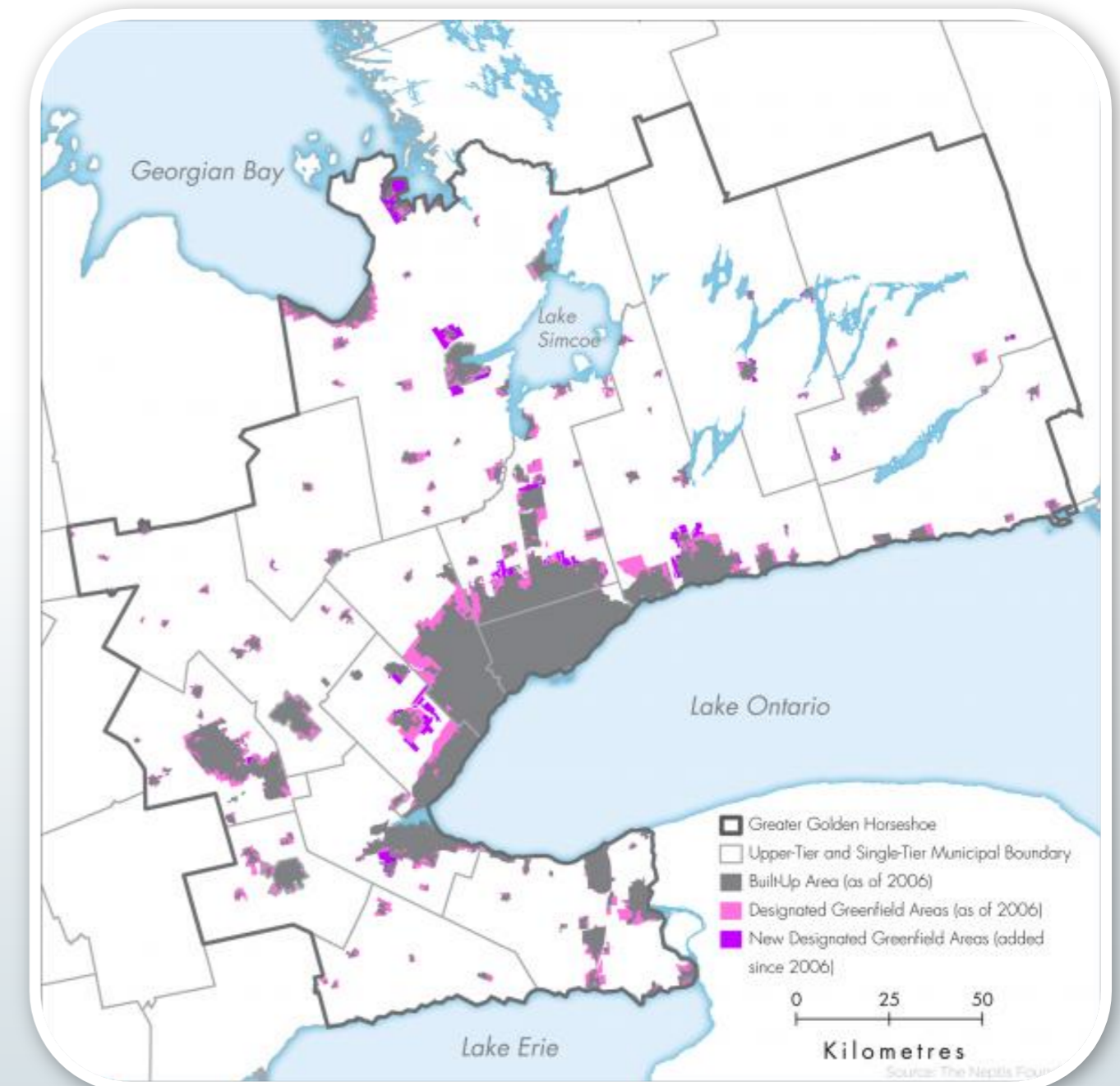
Image Source: The Neptis Foundation, Urban Growth Centres, <http://www.neptis.org/publications/how-will-growth-be-accommodated/chapters/urban-growth-centres>, Retrieved May 11, 2015

Growth focus is where pressures are highest in Ontario

- Need to maintain support for heavy industry – i.e. city building and support businesses (construction, cement, salt, manufacturing, waste and water management facilities)

AND ALLOW

- Emerging complete communities to incorporate sensitive uses – residential, institutional, daycares etc. often in proximity to employment/mixed uses



Location of land designated for growth in the Greater Golden Horseshoe

Image Source: The Neptis Foundation, The land supply question,
<http://www.neptis.org.s177341.gridserver.com/publications/how-will-growth-be-accommodated/chapters/land-supply-question#> Retrieved May 11, 2015

Compatibility Policy in the 2014 PPS - Protection

- **Protects major facilities and sensitive land uses**
- **Promotes adaptive re-use of infrastructure**
- **Protects transportation/infrastructure corridors**
- **Protects air, rail and marine facilities**
- **Protects and preserves employment areas**
- **MOECC D-Series Land Use Compatibility Guidelines**

Policy in Growth Plan – Concentrated Development

- Focus of growth to land already designated
- 40% of residential growth in built-up area
- Urban growth centres – aggressive resident and job targets
- Encourage development of all kinds around transit stations
- Support for jobs near to where people live
- Encourage complete communities

2. Evolving Employment Lands

- **Intensification is driving conversion of employment lands to mixed use communities with associated complex compatibility issues**
- **Issues affect both development sites and connecting corridors**
- **Issues include:**
 - Noise
 - Air quality
 - Truck traffic and street character - safety
 - Aesthetic and public realm conflicts

Example of Evolving Employment to Mixed Use – Toronto Port Lands

CITY SERVING USES



- ① Port Lands Energy Centre & Hydro One
- ② Toronto Hydro Switching Station
- ③ Waste Transfer Station
- ④ Toronto Hydro Offices
- ⑤ TTC Lake Shore Yard
- ⑥ Canada Post

A WORKING PORT

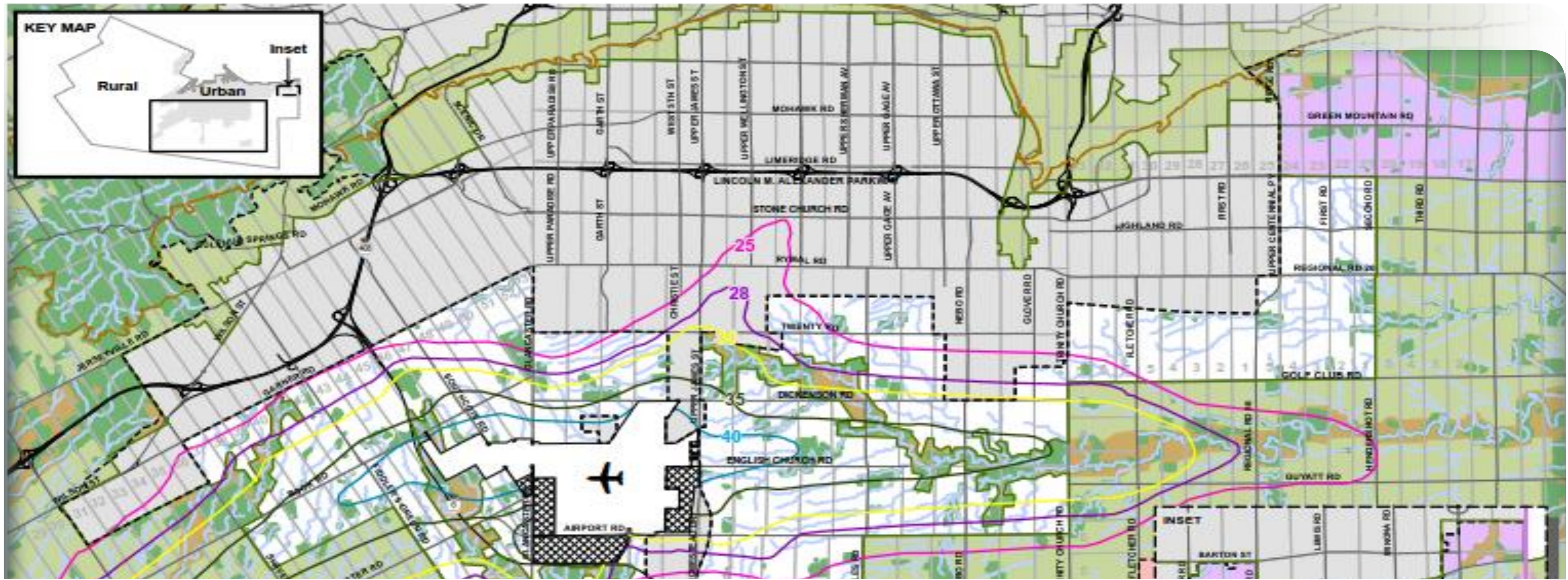


- ① Toronto Port Authority
- ② Road Salts
- ③ Lafarge (Cement Powder)
- ④ Essroc Relocation (Cement Powder)
- ⑤ Waterford (Aggregate)
- ⑥ Strada Aggregates

Evolving Employment Lands

New employment lands located on urban boundaries also have compatibility issues:

- **Edges** – blending residential to employment uses
- **Incorporating amenities into employment areas** – supporting retail, service and recreation activities for employees



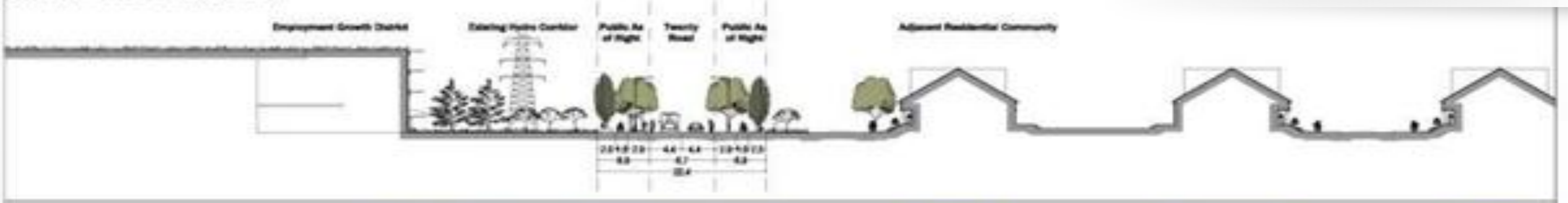
Example of Edge Employment Issues – Hamilton AEGD



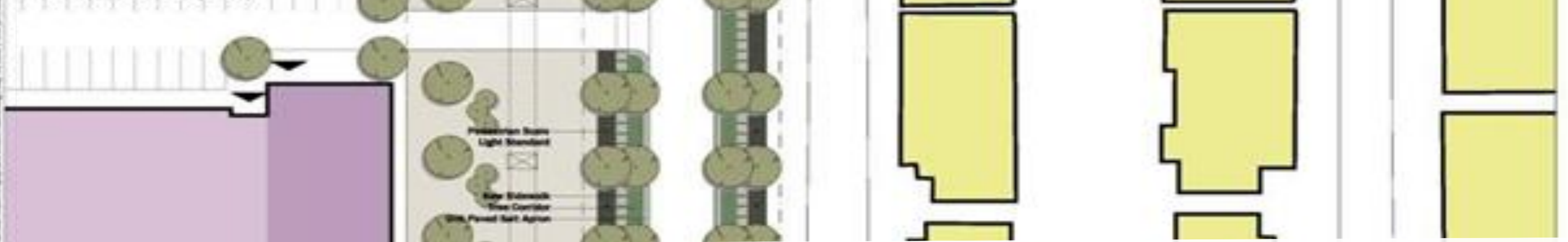


AEGD – Transition from Residential to Employment

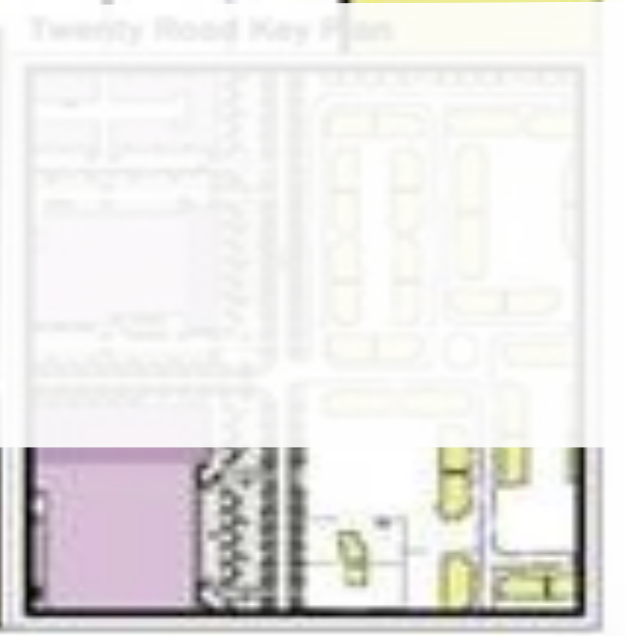
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Plan for Illustration Purposes Only



AEGD – Transition from Residential to Employment



Hamilton Airport Employment Growth District
City of Hamilton

3. Planning for the long term – how can the planning framework anticipate changing technology?

- **Effects that we plan around can change over night:**
 - Reduced noise – aircraft, processing machinery
 - Reduced noise – mitigation techniques
 - Changing transportation technology
 - Goods movement changes – truck to ship to plane
- **Improved technology will reduce necessary separation distances and improve mitigation**
- **Can we build in flexibility and resiliency?**

Conclusions

- **Provincial policy has changed the landscape**
- **We are challenged to protect major and significant public infrastructure and employment while developing intense, mixed use communities**
- **Changing technology will increase our potential to achieve appropriate, creative mixed uses and minimize necessary separation distances**