

- APPENDIX D -

SPA 3 OPA SUMMARY TABLE

Special Policy Area	General Description	Density/FSI/GFA	Flood Policies	Approvals Process	Other
3A	<ul style="list-style-type: none"> Generally have access to flood free lands, some partially outside Mix of uses including residential Area would be focus of residential intensification 	<ul style="list-style-type: none"> Development Limits: 5.0 FSI 1300 Residential Units 114,000 m2 residential gfa Policy of Secondary Plan that allows density above limit, does not apply 	<ul style="list-style-type: none"> Follow "Alterra" model. Development to provide emergency ingress/egress above Regional storm flood level for residential Entrances floodproofed to 1/350 level Reciprocal easements for flood-free access to allow use by other developments. Building to be designed to allow access by others if so required Any zoning by-law to include provisions regarding residential flood emergency access and floodproofing, no habitable space below Regional Storm level One building is permitted to connect to another to gain access to flood free lands, subject to access route being entirely above the Regional Storm level and appropriate legal provisions are in place Building systems located above Regional Storm level 	<ul style="list-style-type: none"> Submission of technical package including engineering study to demonstrate building can withstand floods, draft by-law and warning clauses Sign-off on technical package by TRCA before formal enactment of by-law. Council approval in principle required first No Provincial approval of by-law required if zoning by-law contains appropriate provisions 	<ul style="list-style-type: none"> General urban design principles. Design of flood-protection measures to be attractive and not impair aesthetic/function of streetscape
3B	<ul style="list-style-type: none"> City Hall expansion area (institutional, some commercial, potential residential) 	<ul style="list-style-type: none"> No specific limit to allow flexibility for City Hall redevelopment options Secondary Plan FSI maximum can be exceeded 	<ul style="list-style-type: none"> Need to meet same requirements as in SPA 3A Use of bridge to connect to other building/site that has flood-free access, to be accepted as appropriate solution for residential emergency access 	<ul style="list-style-type: none"> Need to meet same requirements as in SPA 3A No Provincial approval of by-law required if zoning by-law contains appropriate provisions 	<ul style="list-style-type: none"> General urban design principles. Design of flood-protection measures to be attractive and not impair aesthetic/function of streetscape
3C	<ul style="list-style-type: none"> Generally entirely within floodplain, limited opportunity to gain access to flood free lands Still important to identify opportunities for revitalization Focus on office, commercial, institutional, cultural (although residential not prohibited) Protect existing historic fabric Support the continued expansion of the transit hub 	<ul style="list-style-type: none"> Additional density for office/commercial uses permitted Residential development will be permitted to achieve current zoning permissions if requirements for flood-proofing, ingress/egress as set out in 3A are met. 	<ul style="list-style-type: none"> Policies intended to give "green light" to non-residential development Development allowed to maintain street storefronts/grade relationship along Main Street and Queen Street. (Rear accesses as well) Use of bridge to connect to other building/site that has flood-free access, to be accepted as appropriate solution for residential emergency access 	<ul style="list-style-type: none"> Redevelopment/intensification generally supported for non-residential. However, have to demonstrate building can withstand flows Residential development would need to meet same requirements as in SPA 3A Site Plans/Rezoning applications required to submit engineering study No Provincial approval of rezoning required if policies are met 	<ul style="list-style-type: none"> Design principles emphasize maintaining existing relationship between building storefronts and street/sidewalk

Other: -Policy that encourages TRCA/Province to find and fund long-term solution.

-Land Use designation of City Hall changed from "Institutional" to "Central Area Mixed Use"

-Addition of new Schedule showing SPA 3A, 3B, 3C.

-Update to Schedule SP7(c) to show new SPA 3 limits based on updated floodplain mapping