

SUMMARY OF SETTING SAIL SECONDARY PLAN POLICIES

The following policies, amongst others, apply to the proposal.

Theme and Official Plan Policy	Summary of Issue	Staff Response
<p>Urban Design Study</p> <p>Policy A.6.3.8.9.4</p>	<p>The proposal complies with this policy.</p> <p>The City shall complete an urban design study of Piers 7-8 to determine the appropriate height, massing and character of new buildings and the appropriate physical relationship between buildings and public open spaces.</p>	<p>The Urban Design Study prepared by BrookMcIlroy dated April 21, 2016 identified the requirement for the greenway as a pedestrian and cycling street (providing an east / west connection) which doubles as a naturalized storm water management area. As a result, in order to protect the intended function of the greenway as per the Urban Design Study the proposed parking is only permitted underground.</p>
<p>Promote a Balanced Transportation Network</p> <p>Policy A.6.3.2.6</p>	<p>The proposal complies with this policy.</p> <p>The intent of the policy is to improve road connections to the waterfront, promote a more balanced multi-modal transportation system (which includes transit, cycling, walking, ferries and water taxis) and ensure most dwelling units are within 400 metres walking from a transit stop.</p>	<p>The intent of the policy is to establish a pedestrian and cyclist only street (no automobile use) which encourages individuals to use a range of active transportation options. The pedestrian street will allow movement east-west through the area. Permitting underground parking on the subject lands provides flexibility for the underground garage designs within Pier 8, which will preserve the pedestrian function of the street.</p>
<p>Promote Excellence in Design</p> <p>Policy A.6.3.2.8</p>	<p>The proposal complies with this policy.</p> <p>The intent of the policy is to demonstrate the high design standard for the area including but not limited to design and construction of buildings, energy efficient buildings, public realm (including parks, squares, streets, trails and public buildings) are designed to the highest standard and incorporate public art in significant open spaces.</p>	<p>A Holding Provision is recommended to ensure that a Landscape Plan or a Tree Protection Plan is submitted to the satisfaction of the City to ensure the pedestrian street can support the growth of trees and plant material. The review of the landscape plan will be done in conjunction with any future Site Plan Control application for the adjacent blocks.</p>

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<p>Soil and Groundwater Quality</p> <p>Policy A.6.3.4.2.2</p>	<p>The proposal complies with this policy.</p> <p>Where City-owned land was previously occupied by industrial uses, or they were suspected of containing contaminated soil, the City shall conduct a Phase 1 and Phase 2 Environmental Site Assessment or a Record of Site Condition.</p>	<p>A Holding Provision was added to the property to require an Environmental Site Assessment, or a Record of Site Condition is provided to the Satisfaction of the City. The area surrounding the pedestrian and cycling street was studied as residential uses were anticipated, however, since the original proposal did not include any sensitive land uses within the pedestrian street, confirmation that a Record of Site Condition for this portion of the site is required.</p>