

<b>Chapter/Policy/Section</b>	
<b>5. OFFICE LAND USE DESIGNATION</b>	
<b>5.1.1</b>	<p><b><u>GENERAL OBJECTIVES FOR ALL OFFICE DESIGNATIONS</u></b></p> <ul style="list-style-type: none"> <li>i) Provide for choice in the location and cost of office space while maintaining the Downtown as the primary office employment area in the City.</li> <li>ii) Encourage the maintenance and preservation of buildings and/or areas considered by Council to be architecturally and/or historically significant to the community.</li> <li>iii) <del>For the purpose of this Plan, office development of less than 2,000 square metres (21,529 sq.ft.) gross floor area will normally be considered "small scale", and office development between 2,000 square metres (21,529 sq.ft.) and 5,000 square metres (53,921 sq.ft.) gross floor area will normally be considered "medium scale".</del></li> </ul>
<b>5.2.4 Scale of Development</b>	<p>Office buildings in Office Area designations shall be low to medium rise in height, and of a scale that will minimize the impact on, and can be integrated with, surrounding uses. Office buildings shall be permitted up to a medium scale in the Office Area designation. The Zoning By-law will control the scale of development through building height, lot coverage, floor area, and setback regulations.</p> <p>For the purpose of this Plan, office development of less than 2,000 square metres (21,529 sq.ft.) gross floor area will normally be considered "small scale", and office development between 2,000 square metres (21,529 sq.ft.) and 5,000 square metres (53,921 sq.ft.) gross floor area will normally be considered "medium scale"</p>
<b>5.4  5.4.1 Purpose</b>	<p><b><u>PLANNING IMPACT ANALYSIS</u></b></p> <p><u>Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or zone change, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding land uses. Planning Impact Analysis is intended to document the criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered</u></p>
<b>5.4.2. Scope of Planning Impact Analysis  General Purpose</b>	<p>Planning Impact Analysis will be undertaken by municipal staff and will provide for participation by the public, in accordance with the provisions for Official Plan amendments and/or zone change applications as specified in Section 19.12. of this Plan.</p> <p>Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change. <u>Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change.</u></p> <ul style="list-style-type: none"> <li>i) Where an Official Plan amendment and/or zone change application is for a general change in land use and does not relate to a specific development proposal, or where site specific information on the future development of the site is not required, all or some of the following criteria may be considered: <ul style="list-style-type: none"> <li>(a) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;</li> <li>(b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity</li> </ul> </li> </ul>

	<p>of the proposed uses;</p> <p>(c) the supply of vacant land or vacant buildings in the area which is designated and/or zoned for the proposed uses; and</p> <p><u>(d) the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties.</u></p> <p><u>(e) impacts of the proposed change on the transportation system, including transit.</u></p>
<p>Site Specific Proposals</p>	<p>ii) Where an Official Plan amendment and/or zone change is for a specific development proposal, or where more site specific and detailed information on the type and nature of future development is required, all or some of the following criteria may be considered:</p> <p>(a) all of the criteria listed in policy 5.4.2.1 i) of the Plan;</p> <p>(b) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;</p> <p>(c) the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;</p> <p>(d) the exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;</p> <p>(e) the potential impact of the proposed development on surrounding natural features and heritage resources;</p> <p>(f) constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration, and rail safety may limit development;</p> <p>(g) compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and</p> <p>(h) measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.</p>
<p><b>5.4.3. Information Required</b></p>	<p>An applicant for a proposed change in land use may be required to provide information and details on the development and its likely impacts, for the purpose of assisting the City in undertaking Planning Impact Analysis.</p>