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# Case Study #1 Redpath Sugar - Planning

A&WA Ontario Section/OPPI Workshop

Land Use Compatibility between Sensitive Land Uses and Nuisance Sources -  
May 14, 2015



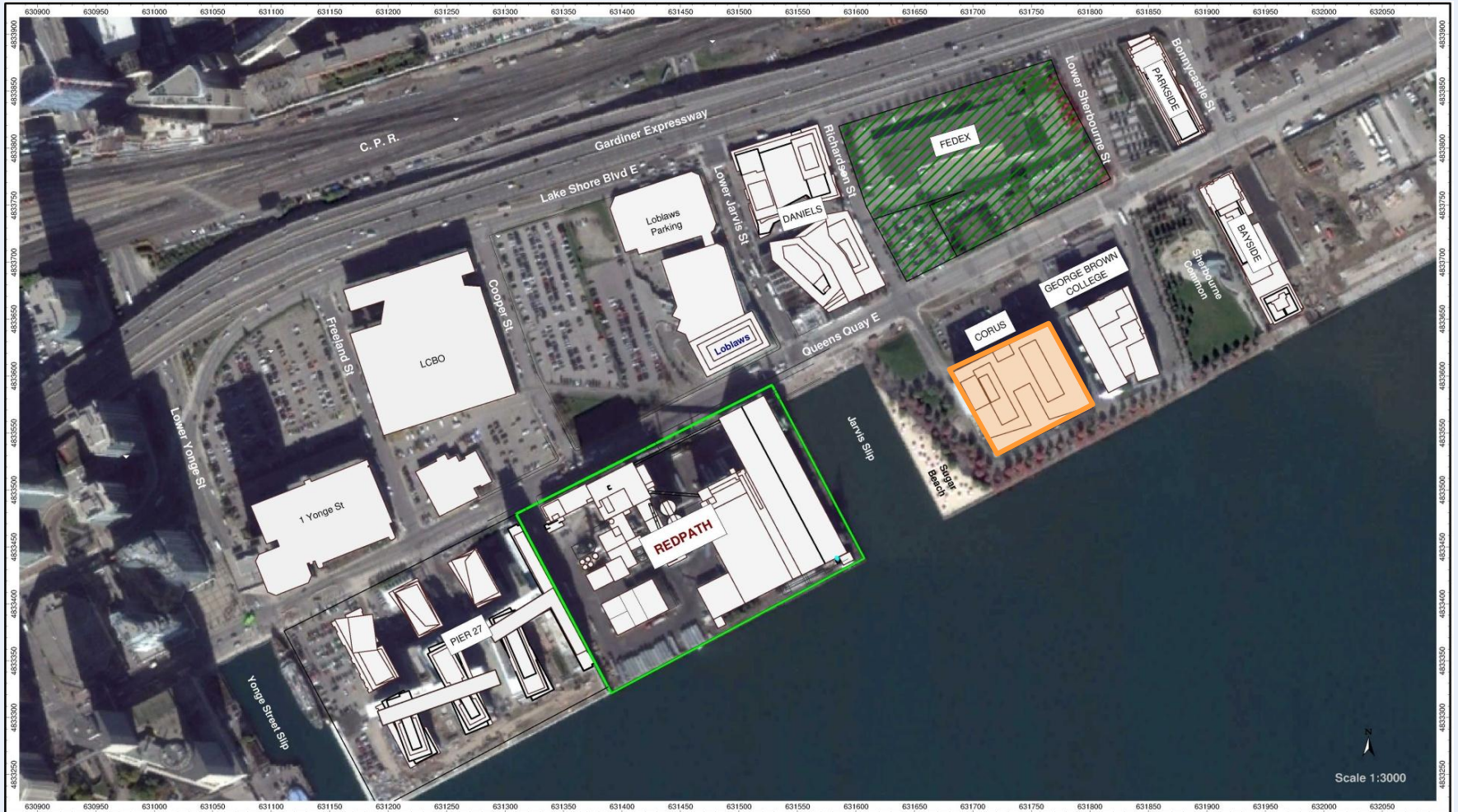
- Involved with Redpath Sugar since approximately 1993
- Role has been to monitor the City of Toronto's planning processes and instruments to ensure land use compatibility is maintained between proposed land uses and Redpath Sugar's current and future operations.
- In 1993, the City of Toronto approved a new City of Toronto Official Plan and set in motion a planning framework for "conversions" in Central and East Bayfront.

1998 - OMB decision approving site specific zoning by-law 1996-0483, as modified, for MT27. The Board's Order is withheld, pending satisfaction of conditions. The OMB Order does not issue until 2005.





July 2007 - OMB Order approves OPA 257 and By-law 1049-2006, as modified, for the FWP (Corus) lands only, subject to deferral of key policies.





November 2007 - OMB Order approving OPA 257 and By-law 1049-2006, as modified, for lands in the East Bayfront Precinct south of Queens Quay, excluding the FWP lands and the deferral of some policies and uses related to Blocks 1 and 2.





# October 2009 - OMB Order approving the Pier 27 Phase I Minor Variance application.





# 2010 - Committee of Adjustment Minor Variance Decision for GBC





January 2012 - OMB Order approves OPA 257 and By-law 1049-2006, as modified, as it relates to the Park, Parkside and Quayside lands in East Bayfront Precinct.





2014 - OMB Decision approving OPA 257, as modified, the Order being withheld as it relates to the Daniels and QQE lands, pending satisfaction of conditions.  
2015? - OMB Order approving OPA 257, By-law 1049-2006 as modified, and site plan approval for the Daniels lands.





# May 2015? - OMB Order approving OPA 393 and By-law 680-2012, as modified, for Pier 27 Phase II





2015? - OMB Order approving matters deferred in OPA 257 and By-law 1049-2006, as modified, for Blocks 1 and 2.





The Fedex lands are the only remaining parcel in East Bayfront Precinct where the appeals of OPA 257 and By-law 1049-2006 relating to compatibility issues with Redpath have not been adjudicated.





# Lower Yonge Precinct Plan and Applications for 1-7 Yonge Street and the LCBO Head Office





## Improving Compatibility with Industry in the Land Use Planning Process:

1. Land use compatibility studies must be conducted before land use decisions are made. Considering the impacts on and from industry is one aspect of compatibility that must be considered up-front.
2. Premature to be making land use decisions in the absence of knowing how compatibility can be achieved. If a compatibility study recommends further detailed study is required to confirm compatibility/mitigation with industry, the land use is not appropriate until such studies are conducted.
3. Don't rely on assumptions that negative aspects can be dealt with at the design stage.





4. An “h” holding symbol attached to zoning that permits sensitive land uses does not protect industry.
5. If you need information about the industries, their operations and potential impacts, reach out directly to industry. It is the only way to collect “worst-case” and future growth information about industry.
6. Achieving compliance with environmental regulations (including the MOE D1-D6 guidelines) is not enough to ensure land use compatibility.