

# SPA Policies



**SPA Description**

**Review Process**

**Policy Context**

**Analytical Approach**

**Main Findings**

## Special Policy Area:

means an area within a community that has historically existed in the **flood plain** and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the **continued viability of existing uses (which are generally on a small scale)** and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are **established by the Province**.

A *Special Policy Area* is **not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.**

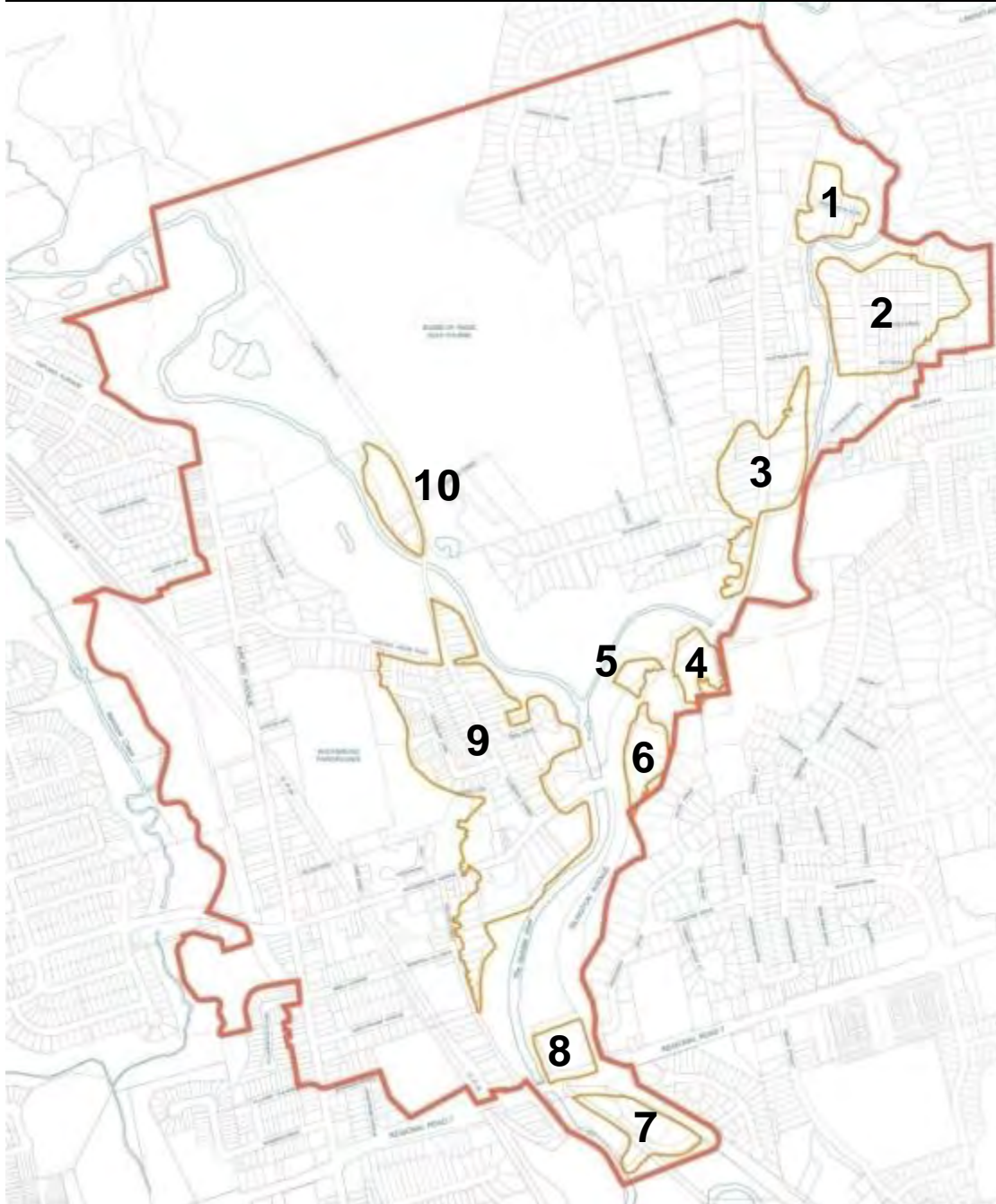
**Original SPA justification in OPA #145 approved by the Ministry of Municipal Affairs and Housing in 1982**

- **Central area – Woodbridge Core**
- **Peripheral area – Islington Avenue**

**Subsequently described in OPAs #240 and #440**

- **Revised policies for required engineering studies, safe access and flood proofing measures**





**Over 300 parcels**

**Approximately 900 dwelling units in the SPA**

- Over 600 units in multi-residential buildings

**10 disjunctive parts of the SPA**

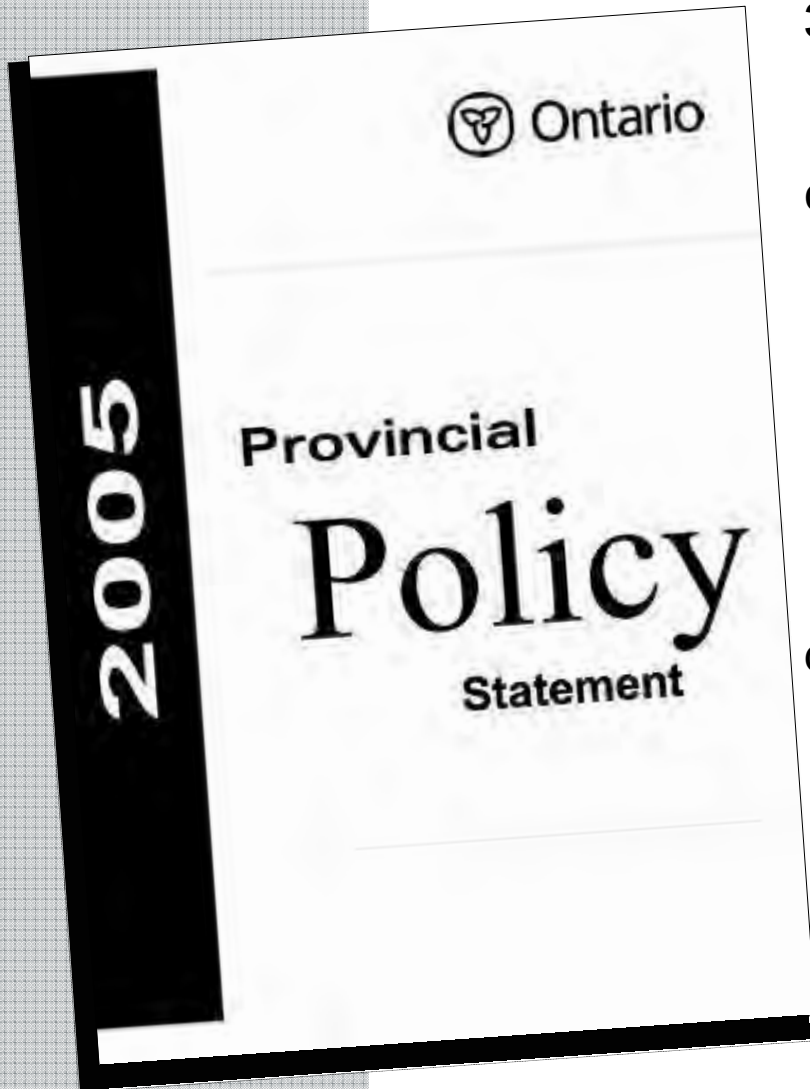
### **Flood Risk Assessment**

- Technical materials package (capacity assessment results and methodology, and flood risk assessment reports) delivered to SPA Review Working Group

### **SPA Justification Report**

- In progress based on the findings of the flood risk assessment and will include policy recommendations

### **SPA Review Working Group meetings**



## Section 3: Public Health and Safety

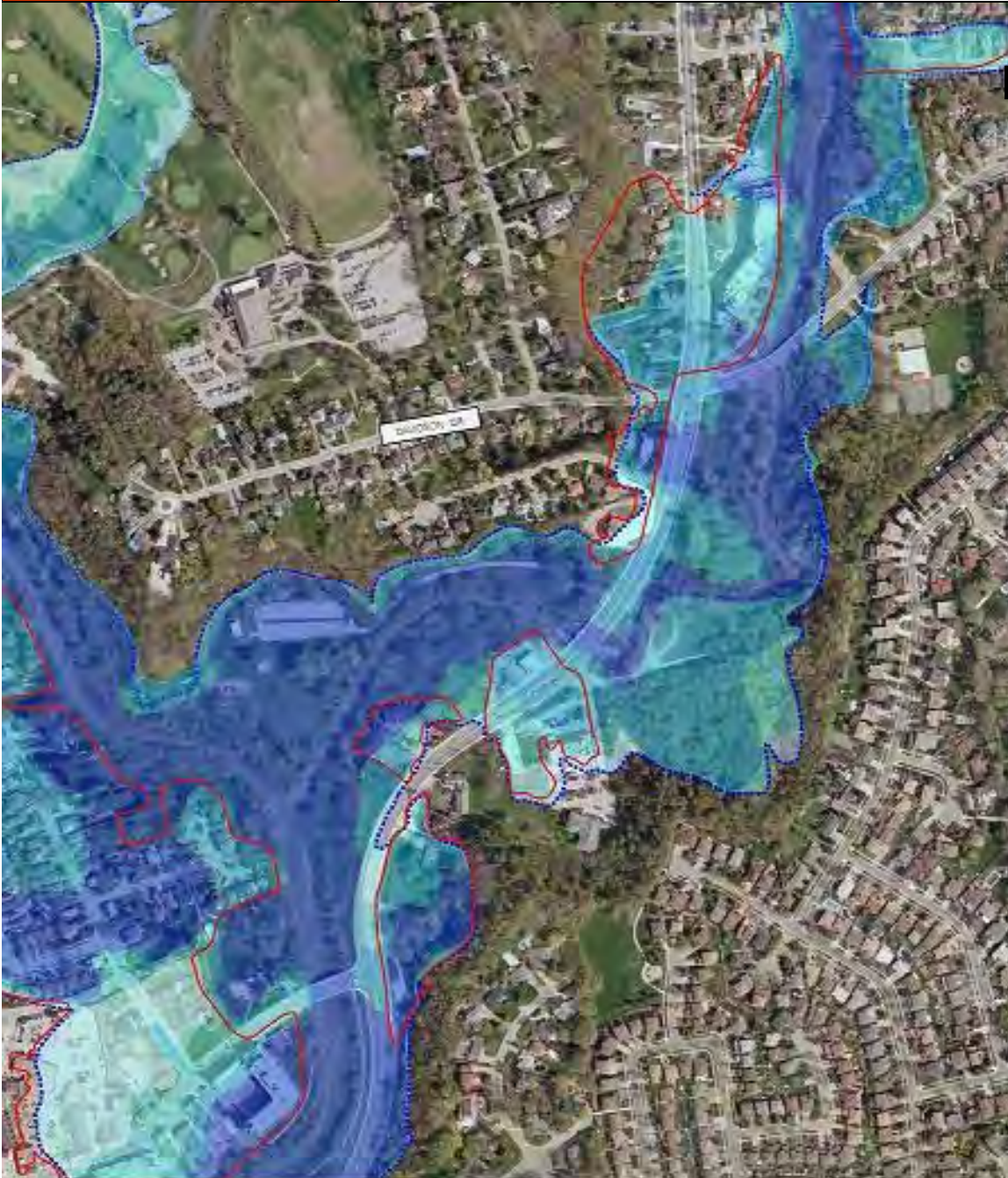
### 3.1.2 *Development and site alteration shall not be permitted within:*

- c) areas that would be rendered inaccessible to people and vehicles during times of **flooding hazards, erosion hazards and/or dynamic beach hazards**, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- d) a **floodway** regardless of whether the area of inundation contains high points of land not subject to flooding.

Capacity analysis considers the **development potential** according to current approved policies and several development scenarios

Evaluation of potential build-out by **flood depth**

Assessment of safe access based on **preliminary flow velocities and flood depth**



**Development scenarios, other than current approved policies, place more build-out in the SPA**





**NW corner of Woodbridge Avenue and Clarence Street is the only part of the SPA with redevelopment potential where risk thresholds for safe access are not exceeded**

**No increase in residential densities in the SPA along Islington Avenue**

**Maintain densities in OPA #440 with one exception - to allow for more density at the NW corner of Woodbridge Avenue and Clarence Street**

**As a result, only about 20 parcels in the SPA have redevelopment potential (in the Woodbridge Core)**

**April 8th SPA Review Working Group meeting to finalize the flood risk assessment**

**Prepare final SPA Justification Report documenting all changes to boundaries and policies**

**Final approval from the Ministry of Municipal Affairs and Housing and Ministry of Natural Resources**