

Industrial-Residential Interface Study

Project Phasing Plan

PHASE ONE: Baseline and Existing Conditions

Estimated Cost – to be completed using existing resources

Schedule – Q1-Q2 2022

- This includes but is not limited to: complaint/enforcement files related to nuisance conditions where industrial-residential interfaces exist, land uses, zoning, transportation network, water/sewer infrastructure, environmental screening/studies and previous studies including the West Industrial LAP and Concept Plan, Southwest Transportation Study, Gordie Howe/West Industrial/Southwest Industrial NTR).
- Conduct research about industry best practices.
- Identify gaps in the data/information.

PHASE TWO: Detailed Research and Engagement with Stakeholders

Estimated Cost - \$150,000

Schedule – Q3-Q4 2022

- Prepare engagement and communications plan.
- Work with community stakeholders to fully understand the nuisance conditions they are experiencing and identify priorities.
- Work with heavy industrial landowners/operators to understand their operations and future plans for their property.
- Engage other levels of government which are involved in regulation and enforcement of the performance standards.
- Complete a detailed analysis of the data and community input.
- Draft strategic direction with an associated action plan.

PHASE THREE: Framework/Options for Industrial-Residential Interface Issues

Estimated Cost - \$100,000

Schedule – Q1-Q2 2023

- Identify an overall vision, key directions and specific strategies, recommendations, action plan and amended support policies to be delivered to City Council in a future report.
- Engage with technical experts to identify/discuss issues and opportunities and categorize options based on impact, benefit, cost, feasibility, etc.
- Define how the proposed solution(s) is intended to improve the land use conflict issue.
- Engage with appropriate stakeholders to discuss the preferred approach.

PHASE FOUR: Key Findings and Recommendations

Estimated Cost - \$50,000

Schedule – Q2-Q3 2023

- Identify key findings and present options and recommendations.
- Outline implementation plan based on critical path for addressing the solution – including a general timeline based on funding and opportunity.
- Outline operations plan and estimated resource requirements for ongoing operations support after capital work is complete as required.
- Prepare a funding strategy for expected improvements/implementation actions.
- Present options for direction/approval.

PHASE FIVE: Implementation of Option(s)

Estimated Cost – unknown

Schedule – TBD

- Implement actions.
- Report out as needed to ensure direction is achieved and or to highlight deliverables and make the switch from capital work to operations work.