

December 17, 2024

Planning Committee Report #2024-12-12

REPORT TO: Mayor and Members
City Council

Your Planning Committee submits the following recommendations from its meeting held on December 12, 2024:

12.4.1 Zoning By-Law Amendment PZ-16-24 – 571 West Street [Financial Impact - None], 2024-668

- A. THAT Zoning By-law Amendment Application PZ-16-24, submitted by API Development Consultants Inc., on behalf of property owner 11393952 Canada Inc. (c/o Danny Bawa), affecting the land municipally addressed as 571 West Street, to amend Zoning By-Law 160-90 from “General Industrial Zone” (M2) to “Holding – General Commercial - Exception 108 Zone” (H-C8-108), and Zoning By-Law 124-2024 from “Major Commercial Centre” (MCC) to “Holding – Major Commercial Centre - Exception 14 Zone” (H-MCC-14) with site-specific provisions to facilitate the development of a 10-storey mixed-use building featuring a retirement home with ground floor commercial uses, BE APPROVED in accordance with the applicable provisions outlined in Section 10.3 of Report 2024-668; and,
- B. THAT the By-law to remove the Holding “(H)” provision from the subject lands not be presented to the Chief Planner for approval until the following condition has been satisfied:
 - i. THAT the applicant provides a Land Use Compatibility Study and Noise Study to the satisfaction of the City;
- C. THAT pursuant to Section 34(18.2) of the Planning Act, R.S.O 1990, c. P.13 the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 9.2 of Report 2024-668.”

Respectfully submitted,

Councillor Sicoli, Vice Chair