

March 25, 2025

Planning Committee Report #2025-03-06

REPORT TO: Mayor and Members
City Council

Your Planning Committee submits the following recommendations from its meeting held on March 6, 2025:

12.3.1 Information Report Regarding Draft Plan of Condominium Application for 1 and 2 Melrose Street [Financial Impact - None], 2025-100

- A. THAT Report 2025-100, Information Report Regarding Draft Plan of Condominium Application for 1 and 2 Melrose Street, BE RECEIVED; and
- B. THAT any comments received as part of the March 6, 2025 public meeting be considered in a future staff recommendation report; and
- C. THAT the staff recommendation report BE PRESENTED at a future Planning Committee meeting.
- D. THAT staff BE DIRECTED to provide notice to all residents of 1 and 2 Melrose Street regarding the return date of this application to the Planning Committee, accompanied by a factual information package, and THAT all residents and the applicant BE GRANTED the opportunity to delegate to this matter at such Planning Committee meeting.

12.3.2 Draft Plans of Subdivision 29T-21505 (Riverwalk Phase 2), 29T-21506 (Riverwalk Phase 3), 29T-21503 (Riverwalk Phase 4) and 29T-22501 (297 Erie Avenue, Dover Avenue Extension) [Financial Impact – None], 2025-90

- A. THAT Draft Plan of Subdivision Application 29T-21505, submitted by Corbett Land Strategies Inc. on behalf of Cachet Developments (Riverwalk) Inc., affecting the lands located at 101 Birkett Lane (Riverwalk West Phase 2), BE APPROVED, subject to the conditions included in Appendix H “Riverwalk West Phase 2 Conditions of Draft Plan Approval” of Report 2025-90; and,
- B. THAT Draft Plan of Subdivision Application 29T-21506, submitted by Corbett Land Strategies Inc. on behalf of Cachet Developments (Riverwalk) Inc., affecting the lands located at the south end of 91 Birkett Lane (Riverwalk West Phase 3), BE APPROVED, subject to the conditions included in Appendix I “Riverwalk West Phase 3 Conditions of Draft Plan Approval” of Report 2025-90; and,
- C. THAT Draft Plan of Subdivision Application 29T-21503, submitted by Landwise on behalf of LIV Developments Ltd., affecting the lands located at the north end of 91 Birkett Lane, along a future extension of Dover Avenue (Riverwalk West Phase 4), BE APPROVED, subject to the conditions

included in Appendix J “Riverwalk West Phase 4 Conditions of Draft Plan Approval” of Report 2025-90; and,

- D. THAT Draft Plan of Subdivision Application 29T-22501, submitted by Corbett Land Strategies Inc. on behalf of Multani Custom Homes Ltd., affecting the lands located at 297 Erie Avenue (Dover Avenue extension), BE APPROVED, subject to the conditions included in Appendix K “297 Erie Ave./Dover Ave. Extension Conditions of Draft Plan Approval” of Report 2025-90.

Respectfully submitted,
Councillor Sicoli, Chair