

REPORT 5 - 2022

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its fifth report for 2022 and recommends:

PDC-0015-2022

That the report dated February 11, 2022, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Zoning By-law 0225-2007, under File BL.09-CIT (All Wards), be received for information.

PDC-0016-2022

That the report dated February 11, 2022 from the Commissioner of Planning and Building regarding the applications by DVB Real Estate Investments Inc. to permit an 8 storey rental apartment building, under Files OZ/OPZ 21-005 W7, 3016, 3020, 3026, 3032 Kirwin Avenue & 3031 Little John Lane, be received for information.

PDC-0017-2022

1. That the report dated February 11, 2022, from the Commissioner of Planning and Building entitled "Proposed Minor Zoning By-law Amendment Application Process" under file CD.21-MIN, be adopted and that staff be directed to implement the minor zoning by-law amendment application process as outlined in this report.
2. That the Official Plan Amendment and/or Rezoning Application form be updated to include the minor zoning by-law amendment criteria as outlined in this report.
3. That "Schedule C 1 *Planning Act* Processing Fees Applications" in the User Fees and Charges By-law 0247-2021 be amended to include the new minor zoning by-law amendment application fee.
4. That "A Procedural Protocol for Certain Aspects of the Zoning By-law and/or Official Plan Amendments Application Process" be updated to include the new minor zoning by-law amendment application process.
5. That one oral submission be received.

PDC-0018-2022

1. That the report dated February 11, 2022, from the Commissioner of Planning and Building entitled "Bill 13, Supporting People and Business Act - Expanded delegated authorities "under file LA.07-BIL, be received for information.
2. That staff be directed to return to Planning and Development Committee (PDC) for a statutory public meeting with recommendations and draft Official Plan Amendments (OPA) to delegate approval authority for the removal of holding provision applications to

the Commissioner of Planning and Building.

PDC-0019-2022

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Land Tribunal hearing on the subject applications under File No. OZ 20-14 W11 and T-M20003 W11, City Park (McLaughlin) Inc., 6616 McLaughlin Road to permit a six storey condominium apartment building and five detached homes in support of the recommendations outlined in the report dated February 11, 2022, from the Commissioner of Planning and Building, that concludes that the proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved subject to the provisions outlined in Appendix 2, and that the draft plan of subdivision under File T-M20003 W11, be approved subject to the conditions referenced in the staff report dated February 11, 2022 from the Commissioner of Planning and Building.
2. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Ontario Land Tribunal hearing process.
3. That City Council classify the subject lands as a "Class 4 Area" in accordance with the Environmental Noise Guidelines – Stationary and Transportation Sources – Approval and Planning (NPC – 300).
4. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
5. That notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase, and that landscape buffers are not reduced.
6. That eleven oral submissions be received.

PDC-0020-2022

That the report dated February 11, 2022, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision application from the text of By-law 0225-2007 and the "H" symbol from the zoning map, under File H-OZ 21-1 W11, City Park (Main Street) Inc., 36, 38, 40, 44 and 46 Main Street, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

PDC-0021-2022

1. That the report titled "Mavis Road and Burnhamthorpe Road Block Review" dated February 11, 2022, from the Commissioner of Planning and Building, be received for information.
2. That staff give consideration to allowing greater flexibility for expansions to existing industrial buildings on the subject lands as part of the ongoing Official Plan Review process, consistent with the preliminary planning recommendations of this Report.