



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: J. FOSTER, SENIOR PLANNER

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: 5 POINTS REZONING APPLICATION (ADVANCE TECH DEVELOPMENTS), 2-14
DUNLOP STREET WEST, 30-42 BAYFIELD STREET AND 43 AND 45 MAPLE
AVENUE, WARD 2

DATE: APRIL 16, 2018

The purpose of this Memorandum is to advise Council that the Site Specific Zoning Bylaw for the 5 Points project, proposed by Advance Tech Developments is scheduled for approval at today's Council meeting.

The Zoning Bylaw includes the special zoning provisions that would implement the proposed mixed use development, as well as the Section 37 of the *Planning Act* requirements for community benefits as a result of the increased density and building height approved for the site. The community benefits include the provision of 9 affordable rental units and the public dedication of a public square at the northwest corner of Bayfield Street and Dunlop Street West.

Staff advise that the site plan conditions of approval have been revised to include the restricted overhead vehicular garage doors.

Also a site plan condition has been added to require the installation of perimeter hoarding around the site during construction for added public safety and assist with visual appearance.

City Building Department staff have also been advised to require site hoarding measures at the time of demolition of the existing structures on site.