



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: C. KITSEMETRY, RPP, PLANNER

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: REMOVAL OF HOLDING PROVISION (H1-102) FROM 447 BAYVIEW DRIVE
[NORTH AMERICAN (PARK PLACE EAST) CORPORATION]

DATE: MARCH 4, 2019

The purpose of this Memorandum is to provide members of Council with an update concerning application D14-1654 from North American (Park Place East) Corporation to remove the Holding Provision from a portion of the property municipality known as 447 Bayview Drive. (Appendix "A" – Park Place Conceptual Master Plan)

The request to remove the Hold from a portion of the lands zoned as Light Industrial (LI) (SP-408) (H1-102) (H2-103) is to permit an office building. To lift the H1-102 the City must be satisfied that the following provisions have been met:

- a) A traffic impact study has been prepared to the satisfaction of the City;
- b) The City has circulated the traffic impact study to the property owners identified in section 13.4 (a)(i) of By-law 2009-130 as amended;
- c) A Site Plan has been approved; and
- d) The Owner has entered into a Site Plan Agreement.

Staff have determined that the lifting of H1-102 can be considered based on the site specific Traffic Impact Study (TIS) dated June 2018, submitted in support of the application for an office building. The City has also received concurrence from the Ministry of Transportation (MTO) with regard to the TIS submission for this specific development proposal. The City did complete the circulation of the TIS in accordance with the By-law requirements, and North American in coordination with the Faris Group, the intended owner of the development, have submitted Site Plan Control application D11-011-2018. Site Plan Control is a process delegated to staff. The Site Plan application has gone through a detailed review and Site Plan Control Requirements for Processing were issued on Feb. 25, 2019. It is anticipated that final approval of the plans and the drafting of the Site Plan Agreement will be completed in the near future. Once the Site Plan process is complete, the criteria to lift the H1-102 will be satisfied and it will be appropriate to lift the H1-102 to allow the construction of the office building.

In accordance with the process under the *Planning Act*, Notice for the lifting of H1-102 will be circulated by mail to surrounding property owners in advance of a By-law coming forward for Council for a decision. Staff anticipate circulating the Notice for Removal of the Holding Provision in March 2019.

For more information, please contact Celeste Kitsemetry, Planner at extension 4430.

APPENDIX "A"

Park Place Conceptual Master Plan

