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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1611 & D09-OPA60**

**FROM:** S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING & BUILDING SERVICES

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

**RE:** OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – 50 CONCERT WAY

**DATE:** NOVEMBER 14, 2016

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The subject lands are designated General Commercial within the City's Official Plan and are zoned General Commercial with a Special Provision (C4 – SP 304) by Zoning By-law 2009-141. The subject lands are municipally known as 50 Concert Way and are located on the north side of Concert Way, west of Bayview Drive.

The proposal is to redesignate and rezone the subject lands to General Commercial with a new Defined Policy Area and General Commercial C4 (SP), respectively. The Defined Policy Area is being sought by the applicant to include Retirement Home as a permitted use within the General Commercial designation. An amendment to the SP Special Provisions is being sought by the applicant to include Retirement Home as a permitted use in the General Commercial C4 zone.

The primary planning/land use items being considered at this time are:

- The introduction of Residential uses to this area;
- Compatibility with neighbouring uses;
- The provision of affordable accommodation for seniors;
- Provision of Professional Career Jobs at the facility;
- Planting opportunities around adjacent Stormwater management facility; and
- Shadow Impacts to planned passive recreation areas.

A Neighbourhood Meeting was not held for this application as the site is removed from any residential area.

Planning staff are targeting January 9, 2017 for the staff report to be brought forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendments.

For more information, please contact Edward Terry, Planner at Ext. 5135.