

3.3 SRPRS.19.114 – Request for Comments – Official Plan Amendment Application – Deergate Holdings Inc. – 11546 Leslie Street - File Number D01-18005

Leigh Ann Penner of the Planning and Regulatory Services Department provided an overview of the Official Plan Amendment application to facilitate the construction of a medium density residential development consisting of 15 townhouse dwelling units on the subject lands. Ms. Penner advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Adam Grossi, Humphries Planning Group Inc., agent for the applicant, advised that an application to permit standalone residential on lands designated Neighbourhood Commercial was submitted to the City along with a Commercial Needs Study. Mr. Grossi advised that the study found that market for commercial uses in the area would be restricted given the lack of development north of 19th Avenue, and suggested that the Secondary Plan area was already fairly well-served by commercial uses.

Mr. Grossi noted that the findings of a peer review indicated that commercial development on the site was not essential to providing a sufficient level of service to the neighbourhood, but suggested the site was suitable for convenience retail uses. Mr. Grossi advised that they have a differing opinion and believe that the peer review failed to understand technical issues of the site that make it unsuitable for commercial uses. He explained the impact of the grade differential which would limit visibility of commercial uses and prevent access to the site from Leslie Street. Mr. Grossi shared his opinion that residential uses were consistent with the street edge to be completed and neighbouring development to the north.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Muench

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPRS.19.114 with respect to the Official Plan Amendment application submitted by Deergate Holdings Inc. for lands known as Part of Lot 31, Concession 2, E.Y.S. (Municipal Address: 11546 Leslie Street), City File D01-18005, be received for information purposes only and that all comments be referred back to staff.

Carried