

13. Committee and Staff Reports

13.2 Memorandum from Commissioner Kwan, dated March 10, 2021, regarding staff report SRPI.21.025 - Request for Approval - Zoning By-law and Draft Plan of Subdivision Applications - 2702485 Ontario Inc. 178 Centre Street East - Revised Recommendations

- City Files D02-19022 and D03-19006 - (Proposed By-law 22-21)

Moved by: Councillor West

Seconded by: Regional and Local Councillor Perrelli

a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2702485 Ontario Inc. for the lands known as Part of Lot 47, Concession 1, E.Y.S. (Municipal Address: 178 Centre Street East), City Files D02-19022 and D03-19006, be approved, subject to the following:

- (i) that the subject lands be rezoned from Industrial Class 1 (I-C1) Zone to Residential Multiple First Density – Special (RM1-S) Zone under By-law 66-71, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.21.025;
- (ii) that prior to the amending Zoning By-law being brought forward to a Council meeting for consideration and enactment, confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the Land Titles Act;
- (iii) that pursuant to Section 34(17) of the Planning Act, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands;
- (iv) that the Plan of Subdivision depicted on Map 6 to Staff Report SRPPI.21.025 be draft approved, subject to the conditions as set out in Appendix "C";
- (v) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law.

For Your Information and Any Action Deemed Necessary



b) That Site Plan Control By-law 137-09, as amended, be further amended to include the subject lands within a Site Plan Control Area to implement the proposed development and that said by-law be brought forward to a future Council meeting for consideration and enactment.

Carried