



DATE: JUNE 6, 2022

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: HAIQING XU, DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT

RE: COMMUNICATION – COMMITTEE OF THE WHOLE (1), JUNE 7, 2022

ITEM # 5, REPORT # 27
SEVEN 427 DEVELOPMENTS INC.
OFFICIAL PLAN AMENDMENT OP.21.018
ZONING BY-LAW AMENDMENT FILE Z.21.037
WARD 2 - VICINITY OF HIGHWAY 7 AND NEW HUNTINGTON ROAD

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT Item c. of Table 1 respecting Minimum Parking Requirements for Zoning By-law 1-88 be deleted and replaced with the following:

	Zoning By-law 1-88 Standard	C5 Community Commercial Zone Requirement	Proposed Exceptions to the C5 Community Commercial Zone Requirement
c.	Minimum Parking Requirements	Warehouse 16,999.45 m ² / 100 m ² x 1.0 spaces = 170 spaces Accessory Office 951.55 m ² x 3.5 spaces / 100 m ² = 34 spaces Total Required = 204 spaces	Warehouse 16,999.45 m ² / 100 m ² x 0.946 spaces = 161 spaces Accessory Office 951.55 m ² x 2.8 spaces / 100 m ² = 27 spaces Total Provided = 188 spaces

Background

After further review of the zoning exceptions for Zoning By-law Amendment File Z.21.037, a zoning exception for accessory office parking was inadvertently excluded from the comprehensive report.

Further clarification is being provided through this Communication to provide the correct zoning exception for the Subject Lands. The Transportation Division of the Development Engineering Department as well as the Development Planning Department supports the revised zoning exception.

For more information, contact Rebecca Roach, Planner, Development Planning ext. 8626.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', with a stylized, cursive script.

Haiqing Xu
Deputy City Manager, Planning and Growth Management