



memorandum

Communication : C 2  
Committee of the Whole (1)  
April 4, 2023  
Agenda Item # 2

DATE: March 28, 2023  
TO: Mayor and Members of Council  
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management  
RE: COMMUNICATION – COMMITTEE OF THE WHOLE (1), APRIL 4, 2023

ITEM #2  
8741 HUNTINGTON ROAD  
ZONING BY-LAW AMENDMENT FILE Z.21.025  
DRAFT PLAN OF SUBDIVISION FILE 19T-21V006  
WARD 2 - VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

**Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

- 1. THAT Table 2 for the “Definition of a Front Lot Line” within Item #2, be revised in accordance with this Communication.

**Background**

Through discussions with the Owner, Table 2 in Item #2 of the April 4, 2023 Committee of the Whole Meeting identifies an incorrect Street reference as it relates to a requested amendment. Within the “Proposed Exceptions to the EM2 Zone Requirements” for the “Definition of a “Front Lot Line”, the table indicates that it “Shall be the lot line abutting Street ‘1’ (Block 2)” whereas it should be “Shall be the lot line abutting Street ‘2’ (Block 2)”. The revised Table 2 would include the new proposed exception to the definition of “Front Lot Line” as follows:

Table 2:

	Zoning By-law 1-88 Standard	EM2 Zone Requirements	Proposed Exceptions to the EM2 Zone Requirements
a.	Definition of a “Front Lot Line”	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line	Shall be the lot line abutting Street ‘2’ (Block 2)

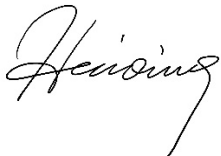
The effect of this revision is that the future development of Block 2 would front onto the proposed Street '2' (future Anatolian Drive) instead of Street '1' (future John Lawrie Street extension), which is consistent with the development of Block 59 West.

## **Conclusion**

The Communication corrects an error and includes a recommendation from the Deputy City Manager of Planning and Growth Management to revise Table 2 within Item #2.

For more information, contact Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Haiqing Xu'.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management