



DATE: January 19, 2021
TO: Mayor and Members of Council
FROM: Jim Harnum, City Manager
RE: **Communication - Committee of the Whole (1) January 19, 2021**

Item No. 9
Anatolia Capital Corp.
Zoning By-law Amendment File Z.18.025, Site Development File
DA.18.065
8811 Huntington Road
Vicinity of Huntington Road and Rutherford Road (REFERRED)

Item No. 10
Anatolia Capital Corp.
Zoning By-law Amendment File Z.18.026, Site Development File
DA.18.066
6560 Langstaff Road
Vicinity of Huntington Road and Langstaff Road (REFERRED)

Item No. 11
Anatolia Investments Corp.
Zoning By-law Amendment File Z.18.027, Site Development File
DA.18.067
9151 Huntington Road
Vicinity of Huntington Road and Rutherford Road (REFERRED)

Council on December 15, 2020 deferred Zoning By-law Amendment Files and Site Development Files Z.18.025 and DA.18.065 (Anatolia Capital Corp.), Z.18.026 and DA.18.066 (Anatolia Capital Corp.), and Z.18.027 and DA.18.067 (Anatolia Investments Corp.) to the January 19, 2021 Committee of the Whole meeting to allow staff to further review the servicing arrangements as they relate to Block 59.

Since the deferral of the applications staff have worked through the holiday break and into the new year with the Applicant and surrounding landowners to undertake a comprehensive analysis of the sanitary servicing of Blocks 57, 58 and 59. Staff has engaged in several meetings and presented feasible servicing strategy options for the Subject and surrounding lands within Block 59. Staff has also determined capacity is available for all approved and active development applications in Block 59.

The technical report and subsequent Communications considered by Council at previous Committee of the Whole meetings include additional recommendations that the Holding Symbol "(H)" not be removed from the phase 2 portion of the lands until a

complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on Blocks 57/58. In addition, staff will report to future Committee of the Whole once the servicing strategy has been developed, reviewed and approved. At that time, Council will need to make a decision on the related Draft Plan of Subdivision Applications and the Phase 2 Site Plan Applications and Council must enact a By-law to remove the Holding Symbol "(H)" from the Phase 2 portion of the subject lands before any development can proceed on the Phase 2 lands.

In consideration of the above, staff continue to support the recommendations included in the Technical Reports for Zoning By-law Amendment Files and Site Development Files Z.18.025 and DA.18.065 (Anatolia Capital Corp.), Z.18.026 and DA.18.066 (Anatolia Capital Corp.), and Z.18.027 and DA.18.067 (Anatolia Investments Corp.).

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255 or Mauro Peverini, Acting Chief Planning Official ext. 8407.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Jim Harnum". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jim Harnum, City Manager