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Wednesday, April 5, 2023 4:30 p.m.
Development & Heritage Standing Committee

ADDITIONAL INFORMATION
***Planning Act* Matters**

Item 7.3 Official Plan Amendment & Rezoning – University Residential Land Corp – 0 Huron Church
Clerk's Note: Administration submitting the ***attached*** additional information memo (**AI 8/2023**) dated April 5, 2023 entitled "Additional Information Memo to Report S35/2023, OPA 157 [OPA/6737] & Z-014/21 [ZNG/6736] – Ward 2"

DELEGATIONS:
***Planning Act* Matters**

Item 7.1 Zoning By-law Amendment Application for property known municipally as 3565 Forest Glade Drive
a) Brian Nagata, Planner II – Development Review

Item 7.2 Zoning By-law Amendment – 1000023127 Ontario Inc. – 1985 Westcott Road & 3740-3790 Tecumseh Road East
a) Pablo Golob, Planner II – Development Review
b) Marianne Dean, area resident (via Zoom)
c) Joel Gerber, architect/applicant (via Zoom)
d) Selina Leung, Senior Architect, available for questions (via Zoom)

Item 7.3 Official Plan Amendment & Rezoning – University Residential Land Corp – 0 Huron Church
a) Pablo Golob, Planner II – Development Review
b) Dave French, agent, available for questions (in person)
c) Paul Weidl, Baird AE & Shurjeel Tunio, Baird AE available for questions (in person)
d) Iyman Meddoui, Owner, available for questions (in person)
e) Terry Kennedy, Ward 2 resident (in person)

Item 7.4 Rezoning – Lusi Lorini – 921 Ellrose Avenue
a) Adam Szymczak, Senior Planner
b) Mario Lorini, applicant, available for questions (in person)
c) Paul Bezaire, Planner, available for questions (via Zoom)

Item 7.5 Rezoning – JMB Capital Inc. 2601 Lauzon Parkway
a) Adam Szymczak, Senior Planner
b) Paul Bezaire, Planner/Agent, available for questions (via Zoom)

DELEGATIONS:
Committee Matters

12.3 Report No. 50 of the International Relations Committee – International Mother Language Plaza (Martyr's Monument)
a) Saiful Bhuiyan, International Relations Committee member (via Zoom)

Subject: Additional Information Memo to Report S35/2023, OPA 157 [OPA/6737] & Z-014/21 [ZNG/6736] – Ward 2

Reference:

Date to Council: April 5, 2023
Author: Pablo Golob, MCIP, RPP
Planner II – Development Review
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Planning & Building Services
Report Date: March 24, 2023
Clerk's File #: Z/10891

To: Mayor and Members of City Council

Additional Information:

The subject development is proposed to have direct (Right-In / Right-Out) vehicular access onto Huron Church Road, and onto Tecumseh Road West via an access road that passes through the abutting commercial plaza to the south (University Shopping Centre). The Tecumseh Rd. W. access is a vital component of the development proposal as it ensures a secondary means of access to handle traffic movements beyond the capacity of the Huron Church Road access points.

To enable the proposed Tecumseh Rd. W. access, the owner of the subject parcel will require an access agreement with the abutting commercial plaza. The placement of an "H" holding symbol on the zoning category of the subject parcel is the means by which to implement the requirement. In this regard, we request that the following recommendation be added in the comprehensive list of recommendations within Report S 35/2023:

6. THAT Zoning By-law 8600 **BE AMENDED** by placing an "H" holding symbol on the subject parcel that shall be removed when the following conditions have been satisfied:

   a) The owner submits an application to remove the "H" holding symbol;

   b) The owner registers an access agreement on title of the subject lands and the commercial plaza property for the provision of access easements across the abutting commercial plaza to the south for the benefit of the subject lands, to the satisfaction of the City Planner.

[ZDM 4; ZNG/6736]

The above recommendation will ensure that an access agreement is in place before any development potential is realized on the subject parcel. The owner will be required to submit a *Removal of the Holding Symbol Application* prior to submitting an application for Site Plan Control and obtaining a building permit.

Approvals:

Name	Title
Neil Robertson	Manager of Urban Design / Deputy City Planner
Thom Hunt	City Planner / Executive Director, Planning & Development Services
Wira Vendrasco	Deputy City Solicitor, Legal Services & Real Estate
Jelena Payne	Commissioner, Economic Development & Innovation
Onorio Colucci	Chief Administration Officer

Appendices: