

Legislation Details

File #:	16-G-277	Version:	1	Name:	
Type:	Staff Report	Status:		Carried	
File created:	11/18/2016	In control:		City Council	
On agenda:	12/5/2016	Final action:		12/5/2016	
Title:	APPLICATION FOR ZONING BY-LAW AMENDMENT - ADVANCE TECH DEVELOPMENTS - 5 POINTS SITE (2 - 14 DUNLOP STREET WEST, 40 - 43 MAPLE AVENUE AND 30 - 40 BAYFIELD STREET) (WARD 2)				

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Advance Tech Developments, to rezone the lands municipally known as 2 - 14 Dunlop Street West, 40 - 43 Maple Avenue and 30 - 40 Bayfield Street (Ward 2) from "Central Area Commercial (C1-1)" to "Central Area Commercial with Special Provisions (C1-1)(SP)", be approved as per the requirements and provisions contained in Appendix "A" to Staff Report PLN024-16.

2. That the implementing Zoning By-law Amendment be prepared and presented to Council for consideration following the submission and approval of a Site Plan application that incorporates the requirements and provisions contained in the City's Comprehensive By-law 2009-141 and satisfactorily addressing the requirements and provisions as set out in Appendix "A" attached to Staff Report PLN024-16.

3. That the required Site Plan application, following its submission and review by staff, be "bumped up" to Council with a report and recommendation from staff for Council's consideration.

4. That the Zoning By-law Amendment application be subject to the requirements under Section 37 of The Planning Act, as amended, and that 9 one bedroom units be dedicated as affordable rental units for a minimum period of 20 years, and that the public realm space be considered as a community benefit, together meeting 25% of the uplift value of \$500,000.

5. That for the purposes of calculating the uplift value in order to assess appropriate community benefits under Section 37 of The Planning Act, and under the Height and Density Bonus provisions of the Official Plan, the increase in value for the Advance Tech Developments Application be calculated on the basis of only that specific portion of the subject lands for which the increase in height and density is being requested, and which will be the only area of the subject lands to which the height and density increase shall apply.

6. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application, including the following matters raised in those submissions and identified within Staff Report PLN024-16: Maple Lane purchase; building massing, height and scale, setbacks and proximity to street; commercial space; design of building; shadowing; impact on neighbouring properties; parking structure interface with intersection; usability of public space; west elevation; site plan versus zoning amendment process; and conformity with Historic Neighborhood Strategy.

7. That pursuant to Section 34(17) of The Planning Act, no further public notification is required prior to the passing of this by-law.

8. That when assessing the uplift value for all future applications that are subject to Section 37 of The Planning Act, and for which increase in height and density is only being requested on a portion of the property, the uplift value shall be based only upon the portion of the lands subject to the proposed increase in height and/or density, and that the zoning of the property permit the height and density increase only for that portion of the lands. (PLN024-16) (File: D14-1589)

Sponsors:**Indexes:****Code sections:****Attachments:** 1. PLN024-161128

Date	Ver.	Action By	Action	Result
12/5/2016	2	City Council	Adopted	
11/28/2016	1	General Committee	recommended for consideration of adoption (Section "A")	