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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1587**

**FROM:** S. NAYLOR, M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT  
C. LADD, CHIEF ADMINISTRATIVE OFFICER *for R. Forward*

**RE:** AMENDMENT TO THE ZONING BY-LAW (319 CUNDLES ROAD EAST)

**DATE:** JUNE 15, 2015

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Pursuant to Staff Report PLN029-14 (Motion 14-G-225) the Planning Department has implemented the new Ward Meeting system and revised the Public Meeting system. The Public Meeting will be conducted in accordance with past practice but will now include a staff presentation of planning and land use items that have been identified by the public at the Ward Meeting and through initial staff review of the application. The staff presentation will occur between the presentation by the Applicant and questions/comments by the public. A detailed analysis of the application and recommendation will occur through a Staff Report to General Committee at a future date.

The Applicant is proposing a blended parking rate for the entire 319 Cundles Road East property, which includes all lands owned by Penady (Barrie) Limited and Choice Properties REIT (Loblaws). The overall proposed development contains multi-tenanted commercial as well as mixed use commercial with residential. As a result of a blended parking rate, the applicant is also proposing an increase in the Gross Floor Area from 41,800 m<sup>2</sup> (449,931 ft<sup>2</sup>) to 49,157m<sup>2</sup> (529,129.59 ft<sup>2</sup>). The existing zoning of the subject properties is General Commercial C4 Special Provision (SP-382) (SP-383), which allows for the entire property to be treated as a single lot for zoning purposes. The blended parking rate proposed is 3.87 spaces per 93m<sup>2</sup> (1,000ft<sup>2</sup>) for commercial uses, while the residential parking rate would be 1.1 spaces per unit, which includes visitor parking. The primary planning/land use items being considered at this time are:

- Increased Gross Floor Area (the total area of all floors in the building)
- Proposed reduction in the parking rate for residential from 1.5 spaces per unit to 1.1 spaces per unit

The application was exempted from the Neighbourhood Ward Meeting process, as the application does not propose to change the approved commercial and residential uses. The applicants (Penady (Barrie) Limited and First Choice Properties (Loblaws)) are currently going through a detailed review through Site Plan Control, which addresses issues such as building location and design.

  
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S. Naylor, M.C.I.P., R.P.P.  
Director of Planning Services