

Clause 28 of the 19th Report of the Built and Natural Environment Committee Recommendation:

That, on the recommendation of the Director of Land Use Planning and City Planner, the following actions be taken with respect to the application of Zelinka Priamo Limited relating to the properties located at 2310, 2330, 2350 and 2362 Dundas Street:

- (a) the attached proposed by-law (Appendix "A") **BE INTRODUCED** at the Municipal Council meeting to be held on August 29, 2011 to amend the Official Plan **FROM** General Industrial and Light Industrial **TO** Auto Oriented Commercial Corridor;
- (b) the attached, revised, proposed by-law (Appendix "B") **BE INTRODUCED** at the Municipal Council meeting to be held on August 29, 2011 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part (a) above), to change the zoning as follows:
 - (i) the north portion of 2310 Dundas Street **FROM** a Light Industrial (LI2) Zone and a Holding General Industrial (h*GI1) Zone **TO** a Holding Restricted Service Commercial Special Provision (h*h-11*RSC1()) Zone to allow for restricted service commercial (RSC1) uses as well as "Automotive Use";
 - (ii) the north portion of 2330 and 2350 Dundas Street **FROM** a Holding General Industrial (h*GI1) Zone **TO** a Holding Restricted Service Commercial Special Provision (h*h-11*RSC1()) Zone to allow for restricted service commercial (RSC1) uses as well as "Automotive Use";
 - (iii) the south portion of 2310 Dundas Street **FROM** a Light Industrial (LI2) Zone and a Restricted Service Commercial (RSC1/RSC5) Zone **TO** a Holding Restricted Service Commercial (h*h-11*RSC2/RSC3/RSC4/RSC5)) Zone to allow for automotive repair garages, automotive sales and service establishments, automotive supply stores, automotive uses, restricted, dry cleaning and laundry depots, pharmacies, emergency care establishments, convenience service establishments, restaurants, financial institutions, building or contracting establishments, support offices and industrial mall;
 - (iv) the south portion of 2330 Dundas Street **FROM** a Holding General Industrial (h*GI1) Zone and a Restricted Service Commercial (RSC1/RSC5) Zone **TO** a Holding Restricted Service Commercial (h*h-11*RSC2/RSC3/RSC4/RSC5)) Zone; to allow for automotive repair garages, automotive sales and service establishments, automotive supply stores, automotive uses, restricted, dry cleaning and laundry depots, pharmacies, emergency care establishments, convenience service establishments, restaurants, financial institutions, building or contracting establishments, support offices and an industrial mall; and,
 - (v) the south portion of 2350 Dundas Street **FROM** a Holding Highway Service Commercial/Restricted Service Commercial (h*HS1/HS4/RSC2/RSC3/RSC4/RSC5) Zone **TO** a Holding Restricted Service Commercial/Highway Service Commercial (h*h-11*HS1/HS4/RSC2/RSC3/RSC4/RSC5)) Zone; to allow for automotive repair garages, automotive sales and service establishments, automotive supply stores, automotive uses, restricted, dry cleaning and laundry depots, pharmacies, emergency care establishments, convenience service establishments, restaurants, financial institutions, building or contracting establishments, support offices and an industrial mall;
- (c) pursuant to Section 34(17) of the *Planning Act*, it **BE DETERMINED** that no further notice related to the By-law is required;

it being pointed out that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:

G. Priamo, Zelinka Priamo Limited - indicating that he has no concerns with the analysis for the recommendation; requesting that the requirement for a holding provision be removed; indicating that the by-law already has a holding provision on it; noting that at the bottom of page 14 of the Staff Report, the requirement for a holding provision is redundant as a development agreement has already been entered into; indicating that the holding provision was not put in the agreement, but that Staff put it in; advising that there may be modest arterial uses from Dundas Street frontage; and indicating that they are not asking for approval for access.