

Site-specific requests made at PEC

Property	Public Request	Response	Action
1164-1170 Richmond Street	Remove these sites from recent Council amendments to change Place type and street classification and right to appeal	<ul style="list-style-type: none"> - Council's alternate recommendation has redesignated these sites from "Rapid Transit Corridor" Place Type to "Urban Corridor" Place Type on Map 1, and changed the street classification from "Rapid Transit Boulevard" to "Civic Boulevard" and remove the transit stations on Map 3 Street Classifications - As this amendment is part of the Section 26 approval by the Ministry of Municipal Affairs and Housing, there are no appeal rights once the amendment is approved by the Province 	- No change
420 York Street	Apply the TSA6 Zone, where no TSA Zone was proposed	<ul style="list-style-type: none"> - Not within the PMTSA - Neighbourhoods Place Type 	- No change
TSA2, TSA4, TSA7, request to change to "optional" instead of "required"	Remove the requirement for mandatory non-residential uses within the TSA2, TSA4 and TSA7 Zone	- Staff have revised the by-law for Council with mandatory non-residential uses removed within all zones	- Changes have been made to the revised by-law

Amend the wording to confirm permission for office/commercial on floors other than the first floor only	Requests to ensure that non-residential uses can be developed on additional floors	- Staff have revised the by-law for Council to remove limitations on the location of office/commercial uses	- Changes have been made to the revised by-law
Allow the market to determine the mix in a mixed-use building	Requests to ensure that non-residential uses can be developed on additional floors	- Staff have revised the by-law for Council to remove limitations on the location of office/commercial uses	- Changes have been made to the revised by-law
743 Wellington Road	Approved by Council in June 2024 and the correct zoning needs to be shown on the zoning maps	- Changes to the maps were made and the revised zone as per the June 2024 approval is shown	- Changes have been made to the revised by-law
1 -5 York Street, 309 Thames Street, 7-15 York Street, 300 Thames Street - south side of York Street in and around the Thames Street area	Copp Realty Corp properties - apply the TSA Zone to the full extent of the lands owned by Copp Realty Corp	- Zone lines were modified after receiving the comment during the consultation period and the modifications were reflected in the staff report/maps - However, there are still some lands excluded from the zoning due to the flood line and the request was for us to disregard the flood line completely	- No change
TSA2, TSA4, TSA7, request to change to “optional” instead of “required”	Tricar request to remove the mandatory non-residential uses from the TSA2,	- Staff have revised the by-law for Council with mandatory non-residential uses	- Changes have been made to the revised by-law

	TSA4 and TSA7 Zones	removed within all zones	
Lands to the north of 100 Kellogg Lane, including 1080, 1100 and 1108 Dundas Street	Apply TSA Zones, where no TSA Zone was proposed	<ul style="list-style-type: none"> - The lands at 1080 Dundas Street are within the Old East Village Secondary Plan area. - The lands at 1100 and 1108 Dundas Street are within the McCormick Secondary Plan area 	- No change
Lands to the west of 100 Kellogg Lane, including 1063 Dundas Street	Apply the TSA2 Zone to the entire property, where it is proposed only on the southern half	<ul style="list-style-type: none"> - The northern half of the property is within the OEV Dundas Street Corridor Secondary Plan Area 	- No change
Office space restriction at 100 Kellogg Lane 100 Kellogg Lane	Amend the TSA4 Zone to remove the restriction on maximum floor space per building and allow up to 20,000 sq. m. of total office floor area within each TSA4 Zone	<ul style="list-style-type: none"> - Staff have reviewed the existing special policy for this site and note that offices are currently permitted to a maximum of 8361 sq.m. within the existing zoning for the site - this will not be removed by the addition of the TSA Zone 	- No change
Additional permitted uses for lands at 100 Kellogg Lane	Add Amusement Game Establishment, Hotel, and Casino as permitted uses to the TSA Zones that apply to 100 Kellogg	<ul style="list-style-type: none"> - Hotel and Amusement Game Establishment are already permitted uses in the existing zoning for the site – this will not be removed by the addition of the new TSA Zones - The Casino use is not currently a permitted use on the site 	- No change

1453, 1455, 1457, & 1459 Oxford Street East and 648, 650, 654, & 656 Ayreswood Avenue	Apply the TSA2 Zone where the TSA1 Zone was proposed	- No longer relevant, TSA1 removed and replaced with TSA2	- No change
1067, 1069 & 1071 Wellington Road	Remove the holding provision that applies to the PMTSA Zones – these sites were subject to a previous zone and holding provisions that has since been removed	<ul style="list-style-type: none"> - The holding provision (h-213) applies to the new TSA Zones only and will only apply should the applicant choose to develop based on the TSA Zone - TSA Zone will include greater intensity and density therefore confirmation of services will be required 	- No change
350 Queens Ave (St. Andrews Church)	Apply a TSA Zone, where no TSA Zone was proposed	<ul style="list-style-type: none"> - Not within the PMTSA - Neighbourhoods Place Type 	- No change
Moore Street at Wellington Road	Flooding of homes in this area - mixed use and high-rise buildings proposed along Wellington Road will only add more hard surfaces and divert run off to the low spots (i.e. homes on Moore Street) and exacerbate an existing flooding situation	- New development along Wellington Road will be required to address stormwater on site	- No change