

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: ESAM CONSTRUCTION LIMITED 710 PROUDFOOT LANE PUBLIC PARTICIPATION MEETING ON NOVEMBER 18, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of ESAM Construction Limited relating to the property located at 710 Proudfoot Lane:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 25, 2014 to amend the Official Plan to change the designation of the subject lands **FROM** Neighbourhood Commercial Node **TO** Office Area and **BY ADDING** a special policy to chapter 10.1.3 (Policies for Specific Areas) to permit commercial recreation establishment;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on November 25, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, as amended in parts (a) and (b) above, to change the zoning of the subject property **FROM** a Neighbourhood Shopping Area (NSA1) Zone, **TO** an Office Special Provision (OF2()) Zone;
- (c) the Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i. Enhance pedestrian connections throughout the site, from the building entrance and to Proudfoot Lane, to provide for connectivity to the area for occupants of the proposed use;
 - ii. Provide enhanced landscaping within the parking area to provide added amenity areas and an enhanced pedestrian environment;
 - iii. Provide a weatherproof canopy over the proposed bicycle storage area either as an independent structure or as part of the building to encourage active transportation options.

IT BEING NOTED THAT as a result of a more detailed review of the conceptual site plan and to implement more landscaping treatment in the proposed parking area, a subsequent application for a minor variance will be submitted to seek a reduction in the required number of parking spaces.

IT BEING FURTHER NOTED THAT matters related to transportation access and storm water management, as noted by Development Engineering staff, shall be required through the Site Plan Approval process.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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"None"