

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING
SUBJECT:	APPLICATION BY: HASHAM ADBELSAYED 1472 HURON STREET  PUBLIC PARTICIPATION MEETING ON AUGUST 15, 2011 AT 7:30 P.M.

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director of Land Use Planning, based on the application of Hasham Adbelsayed relating to the property located at 1472 Huron Street;

- (a) the attached proposed by-law **BE INTRODUCED** at a future meeting of the Municipal Council after the development agreement has been amended to include provision for storm water management, garbage enclosure, enhanced landscaping and a traffic statement regarding the impact of this site focusing on accesses and in particular the access to Huron Street, including the intent to restrict access to right-in and right-out on Huron Street, is received and any mitigation measures are implemented to the satisfaction of the City Engineer, to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of the subject lands **FROM** a Convenience Commercial (CC2) Zone which permits convenience stores, restaurants, financial institutions without a drive through and medical/dental offices **TO** a Convenience Commercial Special Provision (CC2 ( )) Zone which allows for the above uses and a pharmacy use without a drive through, a minimum rear yard setback of 1.7m, a minimum west interior side yard setback of 1.7m, a minimum east side yard setback of 0.0m, a minimum front yard setback to a parking area of 2.1m, a minimum east side yard setback to a parking area of 0.0m, a maximum lot coverage of 35%, a minimum of 39 parking spaces including 1 handicapped parking space based on a gross floor area of 730m<sup>2</sup>, and which prohibits a methadone clinic and methadone dispensary use.
- (b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the lands located 1472 Huron Street from a Convenience Commercial (CC2) Zone which permits convenience stores, restaurants, financial institutions without a drive through and medical/dental offices to a Convenience Commercial Special Provision (CC6 ( )) Zone which permits for the above uses with a lot coverage of 35% and 40 parking space minimum **BE REFUSED** for the following reason:
  - (i) the full range of uses in the Convenience Commercial (CC6) Zone variation uses may not be appropriate on this site.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The proposed amendment will allow an 84 m<sup>2</sup> pharmacy use to be established at this location in association with a medical/dental office use which is use that is currently permitted by the exiting zone regulations.