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**File: OZ-8121  
Nicole Musicco**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: FARHI HOLDING INC. 754 and 764 WATERLOO STREET and 354 OXFORD STREET EAST PUBLIC PARTICIPATION MEETING ON JULY 23, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Farhi Holdings Inc. relating to the properties located at 754 and 764 Waterloo Street and 354 Oxford Street East:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2013 to amend Appendix "1" the Official Plan to change the identification of the subject property **FROM** a Service Station **TO** a Convenience Commercial and Service Station identification;
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2013 to amend Zoning By-law No. Z-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Convenience Commercial/Service Station (CC/SS) Zone and a Residential R2 (R2-2) Zone and a Residential R3/Office Conversion (R3-1/OC5) Zone which permits such uses as Convenience service establishments without a drive-through facility, Convenience stores without a drive-through facility, Financial institutions without a drive-through facility, Personal service establishments without a drive-through facility, Gas Bars, single-detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings, fourplex dwellings, dwelling units, medical dental offices and offices **TO** a Holding Convenience Commercial Special Provision (h-\*)h-5\*h-103\*CC6( )) Zone to allow for such uses as Bake shops without drive-through facilities; Commercial schools without drive-through facilities; Florist shops without drive-through facilities; Pharmacies without drive-through facilities; Eat-in Restaurants, without drive-through facilities, Brewing on Premises Establishment, including a maximum front yard setback of (0.8 m.), a maximum exterior side yard setback of (0.4 m.), a maximum lot coverage of (35%) a maximum gross floor area of 948 m<sup>2</sup> and a minimum of 28 parking spaces. The holding h-\*) provision is to ensure landscaping enhancements are implemented within the abutting Oxford Street and Waterloo Street road allowances to achieve high quality landscaping and the creation of an attractive street edge at this strategic gateway location. The holding (h-5) provision is to ensure that development takes a form compatible with adjacent land uses, by requiring a public site plan review meeting. The holding (h-103) provision is to ensure that urban design is addressed at site plan;
- (c) Subject to Policy 19.1.1 of the Official Plan, the subject lands at 764 Waterloo Street **BE INTREPRETED** to be located within the "Multi-Family, Medium Density Residential" designation; and,
- (d) The Site Plan Approval Authority **BE REQUESTED** to consider the following design elements through the site plan approval process:
  - Rotate the building (general design, function and floor plate can remain the same), as illustrated in Appendices 'C' and 'D', clockwise by 90 degrees to engage the intersection and create active street frontages along Waterloo and Oxford Streets such that the proposed east elevation be situated on the south elevation (along Oxford Street) & the

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