

Appendix A

Application History

The following summarizes the history of the Applications:

- June 2008: The Owner submitted applications for an Official Plan Amendment and Zoning By-law Amendment for the original proposal to convert approximately 22% of the net floor area within the existing four buildings to retail and restaurant uses that would require 499 parking spaces. The Owner proposed to reconfigure the existing 363-space parking lot to include an additional 81 parking spaces to accommodate 444 parking spaces, that resulted in a deficiency of 55 parking spaces, as supported in the submitted parking study.
- August 2008: Staff deemed the original applications complete.
- October 2008: The DSC received the Preliminary Report based on the original proposal. A Community Information Meeting was held where residents expressed concerns regarding security and inadequate buffers for the adjacent properties to the south, potential garbage odours and rodent infestation, outdoor patio impacts associated with restaurants, the parking deficiency, potential increase in noise and traffic, and the impact of personal service shops that could increase on-site traffic.
- March 2009: At the statutory Public Meeting, the DSC expressed concerns with the potential impact that the application could have on current policy respecting Business Park Areas and conversion impacts of employment lands to retail use. The identified site plan issues included internal garbage storage, updated air filtration systems for restaurant uses, a Traffic Impact Study and any road improvements, and upgrades to the building exterior and landscape.
- November 2009: The Owner revised the original proposal to reduce the amount of retail and restaurant uses from 22% to 14% of the net floor area of the buildings, which reduced the parking demand and eliminated the parking shortfall. The DSC received a Recommendation Report based on the revised proposal and endorsed the Official Plan Amendment and Zoning By-law Amendment applications, in principle. The DSC instructed that both the implementing Official Plan Amendment and that the implementing Zoning By-law Amendment be adopted and enacted later, after the approval of the site plan.
- December 2009: The Owner submitted a Site Plan Approval application to address parking, signage improvements, improved landscape, snow storage, traffic, and enhanced pedestrian connectivity. The Owner requested that the Site Plan Approval application be put on hold.

December 23, 2019: The Owner submitted applications for an Official Plan Amendment and a Zoning By-law Amendment for the development shown on Figure 4, which removes the request for retail uses and seeks permission for the Ancillary Use, limited to a maximum of 15 % of the GFA of all buildings on the Subject Lands.

February 14, 2019: Staff deemed the Applications complete.