



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner of Development Services

Prepared by: Brashanthe Manoharan, Planner II, East District

Date: December 18, 2024

Re: 648321 Ontario Inc. (c/o Gatzios Planning Consultants) Applications for Official Plan and Zoning By-law Amendment to permit a mixed-use building at 5871 Highway 7 East (Ward 4) File No. PLAN 22 244910

RECOMMENDATION:

1. THAT the staff memorandum, dated December 18, 2024, under the subject of “648321 Ontario Inc. (c/o Gatzios Planning Consultants) Applications for Official Plan and Zoning By-law Amendment to permit a mixed-use building at 5871 Highway 7 East (Ward 4) File No. PLAN 22 244910” be received;
2. THAT the Official Plan Amendment, attached hereto as Appendix “A”, be finalized and enacted without further notice;
3. THAT the Zoning By-law Amendment, attached hereto as Appendix “B”, be finalized and enacted without further notice;
4. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This memorandum provides information further to Council direction to Staff to bring forward Official Plan and Zoning By-law Amendments related to applications (“the Applications”) submitted by 648321 Ontario Inc. to permit a mixed-use building (the “Proposed Development”) at 5871 Highway 7 East (the “Subject Lands”).

COMMENTS:

At its meeting on December 10th, 2024, the Development Services Committee (“DSC”) carried a motion and directed Staff to bring forward amending Official Plan and Zoning By-law Amendments to revise the Proposed Development from a 13-storey mixed-use building to a 10-storey mixed-use building.

CONCLUSION:

In accordance with the directives of the DSC, Staff have prepared revised Official Plan and Zoning By-law instruments, attached hereto as Appendices ‘A’, and ‘B’ to Council for enactment to permit the development of a 10-storey mixed-use building at 5871 Highway 7 East.



MEMORANDUM

ATTACHMENTS:

Figure 1: Location Map

Appendix 'A': Draft Official Plan Amendment

Appendix 'B': Draft Zoning By-law Amendment