



To: Mayor & Members of Council

From: Jim Baird, Commissioner of Development Services

Prepared by: Sabrina Bordone, Senior Planner – Central District

Date: June 13, 2017

A handwritten signature in black ink, appearing to read 'Jim Baird', located to the right of the 'From:' line.

**RE: Official Plan and Zoning By-law Amendments
Weins Canada Inc.
Applications for Official Plan and Zoning By-law Amendments to
permit a five (5) storey corporate head office, accessory car dealership
and five (5) level parking garage at 7200 Victoria Park Avenue
(northeast corner of Victoria Park Avenue and Torbay Road)
(Ward 8)**

Files: OP 09 116231 & ZA 09 116232

On January 24, 2017, a statutory Public Meeting was held to consider Official Plan and Zoning By-law Amendment applications, submitted by Weins Canada Inc., for a four (4) storey, 4,427 m² (47,635 ft²) corporate head office, accessory car dealership and five (5) level parking garage at 7200 Victoria Park Avenue, located at the northeast corner of Victoria Park Avenue and Torbay Road. The resolution at the Public Meeting was that the Official Plan and Zoning By-law Amendment be sent directly to Council for approval.

Following the statutory Public Meeting, revised plans were submitted by the Applicant on March 7, 2017, for a five (5) storey, 5,393 m² (58,030 ft²), corporate head office, and accessory automobile sales establishment with associated service and repair uses (excluding autobody paint and repair), car wash facility and showroom (within an enclosed building) and a five (5) level parking garage. The additional 966 m² (10,398 ft²) of GFA is a result of completely building out the former partial fourth floor and adding a partial fifth floor for additional office uses. The additional office uses are appropriate and the height of the proposed building now matches that of the proposed parking garage.

The attached Official Plan Amendments to the both the City's in-force Official Plan (1987 Revised) and the 2014 Official Plan (as partially approved on October 30, 2015, May 26, 2016, March 10, 2017 and April 21, 2017), as well as attached Zoning By-law Amendment, reflect the changes that were proposed by the Applicant in the March 7, 2017 re-submission.

A Recommendation Report on the site plan application for the subject lands has been targeted for the June 26, 2017 Development Services Committee meeting.