

**Planning Committee  
Report 16  
November 27, 2019**

**16**

**Comité de l'urbanisme  
Rapport 16  
le 27 novembre 2019**

**Extract of Draft Minutes 16  
Planning Committee  
November 14, 2019**

**Extrait de l'ébauche  
du procès-verbal 16  
Comité de l'urbanisme  
le 14 novembre 2019**

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Zoning By-law Amendment – 1970 Merivale Road and 22 Slack Road

ACS2019-PIE-PS-0102

Knoxdale-Merivale (9)

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### **Report recommendations**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1970 Merivale Road and 22 Slack Road to permit a list of office and industrial uses, as detailed in Document 3.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of November 27, 2019" subject to submissions received between the publication of this report and the time of Council's decision.**

Planning Committee - October 24, 2019

### **Motion N° PLC 2019-15/1**

Moved by Vice-chair T. Tierney

**WHEREAS Report ACS2019-PIE-PS-0102, Zoning By-law Amendment – 1970 Merivale Road and 22 Slack Road seeks to rezone the subject lands to a Business Park Industrial Zone to permit a variety of office and light industrial uses and;**

**WHEREAS the Ward Councillor has requested some more time to work with the applicant to address some of the outstanding community concerns; and**

**WHEREAS** there are ongoing discussions between the community, the Councillor and the applicant;

**THEREFORE BE IT RESOLVED** that Planning Committee defer the report for the Zoning By-law Amendment for 1970 Merivale Road and 22 Slack Road to the next scheduled Planning Committee meeting on November 14, 2019;

**AND BE IT FURTHER RESOLVED** that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

DEFERRAL CARRIED

Planning Committee – November 14, 2019

Ward Councillor Keith Egli was present and provided some comments on this matter, including an explanation of two motions, set out below, that Councillor Leiper would be presenting on his behalf.

Brian Casagrande, Fotenn Consultants (applicant), was present on behalf of the landowner and indicated agreement with the proposed amendments.

A third motion, of a technical nature, was put forward by Vice-chair Tierney.

The following correspondence was provided to the committee coordinator for the Planning Committee between October 11 (the date the report was originally published to the City's website with the October 24 agenda) and the time it was considered on November 14, a copy of which is held on file:

- Comments dated November 13 from Agnes Warda, President, Glens Community Association.

**Motion No PLC 2019-16/1**

Moved by Vice-chair T. Tierney

**WHEREAS Report ACS2019-PIE-PS-0102, Zoning By-law Amendment – 1970 Merivale Road and 22 Slack Road seeks to rezone the subject lands to a Business Park Industrial Zone to permit a variety of office and light industrial uses and;**

**WHEREAS outdoor storage is currently prohibited in the IP Zone for all uses**

with the exception of storage of motor vehicles (Zoning By-law Section 205 (5))

WHEREAS the additional permitted uses requested of an automobile body shop, heavy equipment and vehicle sales, rental and servicing use and a storage yard require outdoor storage;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council amend the Zoning Details in Document 3, under the proposed new exception XXXX to Section 39. to:

1. Add the text in column V "subsection 205(5) does not apply to an automobile body shop, a heavy equipment and vehicle sales, rental and servicing use, and a storage yard."

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

Motion N° PLC 2019-16/2

Moved by Councillor J. Leiper

WHEREAS Report ACS2019-PIE-PS-0102, Zoning By-law Amendment – 1970 Merivale Road and 22 Slack Road seeks to rezone the subject lands to a Business Park Industrial Zone to permit a variety of office and light industrial uses and;

WHEREAS the Ward Councillor has worked with the applicant to address some of the outstanding community concerns; and

WHEREAS the community has expressed a strong opposition to a gas bar or a cannabis production facility, amongst other uses, at this location; and

WHEREAS the community would also prefer to have an increased buffer along Merivale Road and Slack Road.

THEREFORE BE IT RESOLVED that Planning Committee recommend Council amend the Zoning Details in Document 3, under the proposed new exception XXXX to Section 39. to:

1. Add gas bar and cannabis production facility to the land uses prohibited

in column IV; and

2. Add a minimum soft landscape buffer of 5 m along Merivale Road and Slack Road to the provisions in column V

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

Motion N° PLC 2019-16/3

Moved by Councillor J. Leiper

WHEREAS Report ACS2019-PIE-PS-0102, Zoning By-law Amendment – 1970 Merivale Road and 22 Slack Road seeks to rezone the subject lands to a Business Park Industrial Zone to permit a variety of office and light industrial uses and;

WHEREAS the community has expressed a strong opposition to a car dealership at this location; and

WHEREAS the storage of vehicles in an indoor facility vs a outdoor parking lot would alleviate many of the concerns of the community.

THEREFORE BE IT RESOLVED that Planning Committee recommend Council amend the Zoning Details in Document 3, under the proposed new exception XXXX to Section 39. to:

1. Add a maximum lot coverage of 80% for land used for the outdoor display, sale, rental, servicing and storage of motor vehicles and heavy vehicles to the provisions in column V;

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

Planning Committee Carried the report recommendations as amended by motions 16/1, 16/2 and 16/3.