



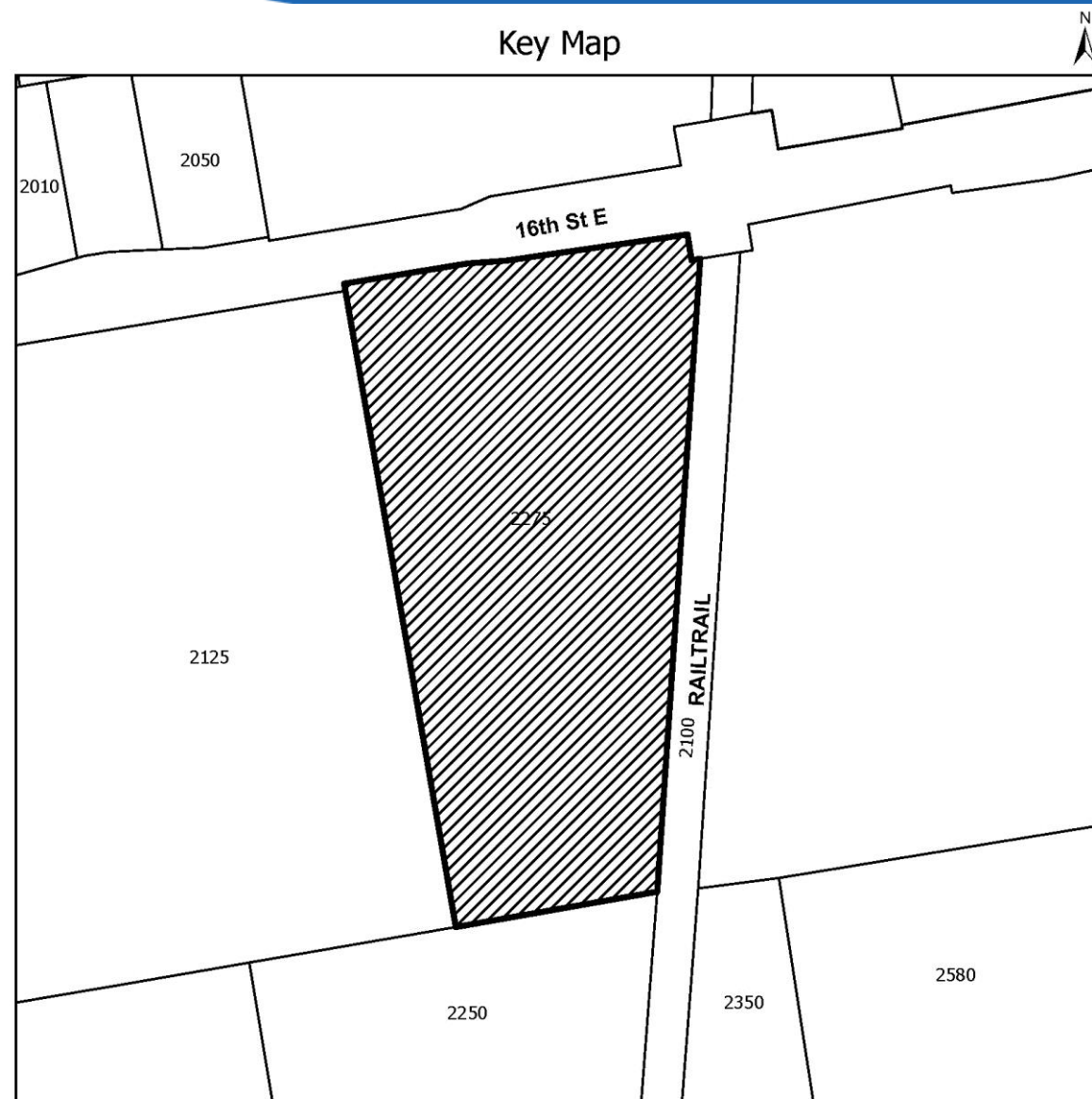
# Public Meeting

## Zoning By-law Amendment No. 44

City Council

January 30, 2023

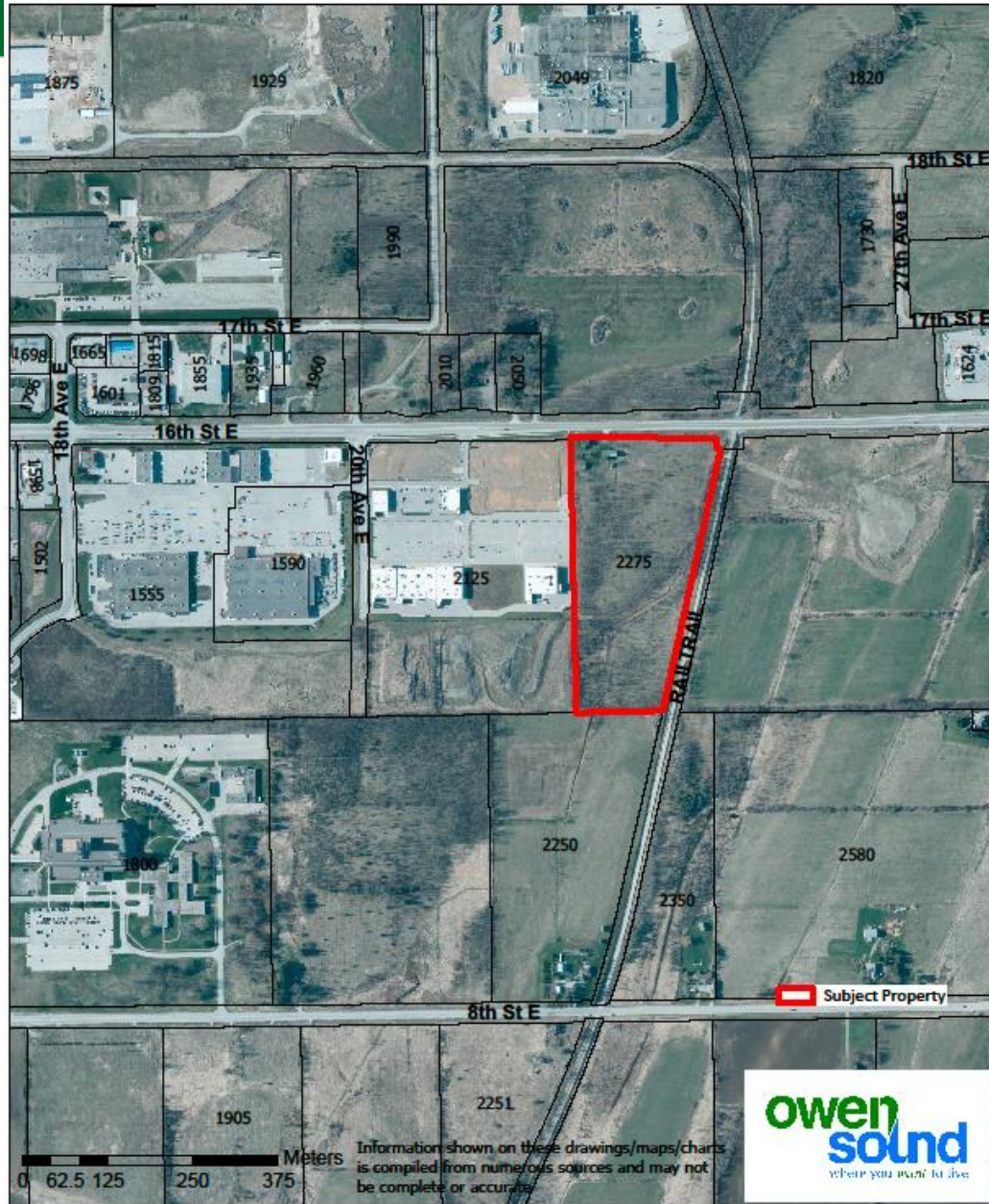
2275 16<sup>th</sup>  
Street East

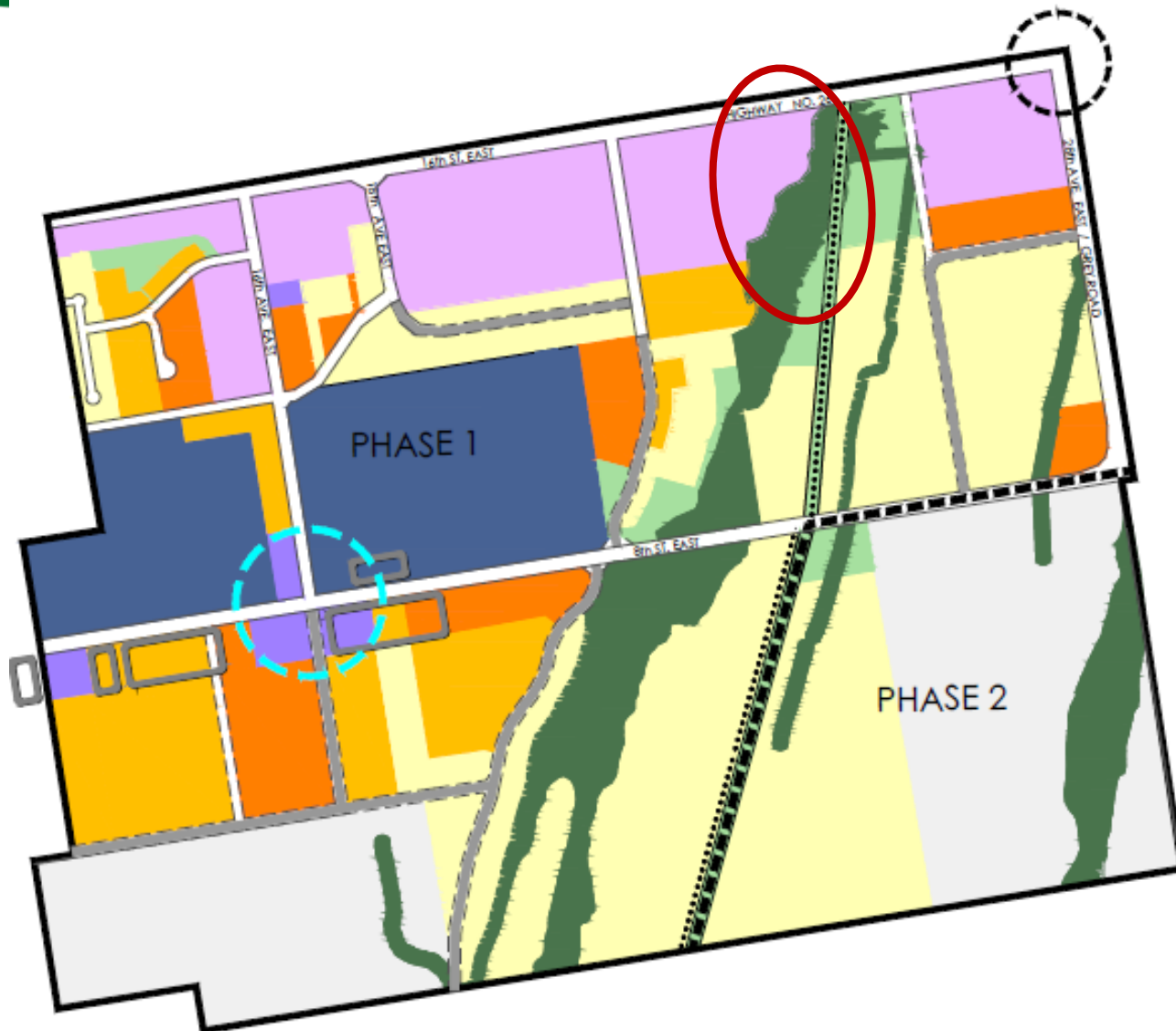






# Subject Lands





## Official Plan:

- East City Commercial
- Hazard Lands
- Open Space

### Legend

	Planning Area Boundary		Potential Location of Easthill Elevated Water Storage
	Low Density Residential		Future Collector Roads
	Medium Density Residential		Future Roads
	High Density Residential		Trail
	East City Commercial		Phase Boundary
	Arterial Commercial		Future Mixed Use Node
	Institutional		Gateway
	Open Space		
	Hazard Land		
	Niagara Escarpment Plan Area		







## Zoning:

- 'Rural' (RUR)
- 'Hazard Lands' (ZH)

# Concept Plan



# Concept Plan



- The purpose of the application is to permit a mixed-use development that includes three multi-unit commercial buildings, two single-purpose commercial buildings, and three 3-storey 40-unit multi-unit residential buildings with a total of 120 residential units.
- The proposal also includes the construction of parking areas, an internal road system, landscaping, and a stormwater management system. The development is proposed to be accessed via an extension of 22<sup>nd</sup> Ave E south of 16<sup>th</sup> St E.



- The effect of the application is to amend the zone categories from Rural to a Retail Commercial Holding (C2 H) Zone subject to special provisions. The lands currently designated and zoned Hazard Lands (ZH) will remain.

Current Zone	Proposed Zone
<ul style="list-style-type: none"> <li>• Rural (RUR)</li> <li>• Hazard Lands (ZH)</li> </ul>	<ul style="list-style-type: none"> <li>• Retail Commercial Holding with Special Provisions 14.XXX (C2(H) 14.XXX)</li> <li>• Hazard Lands (ZH)</li> </ul>

- The applicant has submitted a complete application, including:
  - Transportation Impact Study
  - Urban Design Study
  - Geotechnical Investigation
  - Hydrogeological Review & Impact Assessment
  - Servicing Feasibility Study
  - Floodplain Analysis
  - Archaeological Assessment
  - Natural Heritage Environmental Impact Study



# The Process So Far

Date	Step	Days
November 20, 2022	Submission of complete application and fees	1
December 12, 2022	Letter of Complete Application to applicant & Request for Comments	14
December 22, 2022	Notice of Complete Application	24
January 9, 2023	Notice of Public Meeting	42
January 30, 2023	Public Meeting & Technical Report	63

# The Process From Here

Final review and consideration of public comments to inform:

Date	Step
<b>February 27, 2023</b>	Zoning By-law Amendment Recommendation Report & Enacting Zoning By-law



# Thank You