

Staff Recommendation for Council Resolution

Property: 35 University Avenue

Public Hearing: December 9, 2024

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	No	
Recission of Previous s. 39/s. 59 Conditions	Yes	That Common Council, rescind the conditions imposed on the June 13, 2016, rezoning of the property located at 35 University Avenue, also identified as PID Number 55221717.
Section 59 Conditions	Yes	<p>1. That Common Council, pursuant to the provisions of Section 59 of the <i>Community Planning Act</i>, impose the following conditions on the parcel of land having an approximate area of 1.5 hectares, located at 35 University Avenue, also identified as PID Number 55221717:</p> <p>(a) Any development of the site shall be in accordance with a detailed landscaping plan, to be prepared by the proponent and subject to the approval of the Development Officer. This detailed landscaping plan must include the following:</p> <ul style="list-style-type: none"> i. Landscaping along the University Avenue and Millidge Avenue site frontages including retention of existing trees where possible; ii. A 6-metre-wide treed buffer to be retained along the eastern boundary of the site adjacent to Candlewood Lane; iii. Landscaping along the boundary of the site with the adjacent property (PID 55024210) east of the pharmacy drive thru lane; iv. Details of the proposed pedestrian amenity area located on the development site adjacent to the University Avenue/Millidge Avenue intersection.

		<ul style="list-style-type: none"> (b) That the developer be responsible for the costs related to the design and construction of a left turn lane into the site from University Avenue as identified in the 2024 Traffic Impact Study completed for the drive-thru restaurant development. Design of the turn lane is subject to City approval. (c) That the developer provide a payment of \$60,000 to the City for previously installed crosswalk upgrades and future upgrades to the adjacent University Avenue/Millidge Avenue signalized intersection. This payment is to be in the form of certified cheque payable at the time of the application for the first Building Permit for the development. (d) That vehicular access not be provided between Candlewood Lane and the development site (PID 55221717); (e) That no development occur on the 6-metre-wide portion of the property along the eastern boundary of the site (PID 55221717) with Candlewood Lane and PID 00426411 and that the existing trees be retained in this 6-metre-wide area; (f) That servicing for electrical and telephone utilities be provided underground from existing facilities.
Section 59 Agreement	No	
Section 131 Agreement	No	
Other	Yes	As a separate recommendation to the Staff Recommendation, the Planning Advisory Committee also recommends that Common Council direct City Staff to investigate creating a temporary secondary access on former fire station site to serve the subject site and investigate a more permanent solution in advance of the sale of the former fire station site.