

Coordinator's Report – Planning and Development

By Councillor Nicole Beatty; info from Director Glenn McGlashon

A. Development Projects:

1. Construction is ongoing at Northumberland Mall, including the new 930 sq m commercial pad in front of Dollarama and the renovations to the existing space west of Dollarama for the new 2,230 sq m Giant Tiger and an un-named tenant.
2. Construction has commenced on the Homesense addition next to Winners and the new PetSmart south of Mucho Burrito.
3. Construction has commenced on the new \$116 million Golden Plough Lodge to the west of the existing Lodge.
4. Registration of the Cedar Shore Estates subdivision plan and related documentation has been completed on the site west of Maher Street. The site has been pre-serviced.
5. Construction of new dwellings by Stalwood Homes in East Village Phase 4 is ongoing, and pre-servicing work on the East Village Phase 5 subdivision on King Street East is continuing -- final document registrations are expected in the coming weeks.
6. Mason Homes has commenced tree removals and sedimentation controls in advance of pre-servicing work for the 27 unit townhouse development. If Council recalls, final approval of the subdivision was granted in September of 2020 and the developer has since entered into a Pre-Servicing Agreement with the Town. As part of the initial review process, extensive analysis was undertaken with respect to servicing and engineering, stormwater management and drainage, tree assessment and protection, and landscaping by the Town's Development Review Team, including the Manager of Parks/Arborist, GRCA, Planning & Engineering staff and Lakefront Utilities.

The Town Arborist's Tree Inventory and Assessment requirements captured all trees greater than 30 cm diameter at breast height, and those that are threatened and/or endangered. While it would appear that a large number of trees have recently been removed, many of these were identified as being in poor health, are Ash trees (which must be removed), are of a younger, smaller and/or successional variety, or are impacted by grading, servicing and/or development encroachments.

The development plans do call for the preservation of a number of perimeter trees, including approx. 20 trees situated within a natural protection buffer along the north side of Molly Baker Lane. The Landscape Plan provides for the replanting of 100 trees as part of the development, including nine (9) larger caliper Red Oaks to be planted along Molly Baker Lane as compensation for the removal of a number of larger trees where the new Orchard Avenue connects to the existing street adjacent to Molly Baker Lane. In addition to the compensation plantings, Mason Homes will also provide the Town with a tree compensation levy of approx. \$15,500.00 to be placed into the Tree Planting Reserve for future tree planting in the municipality (equivalent to approx. 44 trees). Thus, the total tree removal compensation for the development equals 144 trees.

7. Development is ongoing in the New Amherst Stage 2 Phase 2 subdivision while final asphalt, sidewalks and tree planting has been completed in Stage 2 Phase 1.
8. New home construction is continuing on Alder Court and Augusta Court condominiums in the north section of Parkview Hills.
9. Phase 2 of the 66 unit affordable housing apartment complex on Munroe Street is nearing completion with occupancy expected within the next several weeks.
10. Construction on the 71 unit mixed affordable/market rental building at 325 University Avenue West by Balder Corporation is well underway.
11. The TVM Legion project on Orr Street is continuing with partial residential occupancies occurring on a regular basis as each floor is completed. Construction on the interior of the new Legion is ongoing and the existing Legion building will be removed once the Legion occupies the new space. No timeline is available for this aspect at this time.
12. Review is still continuing on the proposed Holiday Inn hotel west of Home Depot, with the majority of outstanding issues relating to site servicing and road extension details.
13. The staff report for the Elgin Park affordable/market rental re-development will be brought to Council on January 25th with the PDAC meeting to review it tomorrow afternoon at 4 pm.
14. Planning Department has received a re-submission from the applicant for the re-zoning at 420 Division Street (former Woodlawn Inn) in response to the initial circulation and public meeting in the Fall of 2020 regarding the proposal to establish an addiction rehabilitation facility at the property. Staff are reviewing the information with the consultant undertaking the review of rehabilitation/treatment facilities as part of the Comprehensive Zoning By-law Update.
15. Planning staff are continuing to process numerous other planning and development applications and projects underway and numerous pre-consultations.

B. Downtown Projects

1. Renovation work is underway on the 2nd floor of the former Hall Jewellers building and the upper floors above Cheslers as part of the Downtown CIP approvals.
2. In response to the removals of windows on the upper floors of 2 King Street East, heritage planning staff has been in discussion with the property owner regarding a restoration plan for their refurbishment and/or replacement.

C. Heritage Projects

1. Work on the former Certo Building on the FV Pharma property is well underway by Historic Carpentry Company from Port Hope, including roof replacement and south gable wall and pillar restoration.

D. Affordable Housing

1. The Appeal period for the ARH CIP passed in December with no appeals made. This means that the CIP is now in full effect for 2021 (pending allocation in the budget).