



Refers Item 2.
Public Hearing of January 31, 2006

MEMORANDUM

January 31, 2006

TO: Mayor Sullivan and Councillors

CC: J. Rogers, City Manager
B. MacGregor, Deputy City Manager
J. Forbes-Roberts, General Manager of Community Services
S. Mundick, General Manager of the Park Board
F. Connell, Director of Legal Services
S. Baxter, City Clerk

FROM: L. Beasley, Director of Current Planning

SUBJECT: CD-1 Rezoning – Hillcrest and Nat Bailey Stadium Parks
Rezoning Conditions

This memorandum recommends an amendment to recommended condition of rezoning (b) to add two design development conditions.

The Park Board, at its meeting of January 16, 2006, unanimously passed the following motion related to the rezoning of Hillcrest-Nat Bailey Park.

"THAT the final form of development reduces the extent of building and parking lot intrusion into Hillcrest Park and that all or a portion of the 100 parking stalls east of the Little League diamond be relocated elsewhere on the site in a manner that acknowledges the interests of neighbourhood residents and Ontario Bikeway users."

To ensure that these directions are carried forward into the development application process, Planning staff recommend that condition (b) under Recommendation A be revised as follows to include design development conditions following from the Park Board's motion.

[added text is underlined]

- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Development Permit Board which shall have particular regard to, among other things, the following:
 - (i) design development to reduce the extent of northward intrusion of proposed buildings into Hillcrest Park by connecting or otherwise minimizing the distance between the buildings and/or reducing the overall footprint through efficiencies in the floor space layout; and
 - (ii) design development to relocate some or all of the 100 parking spaces east of the Little League diamond to elsewhere on the site in a manner that respects the interests of neighbourhood residents and Ontario Bikeway users.

Inclusion of these conditions allows for the Park Master Plan, posted at the Public Hearing, to be approved in principle at this time as a preliminary form of development, while allowing for that form of development to be amended as directed during the next stage of the development process.

The final form of development will be presented to Council for approval at the end of the development permit process, after approval has been obtained from the Development Permit Board as per condition (b).

Larry Beasley
Director of Current Planning