

SUMMARY AND RECOMMENDATION

4. REZONING: 2967 Grandview Highway (JR Furniture)

Summary: To rezone from I-2 (Light Industrial) to CD-1 (Comprehensive Development) District to permit an existing large format retail use and some I-2 uses in an existing building.

Applicant: David Eaton, David Eaton Architect Inc.

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application, by David Eaton Architect Inc., to rezone 2967 Grandview Highway (PID 010-166-343; Lot 2; Block A; Southwest corner Section 36; Town of Hastings Suburban Land, Plan 8292) from I-2 (Light Industrial) District to CD-1 (Comprehensive Development) District to permit Large Format Retail use in an existing building, generally as presented in Appendix A, to the Policy Report, "*CD-1 Rezoning - 2967 Grandview Highway (JR Furniture)*", dated May 4, 2010, be approved, subject to the following conditions:

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as represented by plans prepared by David Eaton Architect Inc., and stamped "Received City Planning Department, September 14, 2009" and by addendum plans stamped "Received City Planning Department, November 25, 2009", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall consider the following:

Landscape

- (i) Add notation on the Landscape Plan to clearly indicate that the existing street tree at the west edge of the development site is to be retained;

Note to Applicant: Part of the drawing has been cut off.

- (ii) Maintain the existing greenery as screening between parking areas, at the west property line, if possible;
- (iii) Add durable curb edges, with a minimum height of 6 inches, to protect planted areas from moving vehicles in drive aisles and parking areas (illustrated on the Landscape Plan);

Engineering

- (iv) Delete 2 parallel parking spaces adjacent to the proposed landscaping area to provide the required manoeuvring aisle; and
- (v) Provide a landscape plan directly to Engineering Services showing in detail the proposed street tree locations along the Grandview Highway boulevard.

- B. THAT a consequential amendment to the Sign By-law, to establish regulations for the CD-1 in accordance with Schedule "B" (I-2), generally in accordance with Appendix C, to the Policy Report, "*CD-1 Rezoning - 2967 Grandview Highway (JR Furniture)*", dated May 4, 2010, be approved.

FURTHER THAT the Director of Legal Services be instructed to prepare bring forward the consequential amendment to the Noise Control By-law to establish regulations for this CD-1 in accordance with Schedule "A" (Activity Zone), as set out in Appendix C, to the Policy Report, "*CD-1 Rezoning - 2967 Grandview Highway (JR Furniture)*", dated May 4, 2010, for enactment by Council following approval and enactment of the CD-1 By-law.

[RZ - 2967 Grandview Highway (JR Furniture)]