

Memorandum

Date: December 6, 2021

To: Members of Council

From: Stephanie McVittie, Manager, Development and Design, Planning

Subject: Proposed Zoning By-law Amendment, Blackthorn Development Corp. on behalf of Darzi Holding Ltd., RZ 2021-0004 (related files: SPA 2021-0006, and SPA 2021-0007), 12423 Coleraine Drive and 0 Simpson Road, Ward 5

The purpose of this memorandum is to provide Council with an update on the referenced application as Staff Report 2021-0313 was referred back to staff on October 19, 2021 to allow for further discussions with the applicant and with instructions to bring back additional information to the next Planning and Development Committee meeting on November 30, 2021.

The applicant has submitted correspondence withdrawing all applications associated with 12423 Coleraine Drive and 0 Simpson Road. The files have been formally closed as of November 25, 2021. As a result of the file closure, there is no decision to be made by Council on the application.

History

On September 19, 2021, Staff Report 2021-0313 was before Council for consideration, recommended refusal of a proposed Zoning By-law Amendment (Temporary Use) application for Blackthorn Development Corp. on behalf of Darzi Holdings Ltd. at 12423 Coleraine Drive and 0 Simpson Road. The Planning Development Committee deferred the matter to the October 19, 2021 meeting.

Planning staff met with the applicant on October 14, 2021. At this meeting the applicant identified that the front portion of the property described as 12423 Coleraine Drive ("Coleraine Lands") had been sold to a new property owner, while the rear portion of the property described as 0 Simpson Road ("Simpson Lands") remained in the ownership of Darzi Holding Ltd. ("Darzi"). In the short term, the new owner was seeking permissions to park licensed trucks and licensed trailers on the Coleraine Lands. In the long term, the new owner indicated that they intend to consolidate their business to construct a building for their warehouse/office and to park trucks and trailers.

On October 19, 2021, Planning staff brought forward a Supplementary Information Memorandum reflecting the discussions between staff and the applicant which occurred on October 14, 2021. At the Planning and Development Committee meeting, Council recommended that Staff Report 2021-0313 be referred back to staff to allow for further discussions with the applicant regarding the proposed applications and instructions to bring back information to the next Planning and Development Committee meeting on November 30, 2021.

Town staff received correspondence and had discussions with the applicant on the intended use of the site. The applicant has withdrawn all applications and the files have been formally closed as of November 25, 2021. As a result of the closure, there is no decision to be made by Council on the application. Staff understand that the new owner intends to initiate the planning process, looking to construct a warehouse/office building on the Coleraine Lands and understands that new development application(s) will be required to facilitate this.