

## 55 Queenston Road

### Planning Process To Date:

- Demolition of former City Motor Hotel
- City Initiated Rezoning Process
  - o Change in zoning from the Community Shopping and Commercial “H” District (Zoning By-law No. 6593) to the Downtown Mixed Use (D3) Zone (Zoning By-law 05-200)
  - o Internal and external agency circulation October 7, 2013
  - o Architectural Services
    - Architect retained to develop three site plan concepts that would inform the site specific regulations for the Downtown Mixed Use (D3) Zone.
  - o Design Review Panel (Thursday June 19<sup>th</sup>, 2014)
    - The site plan concepts and rationale were presented and reviewed by the Design Review Panel
    - Comments from this process were integrated into the final design concept
  - o Public Consultation (June 26, 2014)
    - An afternoon community design workshop facilitated by retained architects and City Staff
    - An evening public information centre to demonstrate the community design workshop findings and the three concepts developed by the retained architects
  - o Traffic Impact Study
    - MMM Group was retained to complete a Traffic Impact Study for the proposed development to justify the amount of residential and commercial units as well as access to and from the property.
    - Improvements required for the proposed development would be implemented and further reviewed the Site Plan Control process
  - o Functional Servicing Report
    - AMEC was retained to complete a Functional Servicing Report for the proposed development to determine capacity and storm water management measures.
    - The results of this study would be implemented through the Site Plan Control process.
  - o Public Meeting: Planning Committee on September 16, 2014

### Future Planning Processes Yet to be Completed:

- Removal of holding provision that is included on the property for submission of a Record of Site Condition.
- Given the previous use of the property and the proposal for a redevelopment for sensitive land uses (residential) a Phase 1 ESA may be required.
- **\*\*Phase II ESA\*\***
- Site Plan Control
- **\*\*Minor Variance application\*\***
- Building Permit