

COMMUNICATION 136070

Received From: Niki Dwyer MCIP RPP, Director of Development Services
Addressed To: Committee of the Whole
Date: June 24, 2025
Topic: Proposal to Add New Strategic Properties

SUMMARY

Staff received direction from Council in December 2024 to approach seven (7) property owners regarding future development interests and the potential for alignment with the Town's "Strategic Properties" designation.

Notice was circulated to all seven (7) property owners and responses were received from six (6) of the property owners. Following initial discussions, staff are recommending Council advance the statutory process to recognize five (5) of the sites as "Strategic Properties" in the Town's Official Plan and Development Permit By-law.

COMMENT

Initial conversations with the property owners have resulted in the following feedback:

Property	Discussion with Owner:
153-205 Edwards Drive (Joseph St Frontage)	Owner has preliminary concepts (medium-density) for future uses and is interested in collaborating with the Town to build a vision for the site. Interested in re-development within the next 5 years. Recommendation: Include in Amendment
215 Lake Avenue W (CPHS)	Owner has indicated no objection to the re-designation of the site from "Institutional" to another alternative use. No concepts have been prepared by the owner for future uses of the site. No timeline for re-development indicated. Recommendation: Include in Amendment
2 Lansdowne Avenue (Cheerful Giver)	Owner has preliminary concepts for a future 2-storey mixed-use building on the site and is interested in collaborating with the Town to build the policy alignment. Interested in re-development within the next 5-10 years. Recommendation: Include in Amendment
25-55 Lansdowne Avenue (CP Mews)	Owner has expressed an interest in developing alignment of future uses and redevelopment plans within the existing "Strategic Properties" principles. No concepts have been prepared by the owner for future development of the site but there is an interest in re-developing the lands within the next 5-10 years. Recommendation: Include in Amendment

82-84 Mill Street	Owner has prepared preliminary concepts for a future 5-6 story apartment dwelling and is interested in pursuing development within the next 5-10 years. Recommendation: Include in Amendment
163 Townline Road (Circle K)	No response received. Recommendation: Do not include in Amendment
151 Townline Road	Owner has indicated an interest in re-purposing the existing building but does not have any long-term visions for the property. Expressed interest in the potential mixed-use development opportunities that could be realized as a "Strategic Property". Recommendation: Do not include in Amendment

In considering the inclusion of 163 and 151 Townline Road, the properties could have considerable value as a consolidated land holding for a cohesive development, particularly with the vacant lands between the sites. This may be an objective that could be realized by changing the land use designation to specify such a development, however, it may increase the risk of appeal by the property owners as it may encumber their current development interests. As the original direction from Council was to advance discussions with property owners to seek consensus, these properties have not been included as more collaboration would be required to reach such a conclusion.

Figure 1 – Townline Road parcels:



Next Steps:

In order to recognize these properties as “Strategic Properties”, staff must prepare and circulate notice of an Official Plan and Development Permit Amendment application. A formal amendment will be drafted and circulated for information to the affected properties owners in July, followed by a Notice of Application in August. The Development Permit Amendment will pertain to the new Development Permit By-law and in order to consider the application Council will need to pass a resolution in accordance with Section 70.2 of the *Planning Act* to permit the amendment following the adoption of the new By-law. This By-law will be brought forward in August following the last day of appeal of the By-law.

Public consultations including Open Houses and Public meetings will also be required to consider the amendment prior to the matter being considered by Committee of the Whole.

It is intended that the process will conclude in September/October 2025 at which time the Interim Control By-law will also be repealed.

FINANCIAL IMPLICATIONS

The next steps for this project can be completed with internal resources and no additional costs are anticipated to be incurred.

STAFF RECOMMENDATIONS

1. THAT Council direct staff to prepare an application for Official Plan Amendment and Development Permit By-law Amendment respecting the inclusion of new “Strategic Properties” as identified in the report by the Director of Development Services dated June 24, 2025.
2. THAT in accordance with Section 70.2(2.1)(c) of the Planning Act, Council permit the Director of Development Services to bring forward an amendment to the new Development Permit By-law as it pertains to the inclusion of additional “Strategic Properties”.