

Development Services Committee – September 12, 2022

Request to Further Extend a Council Condition of Approval for an Application under the Urban Growth Centre Community Improvement Plan, 17 Brock Street West (Ward 4)

That the Development Services Committee recommend to City Council:

Whereas, on April 8, 2019, City Council considered Report DS-19-41 dated March 20, 2019 and approved, subject to conditions, an application submitted by 2276712 Ontario Inc. under the Urban Growth Centre Community Improvement Plan for an Increased Assessment Grant to facilitate the development of a two-storey addition for office space at 17 Brock Street West (Attachment 1); and,

Whereas, among the original conditions of approval, one required the foundation of the two-storey addition to be completed by August 31, 2019 and another required the construction of the building addition to be completed and available for occupancy by December 31, 2019; and,

Whereas, on August 19, 2019 at the request of 2276712 Ontario Inc., those dates were subsequently extended to June 30, 2020 and October 31, 2020, respectively, under the delegated authority of the Commissioner of Development Services; and,

Whereas, on June 24, 2020 at the request of 2276712 Ontario Inc., those dates were further extended to June 30, 2021 and October 31, 2021, respectively, also under the delegated authority of the Commissioner of Development Services; and,

Whereas, the June 30, 2021 foundation deadline was met; and,

Whereas, by email dated September 2, 2021, 2276712 Ontario Inc. requested another extension of the deadline related to the condition dealing with the completion of the building addition and occupancy, owing to the ongoing challenges with sourcing material and workers during the COVID-19 pandemic; and,

Whereas, the condition related to the completion of the building addition and occupancy was further extended to October 31, 2022 which was approved under the delegated authority of the Commissioner of Development Services, with notice being provided to the applicant that this would be the last extension granted by the Commissioner of Development Services and any additional extension requests will be reported to the Development Services Committee and Council to seek direction on the appropriateness of a further extension; and,

Whereas, by email dated August 19, 2022 (see Attachment 2), 2276712 Ontario Inc. requested another extension to the condition related to the completion of the building addition and occupancy, owing to the ongoing supply chain and labour challenges as a result of the COVID-19 pandemic;

Therefore be it resolved that the request dated August 19, 2022 from 2276712 Ontario Inc. to further extend the condition of approval related to building completion and occupancy for the application under the Urban Growth Centre Community Improvement Plan for 17 Brock Street West be approved, such that now the 2-storey addition shall be complete and available for occupancy by October 31, 2023.



**From:** M.F.I.P.A. Sec 14 (1)  
**To:** [Laura Moebis](#)  
**Subject:** Increased Assessment Grant 17 Brock  
**Date:** Friday, August 19, 2022 11:36:39 AM

---

Hello Laura,

I am requesting an extension for the Increased Assessment Grant at 17 Brock st west. Due to material and labour shortages, we will not be able to complete our project on time. If we can extend the deadline to October 31 2023, the project will be completed and we will most definitely be operational within the new commercial space.

Thank you for your understanding and support through this difficult time.

Sincerely,

Kris Edwards

Sent from my Galaxy