

Public Meeting and Recommendation Report

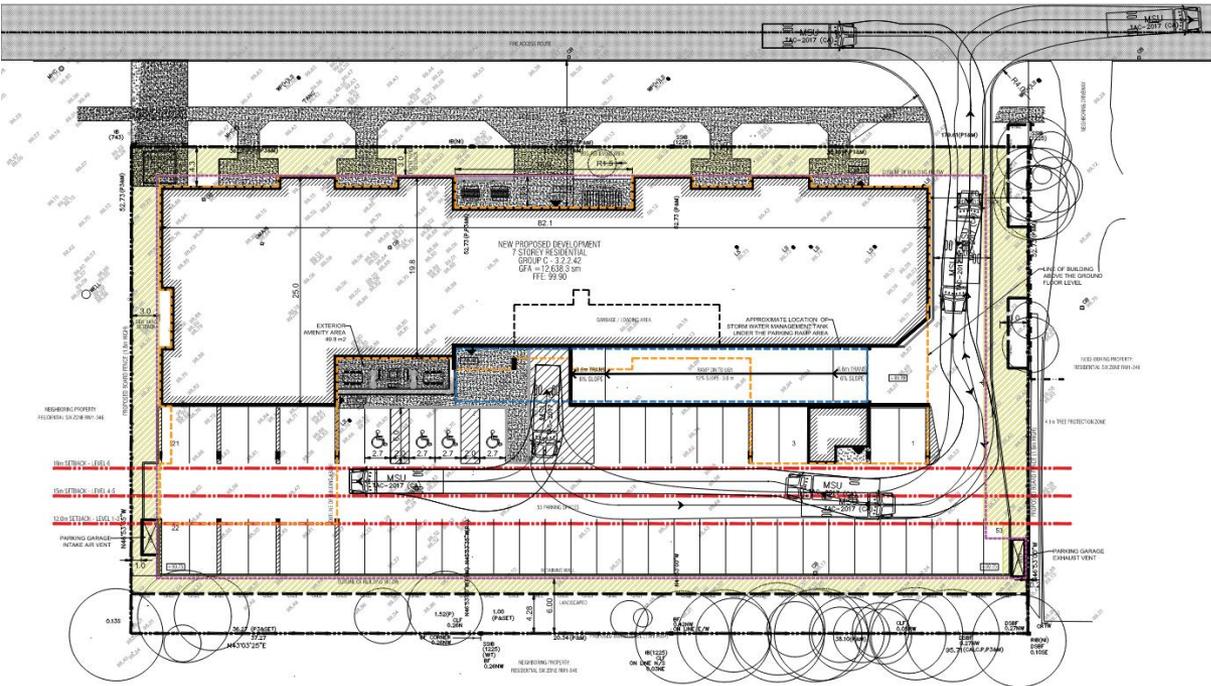
Applications to amend the Official Plan and Zoning By-law

Applicant: Corley Development Inc
Owners: 284 Development Inc and Collin Wellum
Addresses: 276, 284 and 292 Plains Road East
Files: 505-07/21 & 520-08/21
Date: May 13, 2024
Report: PL-36-24

Application History

- Application Deemed Complete – November 12, 2021
- Notice of Complete Application – November 17, 2021
- Statutory Public Meeting – February 1, 2022
- Revised Application Received – September 8, 2023
- Revised Public Notice – September 27, 2023
- Public Meeting and Recommendation Report – May 13, 2024

Proposal



- Apartment Building
- 7 storeys including mechanical penthouse
- FAR – 2.6:1
- 141 residential units
 - 1 bedroom – 89
 - 2 bedroom – 49
 - 3 bedroom – 3
- 153 parking spaces
 - 1.00 resident spaces per unit
 - 0.08 visitor spaces per unit
- Amenity space – 3,361.8 m²
 - 23.8 m² per unit

Proposed Amendments

Proposed Official Plan Amendment

- Mixed Use Corridor – General Designation with site specific exceptions

Proposed Zoning By-law Amendment

- Mixed Use Corridor – General (H-MXG-542) Zone with site specific exceptions and a holding provision

Staff Recommendation

- Approve the Official Plan Amendment and Zoning By-law Amendment applications, for 276, 284 and 292 Plains Road East
- Approve Official Plan Amendment 132
- Approve Zoning By-law Amendment 2020.476
- Detailed recommendation in report PL-36-24