

# Recommendation Report

## Application for Official Plan and Zoning By-law Amendment

**Applicant:** Fothergill Planning and Development

**Owner:** Molinaro Group

**Addresses:** 784 Brant Street

(formerly 774, 778, 780 and 782 Brant St.)

**File:** 505-06/21 & 520-07/21

**Date:** July 8, 2024

**Report:** PL-59-24

# Overview of Development Site



## Parcel A

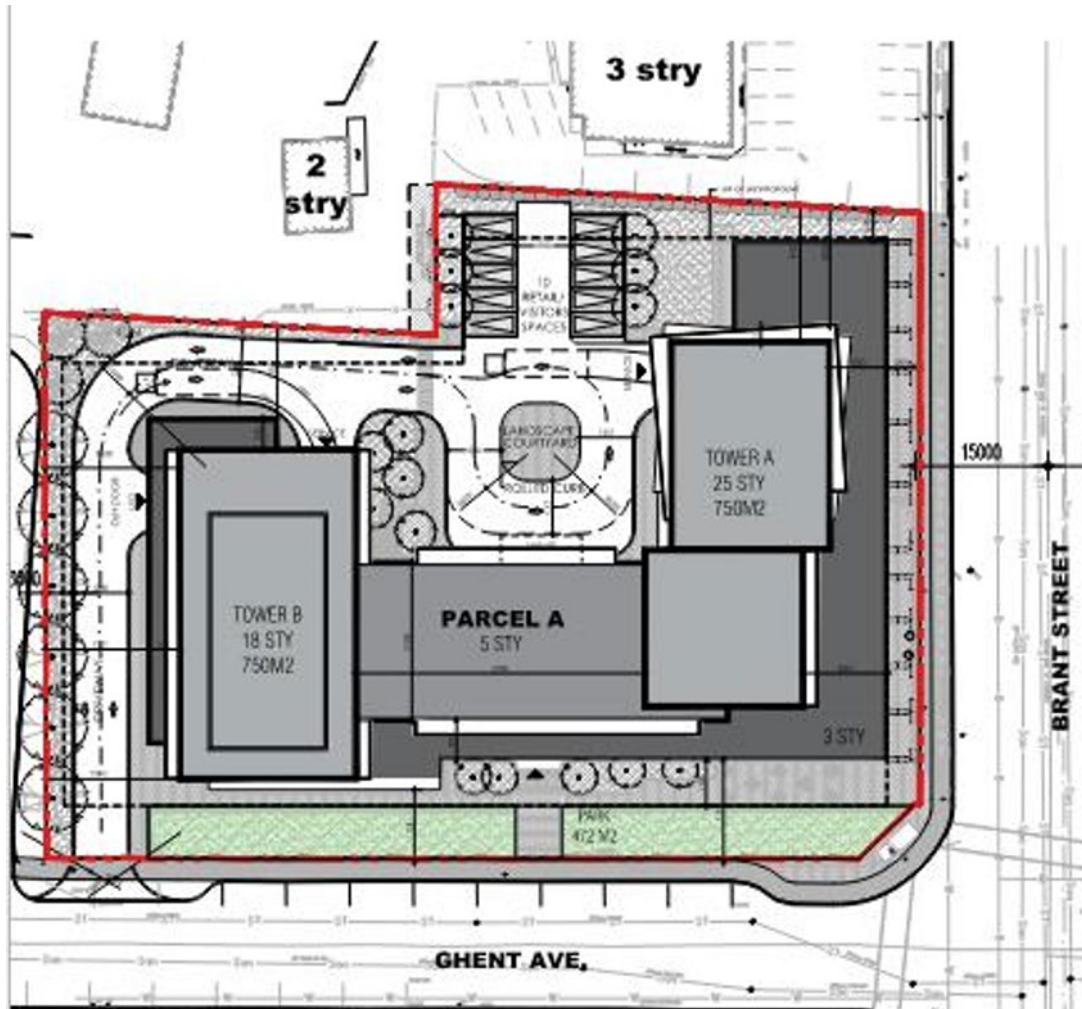
Site Area: 0.67 hectares

- Recommendations for Parcels B and C will be presented to Council once technical issues have been resolved

# Application History

- Pre-Application Community Meeting – October 14, 2020
- Application Deemed Complete – August 5, 2021
- Notice of Complete Application – August 18, 2021
- Preliminary public comments/ Notice of Request for Comments
  - Circulation 1: – August 17, 2021
  - Circulation 2: November 17, 2022
- Notice of Statutory Public Meeting and Recommendation Report – September 21, 2021
- Statutory Public Meeting – October 12, 2021
- Recommendation Report – July 8, 2024

# Proposal

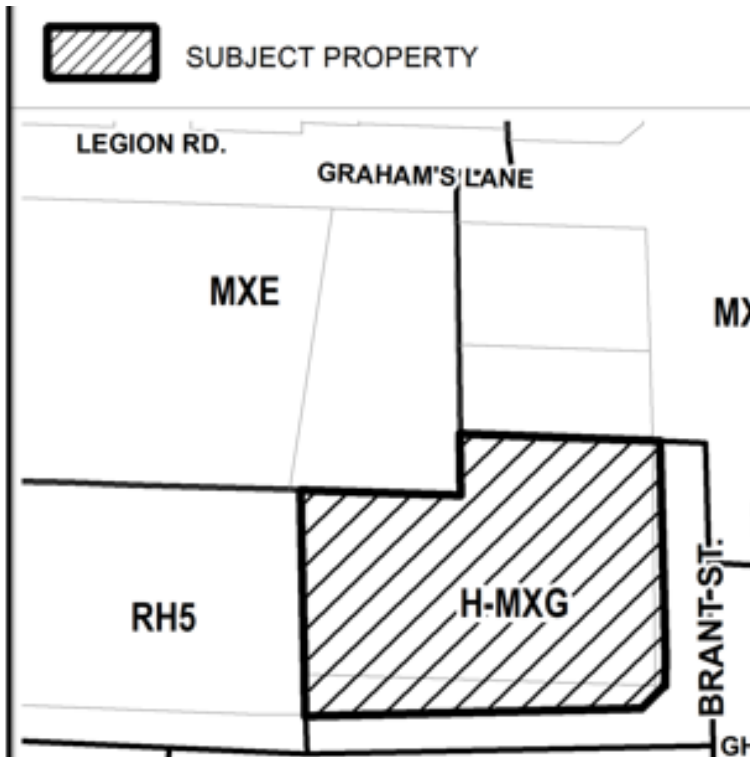


## Parcel A

- A multi-phase, mixed use development is proposed, comprised of a 25-storey tower and a 18-storey tower (with ground floor commercial area) and 444 residential units

# Proposed Amendments

## Proposed zoning:



Zone Regulation	Zone Requirement	
	MXG Zone Section 4.0 (Table 5.4.1)	MXG-XX Zone (Proposed)
Yard Abutting Any Street	Min. 3.0 metres Max. 4.5 metres	Max. 3 metres (Brant Street) Max. 6 metres (Ghent Avenue)
Yard Abutting a Residential Zone	Floors 1 to 3: 12.0 metres Floors 4 and 5: 15.0 metres Floor 6: 18.0 metres	Floors 1 to 3: 0.5 metres Floors 4 to 18: 14.0 metres Floors 19 to 25: 57.0 metres
Maximum Floor Area Ratio	0.5:1 for Entertainment or Recreation Buildings NIL for Industrial Buildings 1.5:1 for Other Buildings	5.2:1
Landscape Buffer	Abutting a Residential Zone: 6.0 metres	Abutting a Residential Zone: 3.0 metres
Building Height (floor area of the second, third and fourth storeys of a building containing more than one storey must be at least 50% of the floor area of the first storey)	Automotive Uses: 2 storeys (Max.) Other Uses:	25 storeys
Amenity Area	15.0 m <sup>2</sup> per efficiency dwelling unit; 20.0 m <sup>2</sup> per one bedroom dwelling unit; 35.0 m <sup>2</sup> per two or more bedroom dwelling unit; and 25.0 m <sup>2</sup> per dwelling unit (backback townhouse)	8,576 m <sup>2</sup>
Parking	1.25 parking spaces per unit (inclusive of visitor parking)(Bylaw No. 2020.414) + minimum required parking for nonresidential uses (less a factor of 5%)(Part 1, Table 1.2.6)	1.1 parking spaces per unit

# Staff Recommendation

- Approve the Official Plan and Zoning By-law Amendment for 784 Brant Street
- Approve the Official Plan Amendment No.142
- Approve Zoning By-law Amendment 2020.481
- Detailed recommendation in report PL-59-24