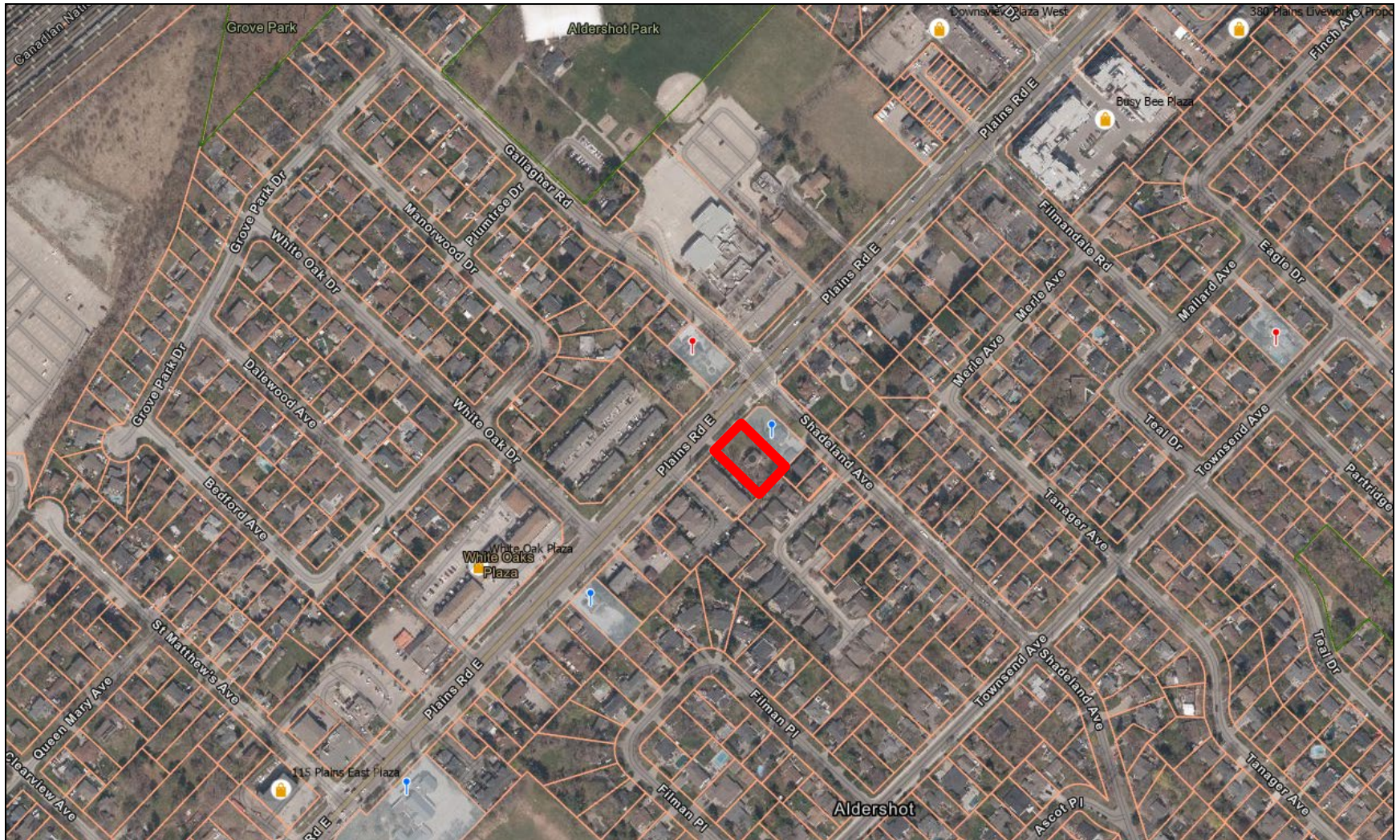


# **Statutory Public Meeting and Recommendation Report**

## **Application to amend the Zoning By-law**

**Applicant:** Weston Consulting  
**Owners:** Albert Faccenda  
**Address:** 236 Plains Road East  
**File:** 520-02/24  
**Date:** July 9, 2024  
**Report:** PL-52-24

# Overview of Development Site

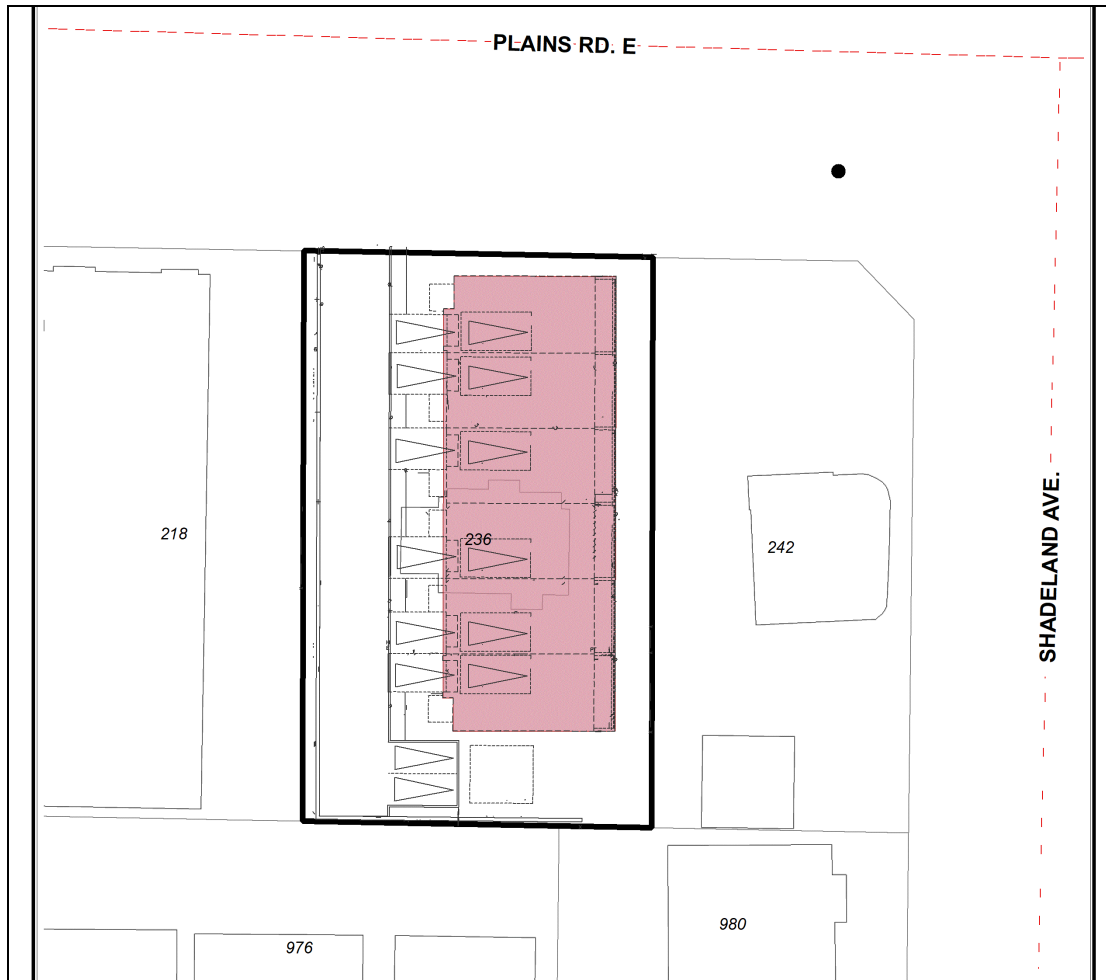




# Application History

- Pre-Application Community Meeting – June 5, 2023
- Application Deemed Complete – May 3, 2024
- Notice of Complete Application – May 6, 2024
- Preliminary Public Notice – May 6, 2024
- Notice of Statutory Public Meeting and Recommendation Report – June 7, 2024
- Statutory Public Meeting – July 9, 2024

# Proposal



- Condominium Townhouse
- 4-storeys including rooftop outdoor amenity area
- Density: 39.5 units per net ha
- 6 residential units
  - 3-bedroom units
- 14 parking spaces
  - 2 resident spaces per unit
  - 0.25 visitor spaces per unit
- Amenity area:
  - 25m<sup>2</sup> per bedroom
- Private area:
  - 20m<sup>2</sup> per unit

# Proposed Amendments

## Proposed Zoning By-law Amendment

- Residential Medium Density (H-RM2-543) Zone with site specific exceptions and a holding provision

# Staff Recommendation

- Approve the Zoning By-law Amendment with modifications and a holding provision for the application, for 236 Plains Road East
- Approve Zoning By-law Amendment 2020.480
- Detailed recommendation in report PL-52-24