

Statutory Public Meeting & Recommendation Report

Application for Zoning By-law Amendment

Applicant: Fothergill Planning and Development

Owner: Fairview Joint Venture

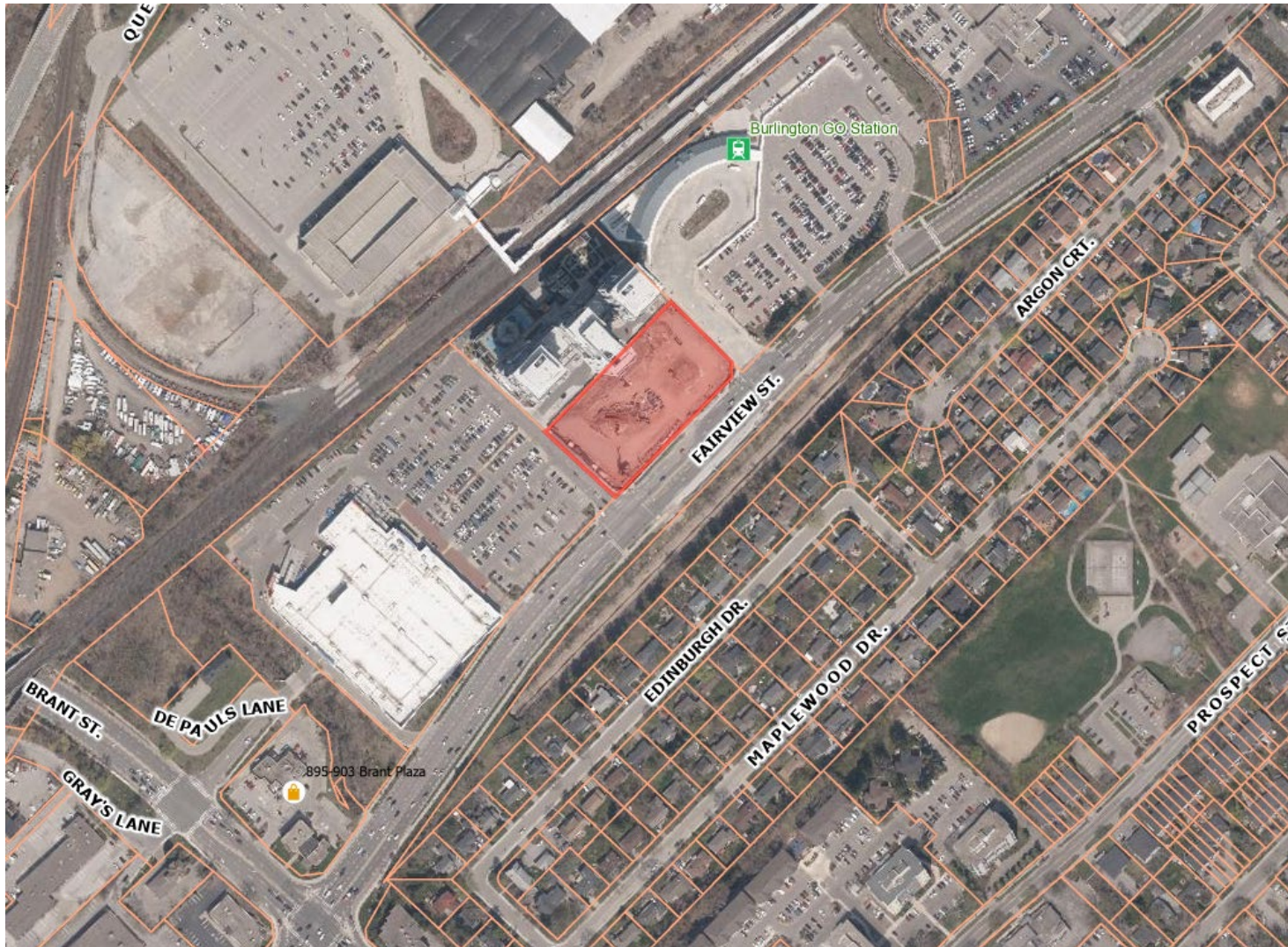
Addresses: 2071 Fairview St.
(formerly 2089 & 2095 Fairview St.)

File: 520-03/24

Date: July 9, 2024

Report: PL-51-24

Overview of Development Site

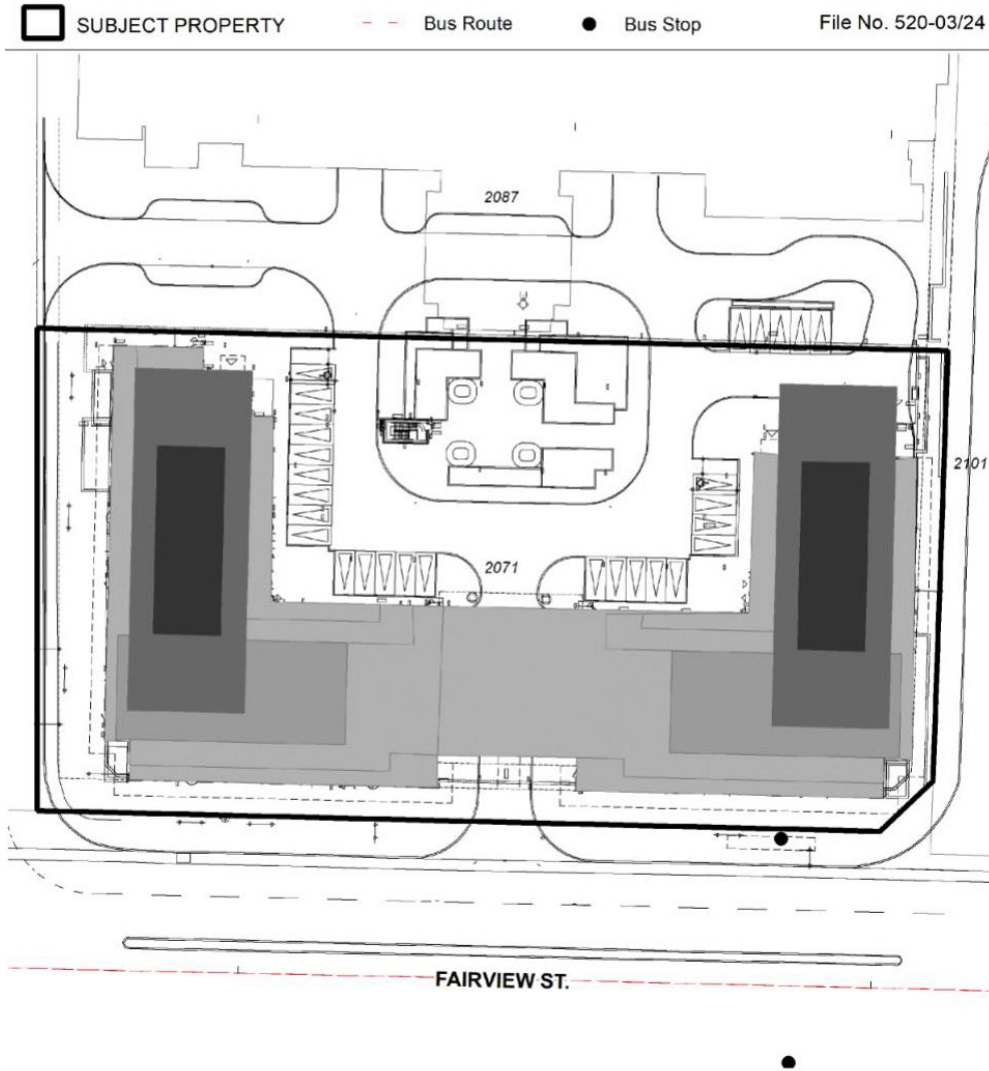


Site Area: 0.8 ha

Application History

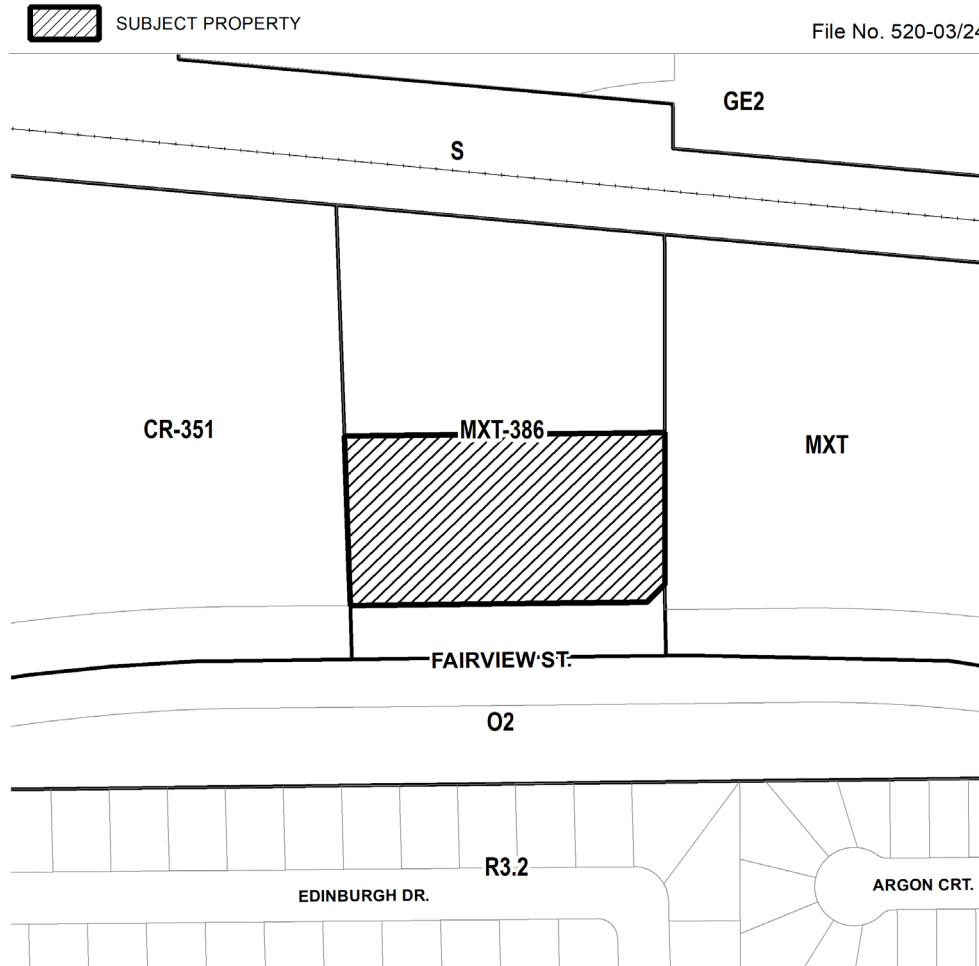
- Pre-Application Notice letter – March 1, 2024
- Application Deemed Complete – May 3, 2024
- Notice of Complete Application – May 7, 2024
- Notice of Request for Comments – May 10, 2024
- Notice of Statutory Public Meeting and Recommendation Report – June 7, 2024
- Statutory Public Meeting – July 9, 2024

Proposal



- A reduction in the minimum required office space from the previously proposed 3,220 m² to 1,009 m² within the two (2) 18-storey towers.
- Will accommodate 24 additional apartments to provide a total of 388 apartments and 32 m² of retail space

Proposed Amendments



Proposed zoning:

- Amend the minimum gross floor area requirement for office uses to 1000 m² under site-specific exception 386

Staff Recommendation

- Approve the Zoning By-law Amendment for 2107 Fairview St.
- Approve Zoning By-law Amendment 2020.479
- Detailed recommendation in report PL-51-24