

Statutory Public Meeting and Recommendation Report Applications to amend the Official Plan and Zoning By-law

Applicant: Bousfields Inc.
Address: 2072 Lakeshore Road
Files: 505-01/25 & 520-01/25
Date: April 8, 2025
Report: DGM-25-25

Overview of Development Site

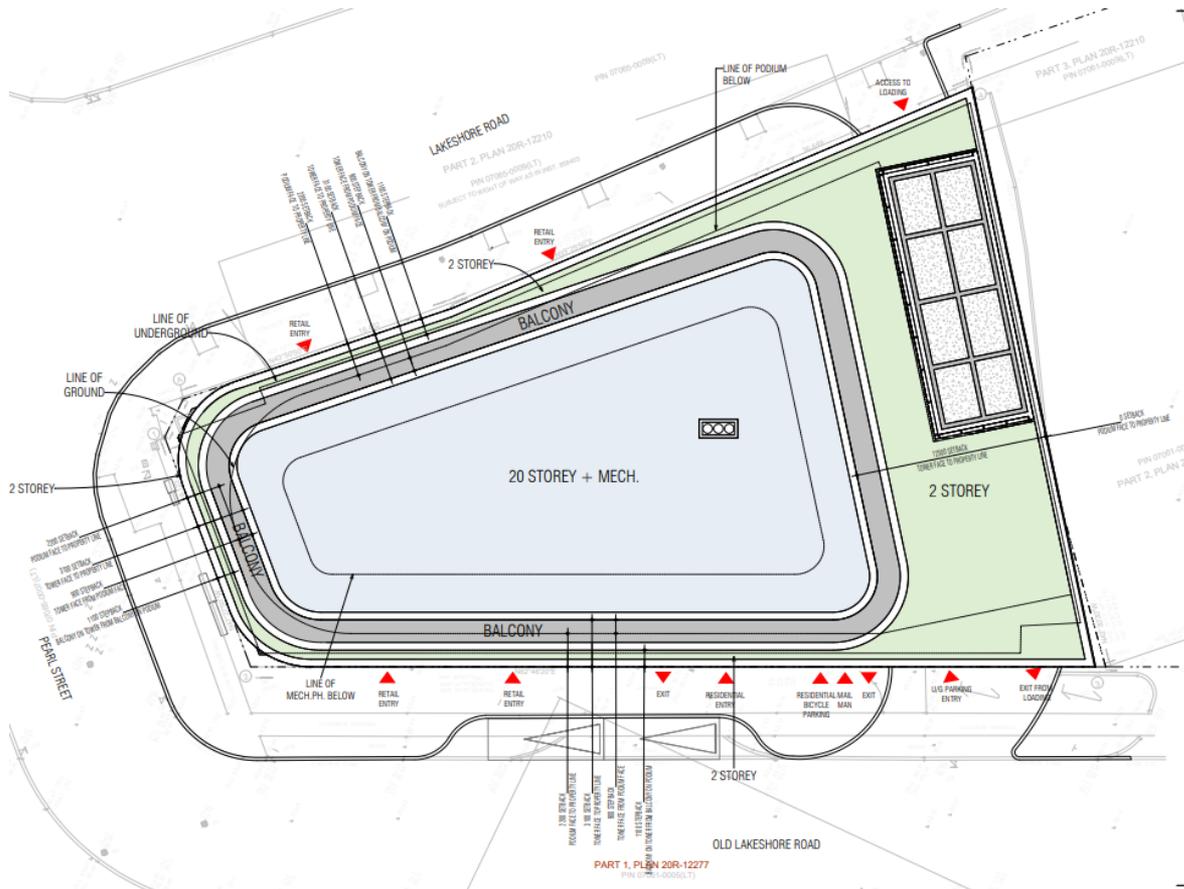
Site Area:
0.15 hectares



Application History

- Application Deemed Complete – January 10, 2025
- Preliminary Public Notice – January 10, 2025
- Notice of Statutory Public Meeting and Recommendation Report – March 7, 2025
- Statutory Public Meeting & Recommendation Report – April 8, 2025
- Council Meeting – April 15, 2025
- Statutory Deadline – April 22, 2025

The Application



- 20-storey plus mechanical penthouse mixed use building (165 residential units and 582 square metres of non-residential space)
- Floor Area Ratio: 11.5:1
- Amenity Area: 20 square metres per unit
- Parking
 - Occupant: 0.98 spaces per unit
 - Visitor/public: 0 per unit
- Reduced setbacks

Staff Recommendation

- Staff is requesting direction to continue to review the subject application to bring a subsequent report to City Council in the future outlining staff's recommendation and an analysis of the proposal based on applicable planning policies.
- Detailed recommendation in report DGM-25-25



Appendix

Boulevard Zones



Legend

1. The Marketing Zone
2. The Clear Path Zone
3. The Furnishing Zone
4. The Edge Zone

Figure 3: Boulevard zones applied to a portion of Brant Street [east side, looking south of Caroline Street].

Streetscape Example

Typical Mixed-Use Commercial District Streetscape

