

# **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

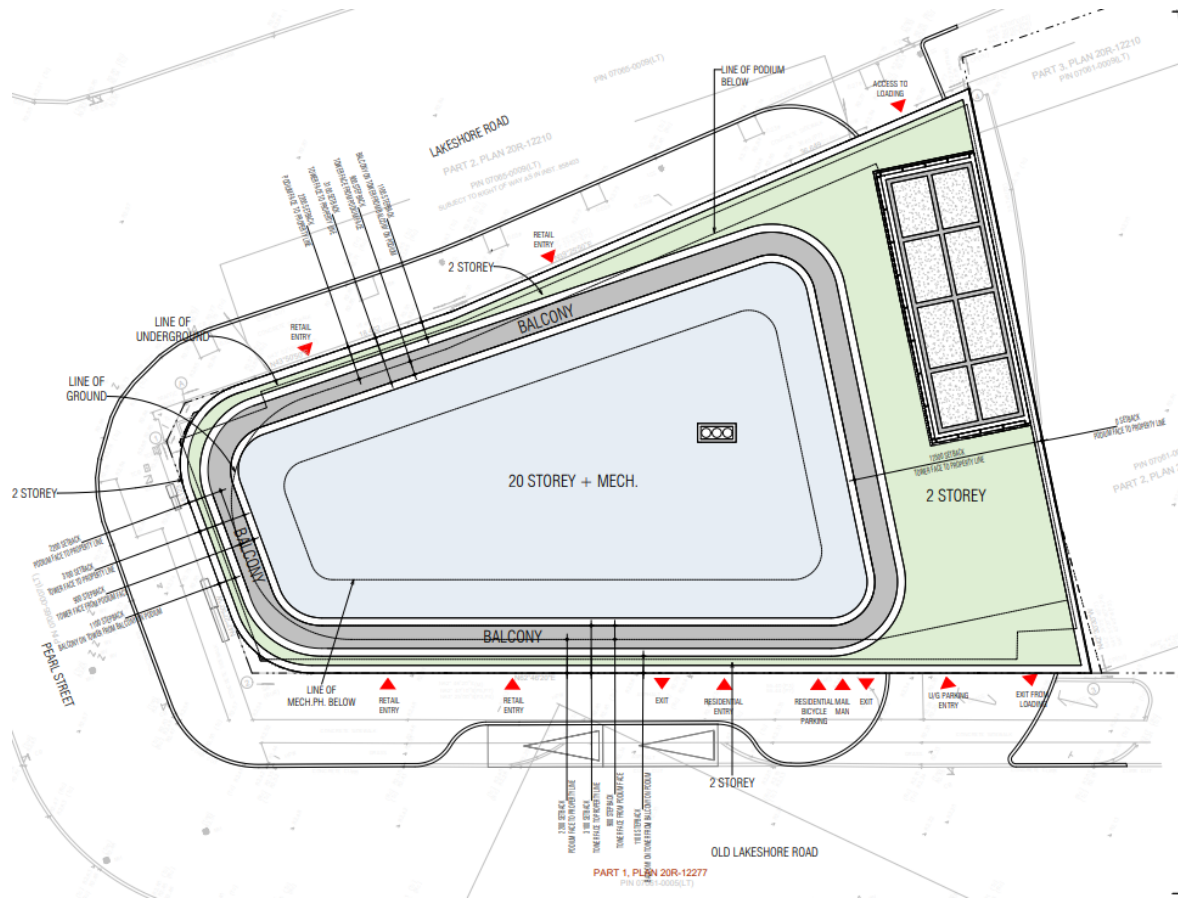
# Overview of Development Site

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

