

Statutory Public Meeting & Recommendation Report

Application for Official Plan and Zoning By-law Amendment

Applicant: KFA Architects and Planners Inc
Addresses: 35 Plains Road East
Ward: 1
File: 505-05/25 and 520-06/25
Date: July 8, 2025
Report: DGM-40-25

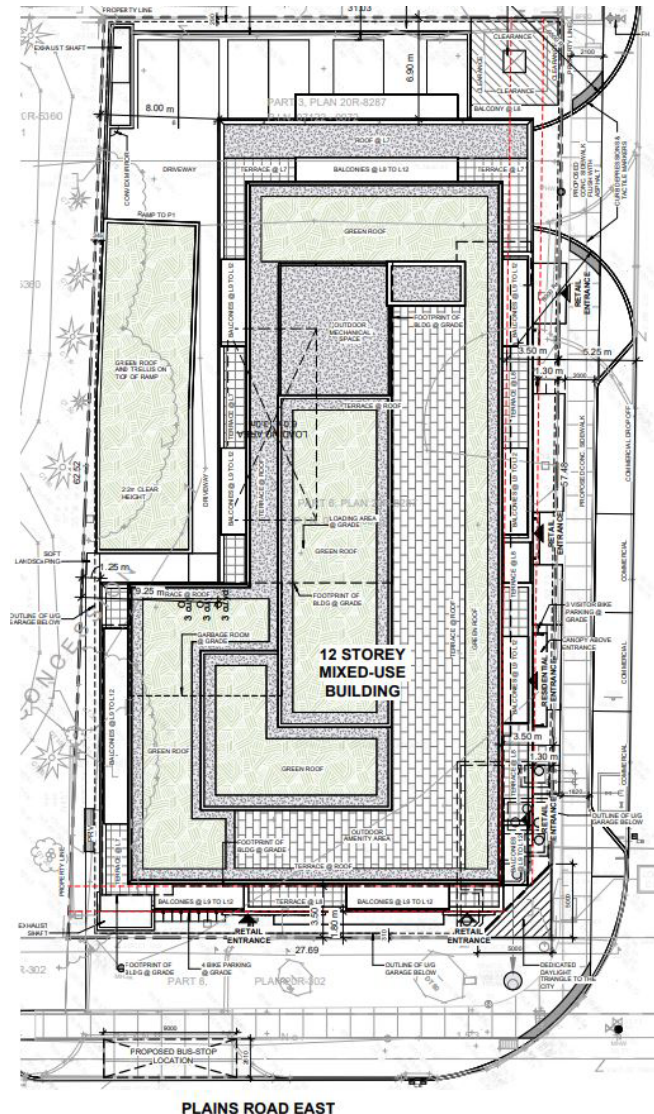
Overview of Development Site



Application History

- Pre-Application Community Meeting – June 10, 2024
- Application Deemed Complete – March 14, 2025
- Notice of Complete Application and Request for Public Comments – March 31, 2025
- Notice of Statutory Public Meeting and Recommendation Report – June 10, 2025
- Statutory Public Meeting – July 8, 2025

Proposal and Modifications



- 13-storey mixed use building consisting of ground floor retail and service commercial uses with 161 residential units above
- Amenity Area Rates:
 - Proposed development: 10m² per unit (1,657 m²)
 - Existing permissions: 17m² per unit (1,240m²)
 - Staff recommendation: 15 m² per unit (2,415m²)

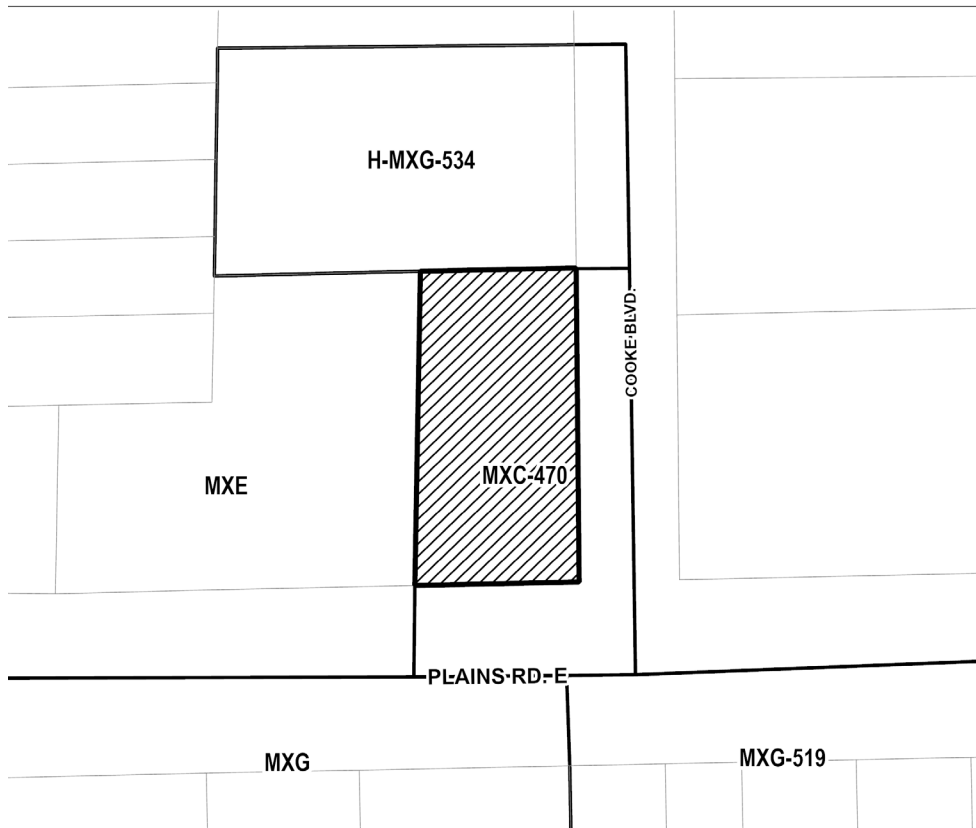
Proposed Official Plan Amendments

- Increased maximum building height from 9 to 13 storeys
- Increased maximum Floor Area Ratio (FAR) from 4.4:1 to 6.9:1.

Proposed Zoning By-law Amendments

File Nos. 505-05/25 &
520-06/25

 SUBJECT PROPERTY



Proposed Zoning

- “MXC-470” to “H-MXC-565”
- Proposed zone includes site-specific amendments and holding provisions

Staff Recommendation

- Approve Official Plan Amendment No.162
- Approve Zoning By-law Amendment 2020.507
- Detailed recommendation in report DGM-40-25