

# **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

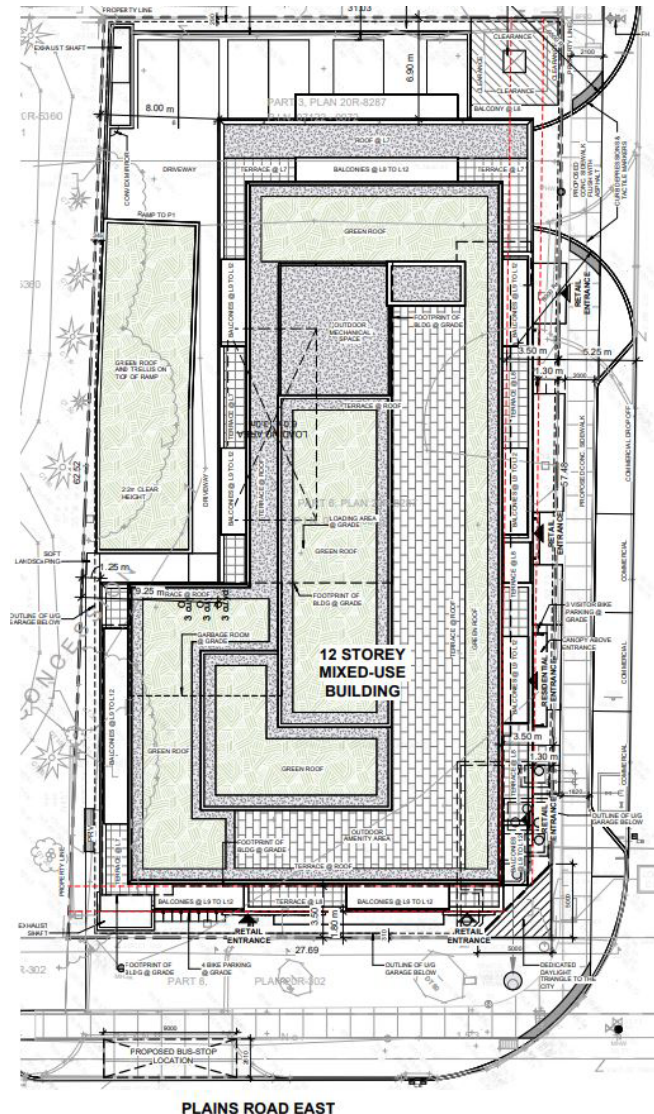
# Overview of Development Site



# 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: 10m<sup>2</sup> per unit (1,657 m<sup>2</sup>)
  - Existing permissions: 17m<sup>2</sup> per unit (1,240m<sup>2</sup>)
  - Staff recommendation: 15 m<sup>2</sup> per unit (2,415m<sup>2</sup>)

# 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

 SUBJECT PROPERTY

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

## Proposed Zoning

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



# Minor Revision to Amending By-law (Appendix E)

1. v) iii) in Appendix E	
Provided with Agenda:	Revision:
“Notwithstanding Part 1, Section 2.26(1)(a), each automated parking system parking pallet shall have the following minimum dimensions...”	“Notwithstanding Part 1, Section 2.26(1)(a), each automated parking system parking pallet shall <b>account for two occupant parking spaces</b> and have the following minimum dimensions...”

# Staff Recommendation

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