



387 Green Gate Boulevard Official Plan and Zoning By- law Amendments OR07/25

July 22, 2025

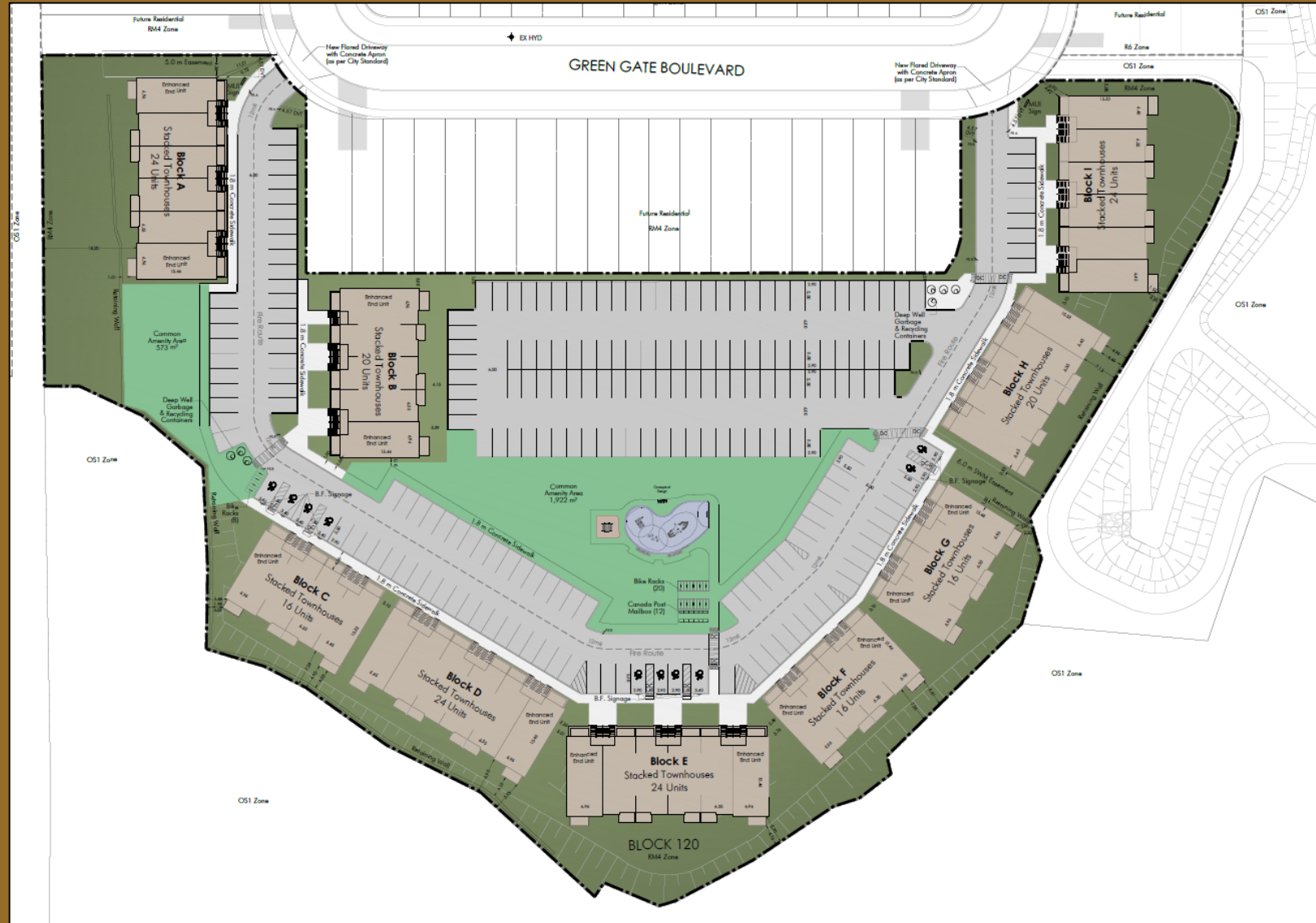


01 Proposed Development

Increase density to 87 units per hectare

Reduce common amenity area of 13.5m² per unit

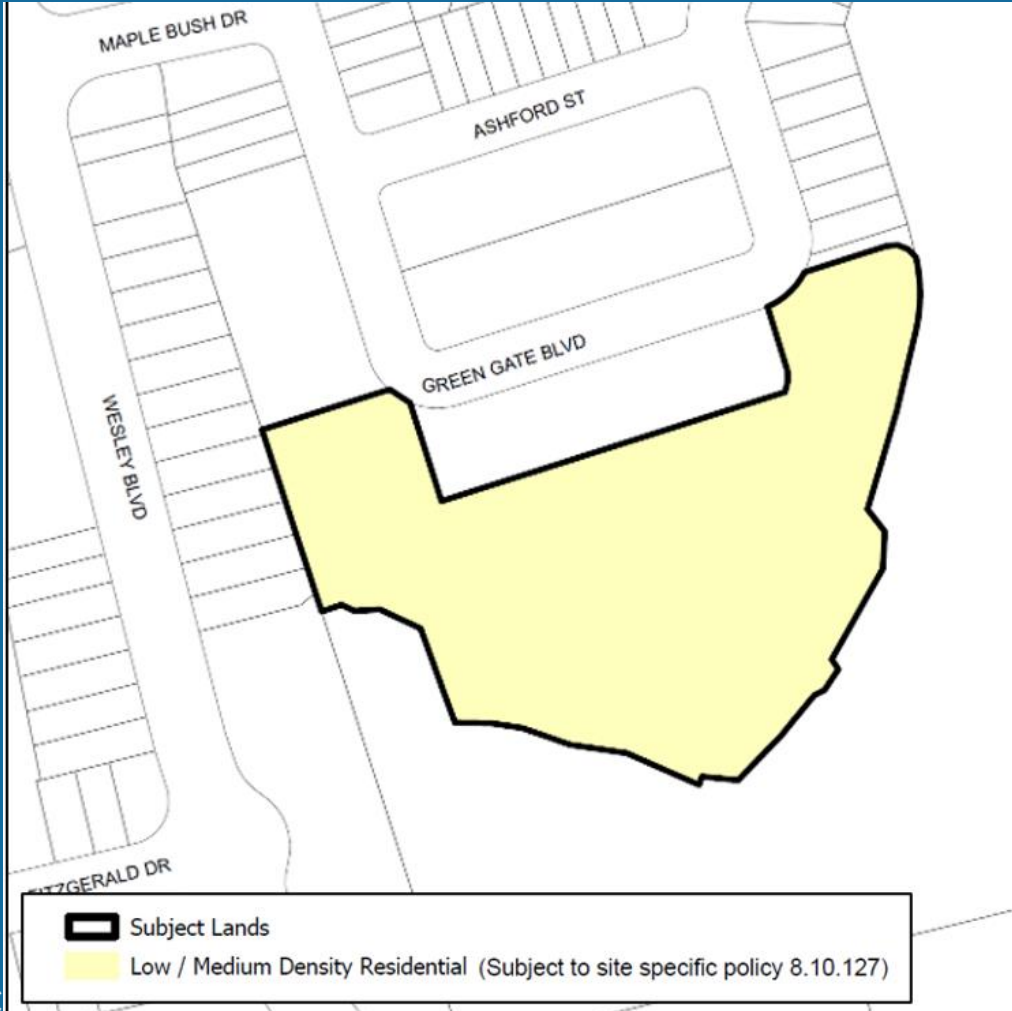
Permit a maximum height of 4 storeys



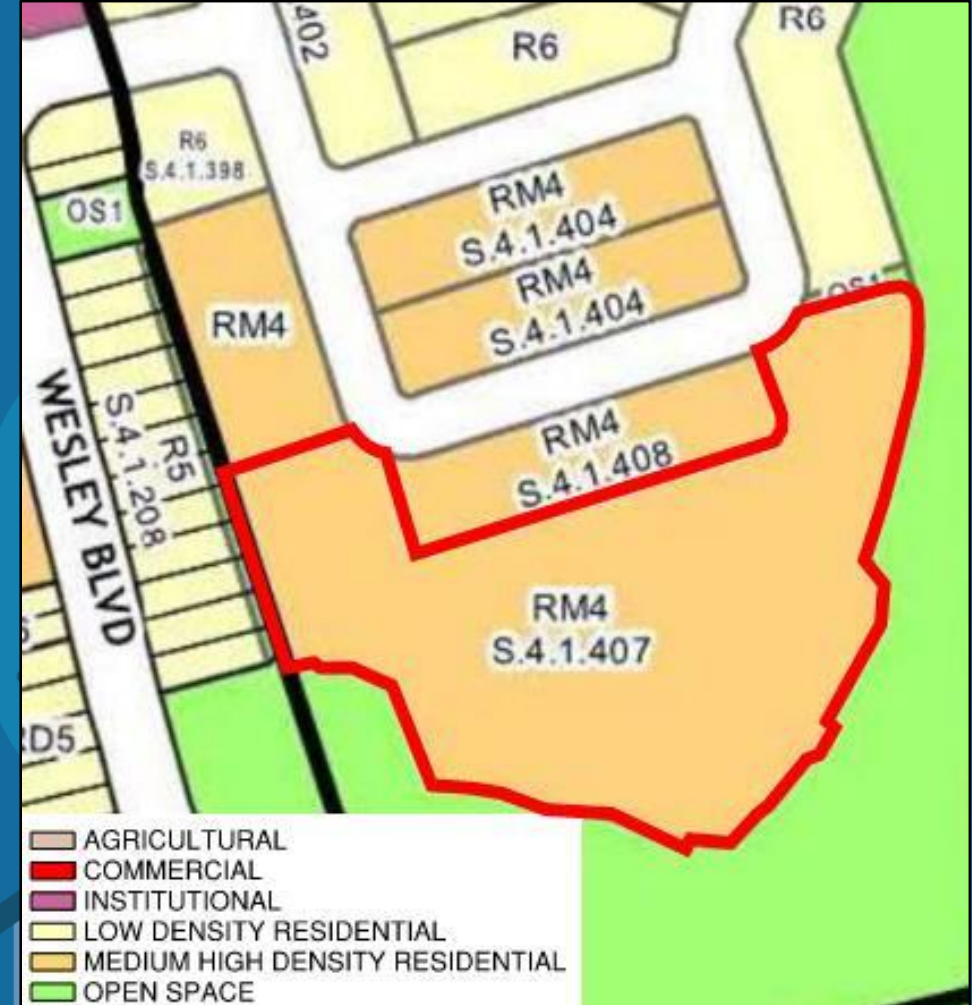
02

Proposed Official Plan Designation and Zoning By-law Amendment

Official Plan Mapping



Zoning By-law Mapping



03

Public Meetings and Comments

A Statutory Public Meeting was held on June 3rd, 2025.

There were no public/resident delegations at the Public Meeting.

Council provided comments and questions related to:

- Noise in relation to the future East Boundary Road
- Trail connection to the City's new recreation complex
- Sidewalks on the development site
- Encroachment on the open space area containing trees and vegetation between the Subject Property and adjacent property
- Number of bedrooms and accessible units

04

Considerations and Staff Opinion

Consideration was given to Provincial, Regional and City policy, Council comments, compatibility with the surrounding neighbourhood with respect to height and density and the appropriateness of the site-specific provisions that were requested by the applicant.

It is the opinion of staff that the increased height and density and reduced common amenity area are appropriate for the proposed development.

05 Staff Recommendation

The proposed applications are consistent and in conformity with Provincial, Regional and City policy.

The proposed development would create additional housing stock that has been designed to complement, enhance and complete the surrounding neighbourhood.

Planning Staff recommend approval of the proposed Official Plan Amendment and Zoning By-law Amendment.



Thank you!

Questions?

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