



**PUBLIC INFORMATION OPEN HOUSE  
COMBINED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT  
LOCATION: 1107 GARRISON ROAD  
OWNER: 1107 GARRISON ROAD LP (C/O KHALED BERBASH)  
AGENT: MICHAEL SULLIVAN (LAND PRO PLANNING SOLUTIONS)**

**PROPOSAL:**

A combined Official Plan and Zoning By-law Amendment application has been submitted to allow the construction of a 3.5 mixed-use building and a 4 storey residential building on the subject lands (Site Plan attached as Schedule 1).

The mixed-use building is proposed to include 589.4 sq. m of commercial space, a 96 seat restaurant and 15 dwelling units. The residential building is proposed to be located in the rear portion of the subject property and would include 86 dwelling units.



The subject property is located within the Urban Area and is currently designated Urban Residential in Town's Official Plan. The applicant is requesting to redesignate the front portion of the property to Commercial to facilitate the construction of the mixed-use building. The Urban Residential designation would be maintained on the rear portion of the property that will contain the residential building.

The lands are currently zoned Neighbourhood Development (ND) Zone. The applicant is requesting to rezone the front portion of the property to a site-specific Highway Commercial (C3) Zone. The site-specific regulations are requested to allow an increase in building height to 3.5 storeys and a reduction in the front yard setback. The rear portion of the property is proposed to be rezoned to a Residential Multiple 2 (RM2) Zone. The proposed residential building would comply with all the regulations of RM2 Zone.

**We would like to hear from you:** We invite you to attend an evening Public Open House meeting to learn more about this proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and

provide additional information. Residents can participate in a Zoom Public Open House meeting in two different ways:

1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)) who will provide them to Council.
2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)) to receive information on joining the Zoom meeting.

Details for Public Open House are as follows:

**Date: Wednesday, September 8<sup>th</sup>, 2021**

**Time: 5:00 P.M.- 6.00 PM**

**Location: This is a virtual meeting**

For additional information, please contact  
Anamika Dilwaria, MCIP, RPP, Senior Development Planner  
at 905-871-1600 ext. 2507 or at [adilwaria@forterie.ca](mailto:adilwaria@forterie.ca)

# SCHEDULE 1

