

# **Block 1, 58M-711- Keewatin- Lackner**

Official Plan Amendment Application

**OPA25/004/L/BB**

Zoning By-law Amendment Application

**ZBA25/009/L/BB**

Planning & Strategic Initiatives Committee

August 11, 2025

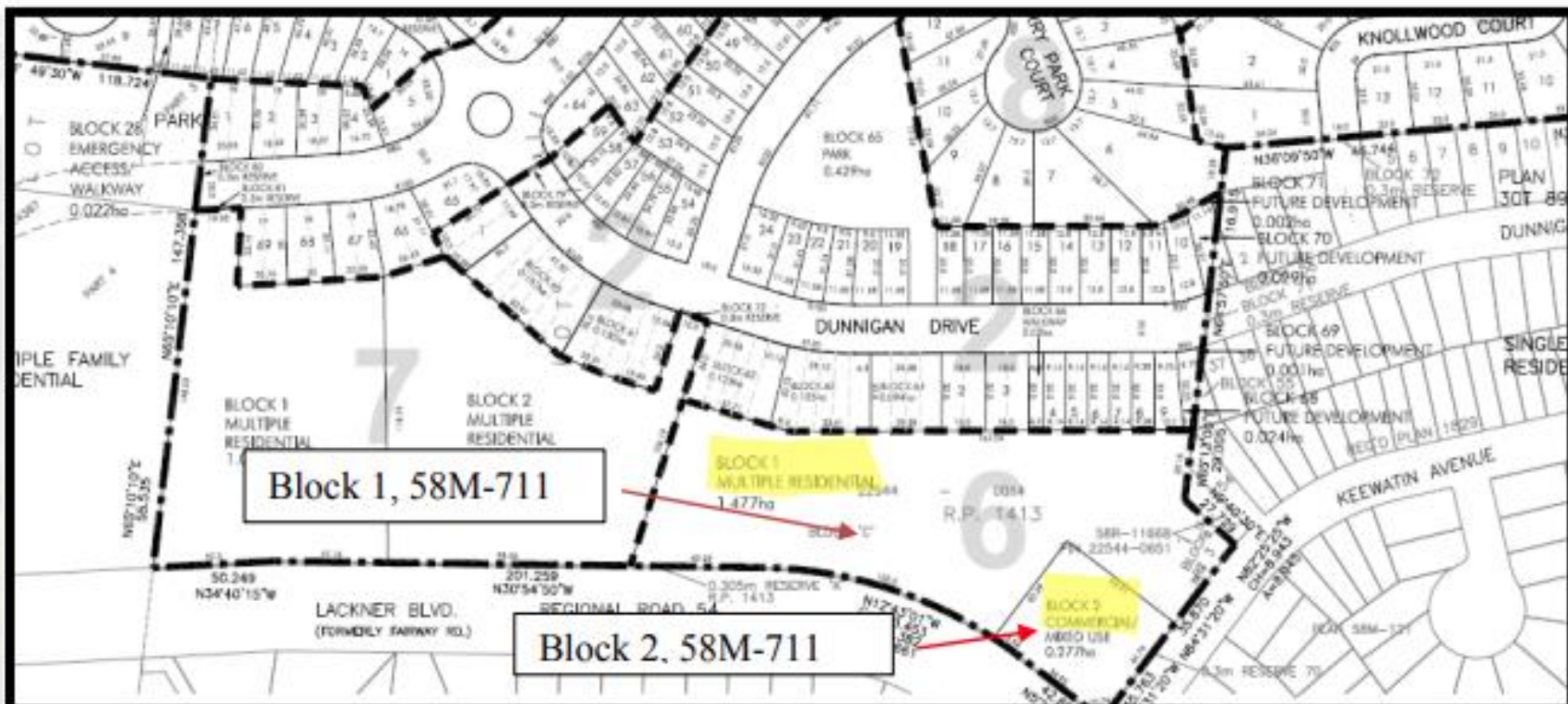


# Site & Surrounding Context

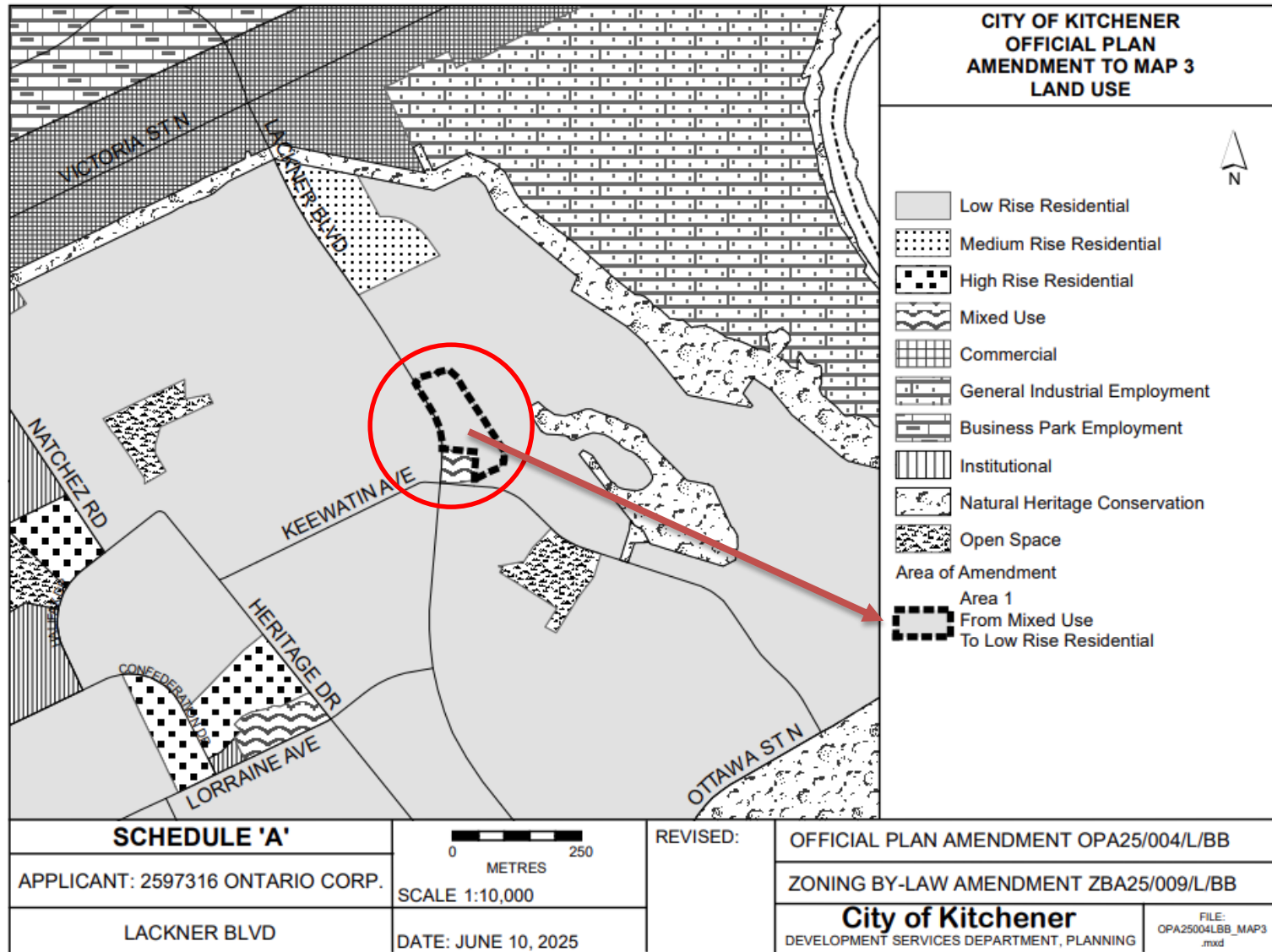




# Approved Draft Plan of Subdivision

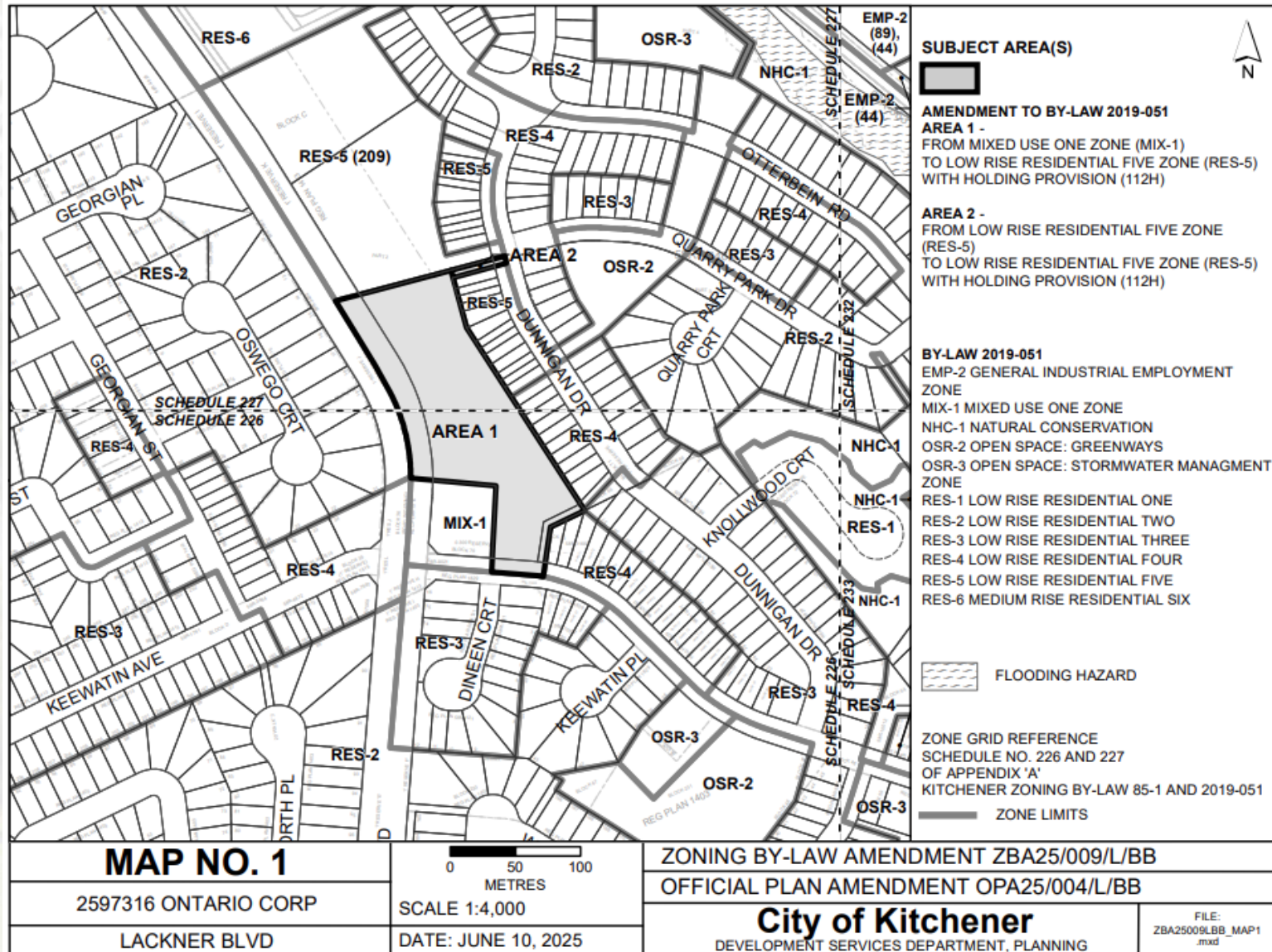


# Proposed Official Plan Amendment





# Proposed Zoning By-law Amendment



# Opportunity



- Will contribute towards the City's residential unit inventory.
- Consistent with Provincial, Regional and City Policy direction.

# Highlights and Conclusion



- Recommending approval of the Official Plan Amendment Application to
  - Change the land use designation from ‘Mixed Use’ to ‘Low Rise Residential’.
- Recommending approval of the Zoning By-law Amendment application to:
  - Change the zone category from ‘MIX-1’ to ‘RES-5’ to allow a multiple dwelling.
- Holding Provision (112) to be added for final approval of a Noise Study.
- The Official Plan and Zoning By-law Amendment Applications demonstrate good planning principles and are consistent with Provincial, Regional and City planning policies.