

211 Eliza St. / 8014 Wellington Rd. 109

Applications for Official Plan Amendment, Zoning By-law Amendment
and Draft Plan of Subdivision

Public Meeting Presentation
July 28, 2025

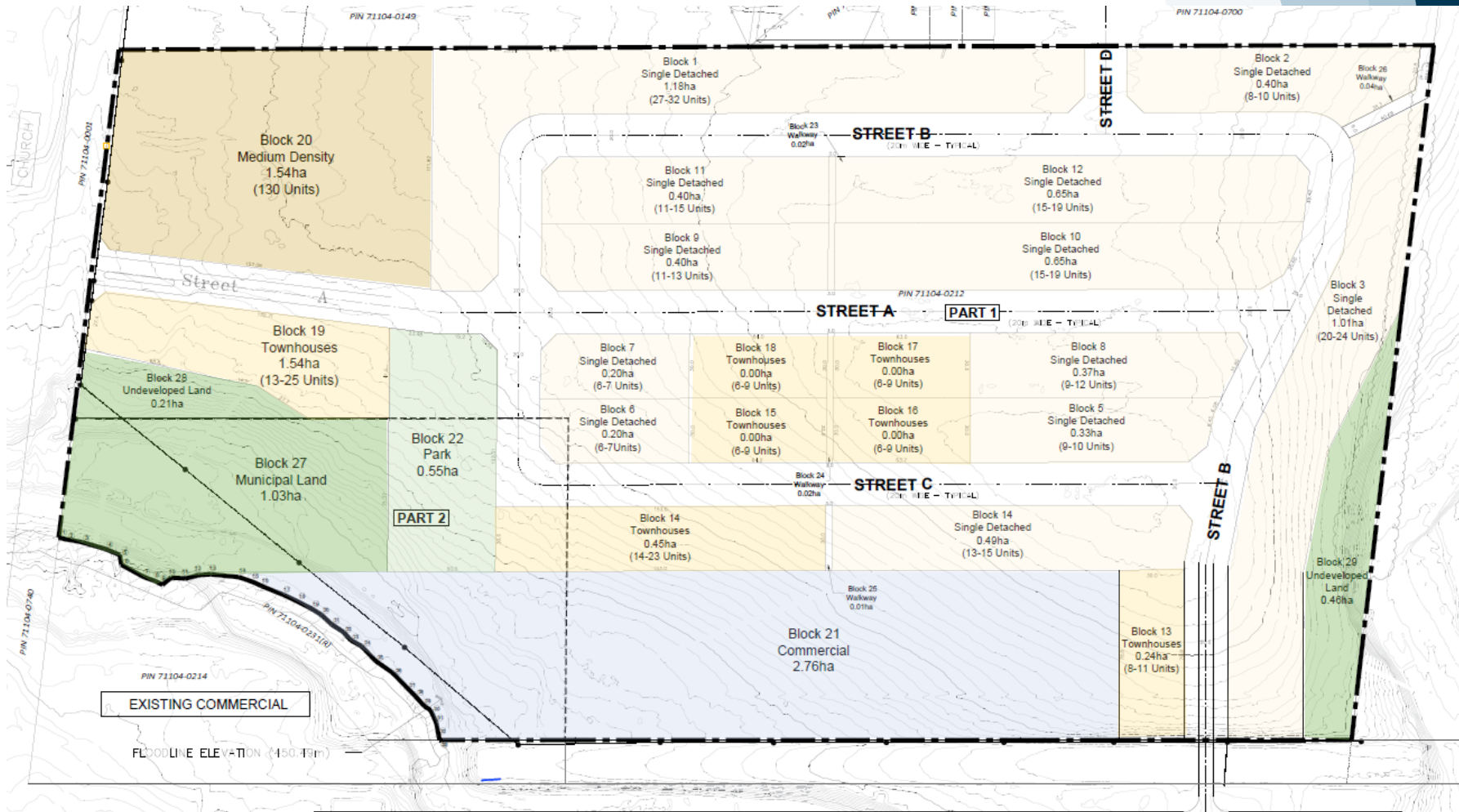


Subject Property



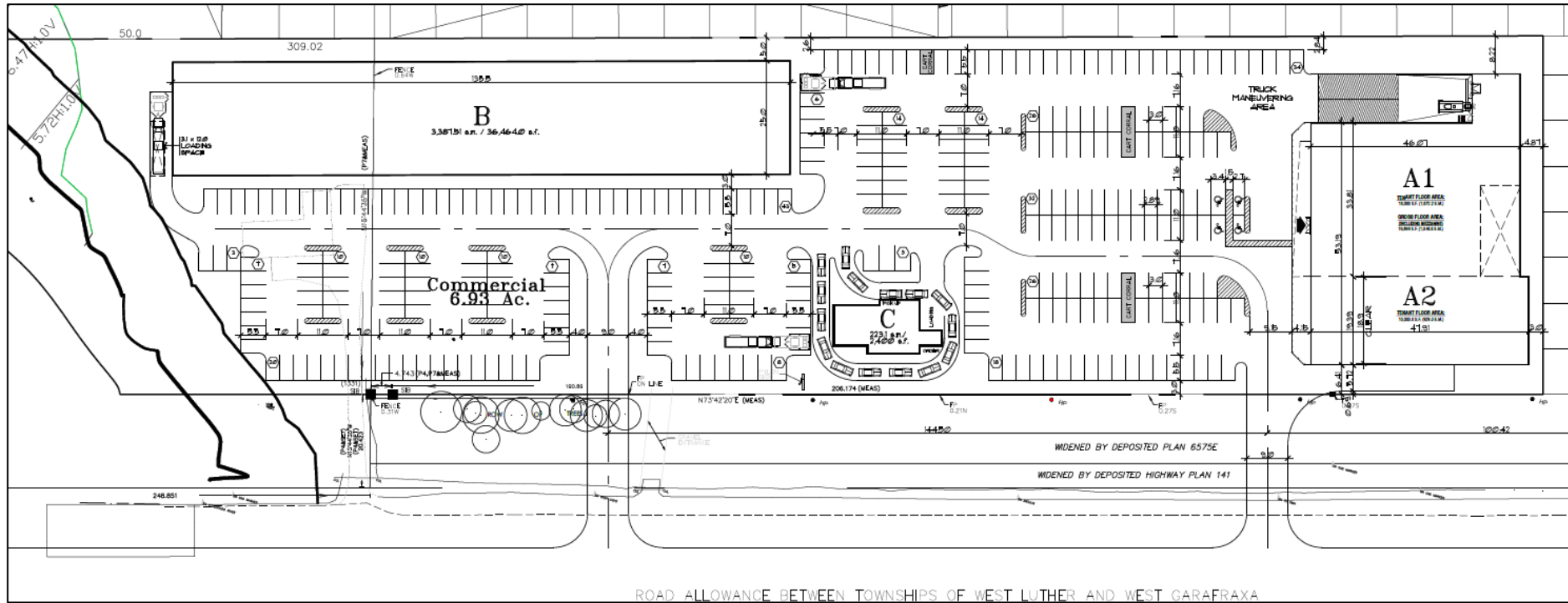
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Proposed Development



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Commercial Block



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Proposed Zoning

Residential

- Request for minimum front yard to dwelling - 4.5m
- Request for minimum exterior side yard – 4.0m
- Request for minimum rear yard – 7.5m
- Request for maximum lot coverage – 50% (single detached)
- Request for up to 8 townhouse units attached in a row

Cluster Townhouse Residential:

- Request for 1.25 parking spaces per unit
- Request to permit parking within 1m of the property line

Apartment Residential:

- Request for a maximum density 130 Units per 1.5ha Block
- Request for 1.25 parking spaces per unit

Proposed Zoning

Commercial

- Request for site specific setbacks and additional permitted uses:
 - Bake Shop
 - Convenience Store
 - Day Nursery
 - Financial Office
 - Medical Clinic
 - Neighbourhood Store
 - Personal Services Shop
 - Places of Entertainment
 - Restaurants (Dinning, Take Out)
 - Retail Food Store
 - Retail Store
 - Service or Repair Shop
 - Shopping Centre
 - Shopping Mall

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Supporting Studies

- Draft Subdivision Plan
- Planning Justification Report
- Environmental Impact Study
- Functional Servicing Report
- Stormwater Management Report
- Hydrogeological Assessment
- Geotechnical Study
- Archaeological Impact Assessment – Stage 1 and 2
- Environmental Site Assessment

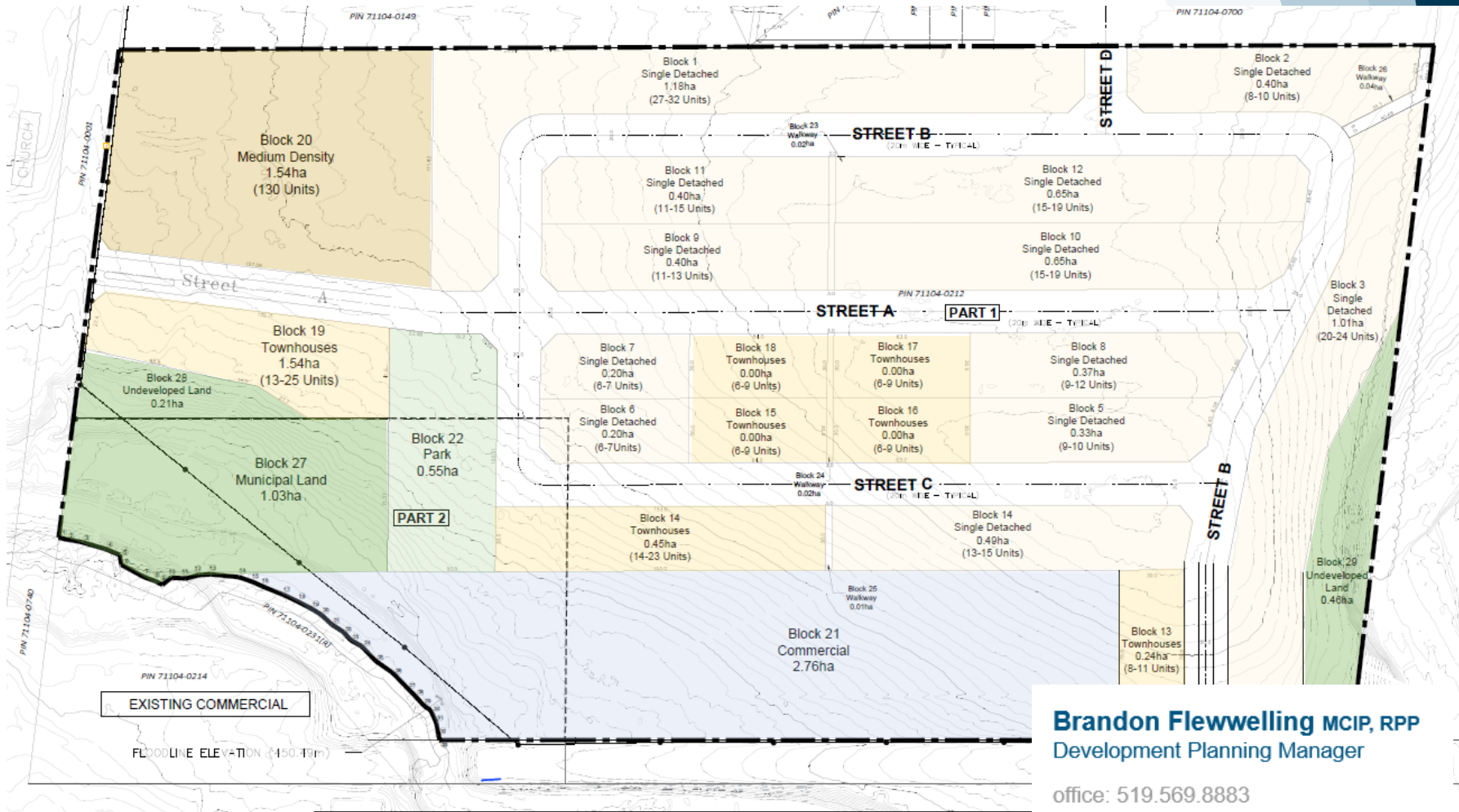
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Next Steps

- Receive comments from Public Meeting
- Coordinate any necessary revisions based on comments
- Submit updated materials / review final amendments
- Return to Township Council for Recommendations

July 28, 2025

Questions?



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