517 Plains Road East

File: 8782-1
Date: March 5, 2026
Re: Zoning Review for 517 Plains Road East

1. GENERAL PROVISIONS

No persons shall within any of the zones included in Part 5 of this By-law use any land or erect or use any building or structure except in accordance with the uses permitted and the regulations thereto and subject to:

PART 1: GENERAL CONDITIONS AND PROVISIONS
PART 14: EXCEPTIONS TO ZONE DESIGNATIONS

(a) Holding Zone Where a zone designation is preceded by the Holding Symbol 'H' the uses permitted shall be in accordance with Part 11, Section 1. Development or redevelopment of lands having an 'H' zoning shall be deemed premature until the 'H' prefix is removed in accordance with Part 11, Section 1.2.
(b) Accessory Buildings and Structures Refer to Part 1, Subsection 2.2
(c) Patios and Decks Refer to Part 1, Subsection 2.3
(d) Fencing and Privacy Screens Refer to Part 1, Subsection 2.4
(e) Swimming Pools Refer to Part 1, Subsection 2.5
(f) Parking Spaces and Driveways Refer to Part 2, Subsection 1
(g) Parking Structures Refer to Part 2, Subsection 1 Part 5 – Mixed-Use

2. PERMITTED USES

The uses permitted in a Mixed-Use Corridor Zone shall be in accordance with Table 5.2.1.

4. MXG, MXC, MXE, MXT ZONE REGULATIONS

	Performance Standard	MXG Zone	Proposed
4.1	**LOT WIDTH, AREA, AND YARDS**		
	Minimum Lot Frontage	25 m	36.20 m
	Minimum Lot Area	1000 m2	3,076.67 m2

	Yard abutting Plains Road west of the Queen Elizabeth Way	3 m minimum; 23 m maximum (a)	Levels 1-2: 3.78 m Levels 3-8: 6.72 m Levels 9-11: 9.72 m
	Yard abutting any other street	3 m minimum; 4.5 m maximum (a)	**37.65 m**
	Minimum Rear Yard	3 m	37.65 m
	Side Yard	No minimum	2.98 m
	Yard abutting a residential zone	Floors 1 to 3: 12 m Floors 4 and 5: 15 m Floor 6: 18 m	**4.50 m**
	Building setback from a creek block	7.5 m	n/a
	Yard abutting a Pipeline Easement	7 m	n/a
	Yard abutting a railway right-of-way	None required	n/a
	Separation Distance from a railway right-of-way	30 m for land uses sensitive to Railway rights-of-way	n/a
	Yard abutting a PC or P zone	6 m	n/a
*Footnote to Table 5.4.1: **(a)** Maximum yard shall apply only to buildings located within 60 metres of a public street.*			
4.2	**SEPARATION DISTANCE**		
	Standard Restaurant:	15 m between the use and a residential zone	n/a
	Fast Food Restaurant:	30 m between the use and a residential zone	n/a
	Night Club:	45 m between the use and a residential zone	n/a
4.3	**FLOOR AREA, FLOOR AREA RATIO, AND DENSITY**	**MXG Zone Requirement**	
	Maximum Floor Area Ratio for: Entertainment or Recreation buildings: Industrial buildings: Other buildings:	0.5:1 * * * 1.5:1	- -

			4.41:1 (13,573.98 m2)
	Maximum Floor Area per Retail or Service Commercial Use:	1800 m2	434.02 m2
	Minimum Floor Area Ratio for Buildings other than Entertainment, Recreational, or Industrial Buildings:	0.3:1 (923.00 m2)	4.41:1 (13,573.98 m2)
	Minimum Density in a Residential Building	30 units/ha	≈ 581 units/ha
Notwithstanding the above minimum floor area ratio provisions, any buildings or structures of less than 0.5:1 floor area ratio which legally existed as of the date of the passing of Zoning By-law 2020.205 (April 28, 2008) are deemed to conform to the floor area ratio regulations of this By-law for the life of the building or structure.			
4.4	**LANDSCAPE AREA AND BUFFER**		
	Landscape Area:		
	Abutting a street:	3 m	3.70 m
	Abutting a creek block or O3 zone:	3 m	n/a
	Abutting a PC or P zone:	3 m	n/a
	An outdoor patio may encroach into a required landscape area abutting a street.		
	Landscape Buffer:		
	Abutting a residential zone:	6 m	**2.78 m**
4.5	**BUILDING HEIGHT**		
	MXG Zone		
	Other uses:	2 storeys minimum, 6 storeys maximum	**11 storeys**
In MXG , MXC, and MXT zones, the floor area of the second, third, and fourth storeys of a building containing more than one storey must be at least 50% of the floor area of the first storey.			

Notwithstanding the above minimum height provisions, any buildings or structures of less than two storeys in height which legally existed as of the date of the passage of Zoning By-law 2020.205 (April 28, 2008) are deemed to conform to the building height regulations of this By-law for the life of the building or structure.			
4.6	**PARKING**		
a.	Parking shall be provided in accordance with Part 1, Subsection 2.25 "Off-Street Parking and Loading Requirements", except as amended by the following:	*Pre-Con Note - Transportation Planning can support the proposed number of parking space of 121 spaces, based on the City's and Province's initiatives to remove minimum parking requirements. Specifically, a new City-initiated amendment to the Zoning By-law was introduced to remove the minimum vehicle parking requirements for residential uses. As this proposed development is located along Plains Road East, this amendment can be applied.*	105 spaces total
4.9	**FENCING**		
	On lands abutting a residential zone fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense year-round screen.		1.8 m fence indicated along edges
4.11	**LOADING AND UNLOADING**		
	(a) Loading/unloading shall not take place within 7.5 m of a residential zone.		1 space (5×13.5 m); 10.57 m from res.
	(b) Loading/unloading docks shall be screened from view from a street or adjoining residential zone.		
4.12	**AMENITY AREA**		

	15 m2 per efficiency dwelling unit		**8.80 m2/unit**
	20 m2 per one-bedroom dwelling unit		
	35 m2 per two or more bedroom dwelling unit		
	Back-to-back townhouse: 25 m2 per dwelling unit		
4.13	**DOORS**		
	Every building located within 60 metres of a street with a deemed width of 26 metres or greater shall provide a pedestrian accessible door on the building elevation facing the street.		Entrances provided on both street frontages
4.15	**CONTIGUOUS LOTS**		
	Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this Bylaw that govern the lot itself and all of the regulations and prohibitions of this By-law that govern the entire development.		