



Application No.: **ZBA6-26-LG, PS2-26-LG**

Report No.: **RPT-0150-26**

Application Type: **Zoning By-Law Amendment, Plan of Subdivision**

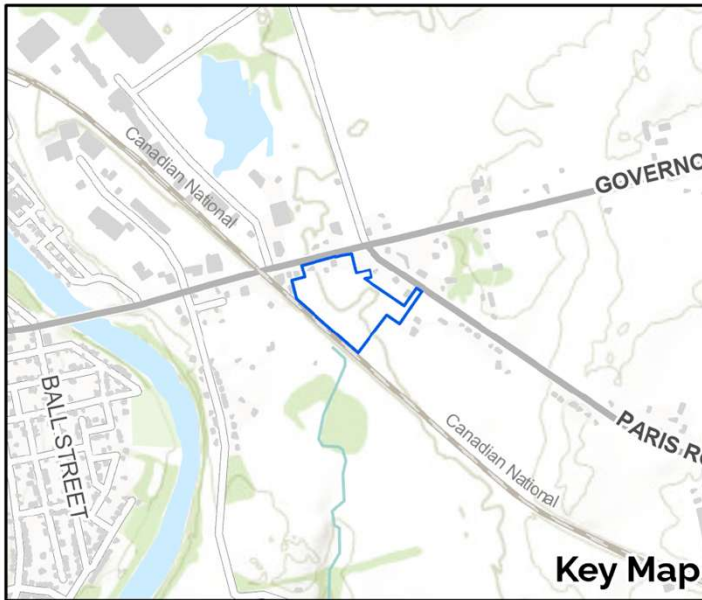
Subject Lands: **118, 126, 130, 132 Dundas Street East and 34 Pairs Road**

Agent/Applicant: **Landwise c/o Edward John**

Owner: **LIV (Paris) GP Inc. c/o LIV (Paris) LP o/a LIV Communities**

Recommendation: **To be received for information.**

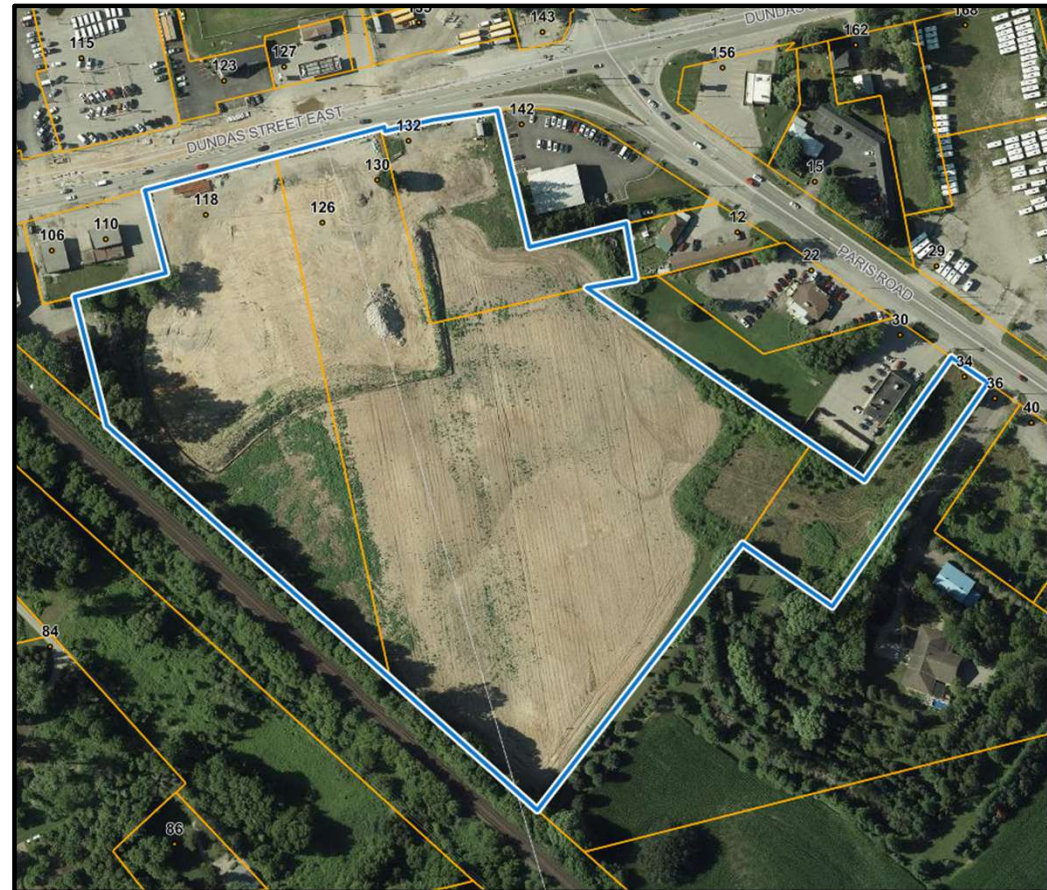
Property Location



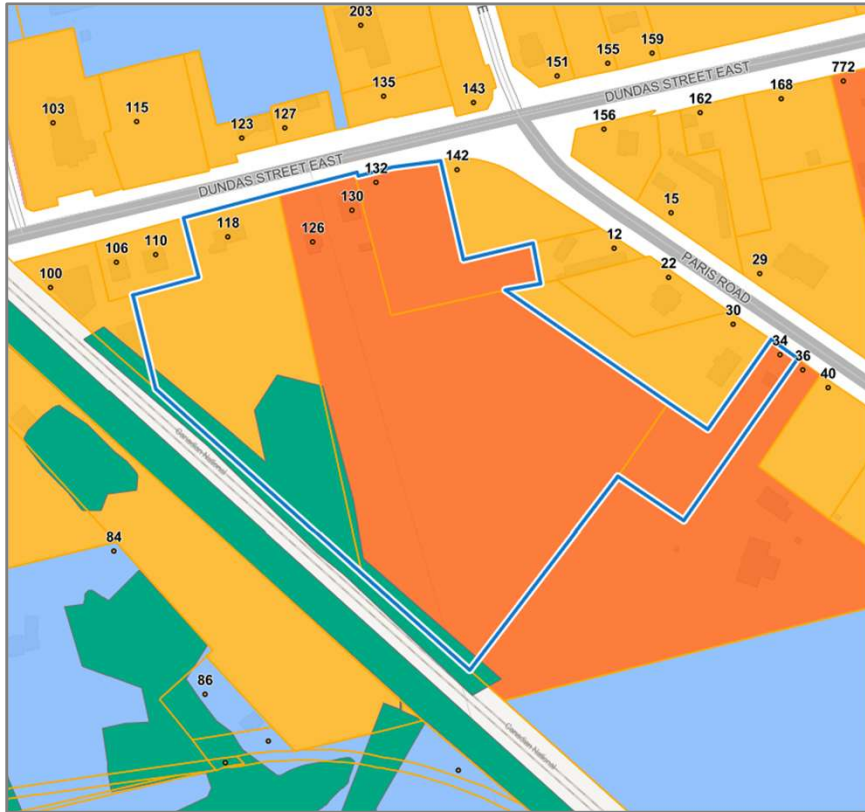
Frontage: 23.16 metres along Paris Rd
177.62 metres along Dundas St E

Area: 7.34 hectares (18.13 acres)

Surrounding Uses: Commercial, Industrial, Residential, CN Rail



Planning Policy – Official Plan (2023)



- Community Node
- Community Corridor
- General Employment
- Natural Heritage System

The subject lands are designated **Community Node**, **Community Corridor** and **Natural Heritage System** within the Official Plan (2023).

Located within the Primary Urban Settlement Area of Paris.

Comprehensive Land Use Study is Planned for 2026 to facilitate strategic and comprehensive growth.

Planning Policy – Zoning By-Law (61-16)



The subject lands are zoned as **General Commercial (C2)** within the Zoning By-Law 61-16.

The current General Commercial (C2) zoning does not permit residential uses.

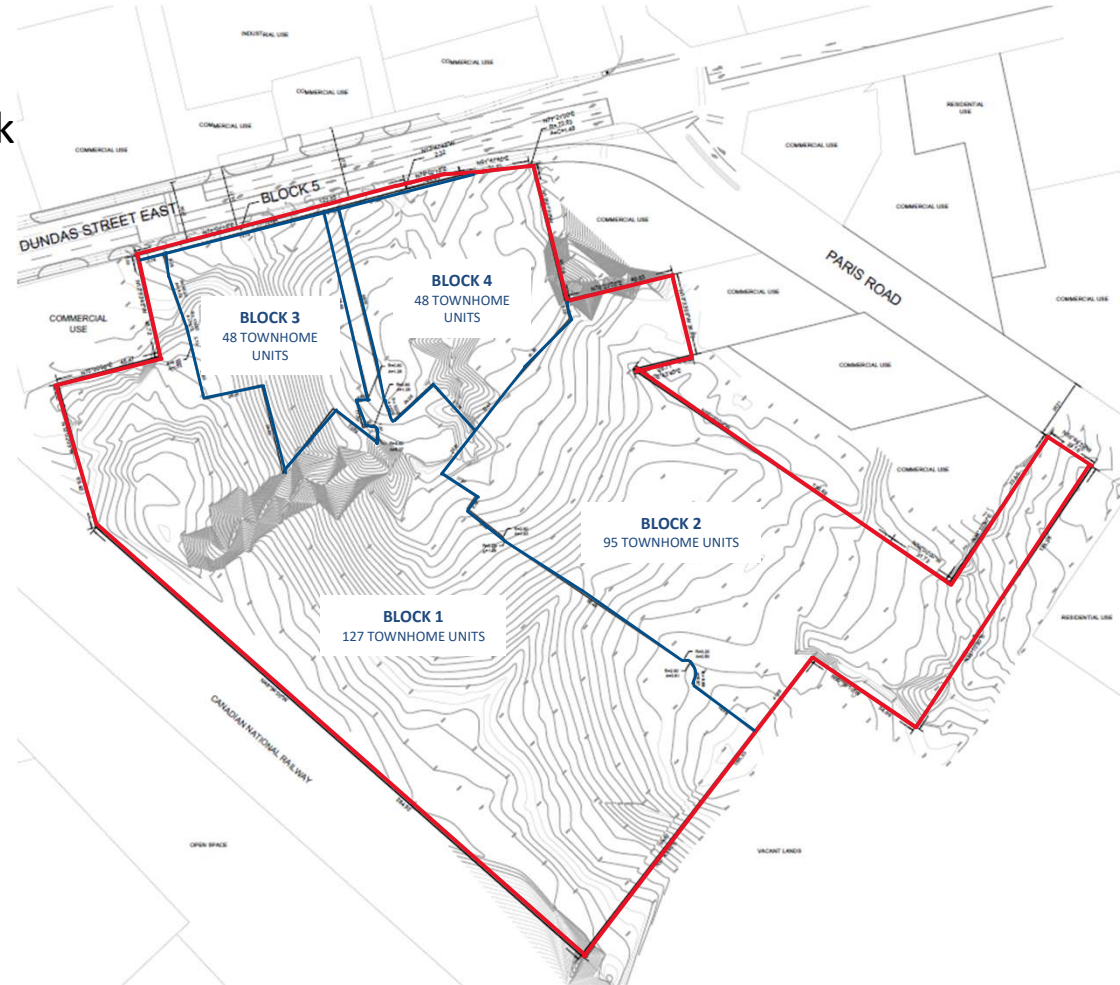
Application Details

Draft Plan of Subdivision

Proposed draft plan will establish legal framework to permit the future creation of lots within a Common Elements Plan of Condominium.

Zoning By-Law Amendment

Proposes to change the Zoning of the subject lands from General Commercial (C2) to Residential Multiple Medium Density (RM2-XX) and Residential Multiple High Density (RM3-XX) with special exceptions to permit a reduced lot area, lot frontage, street setback, interior side yard setback, landscaped open space, an increased building lot coverage and building height.



Application Details

The proposed development consists of 318 condominium units, which include a variety of townhouse-built forms, to be developed in three (3) phases.

The intent for phase 3 is to allow for flexibility by permitting a greater density and range of uses along the Dundas Street frontage.



Key Considerations – Tree Removals

2020 Aerial Imagery



2025 Aerial Imagery

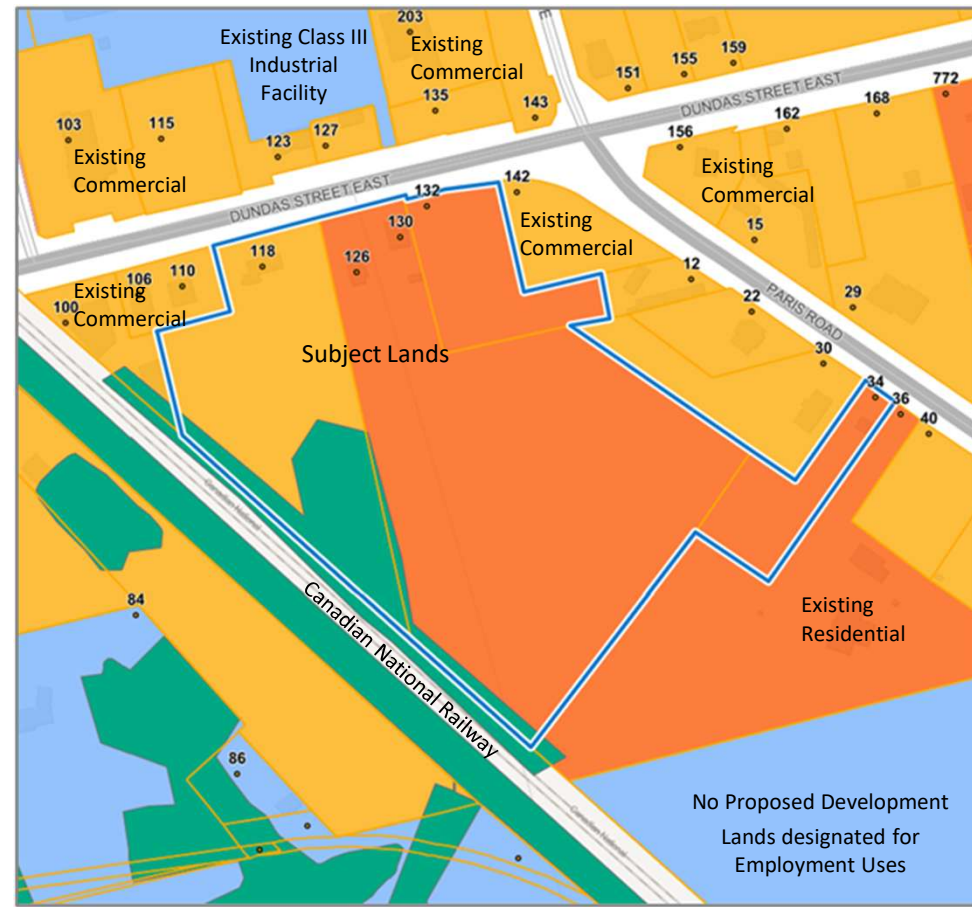


- The woodland has been subject to progressive tree removals.
- Official Plan (2023) contains policies requiring restoration due to illegal and unauthorized removals.

Key Considerations

Land Use Compatibility

- The site is within 300 m of a Class III Employment Area.
- Dundas Street East consists of a variety of commercial land uses.
- Paris Road consists of a variety of commercial, residential and industrial land uses.
- The subject lands are adjacent to the CN Rail.



Application Process / Next Steps



**New Application
Received
& Circulated for
Technical
Review**



**Application
Deemed
Complete
& Notice of
Public Meeting
Circulated**



**Public
Meeting**
[For
Information
Only]



**Council Decision
& Appeal Period**
[Staff
Recommendation
& Council
Decision]

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