

Summary of proposed changes since the Notice of Application (July 20, 2026)

1. Official Plan

- a. Eliminate Neighbourhood Commercial at the intersection of Central Avenue and Street D. Keep as Residential.
- b. Expand Neighbourhood Commercial to the northwest corner of Riverside Drive and Street E
- c. Refine and simplify the boundary of the Community designation to cover the proposed recreation hub (Baseball Central and associated parkland). Recognize green corridors as part of the Residential designation.

2. Zoning By-law

- a. Zone portions of Block 5 as UL – Urban Low-rise Zone instead of CM – Community Zone to reflect the extension of Street F (see change 3.a)
- b. Zone Blocks 1 and 7 as Urban Low-rise Zone instead of UM – Urban Mid-rise Zone (see change 3.c).
- c. Zone the southern portion of Block 13 as Urban Low-rise Zone instead of UM – Urban Mid-rise Zone (see change 3.d).
- d. Zone former Block 39 as UM – Urban Mid-rise Zone instead of NC – Neighbourhood Commercial (see change 3.e).
- e. Zone privately owned land at the southwest corner of Central Avenue and Street D as UM – Urban Mid-rise Zone instead of NC – Neighbourhood Commercial.
- f. Zone new block at the northwest corner of Riverside Drive and Street E (Block 8) as NC – Neighbourhood Commercial instead of UM – Urban Mid-rise Zone (see change 3.f).
- g. Establish and apply Site-specific Provision 117 to increase the maximum height permitted on Blocks 8, 28, 37, and 9 (intersection of Riverside Drive and Street E) from 14 to 25 metres.
- h. Establish and apply Site-specific Provision 118 to increase the maximum height permitted on Blocks 38 and 4 (southeast corner of project area) from 25 to 35 metres.

3. Draft Plan of Subdivision

- a. Extending Street F (street allowance within the northwest block of Riverside Drive) southwest to create greater flexibility for future road access for undeveloped backlot areas.
- b. Widening a portion of Street A (within the northeast block of Riverside Drive) to 24 metres to accommodate low-rise development on both sides.
- c. Combine Blocks 7 and former Block 8 to recognize their identical zoning (UL).
- d. Increase the size of Block 34 from 20 to 44 metres of frontage on Riverside Drive to align with the proposed zoning boundary adjustment (UL).
- e. Combine Block 11 and former Block 39 to recognize their identical zoning (UM).
- f. Create a new block (Block 8) at the northwest corner of Riverside Drive and Street E to align with the proposed zoning boundary adjustment (NC).