

PROPOSAL INFORMATION SHEET

Applicant: Leno Ribahi

Proposal: A mixed-use (commercial and multi-unit residential) development including a 4-storey building, 6-storey building and single storey commercial building. This application is similar to an application which was refused by Council in December 2019. Since the refusal the applicant has moved the six storey building further away from the Nine Mile River and the building is now located more than 30 metres from the High Water Mark of the river.



Details: The subject property is located at PID# 45085248, Highway 214, Elmsdale. The property is adjacent to and to the south of property located at 441 Highway 214, Elmsdale. The subject property and also surrounding properties are zoned Regional Commercial (RC). The aerial photograph and also zoning map shows the location of the property.

The 4-storey building faces Highway 214 and includes commercial at the grade level with residential above. This building will have 24 residential units and 917 sq.m (9,868 sq.ft) of commercial floor area plus one level of underground parking. The 6-storey building faces Nine Mile River and is set back more than 30 metres from the High Water Mark of the river. This second building is a multi-unit residential building with 70 residential units and includes one level of underground parking.

The single storey building fronts onto Highway 214 and proposes 588 sq.m (6,332 sq.ft) of commercial floor area. No elevation drawings have been provided for the single level building.



