



OCP19-0013 & Z19-0144 4071 Lakeshore Rd.

OCP Amendment & Rezoning Application



Proposal

- ▶ To consider an OCP Amendment to change the future land use designation of the subject lot from S2RES – Single / Two Unit Residential to MRM – Multiple Unit Residential (Medium Density); and to rezone the lot from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of a 5 storey apartment building.

Development Process

Dec. 20, 2019

Development Application Submitted



Staff Review & Circulation



Feb. 24, 2020

Public Notification Received



Aug. 24, 2020

Initial Consideration



Sept. 15, 2020

Public Hearing
Second & Third Readings



Final Reading
DP & Variances

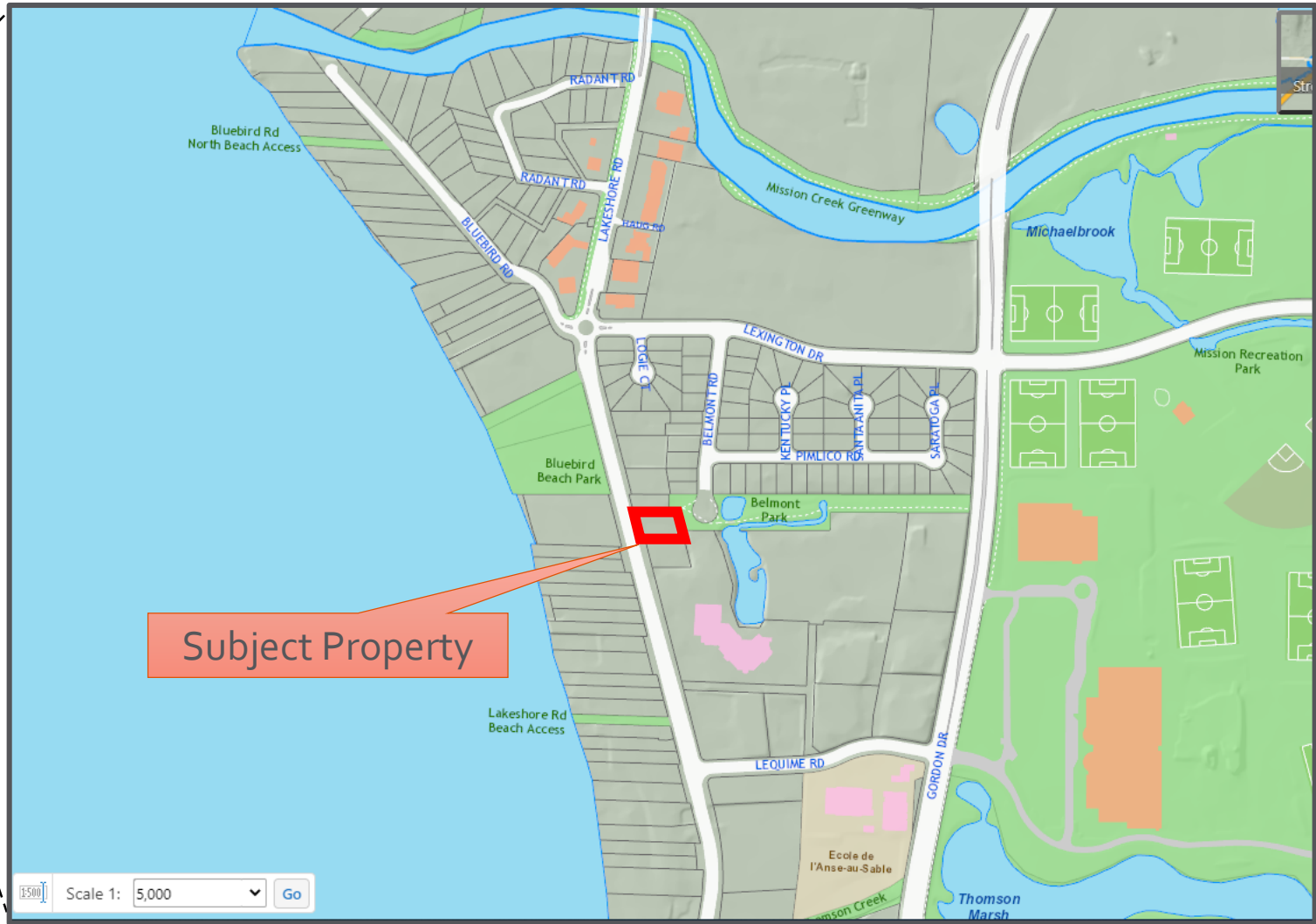
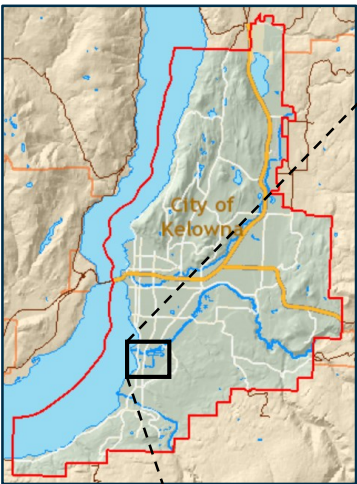


Building Permit

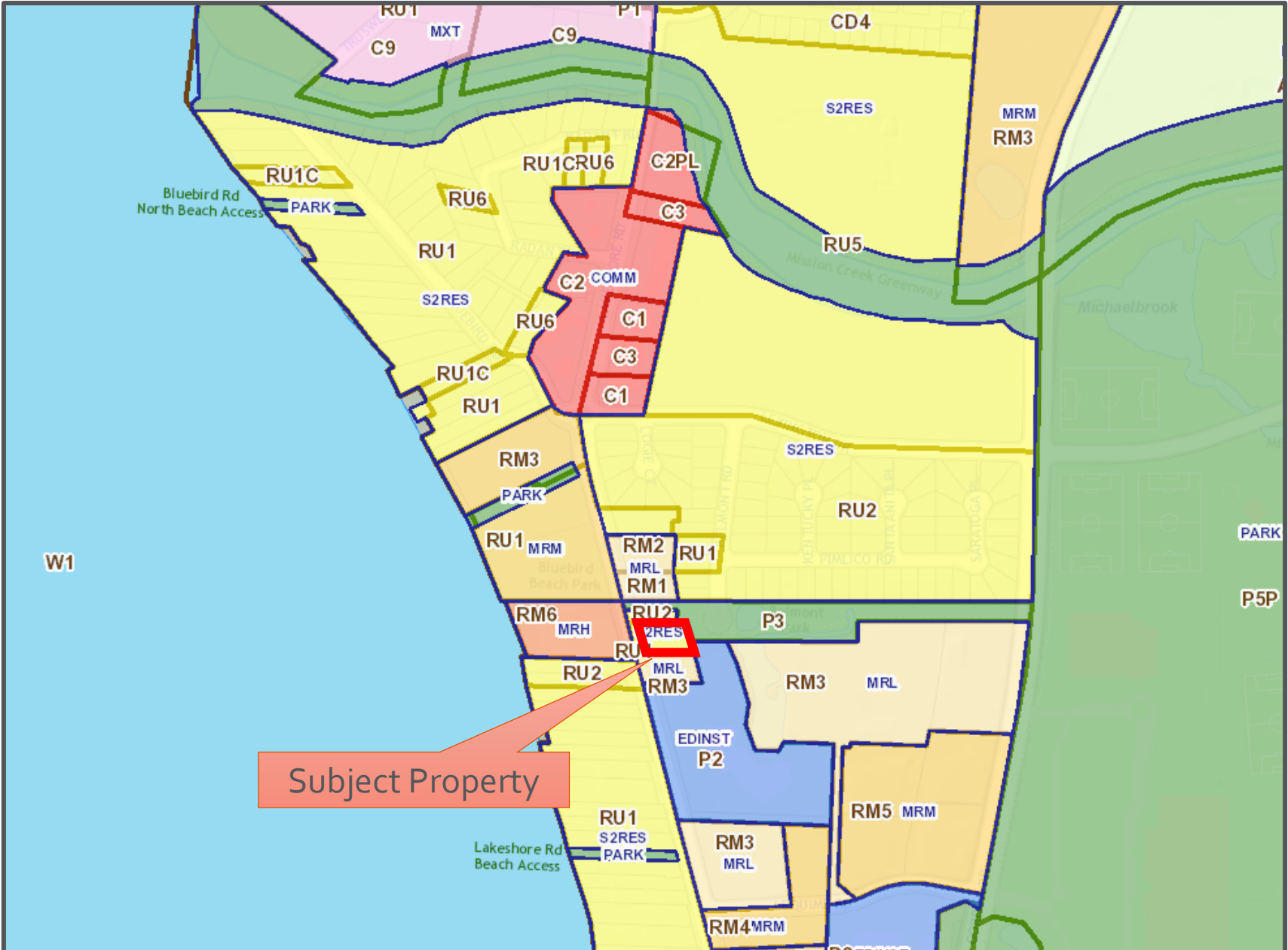


Council
Approvals

Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ OCP Amendment FLU: S2RES ➡ MRM
- ▶ Rezoning: RU1 ➡ RM5
- ▶ Facilitate the development of a 5 storey, 8 unit apt. bldg.
- ▶ Proposed bldg. to feature ground-oriented units at north, integrating with Belmont Park
 - ▶ Form and character will only be addressed formally at DP stage
- ▶ Staff tracking 3 variances: rear yard setback; side yard setback; height

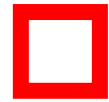
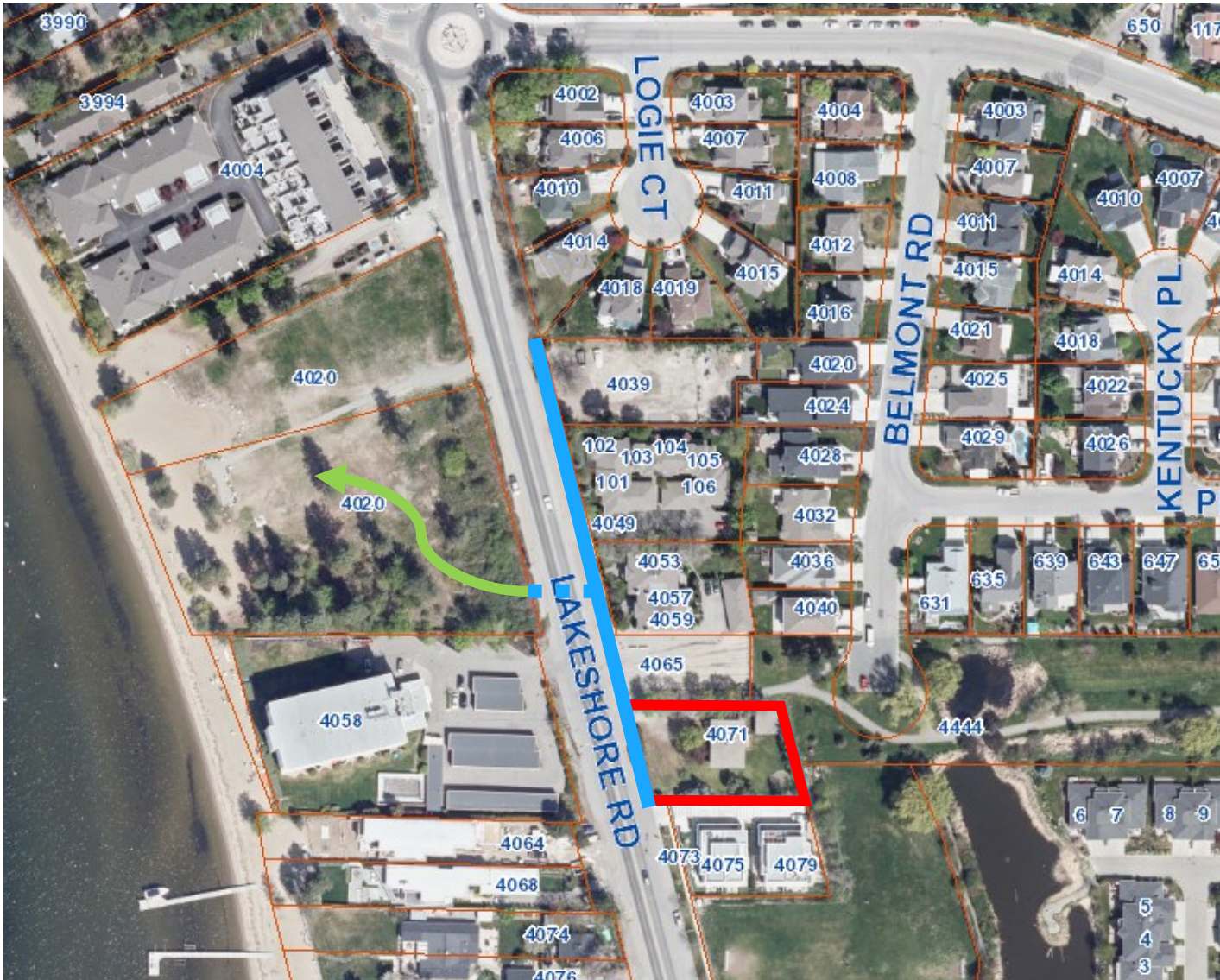
Conceptual Render



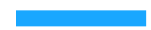
Development Policy

- ▶ Proposed zone represents a substantial increase in density over existing zone and FLU designation (S2RES).
- ▶ However, site-specific factors favour the proposed zone
 - ▶ Close proximity to numerous amenities and destinations
 - ▶ On arterial road; good access to transit and active transportation
 - ▶ Numerous multi-family developments in area on Lakeshore Rd. (incl. RM6 apt. bldg. across street)
 - ▶ Buffered on all sides by park or multi-family
 - ▶ Offers numerous 'eyes-on-the-park' for Belmont Park
 - ▶ Applicant agreed to contribute to pedestrian connection b/w Belmont Park and Bluebird Beach Park.

Pedestrian Connection



Subject Lot



New Sidewalk



New Crosswalk



Future Pathway
into Park

Development Policy



- ▶ Given the site-specific factors, the project stands to contribute to creating a compact urban form
 - ▶ OCP Policy 5.3.2: Promote a Compact Urban Form

Staff Recommendation

- ▶ Staff support the proposed RM5 zone and accompanying OCP Amendment.
 - ▶ Site specific factors favor proposed RM5 zone
 - ▶ Proposal stands to contribute to a compact urban form



Conclusion of Staff Remarks