



Z19-0078

3340 Lakeshore Rd

Rezoning Application



Proposal

- ▶ To consider a Rezoning application to rezone 3340 lakeshore Road from the C1 and C9 zones to the C4 zone as well as to rezone 3290 Lakeshore Rd from the C1 and C9 zones to the P3 zone to facilitate a mixed use development.

Development Process

June 12th 2019

Development Application Submitted

Staff Review & Circulation

Aug 17th 2020

Public Notification Received

Sept 14th 2020

Initial Consideration

Public Hearing
Second & Third Readings

Final Reading

Building Permit

Council
Approvals

Context Map



Walk Score

62

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score

37

Some Transit

A few nearby public transportation options.

Bike Score

99

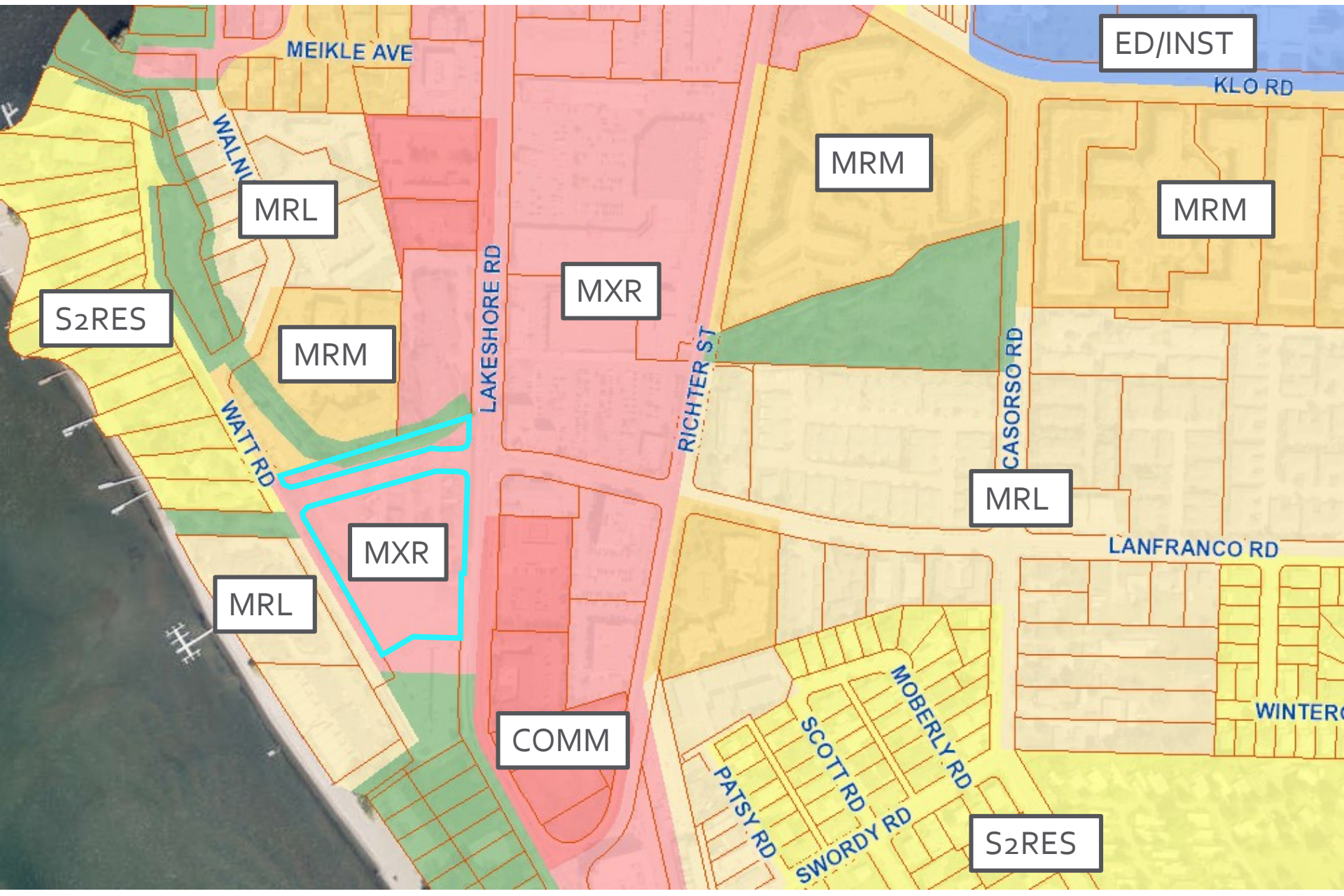
Biker's Paradise

Daily errands can be accomplished on a bike.

Subject Property Map



Official Community Plan



Public Consultation

- ▶ Comprehensive and Extensive Public Consultation Process
- ▶ Most comments were related to form & character, scale, height, massing, parking, and details of the development proposal.



Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Complete Communities
 - ▶ Sensitive Infill
 - ▶ Compact Urban Form
- ▶ Consistent with Future Land Use **MXR – Mixed Use (Commercial & Residential)**

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Consistent with Urban Centre & Infill Policies
 - ▶ Appropriate location for adding mixed residential and commercial land uses
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks