



Z19-0078

3340 Lakeshore Rd

Rezoning Application



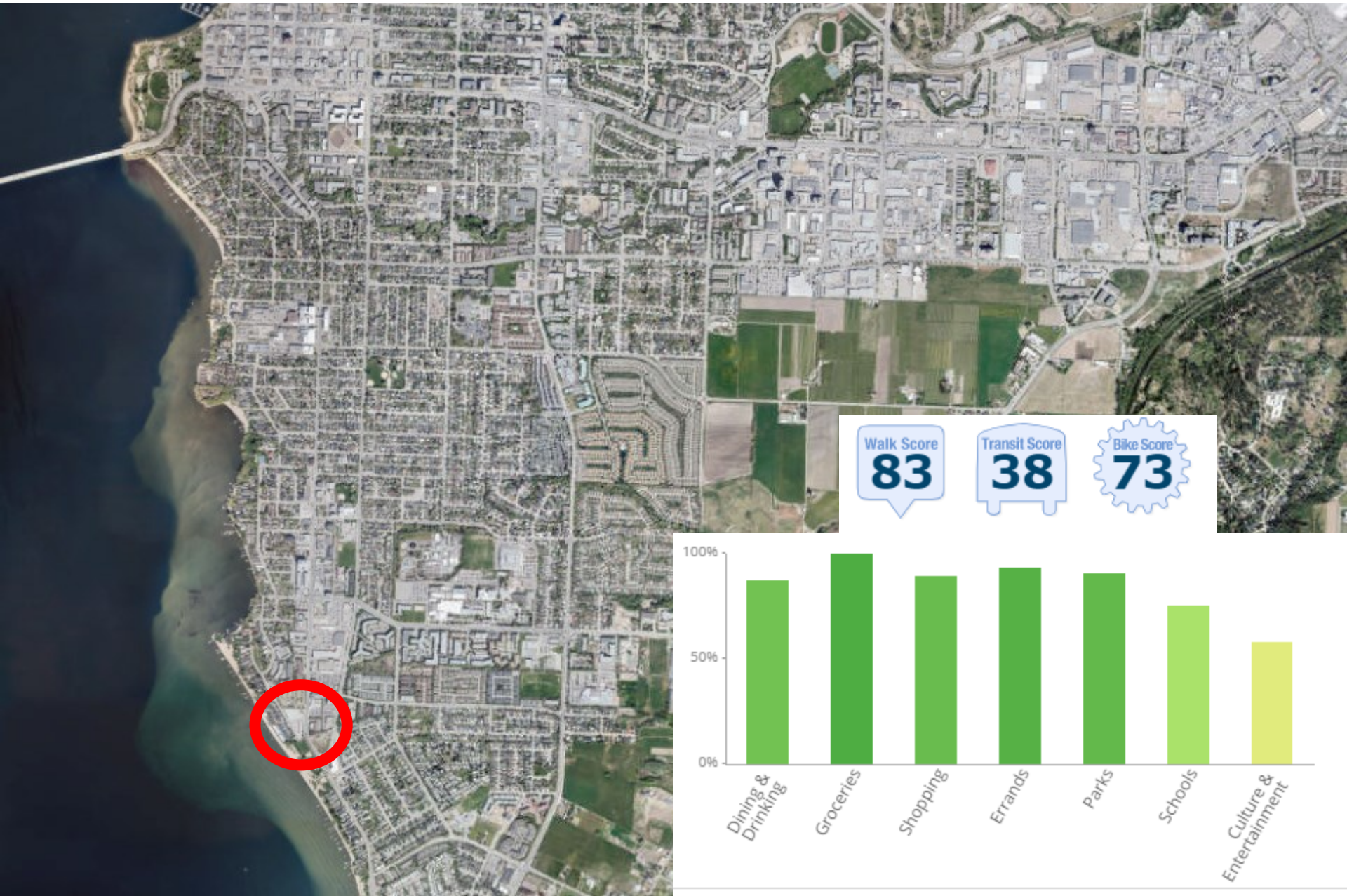
Proposal

- ▶ 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



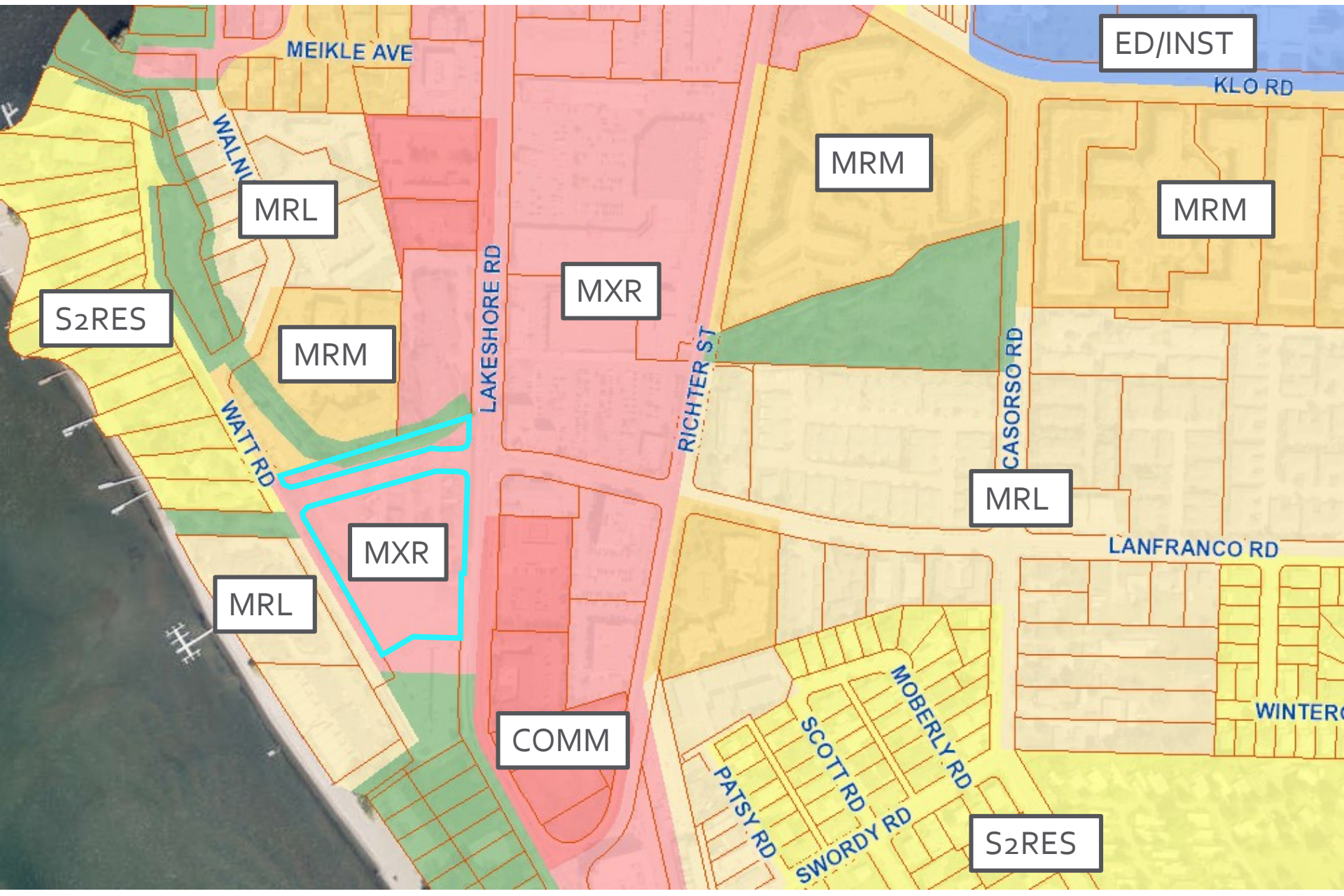
Context Map



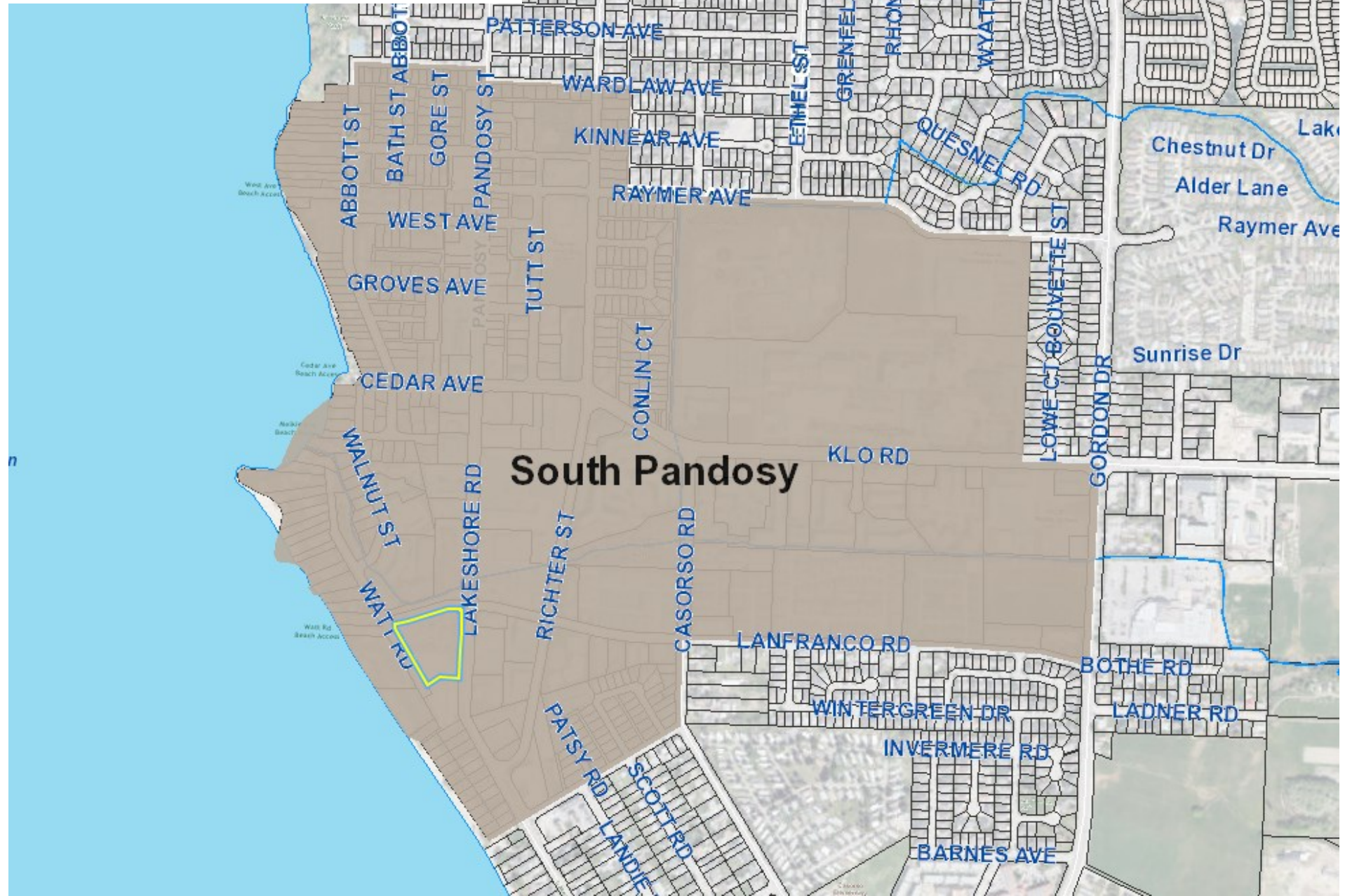
Subject Property Map



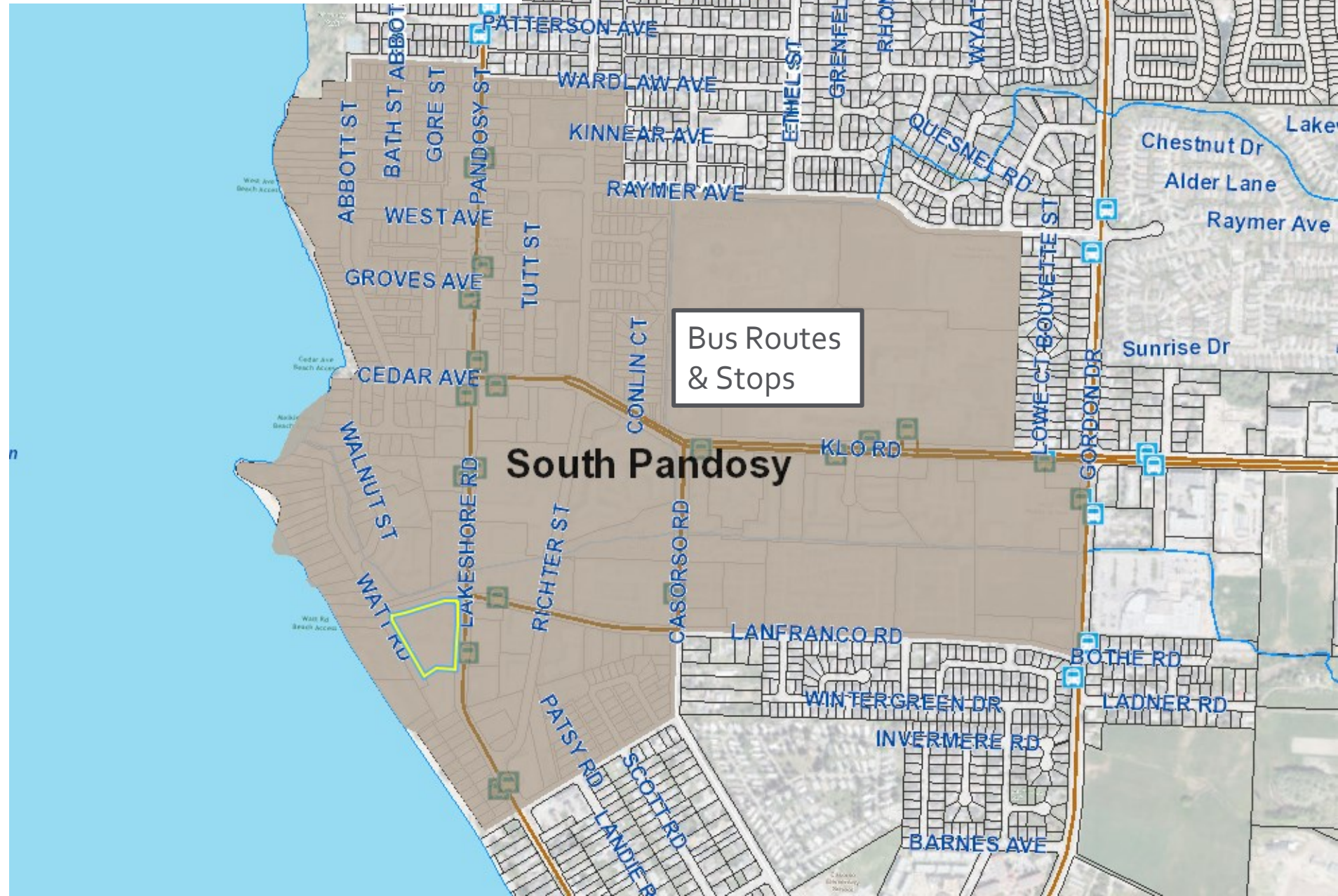
Official Community Plan



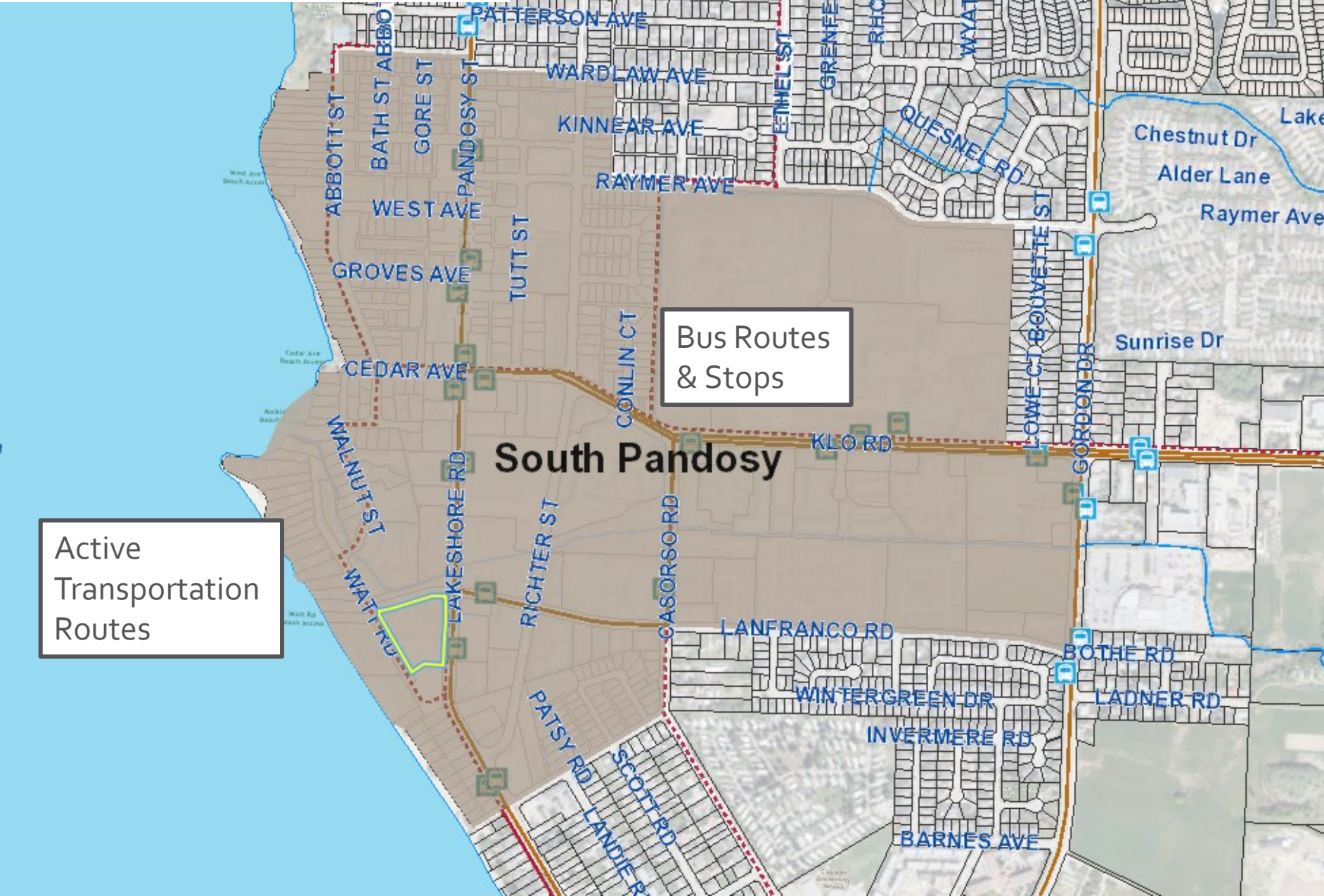
Urban Centre



Urban Centre



Urban Centre



**Is there value to be gained through
developments that demonstrate good urban
planning?**

Density

- ▶ **Definition:** the concentration of population and activity in an urban area.
- ▶ **Key Principle:** Urban Planning promotes higher density of buildings in conjunction with public spaces, mixed use developments, good building design and adequate amenity and open space.
- ▶ **Benefits:**
 - ▶ Efficient use of land, avoiding more traditional forms of suburban development.
 - ▶ Reduced economic costs associated with time spent travelling
 - ▶ Helps to concentrate people and activities in the central core of the City
 - ▶ Promotes social connectedness and vitality.
 - ▶ Helps to encourage greater physical activity and general health benefits.
 - ▶ Helps to conserve green spaces that more traditional forms of suburban development threaten.
 - ▶ Less vehicle trips and travel lengths reducing average emissions.

Mixed-use

- ▶ **Definition:** where a variety of different living and working activities are in close proximity within a neighbourhood.
- ▶ **Key Principle:** Urban Planning supports mixed-use developments and neighbourhoods that are well served by active transportation, transit and overall strong transportation connectivity and a relatively high intensity of different uses.
- ▶ **Benefits:**
 - ▶ Offers people convenience, choices and opportunities which can lead to a greater sense of wellbeing.
 - ▶ Allows parking and transportation infrastructure to be used more efficiently.
 - ▶ Lower household spending on transportation.
 - ▶ Increase viability of local shops, services and facilities.
 - ▶ Encourages walking and cycling, reducing the reliance on vehicle use and thus reducing emissions.
 - ▶ Enhanced social equity and variety in housing types and styles.

Commercial Comparison

► C1 Zone

- Child Care Centre, Major
- Community Garden
- Personal Service Establishments
- Retail stores, convenience



► C9 Zone

- Amusement Arcades
- Amusement Establishments, Outdoor
- Boat Storage
- Community Garden
- Hotels
- Motels
- Participant recreation services indoor
- Short – term rental accommodation
- Temporary shelter services
- Tourist campsites



Commercial Comparison

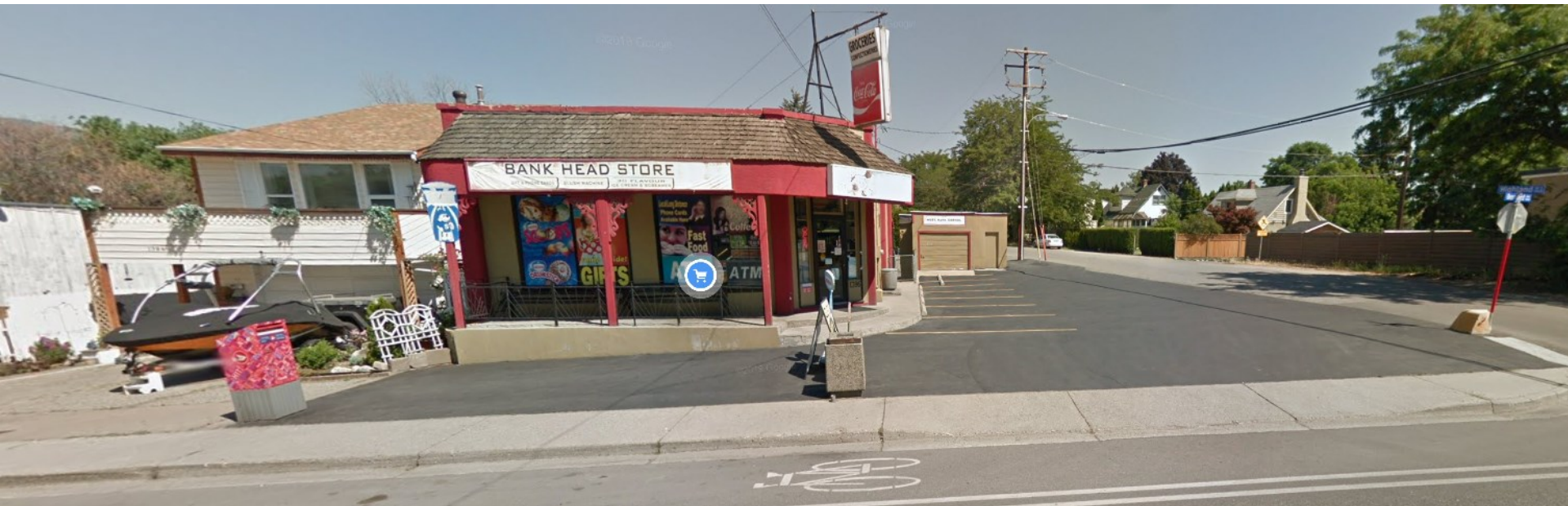
- ▶ C₄ Zone (sample of desirable land uses)
 - ▶ Financial services
 - ▶ Health services
 - ▶ Liquor Primary Establishments
 - ▶ Food Primary Establishments
 - ▶ Offices
 - ▶ Retail

Commercial Comparison

- ▶ Local Commercial
 - ▶ Neighbourhood Commercial
 - ▶ Highway Commercial
 - ▶ Urban Centre Commercial

Commercial Comparison

- ▶ Local Commercial
- ▶ Neighbourhood Commercial
- ▶ Highway Commercial
- ▶ Urban Centre Commercial



Commercial Comparison

- ▶ Local Commercial
- ▶ Neighbourhood Commercial
- ▶ Highway Commercial
- ▶ Urban Centre Commercial



Commercial Comparison

- ▶ Local Commercial
- ▶ Neighbourhood Commercial
- ▶ Highway Commercial
- ▶ Urban Centre Commercial



Commercial Comparison

- ▶ Local Commercial
- ▶ Neighbourhood Commercial
- ▶ Highway Commercial
- ▶ **Urban Centre Commercial**



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
 - ▶ Consistent with the City's framework for growth
- ▶ Recommend the Bylaw be given 2nd & 3rd readings



Conclusion of Staff Remarks