



## 4371 LAKESHORE ROAD

Rezoning from RU1 Large lot housing to RU4 – Duplex housing zone



# NEIGHBOURHOOD CONTEXT

- Property to south is zoned RU4
- MF2 (Southwinds multifamily complex) is directly across the street
- Lakeshore road is classified as a Major, Arterial, Suburban road
- Lakeshore has transit (stop is ½ to north of the site), has current and future active transportation, bike route, and truck route.



# NEIGHBOURHOOD IS IN TRANSITION

Several properties in the immediate area have subdivided, constructed new homes and others are in the PLR process.

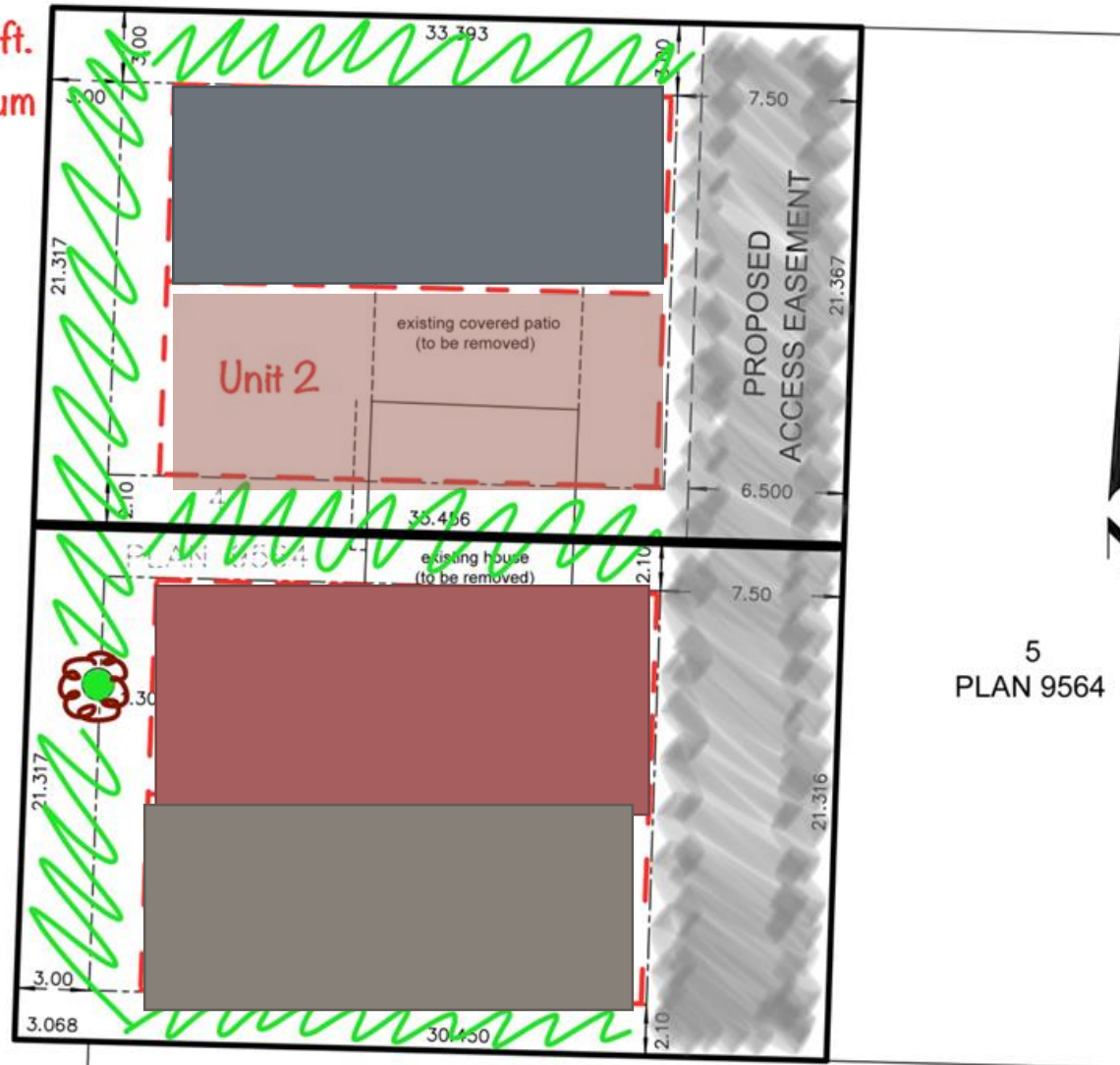




GREENE ROAD

All 4 Units: 1,506sqft.  
(140.0sqm.) Maximum  
Footprint Per Unit

LAKESHORE ROAD



Maximum potential for each duplex unit:  
140m<sup>2</sup> footprint of which 42m<sup>2</sup> is garage

+ second storey @ 140m<sup>2</sup>

Maximum potential floor area: 238m<sup>2</sup>  
(2,560 sq.ft. – size of an average  
Mission home)

Maximizing the future properties for duplexes leave no space  
to room for parking for secondary suites, making secondary  
suites unattainable.

# CONCLUSION

## Neighbourhood concerns

- 4 duplex's on the one lot (not permitted by the RU4 zone; not feasible when adhering to 40% site coverage and required setbacks)
- Extra vehicles parked on Lakeshore from other developments. (Parking will be accommodated on the property in the form of double garages)
- Safety (the easement will allow vehicles to exit the site in a forward-facing direction, ensuring drivers can see children, dogs and other vehicles.)

## Benefits

- Upgrades tired housing stock in a sensitive manner.
- Creates infill in a desirable location. Potential ½ duplex is large enough to accommodate a family.
- Walkable to amenities such as Sarson Beach Park, Elementary and secondary schools as well as daycare.
- By bike H2O fitness center and mission sports fields are easy to reach.

# THANK YOU & QUESTIONS

