

# Statutory Public Meeting

## 5353 Lakeshore Road

### Applications for Official Plan & Zoning By-law Amendments



## Development Site



### Site and Surrounding Area:

- Lands comprise 3.84 hectares (9.5 acres)
- Frontage on Lakeshore Road, Hampton Heath Road and Kenwood Avenue
- Surrounding land uses include a mix of low, medium and high density residential land uses and other neighbourhood commercial uses including a retail plaza, Scotiabank and Husky gas bar.



# Planning Application

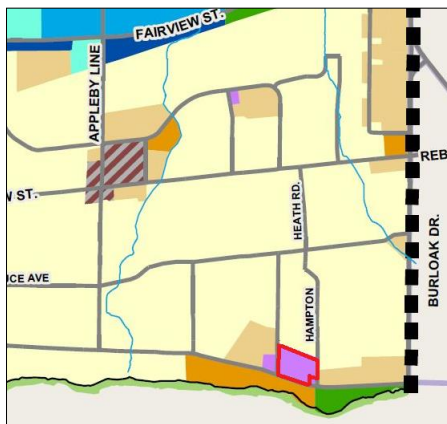
## Proposal:



- Official Plan & Zoning By-law amendments to permit:
  - Mixed-use redevelopment;
  - Building heights ranging from 1 to 18 storeys
  - 11955 m<sup>2</sup> commercial retail use at grade;
  - 2700 m<sup>2</sup> office space
  - 900 residential units;
  - 1150 underground and 200 surface parking spaces.



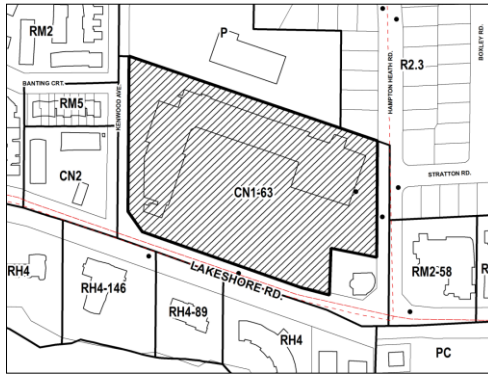
# Official Plan Designation



- Designated '**Neighbourhood Commercial**'
- Neighbourhood Commercial areas are intended to provide retail and service commercial uses to serve the daily and weekly needs of the surrounding residential community
- Proposed applications intend to increase to the maximum building area, permit stand alone residential buildings and a maximum building height of 18 storeys



## Zoning



- **Neighbourhood Commercial (CN1-63)**
- Application intended to allow:
  - Increase building heights
  - Reduce parking requirement
  - Reduce landscape area;
  - Reduced minimum amenity area;



## Public Consultation

- 684 notices of application were mailed
- Public Open House to present the proposal was held on July 18, 2018 and attended by approximately 74 members of the public
- Public Open House to present the proposal was held on August 8, 2018 and attended by approximately 70 members of the public
- Written correspondence received includes 41 emails
  - Attached as Appendix D to Report PB-9-19
- **General Themes:**
  - Traffic.
  - Height
  - Density
  - Parking
  - Servicing /flooding





## Technical Review

- Updates to technical reports
  - Need to incorporate meaningful ground oriented open space/parkland
  - Site design considerations
  - Parking
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- Staff have provided comments to the applicant and will continue to work with them to seek responses or revisions to the plans before returning with a recommendations report for Council's decision



## For more information:

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- Visit the City's website: [www.burlington.ca](http://www.burlington.ca)
- Application website:  
[www.burlington.ca/Lakesideplaza](http://www.burlington.ca/Lakesideplaza)