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2005

Imagery Date: 6/30/2018 43°14'22.24" N 79

PREVIOUS ZONING

BYLAW

PRIOR TO

2006-2010 Term Of

COUNCIL

NO HEIGHT RESTRICTIONS

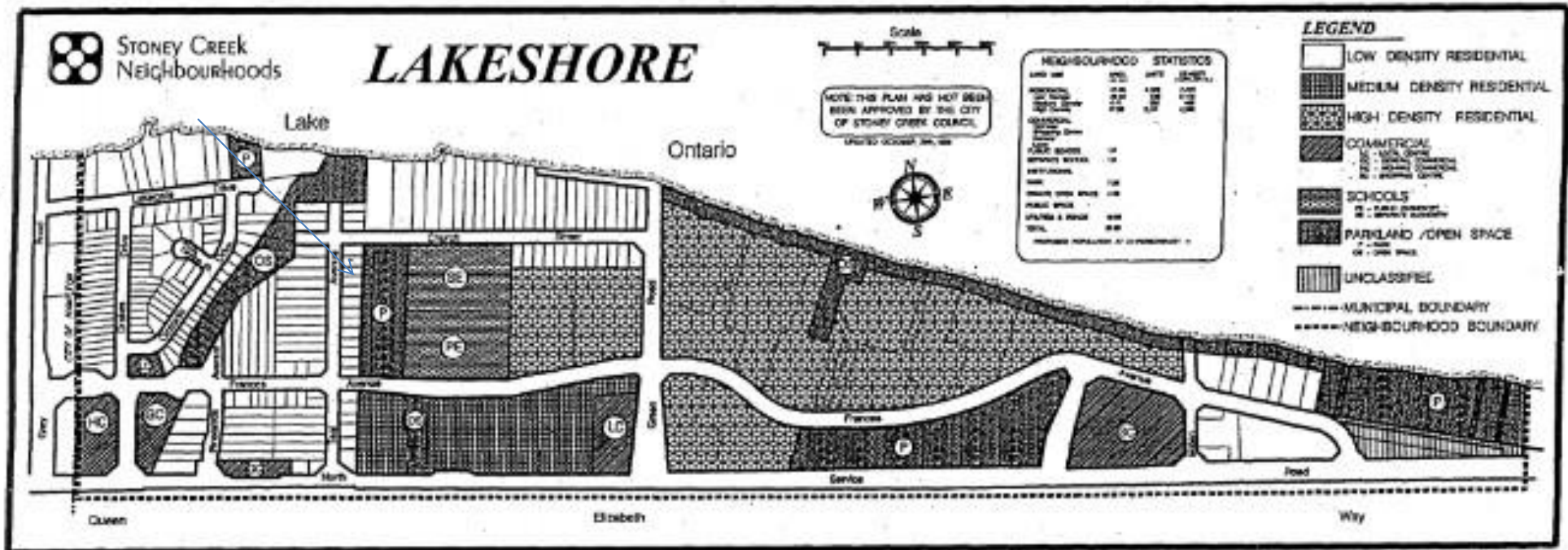
MINIMUM DENSITY OF 80 UNITS / HECTARE

HOWEVER:

MAXIMUM DENSITY OF

150 UNITS / HECTARE

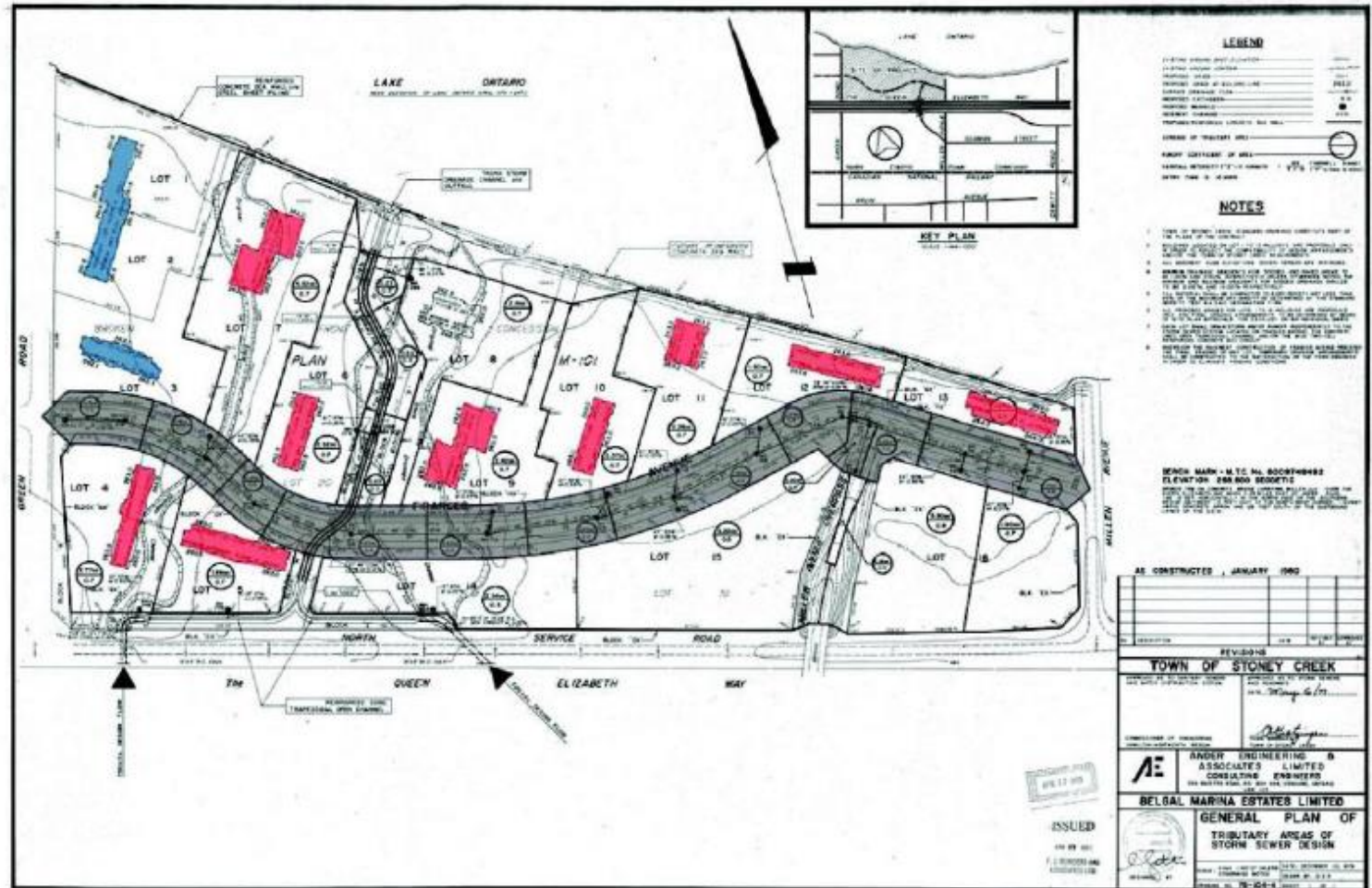
- 2 -



**NOTE THIS PLAN HAS NOT BEEN
BEEN APPROVED BY THE CITY
OF STONEY CREEK COUNCIL**

~~CURRENT~~ APPROVED PLAN — HIGH DENSITY RESIDENTIAL (FROM 1976)

- EXISTING HIGH RISE RESIDENTIAL
- FUTURE HIGH RISE RESIDENTIAL
- FRANCES AVENUE



SOUTH SHORES ESTATES REGISTERED PLAN OF SUBDIVISION 62M-101

ZBA

APPROVED

APRIL 2010

BY COUNCIL

Notwithstanding the provisions of Subsection 8.8.2 of the Mixed Use Commercial "MUC" Zone, on those lands zoned "MUC-67" by this By-law, Nursing Homes, Homes for the Aged, and Residential Care Facilities shall also be permitted. Notwithstanding the provisions of Paragraphs (a), (c), (d), (e), (f), (g), (h), (i) and (k) of Subsection 8.8.3 of the Mixed Use Commercial "MUC" Zone, on those lands zoned "MUC-4" by this By-law, the following shall apply:

- | | | |
|---|---|---|
| (a) Minimum Lot Area | - | 19,400 square metres |
| (c) Maximum Lot Coverage | - | None |
| (d) Maximum Gross Leasable Commercial Floor Area | - | 7,000 square metres |
| (e) Minimum Front Yard | - | 0 metres |
| (f) Minimum Side Yard | - | 3 metres, except 0 metres for a flankage yard |
| (g) Minimum Rear Yard | - | 3 metres, except 0 metres for a through lot |
| (h) Minimum Residential Density | - | 585 units |
| (i) Maximum Building Height | - | None |
| (k) Maximum Number of Buildings Per Lot | - | No maximum |
| (p) Minimum Distance Between Buildings on the Same Lot | - | 15 metres |
| (q) Location of Residential Care Facilities | | |
| (i) Every Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility. | | |

HIGHLIGHTS:
PARAGRAPH (H) OF THE MUC
PARENT BY-LAW

(WHICH NORMALLY APPLIES TO MAXIMUM DENSITY)

WAS CHANGED TO A
MINIMUM RESIDENTIAL
DENSITY OF 585 UNITS

(ON THE WHOLE LOT)

PRESENT DAY

1,842 UNITS

(ON 2 HECTARES OF LAND)

& ADDITIONAL VARIANCES

**NOT A
“DONE DEAL”**

COUNCIL

HAS OPTIONS

Approval of plans or drawings

(4) No person shall undertake any development in an area designated under subsection (2) unless the council of the municipality or, where a referral has been made under subsection (12), the Tribunal has approved one or both, as the council may determine, of the following . . .

TRAFFIC IMPACT STUDY

WIND STUDY

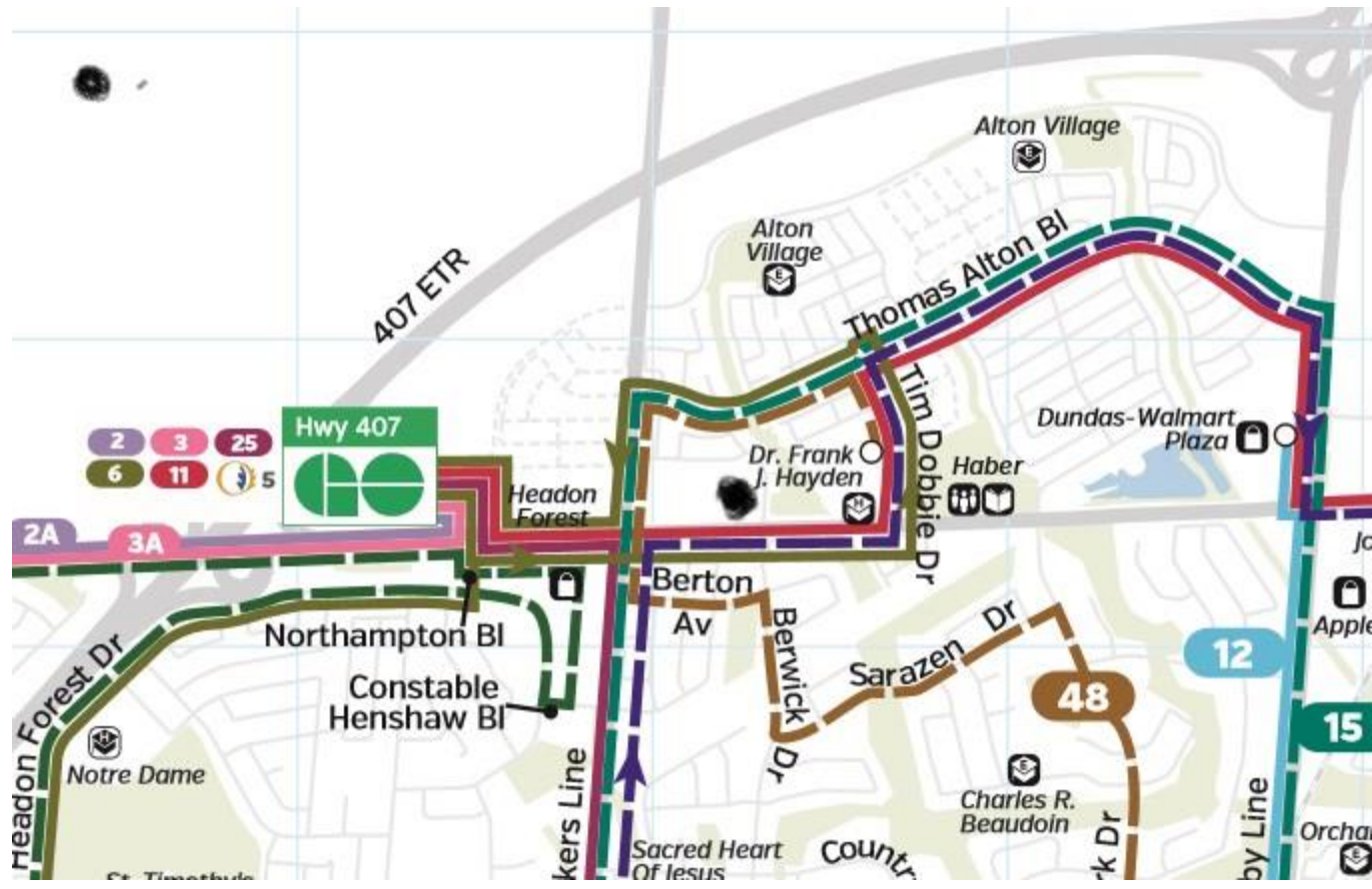
SUN/SHADOW STUDY

PLANNING JUSTIFICATION REPORT

TRANSPORTATION DEMAND

MANAGEMENT : PARKING & BIKE

STORAGE



REASONS TO INVOKE COUNCIL'S AUTHORITY

Jen Davis' Delegated Time

Regulatory Flood Plain for Stoney Creek Numbered Watercourse 1 & 2



Thank you for your time, your consideration and we hope your help.

Respectfully submitted,

Lakewood Beach Community Council

April 16, 2019 Presentation to Planning Committee