

PUBLIC MEETING

The Landing on Little lake
Official Plan & Zoning By-law Amendment
10 & 20 Little Lake Drive



City File Nos: D09-OPA27, D14-1547

April 22, 2013

Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.



- Total 2.77 ha. (2.33 ha./0.44 ha.)
- 1.53 ha. developable
- 170 m frontage on Little Lake Dr.

SITE PHOTOGRAPHS

View from Duckworth St.



Trailer Park Entrance

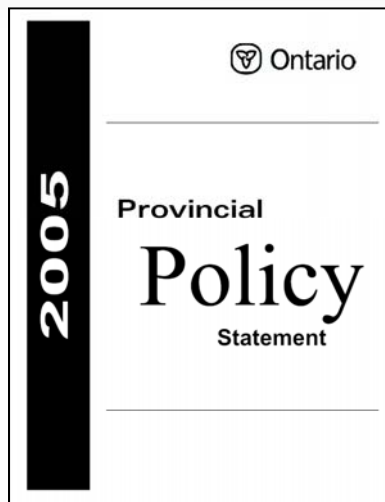
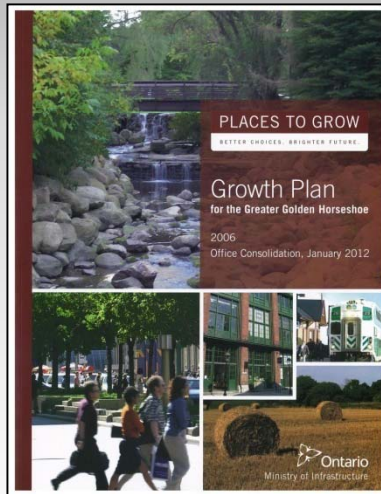


Shoreline April 2013



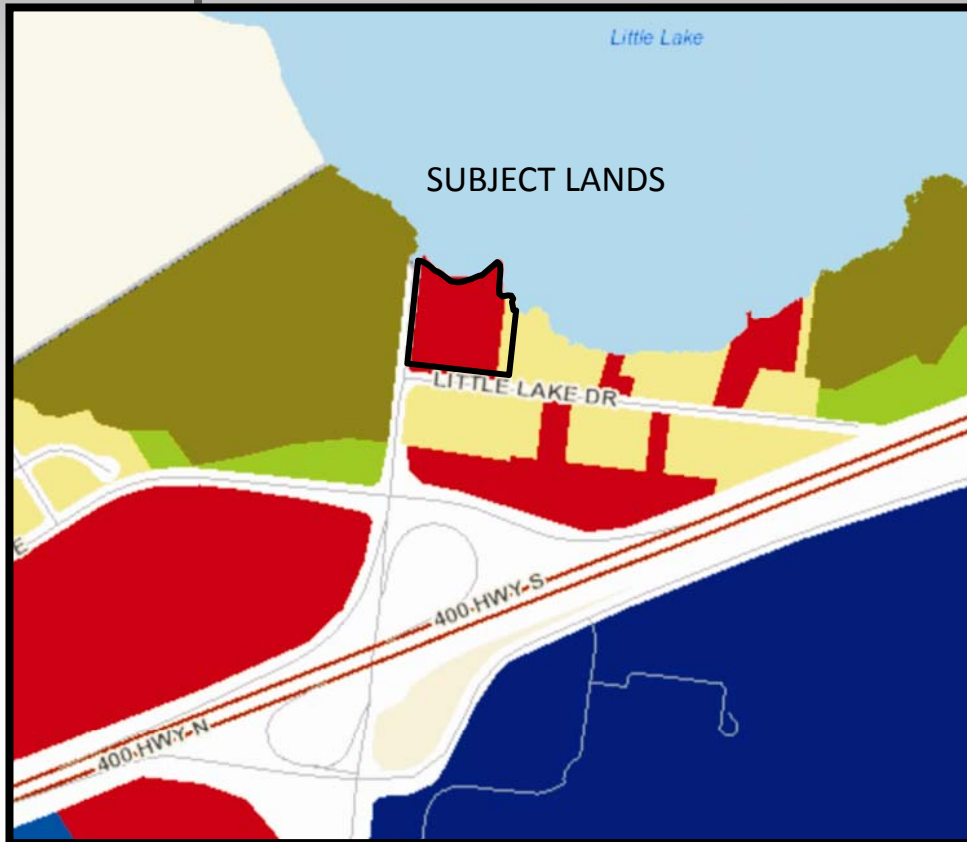
20 Little Lake Dr. Entrance

PROVINCIAL POLICY STATEMENT & GROWTH PLAN



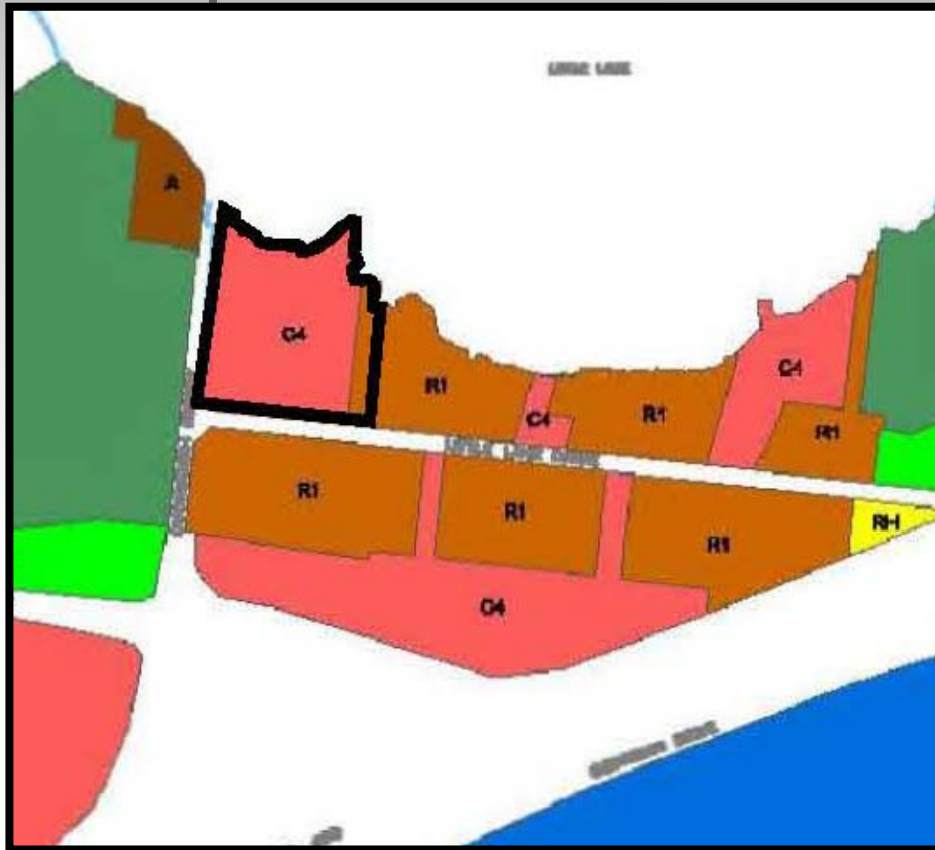
- Brownfield redevelopment.
- Intensification within the built-up area.
- Shoreline improvements.
- Remove existing development from the floodplain.
- Transit supportive density.
- Aging in place housing types.
- Mixture of nearby land uses (residential, commercial, major institutional, parks).
- Utilizes existing infrastructure.

OFFICIAL PLAN



- Redesignate 20 Little Lake Drive from Residential to General Commercial and Environmental Protection.
- Redesignate a portion of 10 Little Lake Drive from General Commercial to Environmental Protection
- Recognize a Senior Citizen Home and a Retirement Home as permitted uses in the General Commercial designation..

ZONING BY-LAW 2009-141



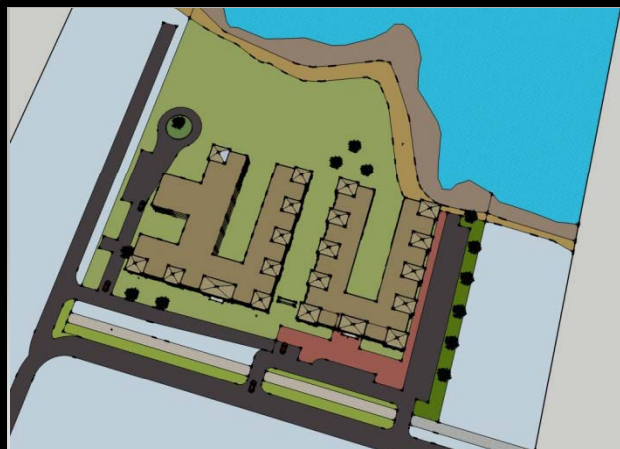
General Commercial (C4)

- C4 Zone permits a variety of commercial and institutional uses.
- Rezone a portion of 20 Little Lake Dr. to EP.
- Rezone 20 Little Lake Drive to C4 and EP.
- Site specific provisions: Permit a Senior Citizen Home and a Retirement Home, as well as est. maximum building heights and setbacks.

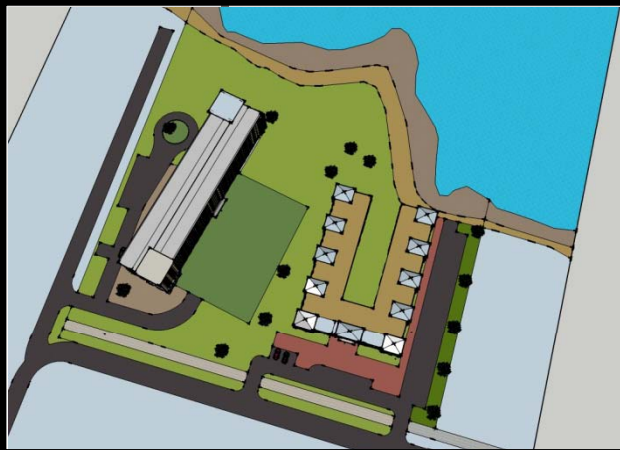
**OPEN
HOUSE 1
APRIL 21, 2011**

- No commercial
- No student housing
- Prefer Seniors Housing
- Prefer mixture of housing
- County setting
- Public access to the lake





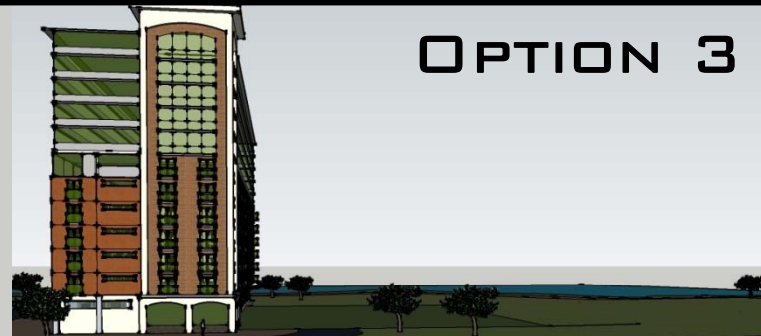
OPTION 1



OPTION 2



OPTION 3



**OPEN
HOUSE 2
DEC 9, 2011**

**3 BUILT FORM
OPTIONS**

DEFINITIONS

Senior Citizens Home: A building in which self-contained units are provided to accommodate senior citizens but shall not include a rest home, nursing home or hospital.

Retirement Home: A residential facility, which may be a rest home, but does not include a hospital, nursing home, home for the aged or group home in which lodging is provided and where, in addition to sleeping accommodations, meals are supplied by a common kitchen, and other communal facilities may be provided. Nursing, medical or similar care and treatment may also be provided.

Nursing Home: A residential facility for the care and lodging of persons requiring nursing care in accordance with the Nursing Homes Act.

Rest Home or Home for the Aged: A residential facility for the care and lodging of persons in accordance with the Homes for the Aged and Rest Homes Act.

