

# **Staff Recommendation Report**

**2267 Lakeshore Road**

**Zoning By-law Amendment Application**

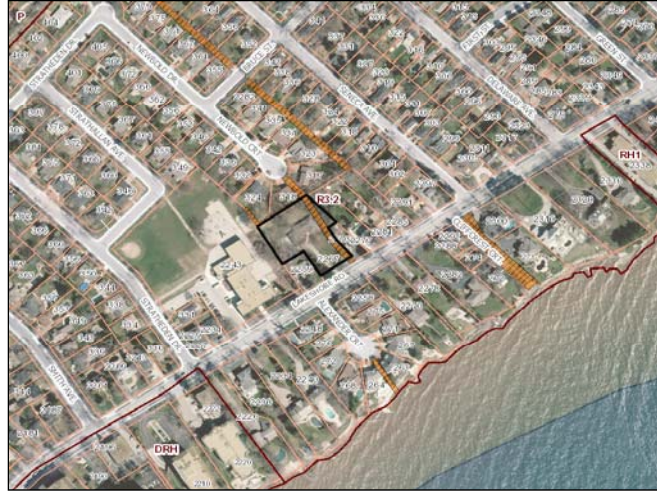


## **Purpose of Applications**

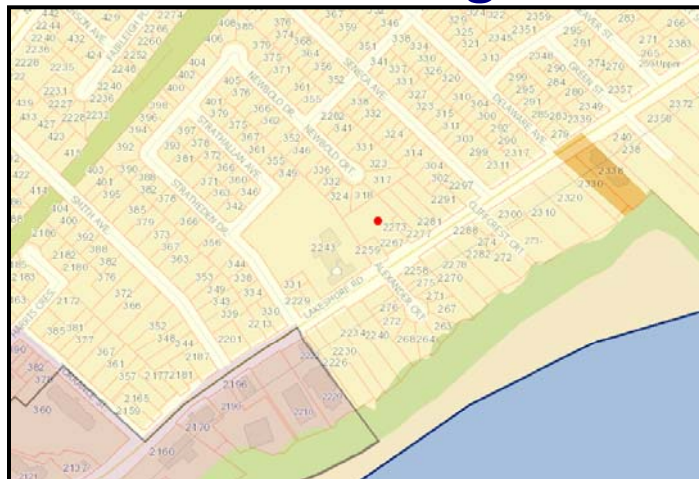
- To permit 3 single-detached residential dwellings to be located on the property with a shared driveway access from Lakeshore Road



## 2267 Lakeshore Road



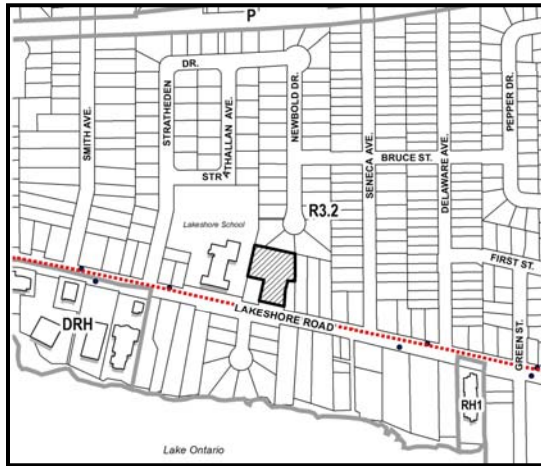
## Official Plan Designation



Schedule B: Residential Low-Density



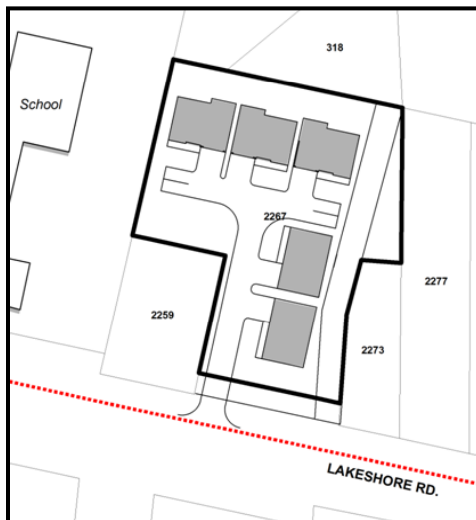
## Zoning Map



**Zone:**  
R3.2  
(Residential Low-Density)



## Original Planning Application

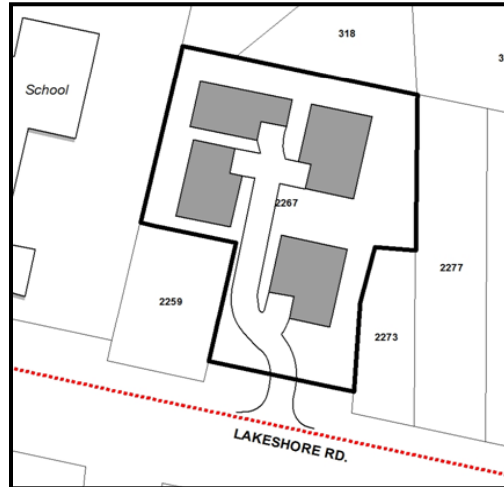


**Proposal:**

- 5 single detached residential dwellings
- 4 formal visitor spaces
- shared driveway access off Lakeshore Road



## Revised Planning Application

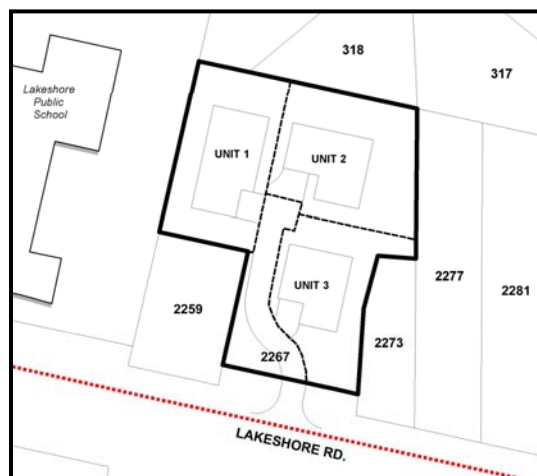


**Proposal:**

- 4 single detached residential dwellings
- no formal visitor spaces
- shared driveway access off Lakeshore Road



## Final Planning Application



**Proposal:**

- 3 single detached residential dwellings
- no formal visitor spaces
- shared driveway access off Lakeshore Road



## Planning Recommendation

Staff recommends **APPROVAL** of the proposed Zoning By-law amendment.

The application proposes an acceptable level of intensification on a large lot that is located along a minor arterial road. The development plan provides adequate setbacks and buffering along the property boundaries and between the proposed residential units.

The proposal conforms to the City's Official Plan and will achieve compatible intensification.

