

Proposed Zoning and Shoreline By-law Changes

Innisfil Beach Road
Lakelands Avenue

Public Meeting

June 17, 2020



Purpose of this meeting

- Where are the changes coming from?
- What is proposed?
- What comes next?



What has spurred this proposal?



- Commercial needs
- **Placemaking** opportunity
- Complementary **park/downtown**
- Provincial **directive to intensify**
- Implement **Official Plan** designation

Vision for the Street



Proposed Zoning Exceptions



- “Zoning exceptions” are created along the street
- Four are being proposed

MU3-1 Zone



- 2-4 storeys
- Increased rear yard setbacks
- Increased/enhanced landscape buffers
- Setbacks to properties on 25 Sideroad

One possible version of the MU3 zone

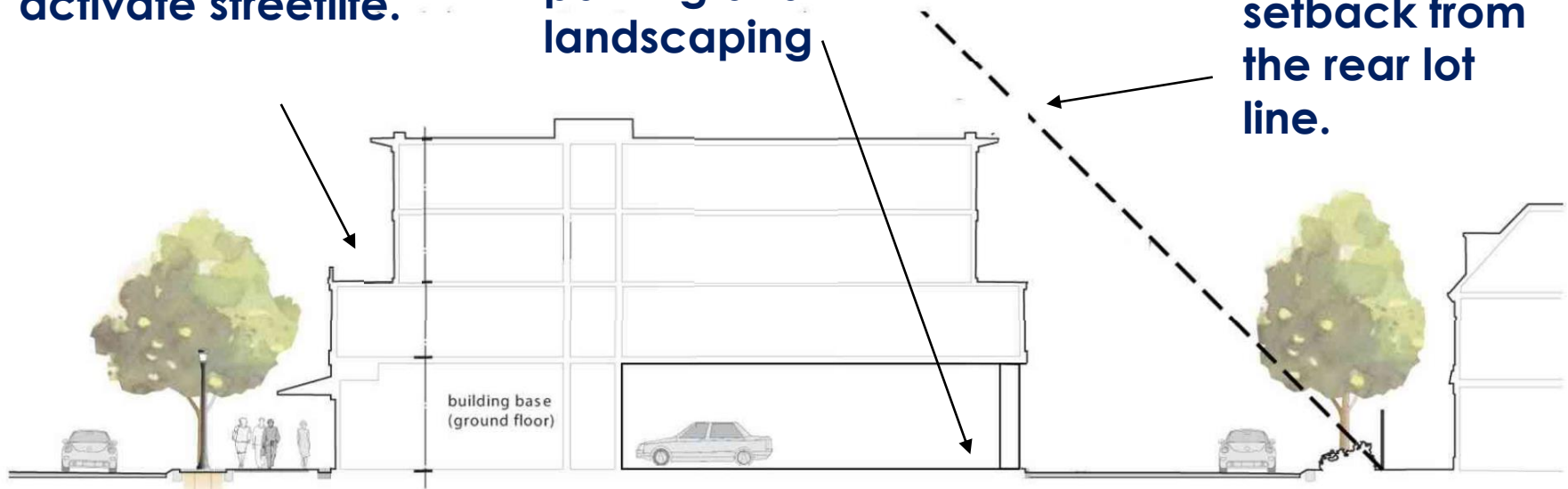




Front building setbacks create a balcony, activate streetlife.

Large rear yard setback to support rear parking and landscaping

Angular Plane creates a building setback from the rear lot line.



**Example Mixed Use 3
Exception 1 (MU3-1)
2-4 storeys**

MU3-2 Zone



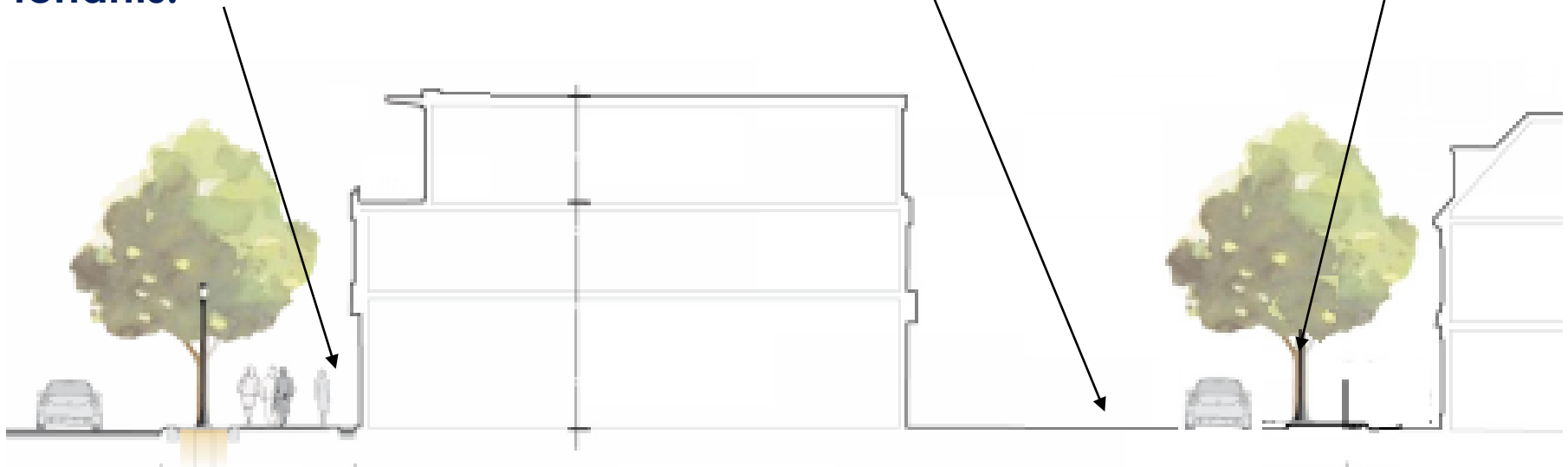
- Very similar development rules
- Reduced to 2-3 storeys to taper skyline towards the lake



**Tall first floor heights
give landowners
flexibility, broaden
pool of potential
tenants.**

**Large rear yard setback
to support rear parking
area and landscaping
buffer**

**Deep
landscape
strip to support
large mature
trees**



MU3-3 Zone



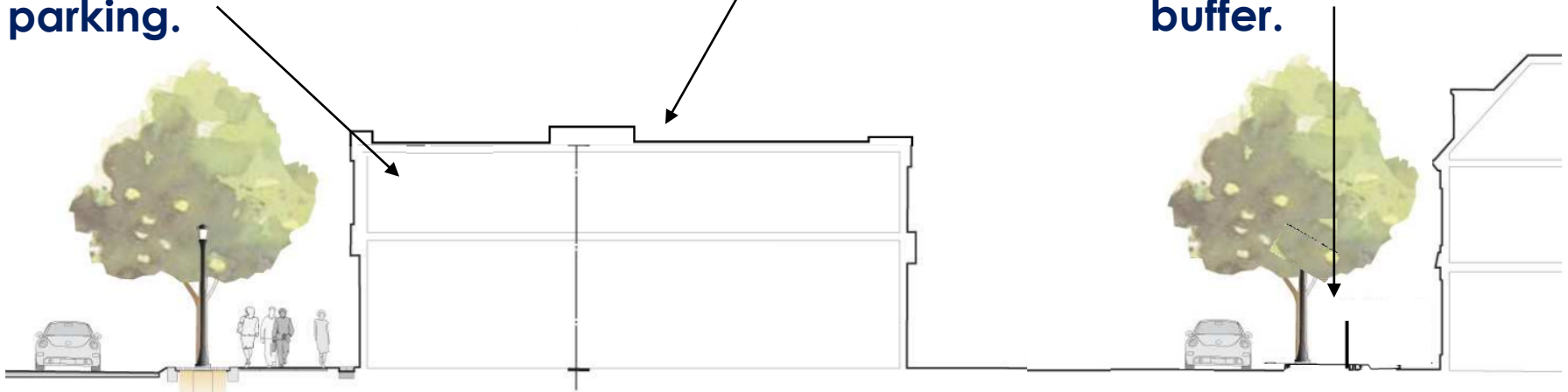
- 2 storeys
- 6 m densely landscaped side yard setbacks to residential zones



**Less parking
intensive
building form,
with capacity
for rear surface
parking.**

**Two-storey to blend into
existing skyline, begin to
be entirely shadowed
by street trees.**

**Side Yard
landscaping
provisions to
provide high quality
buffer.**



**Example Mixed Use 3
Exception 3 (MU3-3)
2 storeys**

MU3-4 Zone



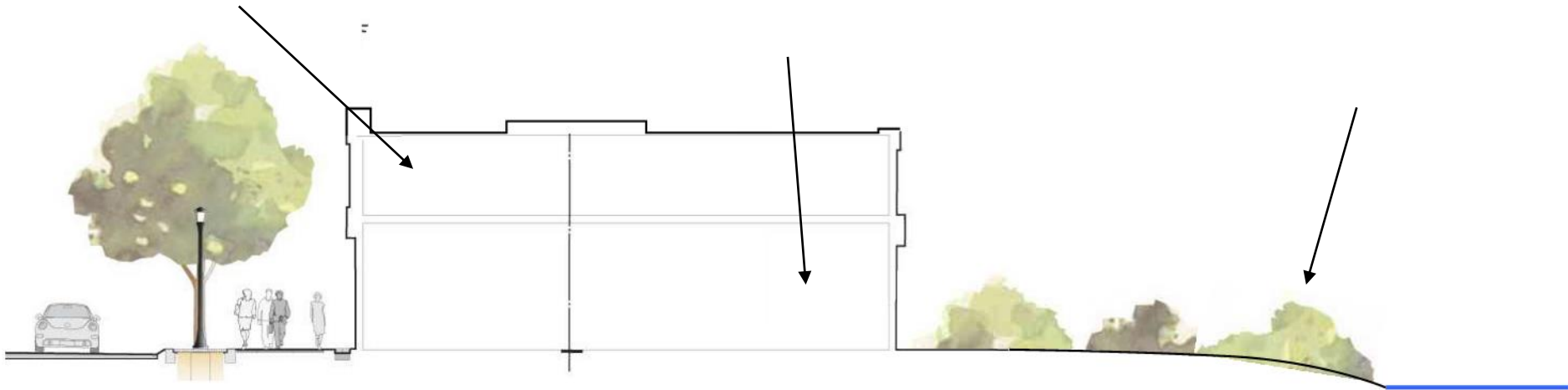
- 2 storeys
- 15 m setback from lake
- Naturalization of waterfront
- Increased interior yard setbacks
- Rooftop and other use restrictions



**Two-storey building
form complements
IBPMP guidelines for
Lakelands Avenue.**

**Wide interior yard
setbacks restore open
views of the lake from
the street.**

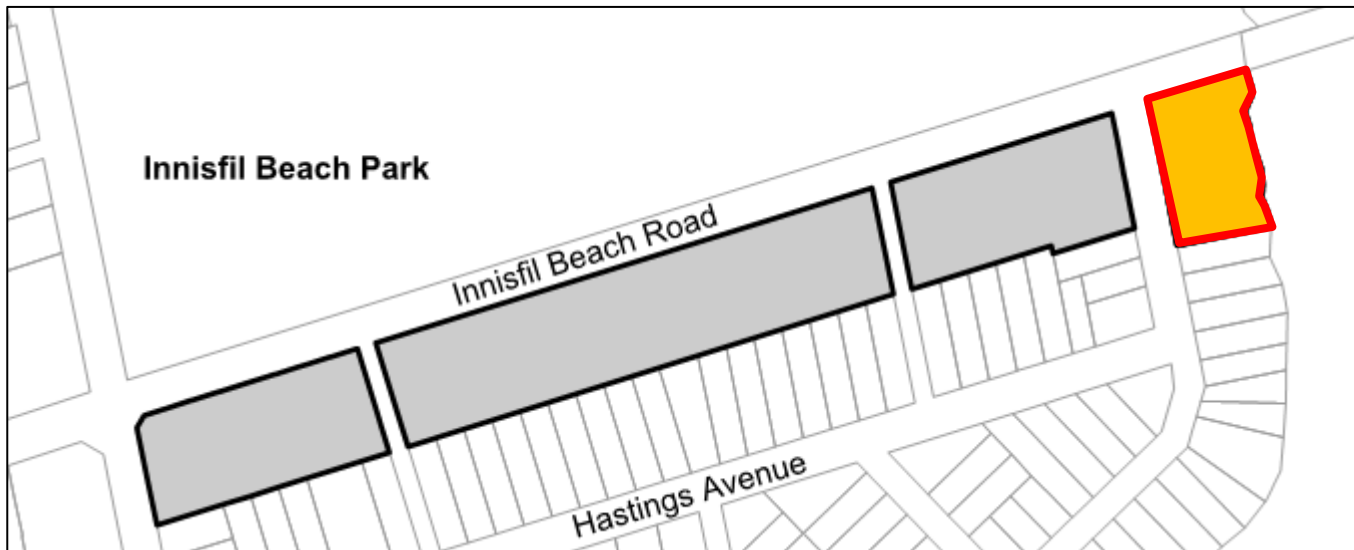
**Naturalized
landscaping
provisions rehabilitate
shoreline ecology.**



**Example Mixed Use 4
Exception 3 (MU3-4)
2 storeys**

What does Our Shore have to do with it?

- Our Shore is a lot like a Zoning By-law
- We can't have both sets of rules on the land
- The Zoning By-law is better fit for regulating Mixed Use development – and also effective at regulating the shoreline



Next Steps

- Receiving and considering comments from tonight's public meeting
- Returning later this summer to provide Council with a recommendation.

Thank You



