

SIGNIFICANT NEW REZONING APPLICATIONS

Address: 26 S.W. Marine Drive Present Zone: I-2, RS-1
Applicant: Kasian Architecture Interior Des. Proposed Zone: CD-1
Heritage: Recent Landmark Inventory
Application Date: July 25, 2006
Previous Application: Refused by Council on June 28, 2005
Staff Contact: Vicki Potter, Mary Beth Rondeau, John Ward

Proposal:

- To rezone the site to permit large-format retail uses, including a Canadian Tire Store and 3-4 other large-format retail stores, three restaurants and a parking structure, and 608 parking spaces on two floors, with a total FSR of 1.62. The application also proposes retention of the façade of the existing Chrysler Building, listed in the Recent Landmarks Inventory. This application is substantially the same as that presented to Council in 2005.

Background

§ Council considered a similar application for this site in June 2005. The application was refused. Council directed staff to review and report back on the implications of repealing the Highway Oriented Retail (HOR) Policies and Guidelines: Marine Drive Industrial Area. Staff reported back in July 2006, and at that time, Council approved amendments to the HOR Policies and Guidelines, now called the Large Format Area (LFA) Rezoning Policies and Guidelines: Marine Drive Industrial Area.

Applicable Plans, Policies and Guidelines:

- Large Format Area (LFA) Rezoning Policies and Guidelines: Marine Drive Industrial Area;
- Heritage Policies and Guidelines

Issues:

- Density for retail uses (propose .79 FSR) which exceeds maximum allowable in LFA policy (.6 FSR);
- Height of stand-alone retail use (proposed 65') which exceeds maximum height in LFA policy (60');
- Overall response to Marine Drive and Ontario Street (Building at setback, length of building faces)
- Response to transportation linkages.

CAC Implications:

- Negotiated CAC because of large site size - greater than .81 ha or 2 acres - with some exemptions for heritage preservation;

Method of Public Notification:

- Normal 2 block radius, plus all those who previously expressed interest in application, have been notified. Site signs placed on perimeter of site.