



410 Queen Street West OR11/21 – Recommendation

December 5, 2023



No Change to Official Plan Designation
(Neighbourhood Commercial - Permits
High Density Residential)

Replace existing site-specific policies
in 8.10.55 (2006, major shopping
centre) with new site-specific policies

Policy	Existing Official Plan Policy	Proposed Site specific Policy
Max Height	12 storeys	16 storeys
Max FSI	2.0	N/A
Density	N/A	275 units/ha or 1,300 units (whichever greater)
Site Specific Policy requirements related to:	<ul style="list-style-type: none"> • Integrating Bus Transit • Holding related to Transportation Improvements + Studies & Noise Studies • Site Plan Approval • Road Widening • Phasing • Public Space 	

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Zoning By-law Amendment

- New Compound zone RM3 (Multiple Residential 3) / CS4 (Commercial Shopping Centre 4)
- Replace existing site-specific zoning in 4.1.217 (2006, major shopping centre) with new site-specific uses and regulations
- Replace existing (H) related to a RSC with new (H) related to traffic assessment and noise study

Zoning Amendment Highlights	(H) CS3 / RM3	Proposed Amendment
Uses	Wide Range of Commercial & Residential	Removed large commercial shopping centres, car service/gas stations, arcades, and very low density housing types
Density	75 units/ha (RM4)	Max 275 units/ha or 1,300 whichever greater
Height	None	Max 16 storeys
Visitor Parking Rates	0.25 spaces/unit	Min 0.1 spaces/unit
Commercial Parking Rates	Varies 2.5-5.0 spaces/100 sq.m.	1.5 spaces/100 sqm., except some uses have higher
Surface Parking	N/A	Max 20% Residential
Landscaped Open Space	30% (hard & softscaped areas)	Min 20% (softscaped areas only)
Phasing	N/A	Commercial in 2 nd and 3 rd phases
Holding	(H) RSC	(H) Area A – Noise + Area B – Transportation Assessment, Updated TIS & Noise Study Area A Cap on Development Until Area B (H) Removed

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Recommendation

Proposed amendments will:

- facilitate planned function of this large former brownfield site as a master planned mixed-use development with integrated modes of transportation, within a larger community node.
- achieve a balance of flexibility and also predictability for the future build out of the site

Planning Staff recommend approval of proposed Official Plan and Zoning By-law Amendments as presented in the Staff Recommendation Report