

128 Lakeshore Road East

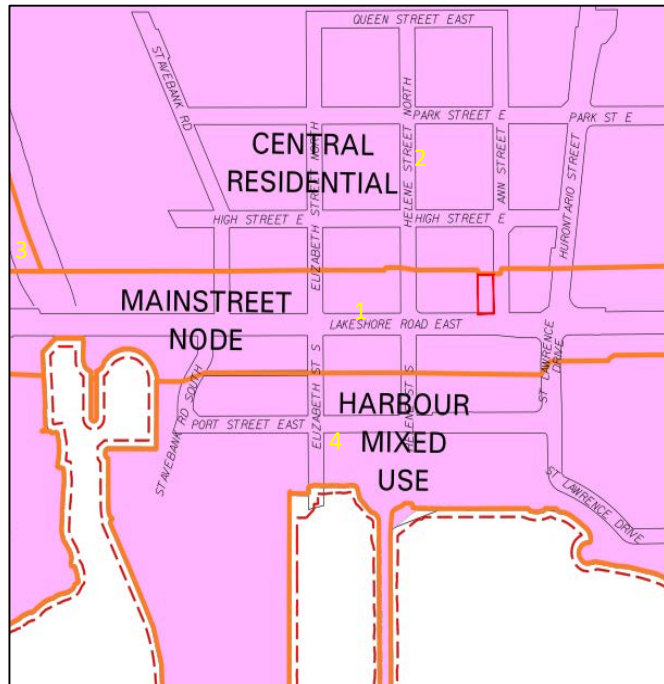
OZ/OPA 22-5 W1

Recommendation Report

November 21, 2022

Planning and Development Committee

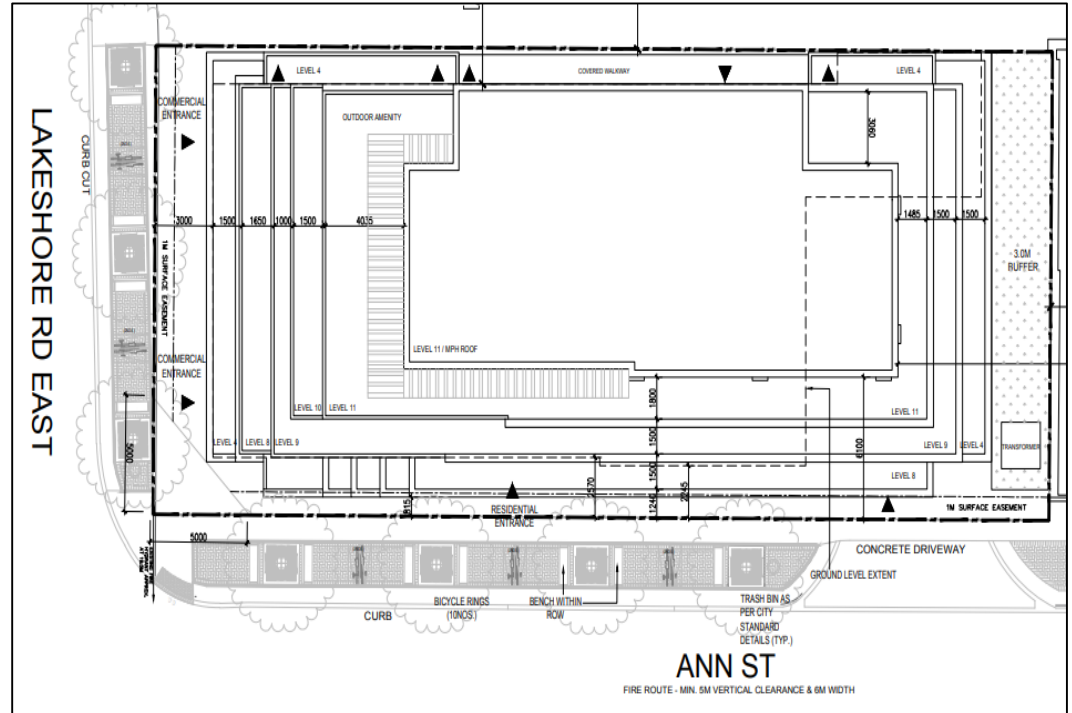
Location and Neighbourhood Context



Location and Adjacent Context



Site Plan



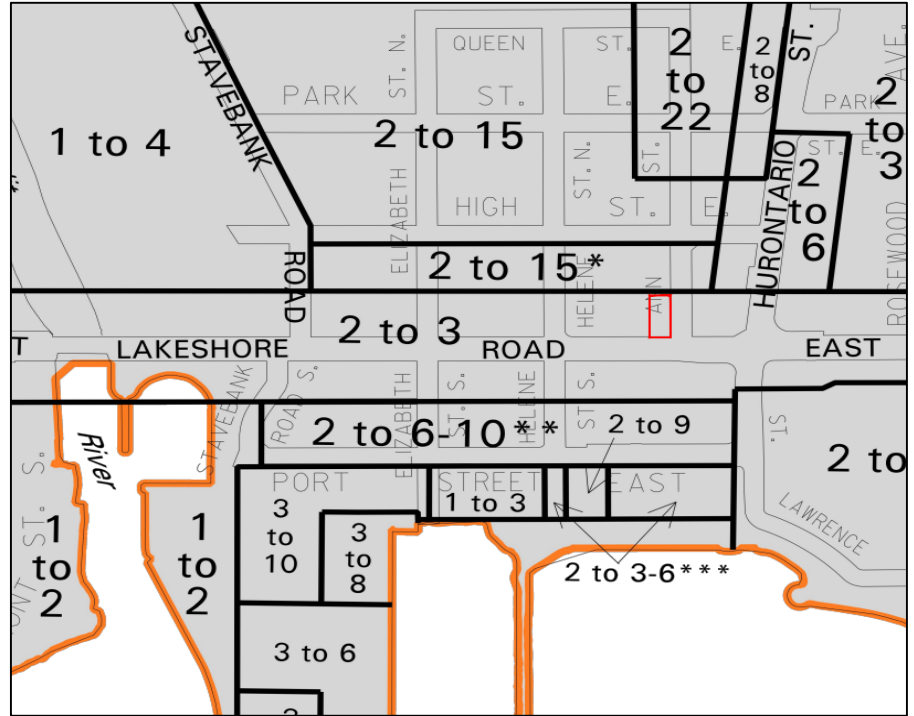
Elevations

- Maximum 10 storey (32.5 m/106.6 ft) height exclusive of mechanical penthouse and amenity area
- Maximum 11 storey (37.0 m/121.4 ft) height inclusive of mechanical penthouse and amenity area
- 26.0 m/85.3 ft right-of-way width of Lakeshore Road East



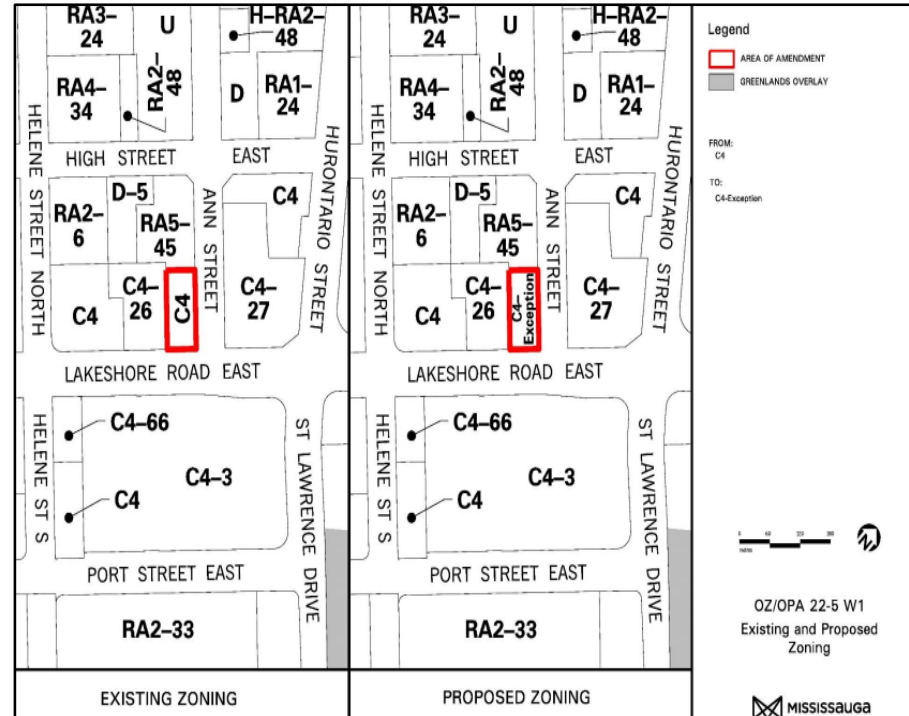
Official Plan

- Official Plan Amendment required to:
 - permit a maximum height of 11 storeys whereas 3 storeys is permitted under the Port Credit Local Area Plan (LAP) height schedule



Zoning By-law

- Zoning By-law Amendment required to:
 - Change the zoning from **C4** to **C4-Exception** to permit site-specific development standards including building setbacks, building height and parking rates



Application Timeline

- January 2022 – Submission of applications
- March 29, 2022 – Community meeting
- June 20, 2022 – Public meeting and Information report
 - Concerns included overall height and density, traffic and precedence of height along Lakeshore Road East
- June 29, 2022 – Appeal to OLT due to non-decision
- October 18, 2022 – OLT case management conference
- November 21, 2022 – Recommendation report

Evaluation – PPS

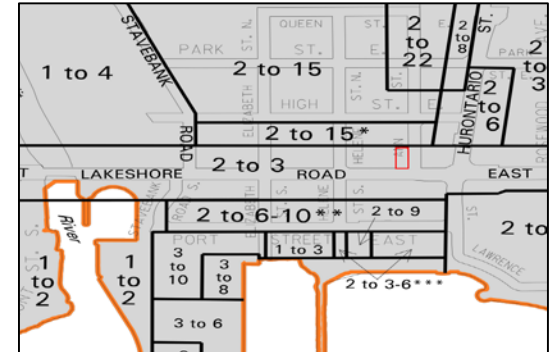
- The Provincial Policy Statement (PPS) recognizes that Official Plans are the most important vehicles in achieving comprehensive and integrated long-term planning
- **While a redevelopment of the property at a height and density greater than what exists today generally meets the PPS' direction, the proposed applications which introduce a tall building on a small site along Lakeshore Road East undermine and destabilize the planned vision of the Mainstreet Node Precinct**

Evaluation – Growth Plan

- The Growth Plan requires intensification within strategic growth areas such as major transit station areas (MTSA) to meet minimum density targets (200 PPJ/ha for Port Credit) and acknowledges that appropriate standards in MTSA's are to be set out by Official Plans
- **The LAP and associated Built Form Guide direct intensification to specific precincts within Port Credit to provide transit-supportive development that is appropriate for the local context**
- **The Port Credit MTSA is projected to exceed the minimum density target as infill development continues to occur in accordance with the LAP permissions**
- **The applications for a tall building along Lakeshore Road East are not consistent with the LAP policy framework and development standards, and are not required to meet the applicable minimum density target**

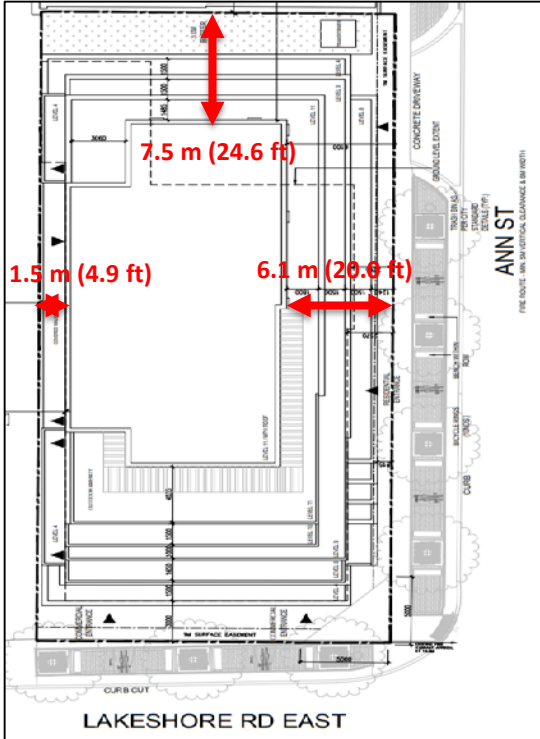
Evaluation – LAP

- Objectives of the LAP include directing the greatest heights and densities in close proximity to higher-order transit and providing a village mainstreet environment along Lakeshore Road East
- **If approved, the proposed tall building would mark the first significant deviation along Lakeshore Road East and would signal support for future tall buildings on small sites which could have destabilizing impacts**



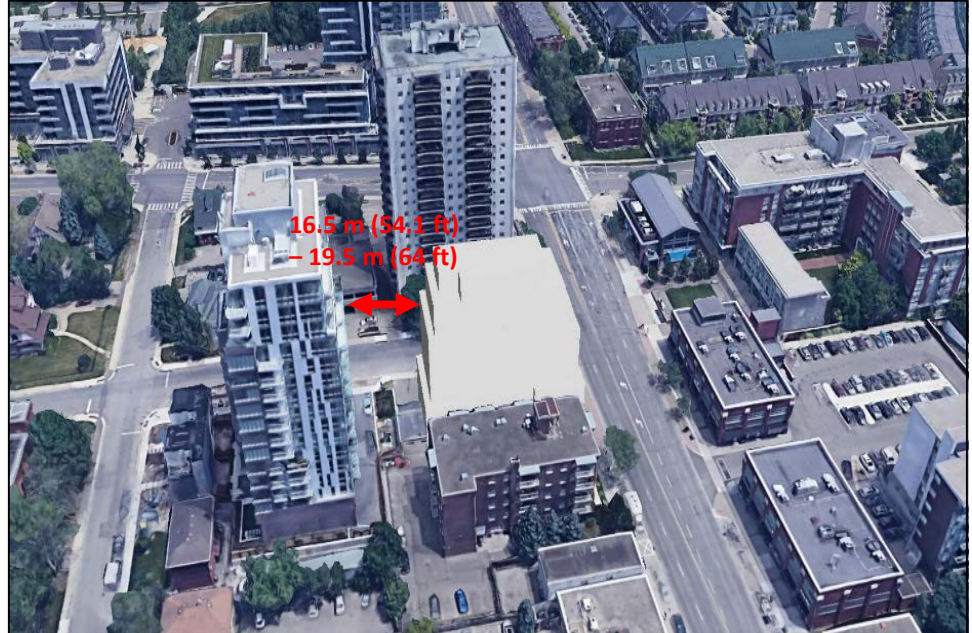
Evaluation - LAP

- Sites that are too small to accommodate a tall building with the minimum setbacks (10 m/32.8 ft) under the Built Form Guide are generally not appropriate for tall buildings
- **Due to the small nature of the site, the tall building does not meet the applicable building setbacks and the site is not considered appropriate for a tall building**



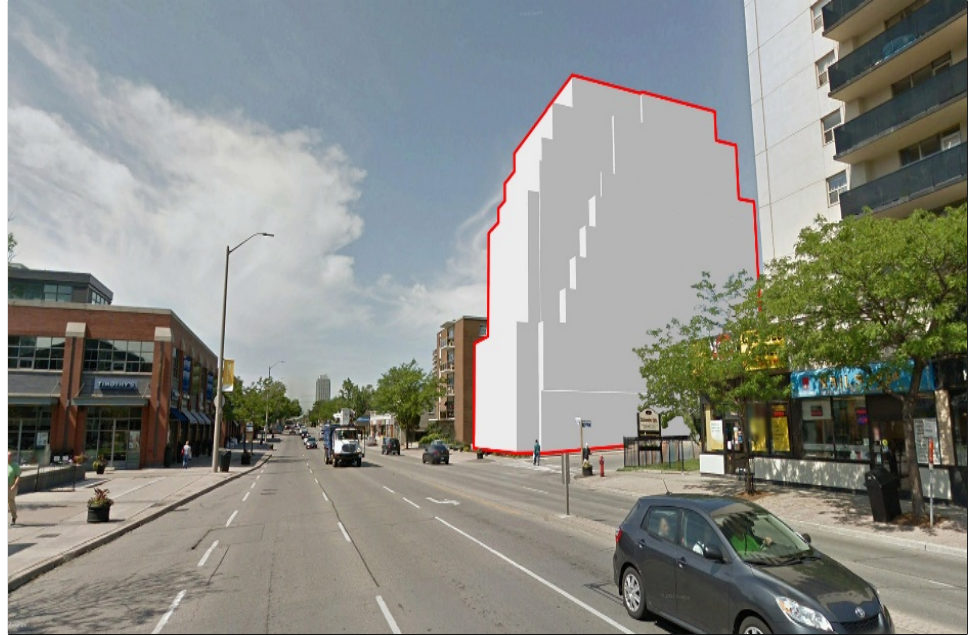
Evaluation - LAP

- The Built Form Guide requires a separation distance of 35.0 m (114.9 ft) to 40.0 m (131.2 ft) for any portion of a building above six storeys
- **The proposed tall building results in a separation distance of approximately 16.5 m (54.1 ft) to 19.5 m (64.0 ft) to the tall building to the north**



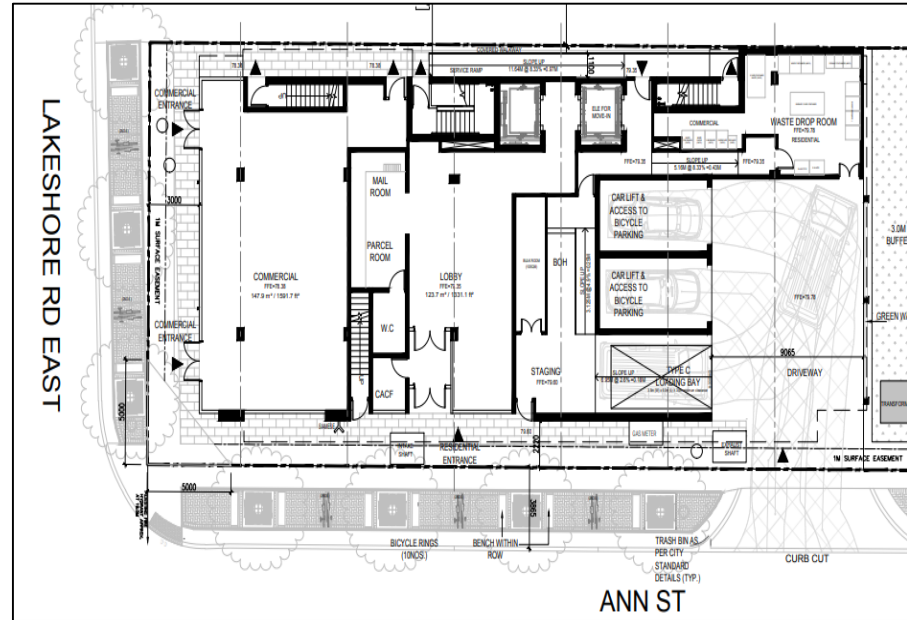
Evaluation - LAP

- The LAP seeks to achieve a downward height transition to Lakeshore Road East to reinforce a mainstreet village character comprised of a low-rise built form and sky views
- **The proposed tall building does not achieve the appropriate height transition towards Lakeshore Road East as a result of excessive height and insufficient step backs**



Evaluation - LAP

- Outstanding technical items which require additional information include:
- **Parking supply**
- **Vehicular queuing on Ann Street**
- **Curbside waste collection**



Recommendation

- Staff recommend refusal of the Official Plan Amendment and Rezoning applications for the following reasons:
- **The proposed height and density is not required to meet the applicable minimum density target under the Growth Plan**
- **The proposed height and built form is not consistent with the vision for the Mainstreet Node Precinct**
- **The size of the property cannot accommodate a tall building**
- **Approval of the applications will set an undesirable precedent for future development along Lakeshore Road East**

Thank You