

170 Lakeshore Road East

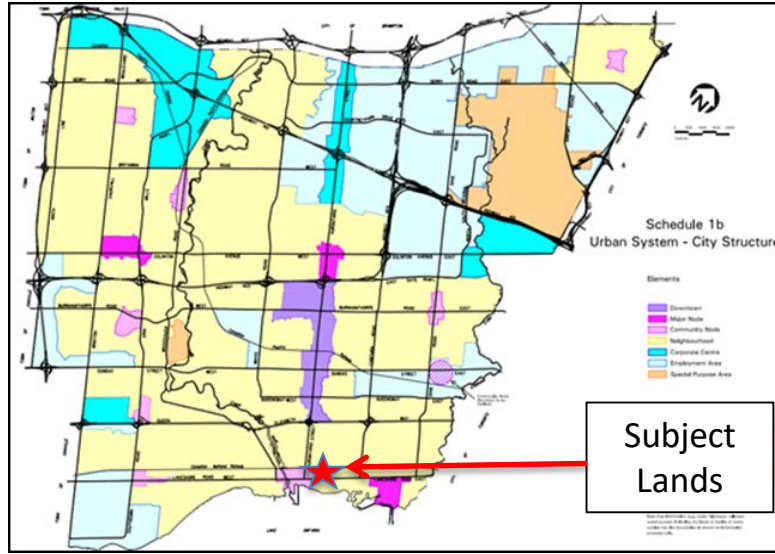
OZ/OPA 21-16 W1

Recommendation Report

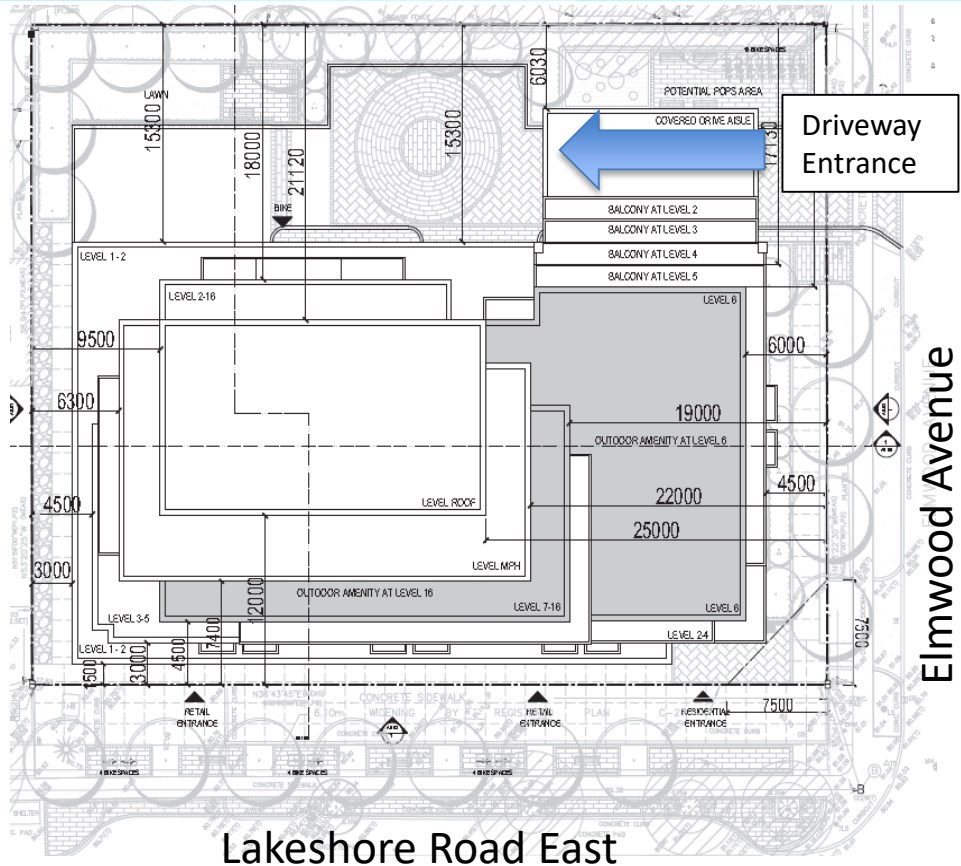
January 16, 2023

Planning and Development Committee

Subject Lands: 170 Lakeshore Road East (Port Credit Neighbourhood)



Proposed Development (Rendering & Concept Site Plan)



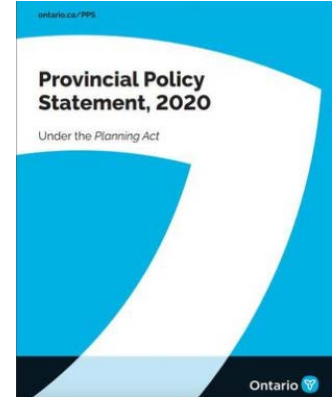
Evaluation – Provincial Policy Direction

Provincial Policy Statement:

- ✓ - Opportunity to efficiently use land for intensification that is transit supportive and provides a market-based range of residential housing types
- ✗ - Modifications are required to reflect appropriate development standards

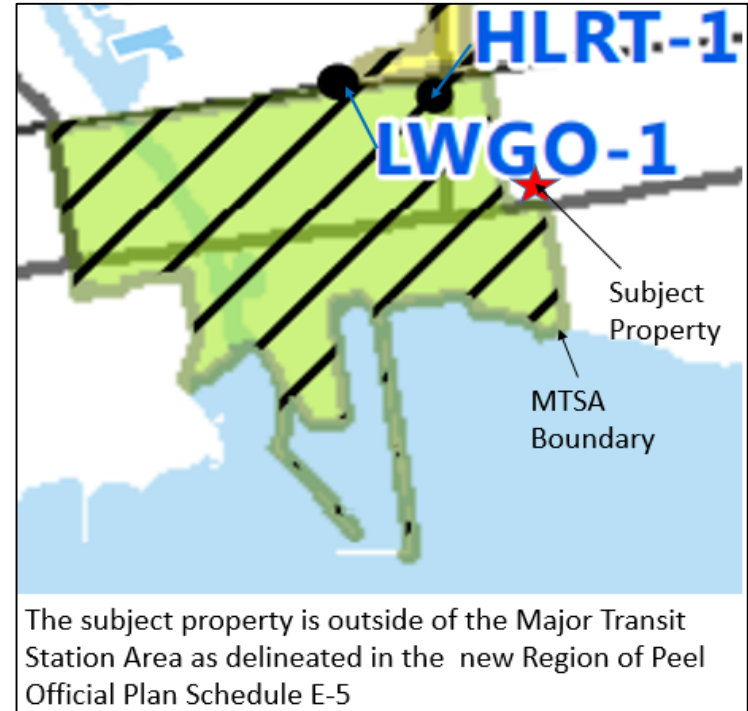
Growth Plan:

- ✓ - Increases the housing supply within the built-up area on a site in proximity to transit
- ✗ - Modifications are required to reflect the level of intensification planned by the municipality for this area

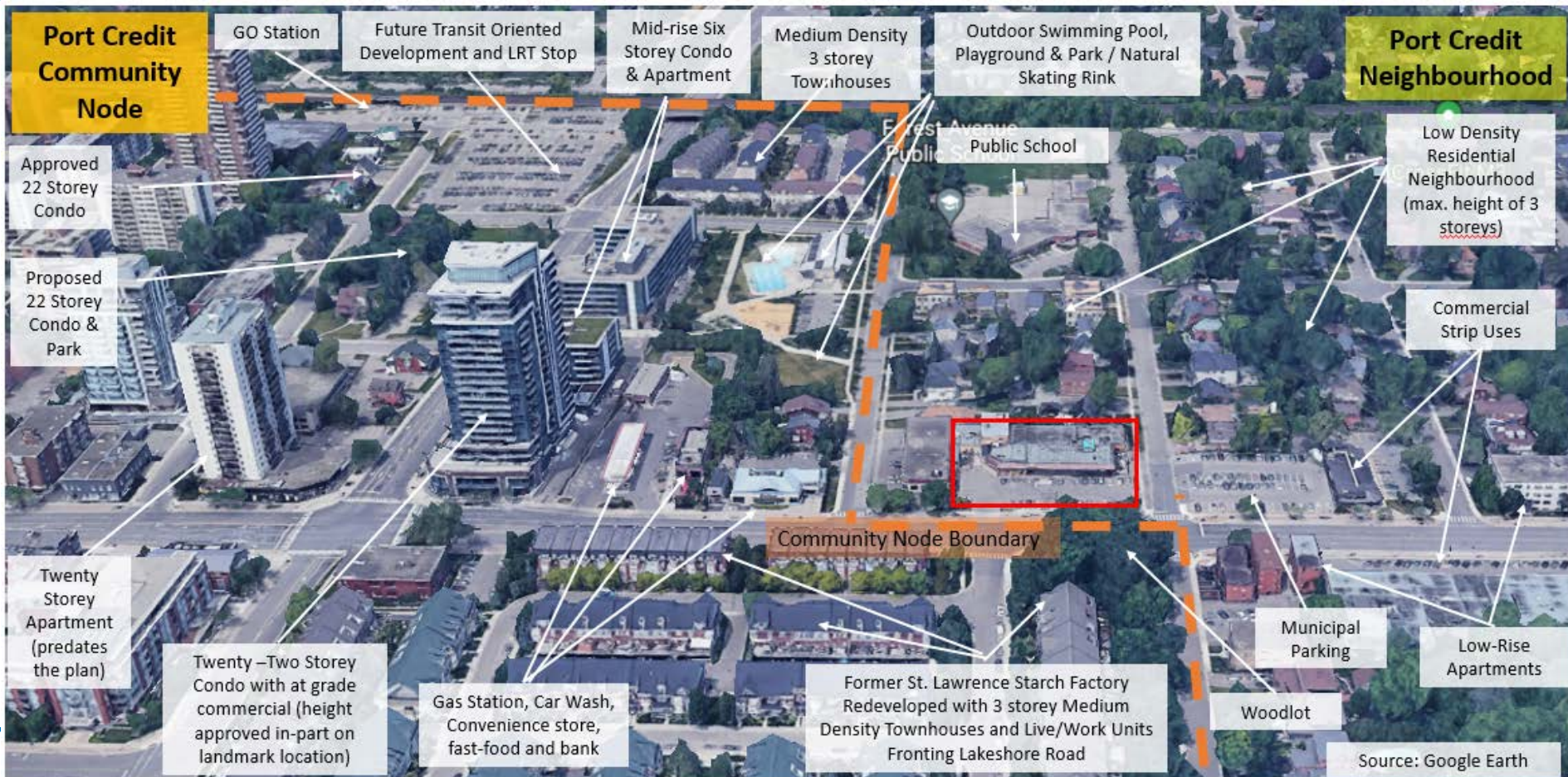


- ✓ - Located within 500 m of the Port Credit GO Station and future Hurontario Light Rapid Transit
- ✗ - Located outside of the Major Transit Station Area boundary

Additional intensification that is sensitive to the existing and planned context and character with appropriate transition may be appropriate for the site



Does the proposal fit City's urban structure and approach to intensification?



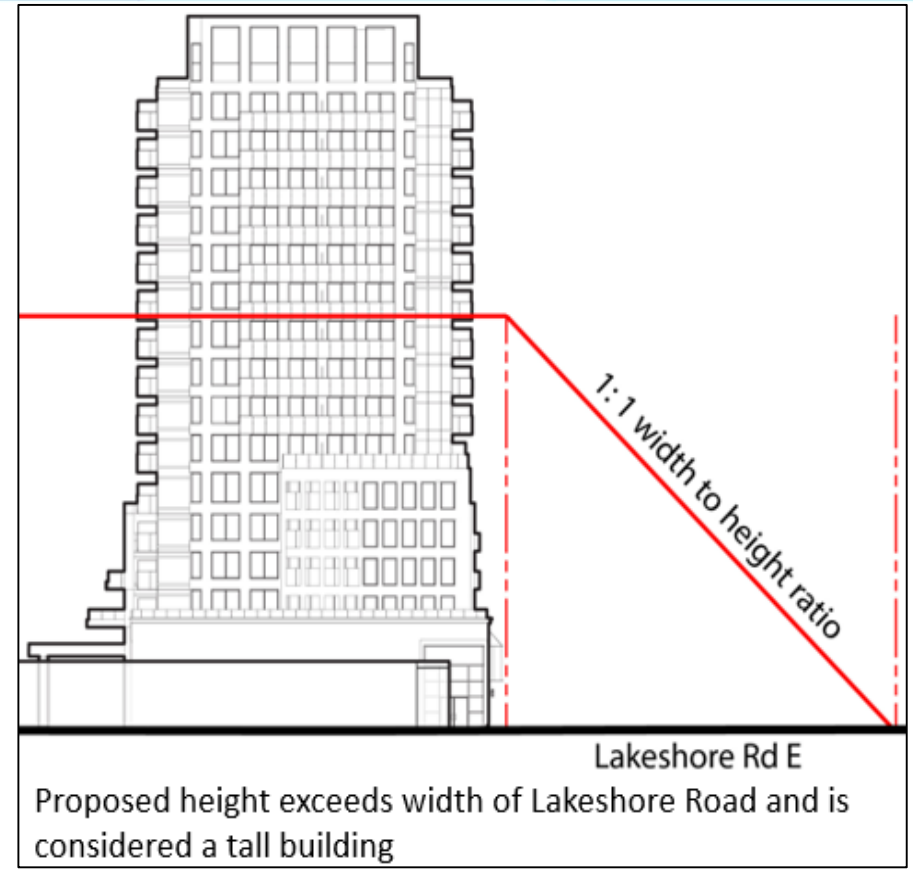
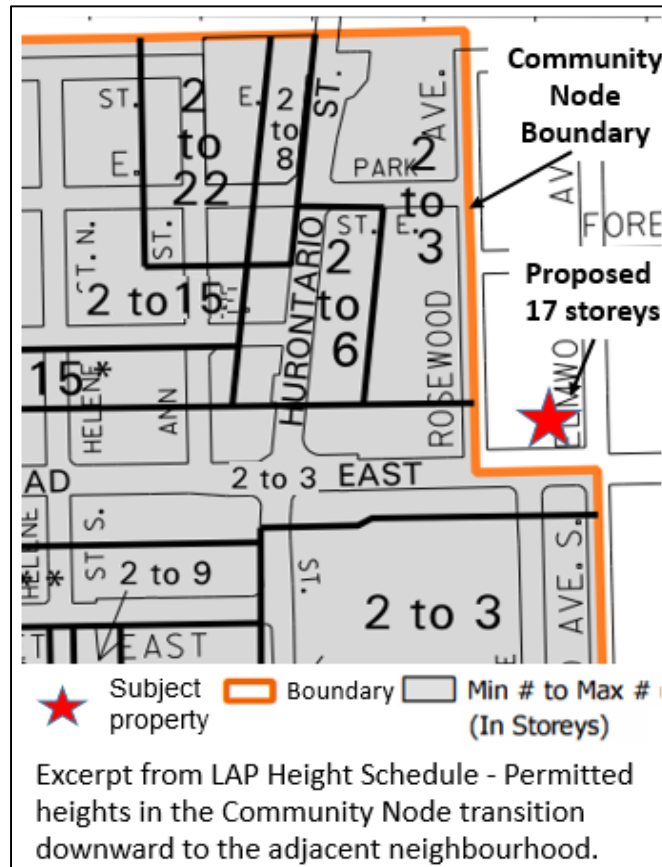
Does the proposal “fit” the character of the area?

Built Form Character In The Immediate Vicinity
Is Predominately Low-Rise (Under Four Storeys)

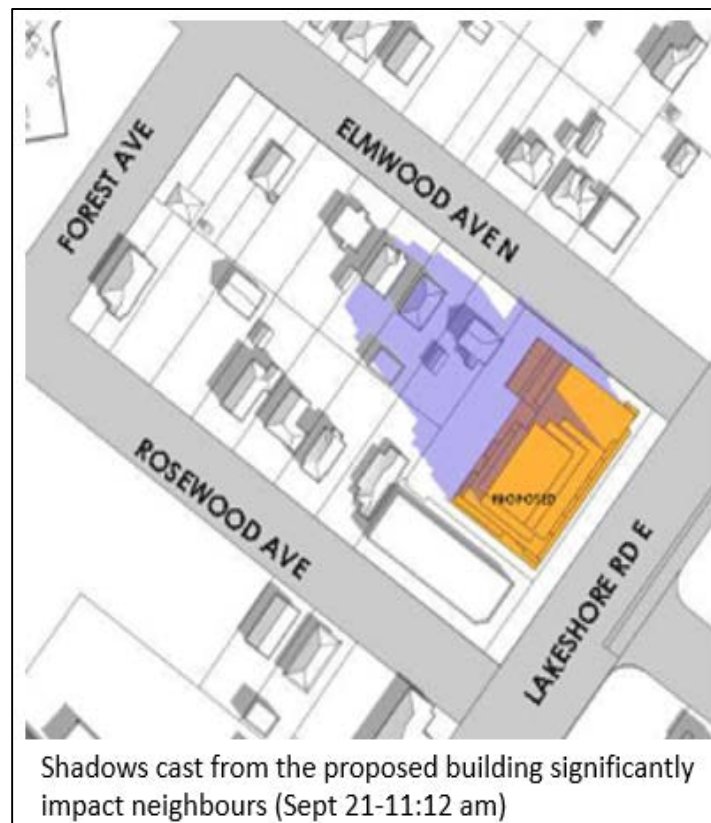
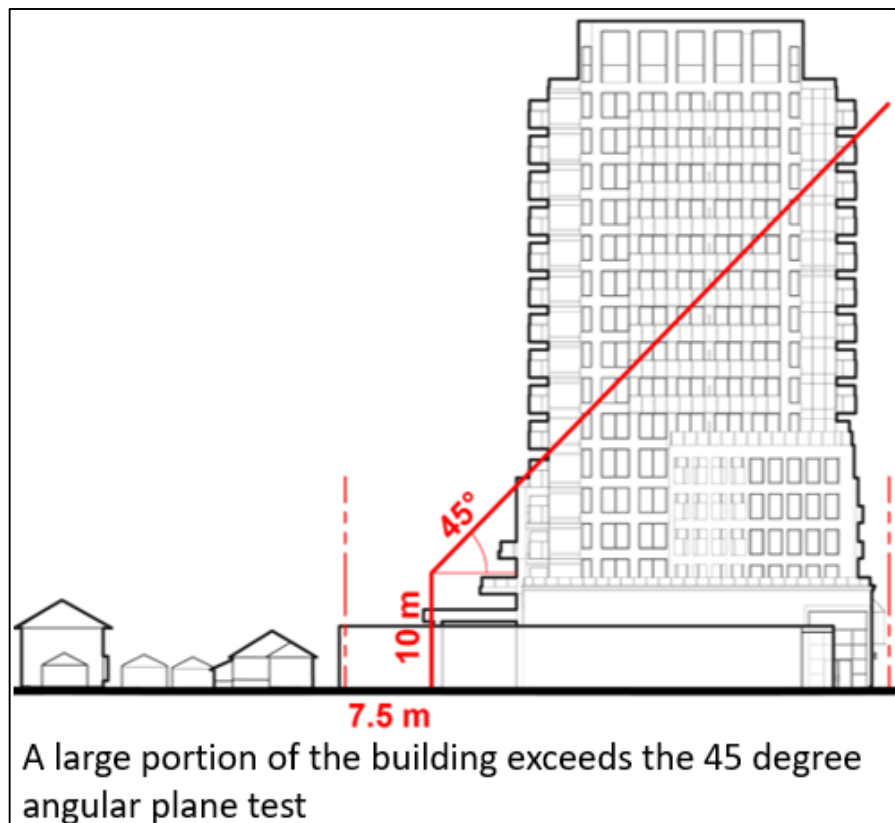


Source: Google Earth





Is the proposal compatible with adjacent buildings?



Conclusion

- Proximity to transit is supportive of some intensification
- New development needs to:
 - reflect Official Plan urban structure
 - respect location within a Neighbourhood Character Area
 - provide appropriate transition to adjacent properties
- Additional information is required to properly assess whether services can accommodate proposed development (e.g. waste collection, stormwater, roads) and to address issues identified with technical studies



- Application has been appealed to Ontario Land Tribunal
- City is awaiting a case management conference call
- Hearing has not yet been scheduled
- Staff require direction from Committee