

OPA/OZ 22-13 W1

1407 Lakeshore Road East

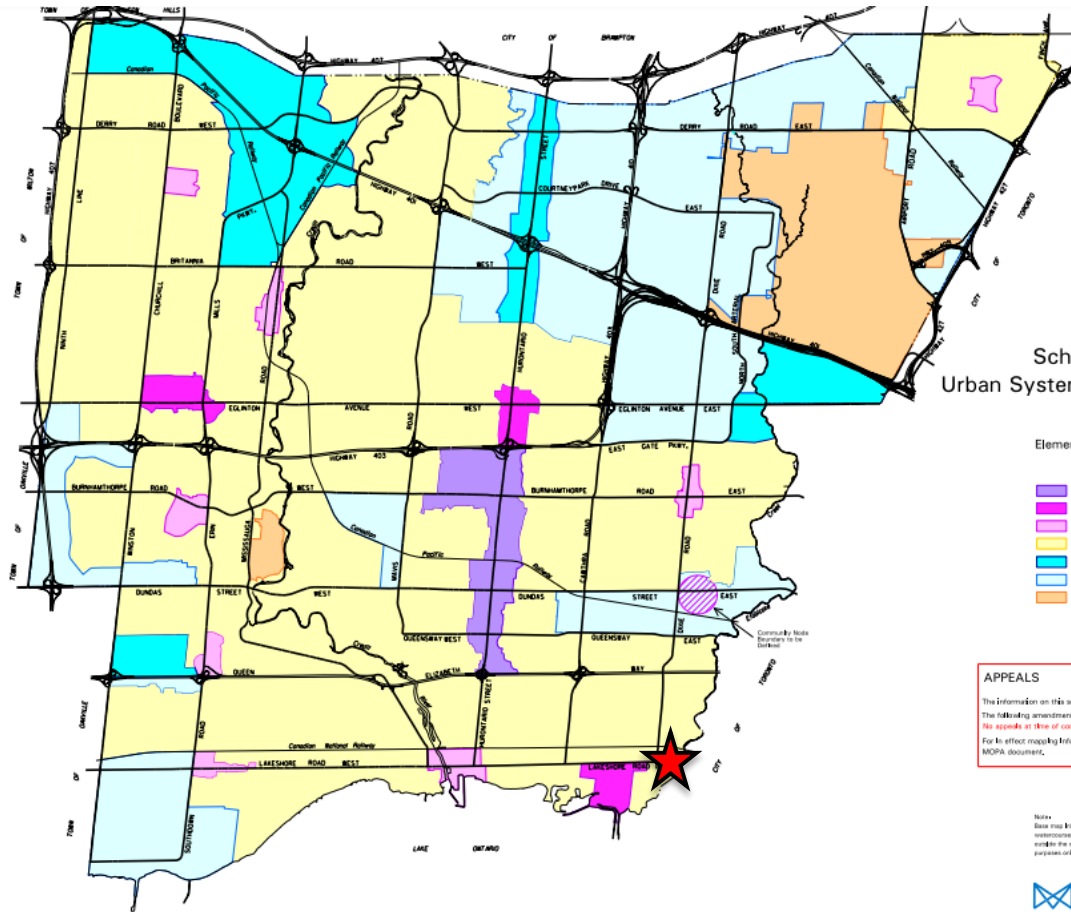
Recommendation Report

Planning and Building Department

June 12, 2023

Pre Bill 109





Schedule 1b Urban System - City Structure

Elements

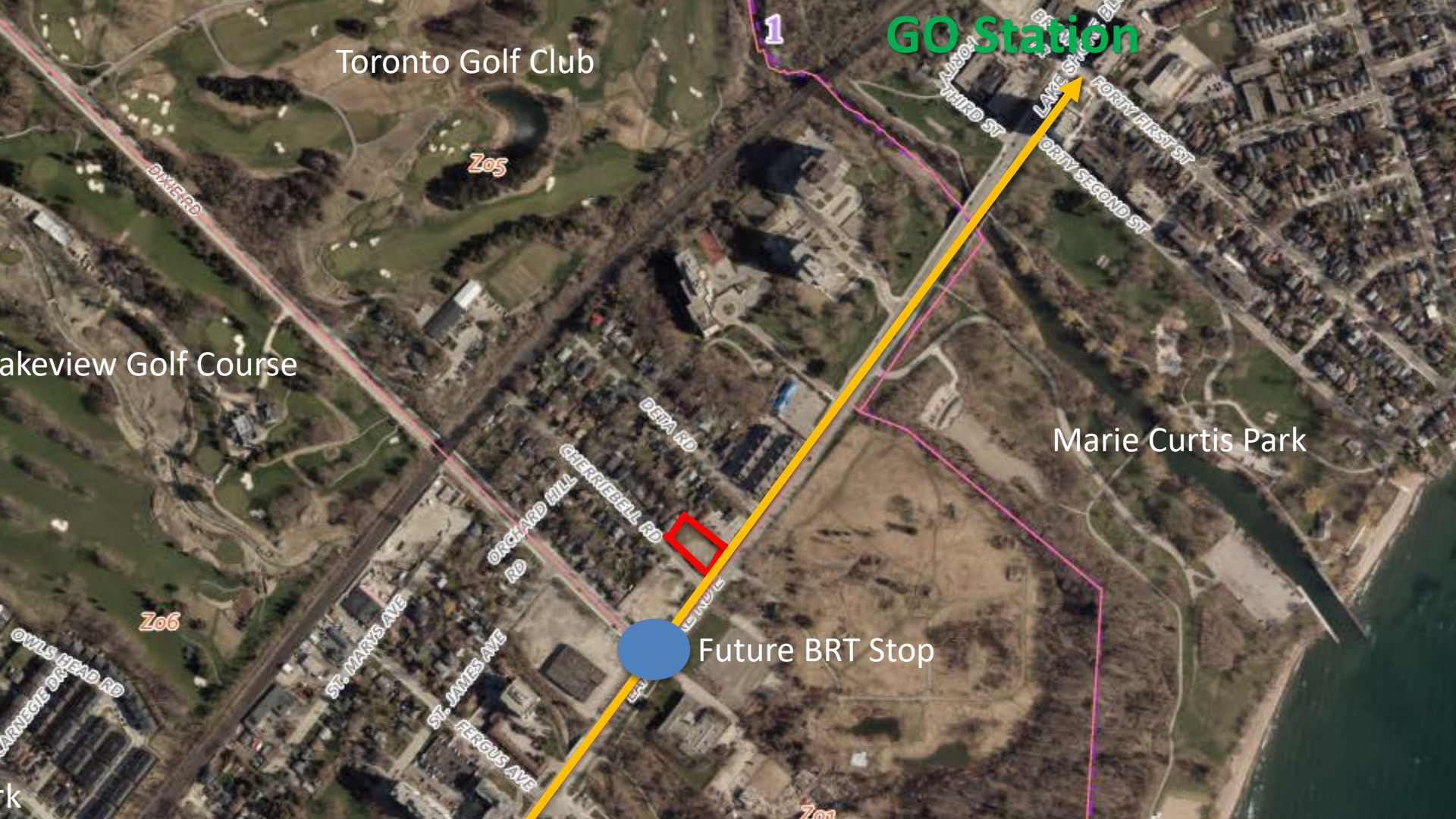
- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

APPEALS

The information on this schedule reflects Council adopted amendments. The following amendments are under appeal and affect this schedule: **the appeals at line of council action.**

For an effect mapping information refer to the Council Action Tables and MCRS document.

Note:
Base map information includes roads, railways, railways, watercourses, and other features or boundaries shown within the City boundaries. It does not represent purpose only.



Toronto Golf Club

GO Station

Lakeview Golf Course

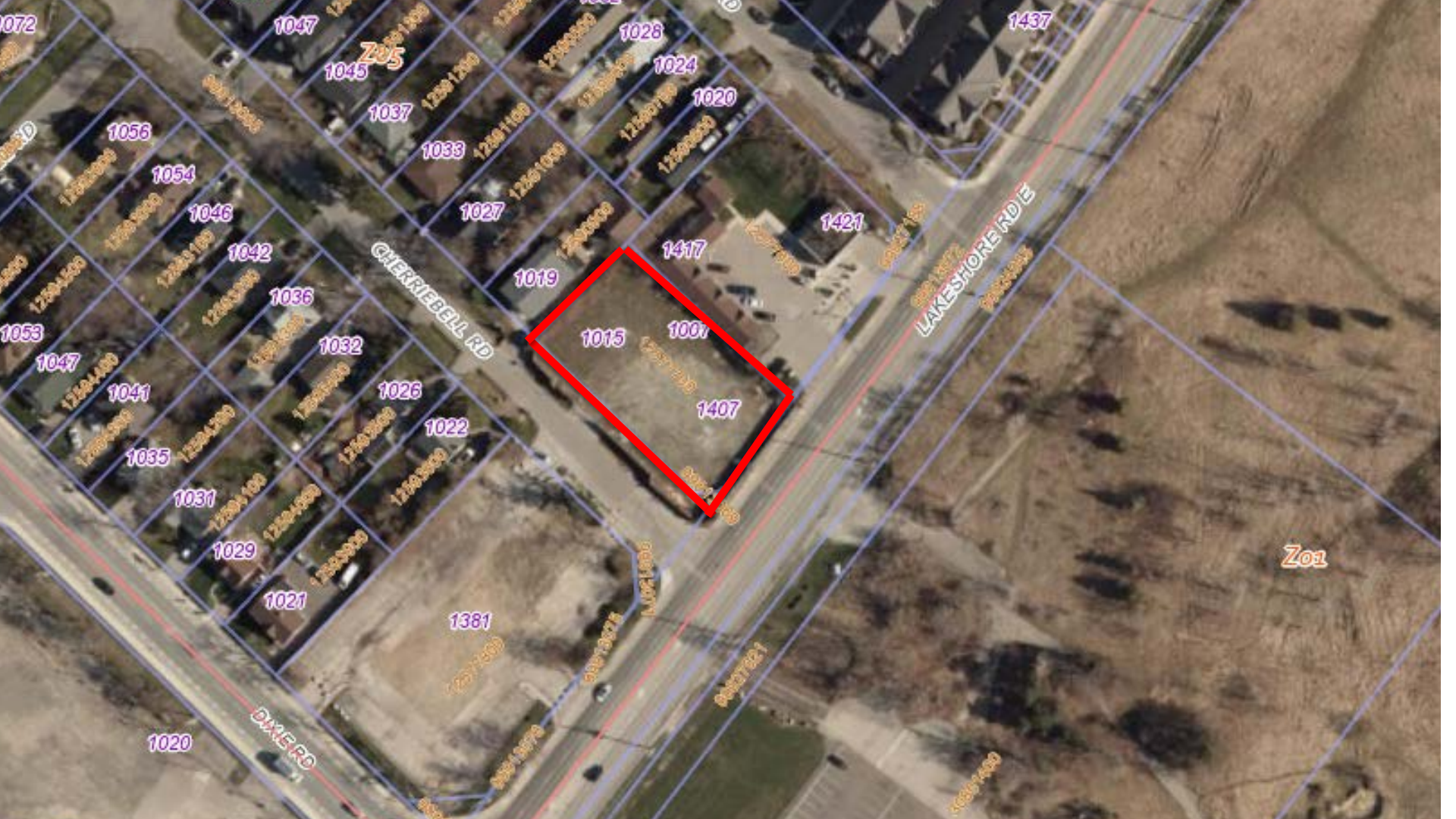
Marie Curtis Park

Future BRT Stop

Zo6

Zo5

rk



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CHERRIEBELL RD

LAKESHORE WDE

DIKER RD

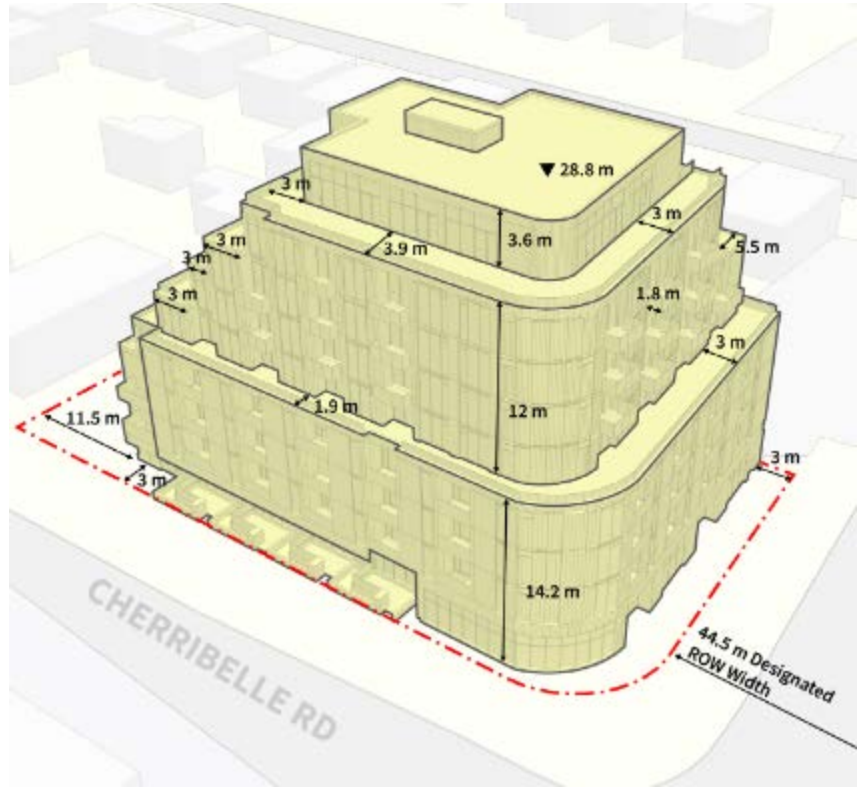
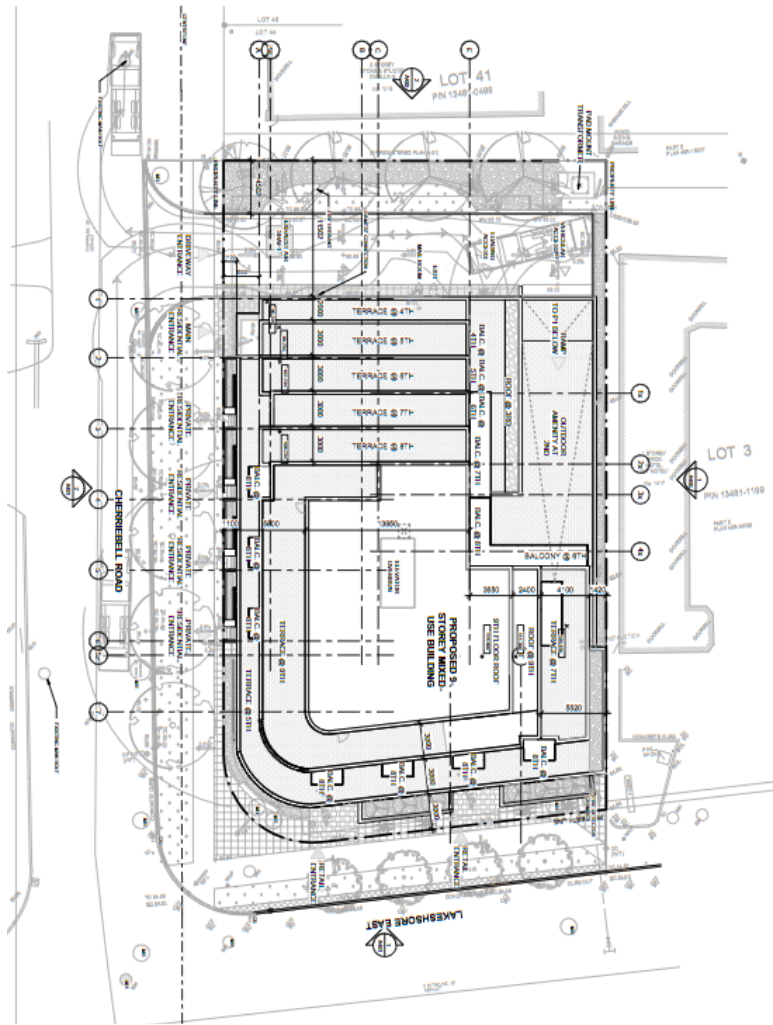
Zo5

Zo1

Applicant's Proposal:

9 storey apartment building with 83 units and ground floor commercial space





Applications required:

- An Official Plan Amendment amendment to the LLAP is required to allow a height of 9 storeys, whereas 2-4 storey is permitted
- Lakeshore Corridor Study OPA is appealed for this site, allows 8 storeys
- To redesignate the lands from mixed use to residential high density
- A Zoning By-law Amendment to rezone the lands from C4 to RA2-XX



Application Timeline

- **Application Deemed Complete** – May 24, 2022
- **Community Meeting** – June 28, 2022
- **Public Meeting** – August 8, 2022
- **Resubmission of Materials** – March 7, 2023

Purpose of Tonight's Meeting

- For Planning and Development Committee to make a decision on the application

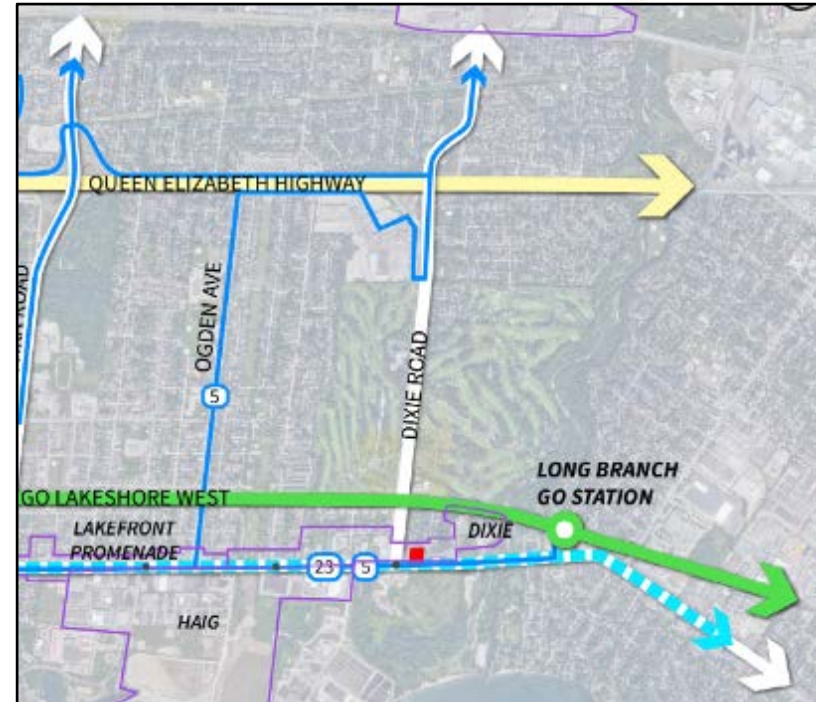
Application Evaluation:

Is the proposal consistent with:

- *Provincial Policy Statement*
- *Growth Plan*
- *Region of Peel Official Plan*
- Mississauga Official Plan/Lakeview Local Area Plan and Built Form Standards

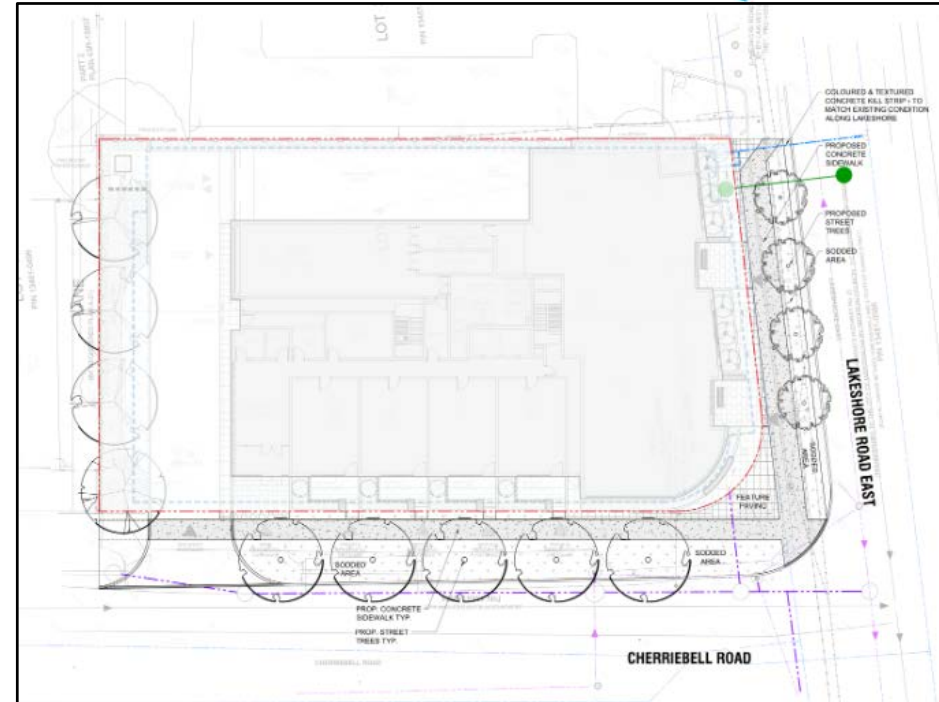
Evaluation

- **The proposal is consistent with the Provincial Policy Statement and the Ontario Growth Plan**
 - More efficient use of and underutilized lot; compact development
 - Introducing appropriate density in close proximity to existing and future transit;
 - Future MTSA
 - MOP and LLAP contains policies on how to accommodate development in this regard



Evaluation

- **The proposal meets the general intent of Lakeview Local Area Plan**
 - 45 degree angular plane
 - Appropriate setbacks to property lines and landscape buffers
 - Commercial ground floor uses
 - Building design that is pedestrian oriented



Evaluation

■ Lakeshore Corridor Study OPA

- Increase in building heights from 4 storeys to 8 storeys
- Up to 30 m in height, subject to transition policies
- Step back on the fourth storey street wall

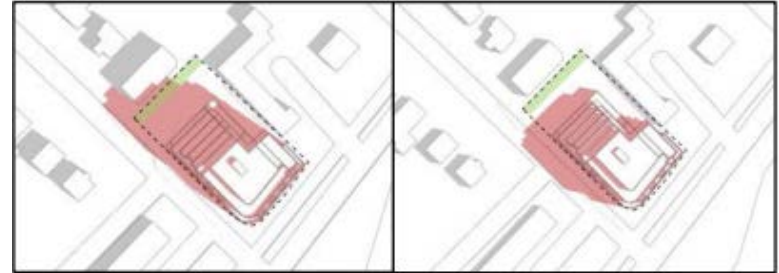


- Technically an 8 storey building (26 m); 9th storey is amenity and mechanical use
- Stepback provided on the 4th storey
- Buffers from adjacent neighbourhood



Response to Comments

- **Impact to the adjacent low density neighbourhood with respect to overlook and shadowing**
 - 45 degree angular plane, landscape buffer, sun shadowing mitigated
- **Accommodation of garbage collection**
 - Region of Peel will provide front end waste hauler pick up and will turn around on site.
 - Building to incorporate a servicing bay
- **Stormwater run off and drainage concerns**
 - Grading and servicing plans meets satisfactory requirements. Site plan stage will confirm further details
- **Ensuring a mix of units**
 - 1, 2 and 3 bedroom units provided, in addition to affordable housing contribution



Additional Highlights

- **The applicant will be providing affordable housing units – 5% of units at 80% market rate**
- **Providing a mix of units: 33 1 Bed, 22 1 Bed+D, 21 2 Bed, 7 3 Bed**
- **The Region of peel has confirmed water and waste water capacity to service the proposal**
- **Parking rate of: 0.9 spaces per unit, 0.2 visitor spaces per unit + shared non residential parking requirements**

Conclusion:

- Maintains the 45 degree angular plane, providing appropriate setbacks to property lines and building step backs, facilitates commercial space on the ground floor and addresses the corridor with a building design that is pedestrian oriented
- The overall building represents a built form that contributes to the mid-rise vision of the Lakeshore Corridor
- The proposal will be providing affordable housing units in close proximity to existing and future transit infrastructure

Recommendation:

- That Planning and Development Committee approve the applications in their current form