

# Recommendation Report

Official Plan and Zoning By-law Amendment Application

1303 Lakeshore Rd E GP Inc.

1303 Lakeshore Road East  
OZ/OPA 21-020 W1

Planning and Development Committee

June 26, 2023

# Subject Property



# Site Context



Looking north from Lakeshore Road East

# Site Context



Looking northeast from Lakeshore Road East

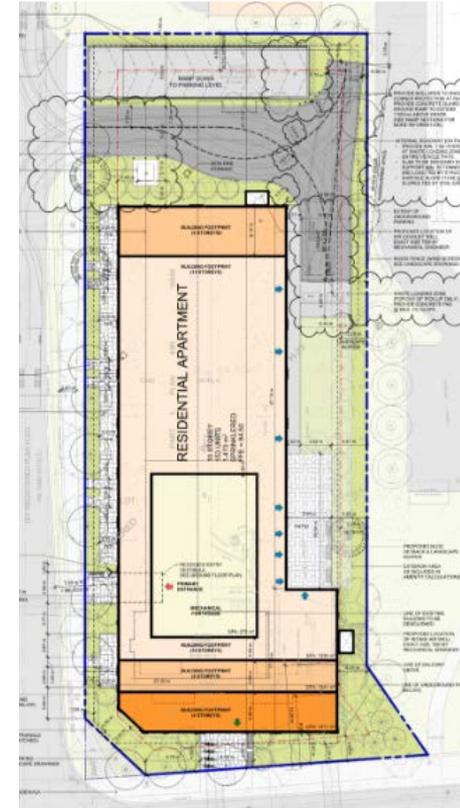
# Site Context



Looking northwest from Lakeshore Road East and Fergus Avenue

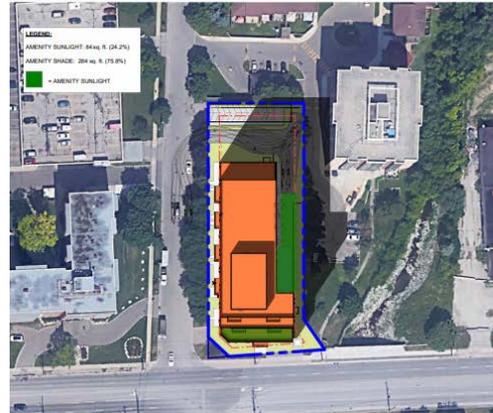
# Site Plan

- 10 storey rental apartment building containing 153 units
- 195 parking spaces including 34 visitor spaces
- Separation to northerly property line



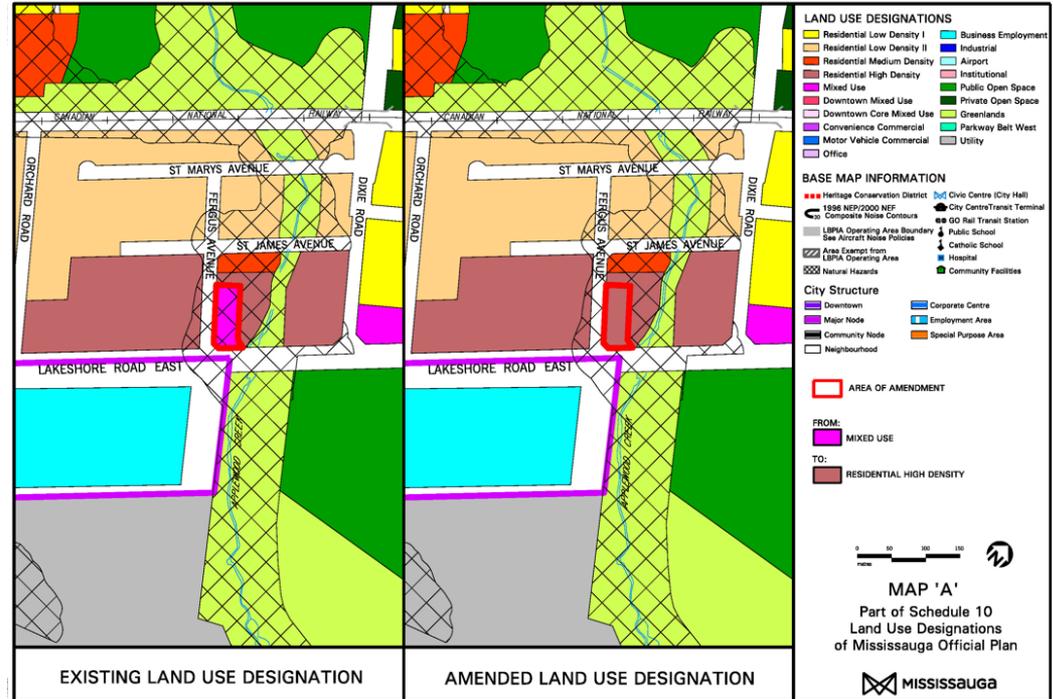


# Angular Plane & Sun/Shadow Study



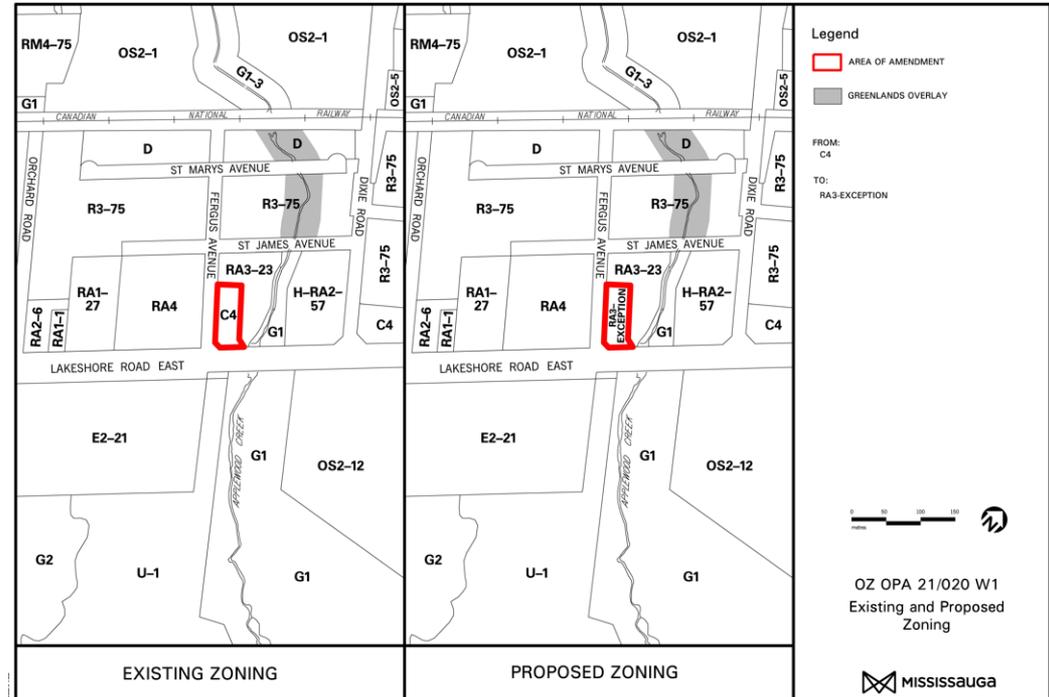
# Official Plan

- The subject property is designated **Mixed Use**
- Application proposes **Residential High Density** designation

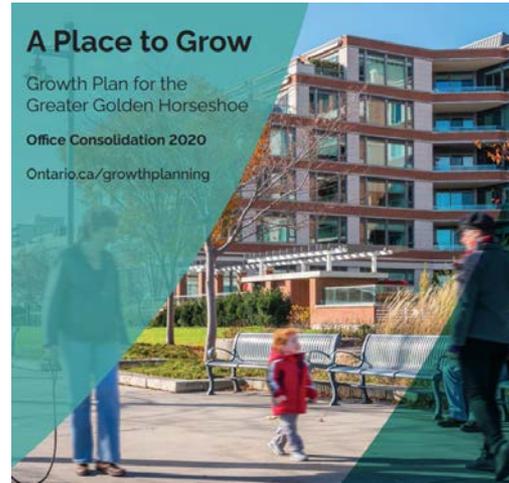
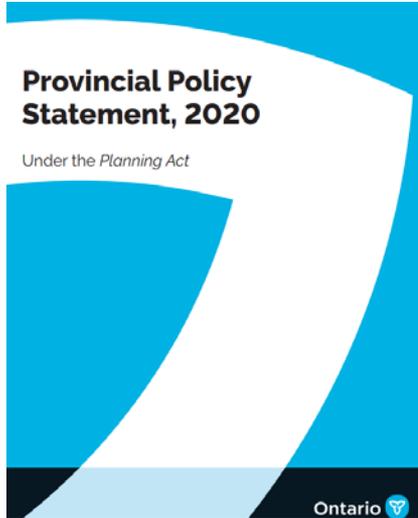


# Zoning By-law

- Zoning By-law Amendment required to:
  - Change zoning from C4 to RA3-39 to permit the proposal
  - a Holding Provision will be placed on the property to capture outstanding items



# Evaluation



# Recommendations

- Staff recommends approval of the Official Plan and Zoning Amendment applications for the following reasons:
- Site is within a higher order transit corridor and MTSA
- The proposal maintains appropriate design standards
- The proposal maintains compatibility with the surrounding area

# Thank You