

City of Mississauga  
**Corporate Report**



<p>Date: June 2, 2023</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ/OPA 21-20 W1</p>
	<p>Meeting date: June 26, 2023</p>

## Subject

### **PUBLIC MEETING RECOMMENDATION REPORT (WARD 1)**

**Official Plan Amendment and Rezoning applications to permit a 10 storey rental apartment building**

**1303 Lakeshore Road East, east side of Fergus Avenue, north of Lakeshore Road East**

**Owner: 1303 Lakeshore Road E GP Inc.**

**File: OZ/OPA 21-20 W1**

**Pre-Bill 109**

## Recommendation

1. That the applications under File OZ/OPA 21-20 W1, 1303 Lakeshore Road E GP Inc., 1303 Lakeshore Road East to amend Mississauga Official Plan to **Residential High Density**; to change the zoning to **H-RA3-39** (Apartments – Exception) to permit a 10 storey rental apartment building, be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated June 2, 2023 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. That the "H" holding provision is to be removed from the **H-RA3-39** (Apartments – Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated

June 2, 2023, from the Commissioner of Planning and Building have been satisfactorily addressed.

## Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to allow for a 10 storey rental apartment building
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including setbacks, parking, unit types, amenity space and adding an additional stepback above the 8<sup>th</sup> storey fronting onto Lakeshore Road East
- The Lakeview Corridor Study permits heights of 2 to 8 storeys. However, a height of 30 m (98.43 ft.) is permitted for lots that have a depth greater than 60 m (196.85 ft.). The application proposes a height of 34 m (112 ft.) measured to the top of the parapet on a site that has a depth of 90 m (295 ft.), allowing for greater separation to the lower density neighbourhood to the north
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved

## Background

A public meeting was held by the Planning and Development Committee on May 30, 2022, at which time an Information Report

<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=26367>

Recommendation PDC-0050-2022 was then adopted by Council on June 8, 2022.

1. That the report dated May 6, 2022, from the Commissioner of Planning and Building regarding the applications by 1303 Lakeshore Road E Limited to permit a 10 storey rental apartment building, under File OZ/OPA 21-20 W1, 1303 Lakeshore Road East, be received for information.
2. That one oral submission be received

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 1303 Lakeshore Road East

## Comments

### REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Total number of units has decreased from 169 to 153 to provide more two and three bedroom units
- Parking has increased from 174 spaces to 195 spaces, exceeding the zoning by-law requirement
- Amenity area has increased from 2.61 m<sup>2</sup> (28.1 ft<sup>2</sup>) to 3.82 m<sup>2</sup> (41.1 ft<sup>2</sup>) per unit
- The front yard setback has decreased from 5.25 m (17.2 ft.) to 3 m (9.84 ft.)
- The exterior side yard setback has increased from 2.5 m (8.2 ft.) to 4 m (13.1 ft.) while the interior side yard setback has decreased from 4.30 m (14.1 ft.) to 3.54 m (11.6 ft.)
- The rear yard setback measured to the apartment building has increased from 19.5 m (64 ft.) to 21.1 m (69.3 ft.)
- The 9<sup>th</sup> and 10<sup>th</sup> storey have been stepped back fronting Lakeshore Road East

### COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. A community meeting was held by Ward 1 Councillor, Stephen Dasko, on September 8, 2021. Approximately 10 people attended the meeting and 1 written submission was received. All property owners within 120 m (393 ft.) were notified of the applications on May 5, 2022 for the information meeting which was held on May 30, 2022. Supporting studies

were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

One member of the public made a deputation regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

### PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from **Mixed Use** to **Residential High Density** and to amend the height schedule within the Lakeview Local Area Plan to permit 10 storeys. A zoning by-law amendment is required to change the zoning from **C4** (Mainstreet Commercial) to **H-RA3-39** (Apartments – Exception) to permit the proposal. The zoning requires an "H" Holding Provision that can be removed once a number of technical details have been resolved and are deemed satisfactory by staff.

The applications have been found to be acceptable based upon the following:

- The proposal is sensitive to and compatible with the surrounding area and represents appropriate growth within a neighbourhood that is located on a Higher Order Transit Corridor and within a Major Transit Station Area (MTSA)
- The building and site design and the proposed setbacks ensure that there is an appropriate transition in height and built form to the adjacent properties

- The proposal adds to the range of housing in the Lakeview Neighbourhood Character Area and makes more efficient use of the subject property, aligning with the goals and objectives of the *Provincial Policy Statement, Growth Plan*, as well as Mississauga Official Plan

## Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

## Financial Impact

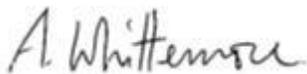
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

## Conclusion

In summary, the proposed development is directing growth to a higher order transit corridor and to a site that is located within an MTSA. The proposal is compatible in built form to the surrounding neighbourhood and maintains the existing and planned context of the neighbourhood. The proposed official plan amendment and rezoning applications are acceptable from a planning standpoint and should be approved.

## Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis



---

Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Lucas Petricca, Development Planner