

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

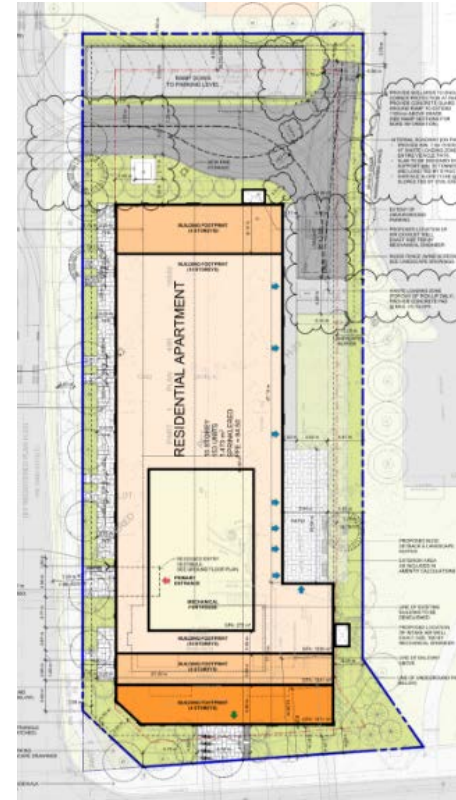
Site Context



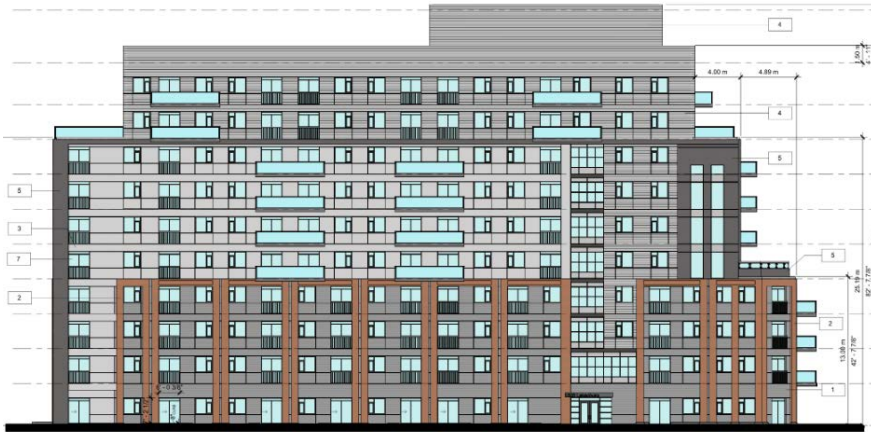
Looking northwest from Lakeshore Road East and Fergus Avenue

Site Plan

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



Elevations

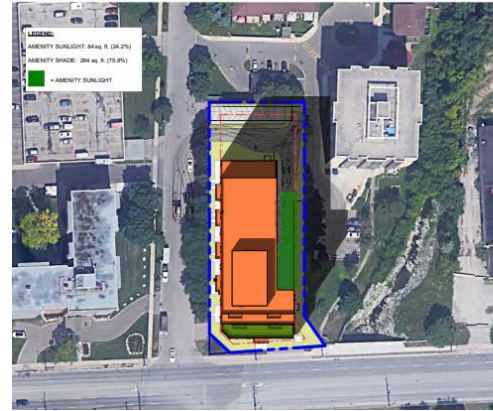


West Elevation – from Fergus Avenue



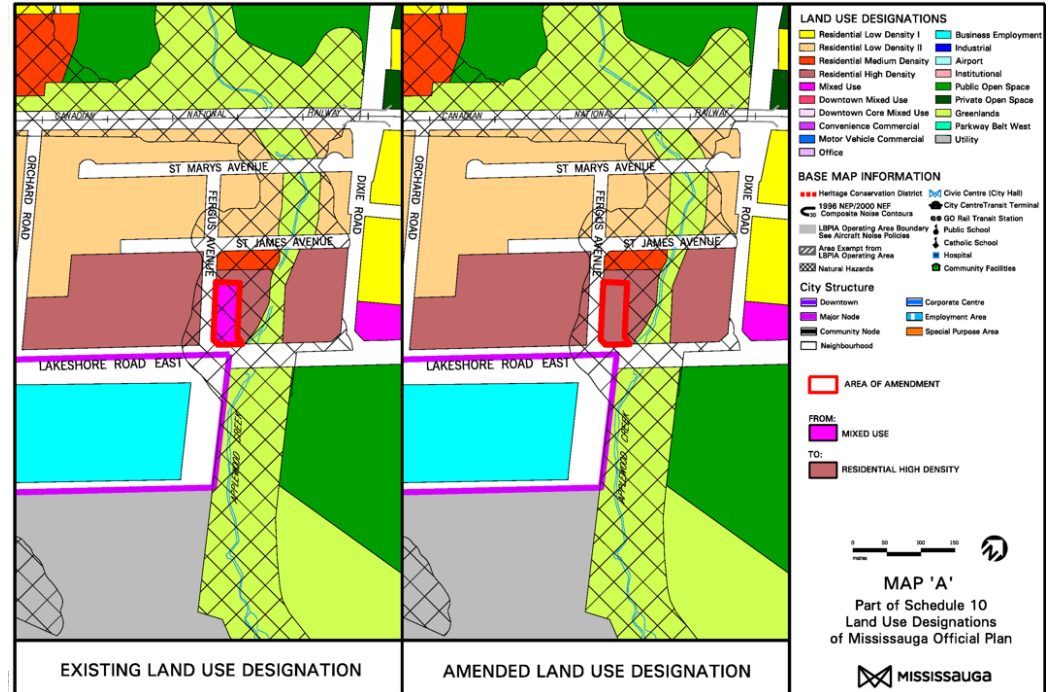
South Elevation – from Lakeshore Road East

Angular Plane & Sun/Shadow Study



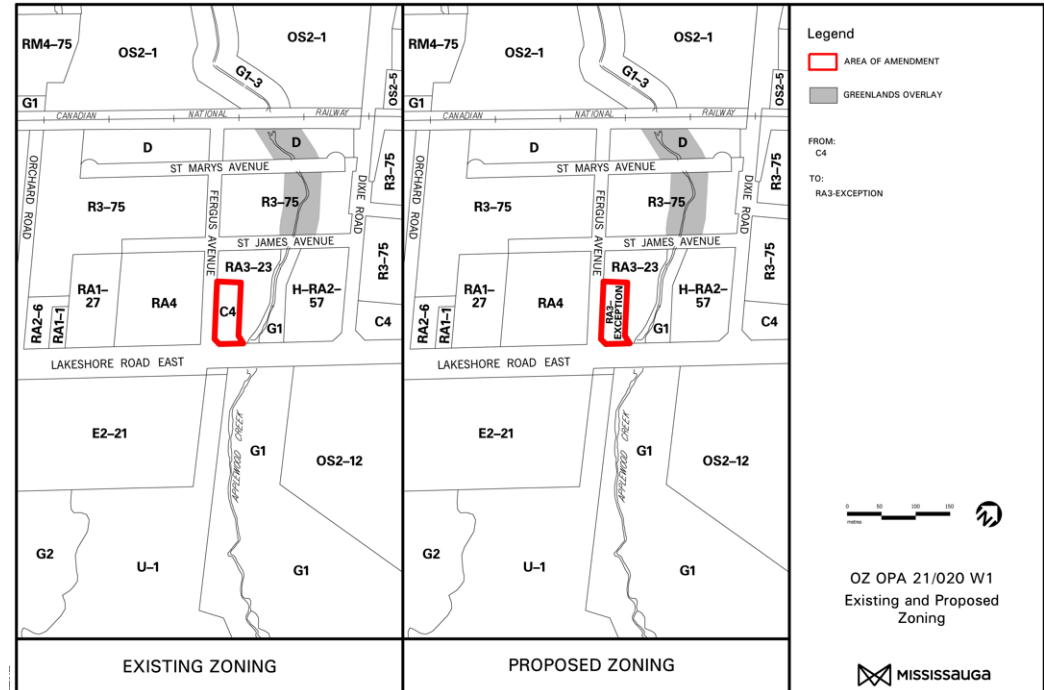
Official Plan

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

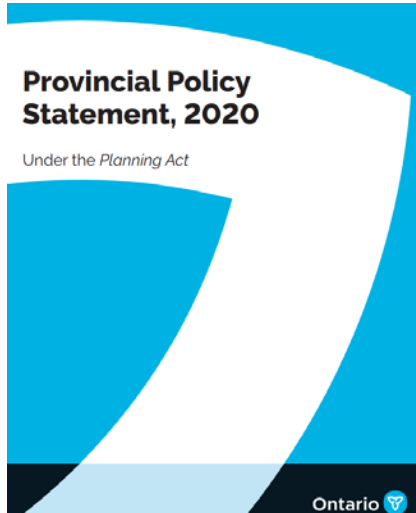


Zoning By-law

- 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