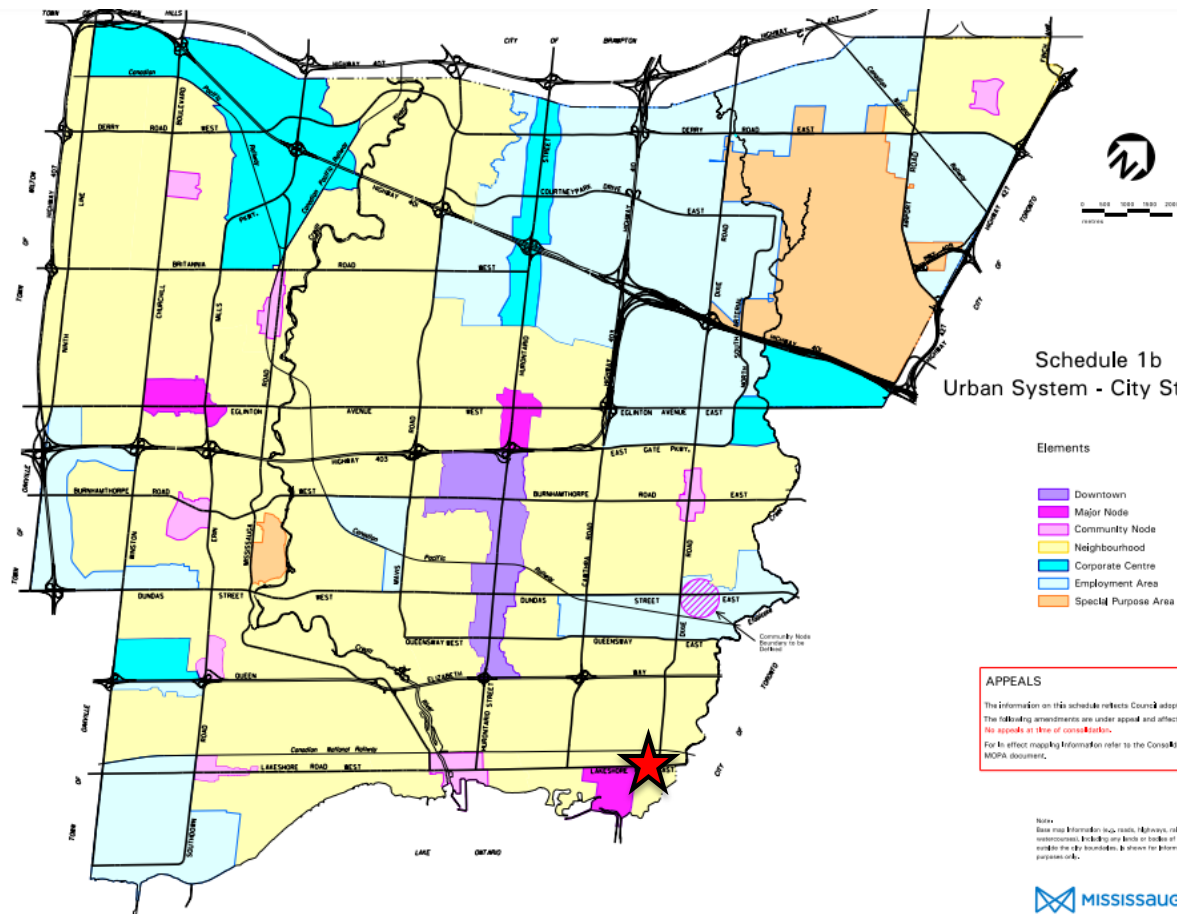
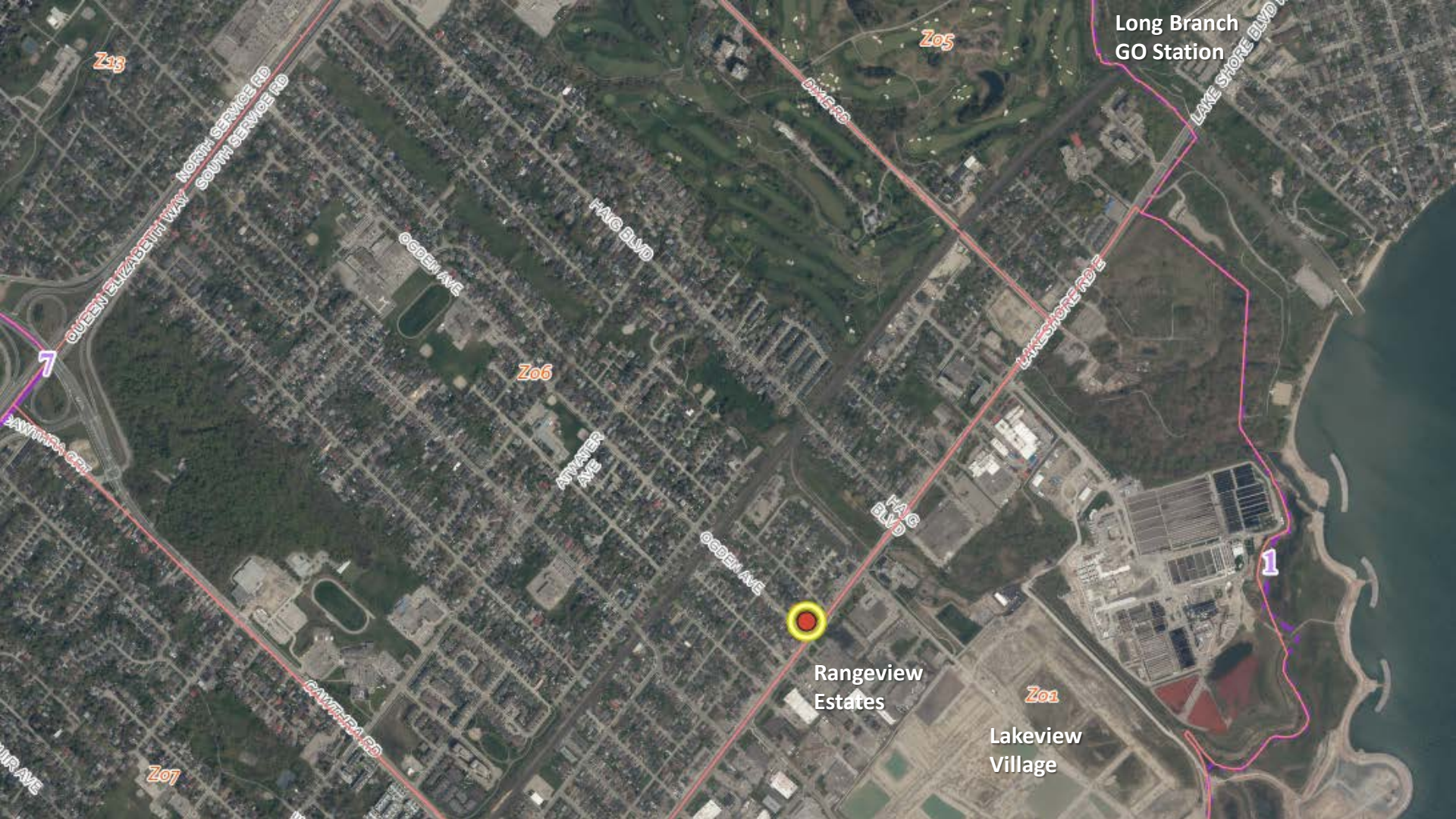


# **OPA/OZ 22-12 W1 1041 Lakeshore Road East (1005 Ogden Ave)**

Recommendation Report  
Planning and Building Department  
November 13, 2023  
Pre Bill 109







Z13

NORTH SERVICE RD  
SOUTH SERVICE RD

QUEEN ELIZABETH WAY

7

ODGEN AVE

HAG BLVD

Z06

ANTWATER AVE

ODGEN AVE

HAG BLVD

Rangeview  
Estates

Z01

Lakeview  
Village

LAKESHORE RD

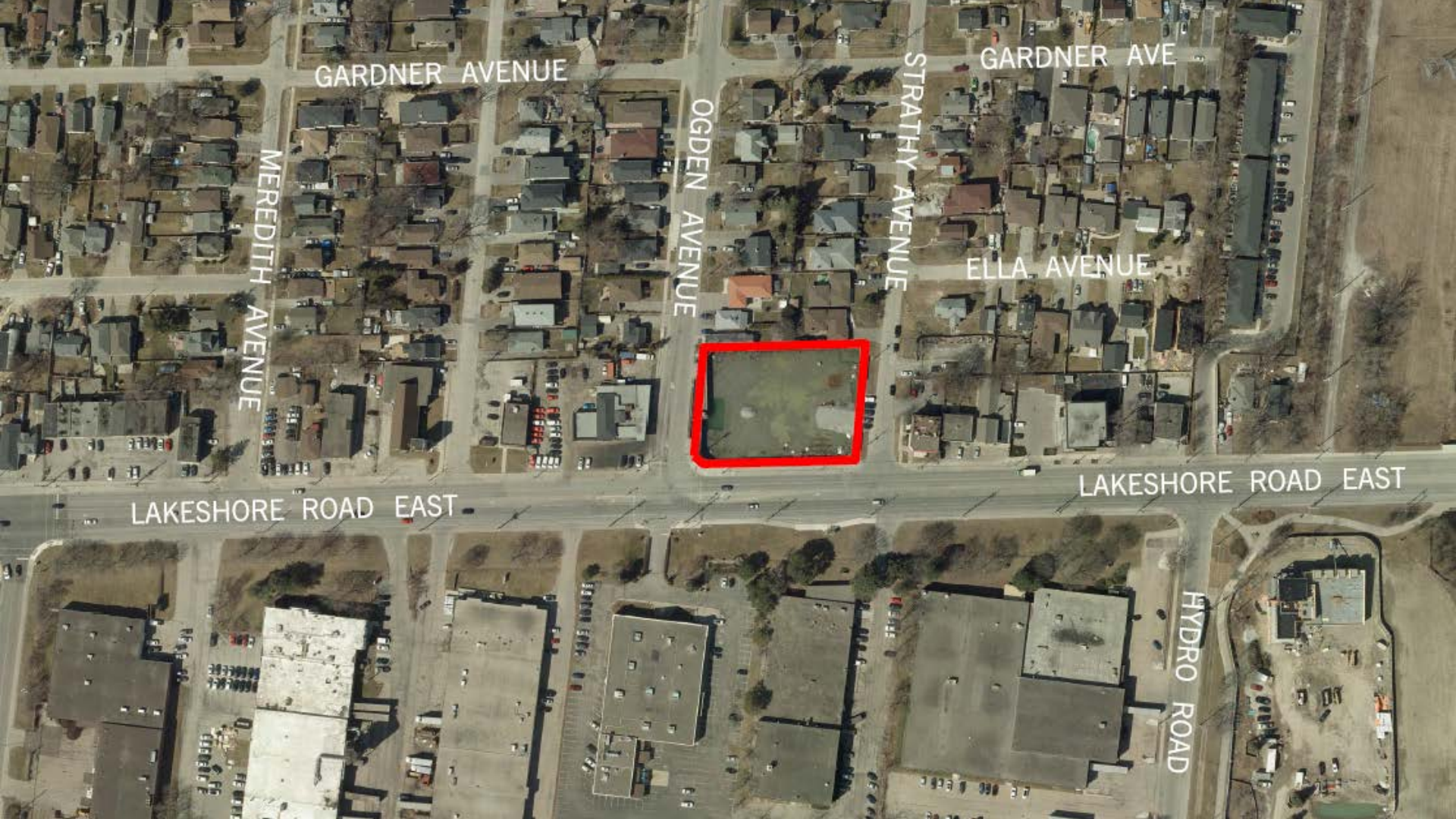
Long Branch  
GO Station

LAKE SHORE BLVD

1

Z07





GARDNER AVENUE

GARDNER AVE

STRATHY AVENUE

ELLA AVENUE

OGDEN AVENUE

MEREDITH AVENUE

LAKESHORE ROAD EAST

LAKESHORE ROAD EAST

HYDRO ROAD

## **Applicant's Proposal:**

10 storey apartment building with 164 units and ground floor commercial space

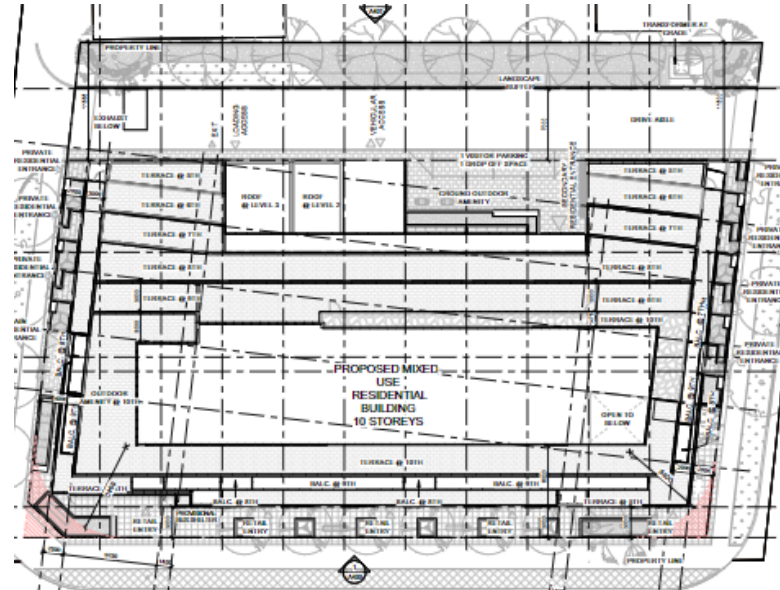






## Applications required:

- An Official Plan Amendment amendment to the LLAP is required to allow a height of 10 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 25, 2022
- **Community Meeting** – June 28, 2022
- **Public Meeting** – August 8, 2022

## **Purpose of Tonight's Meeting**

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



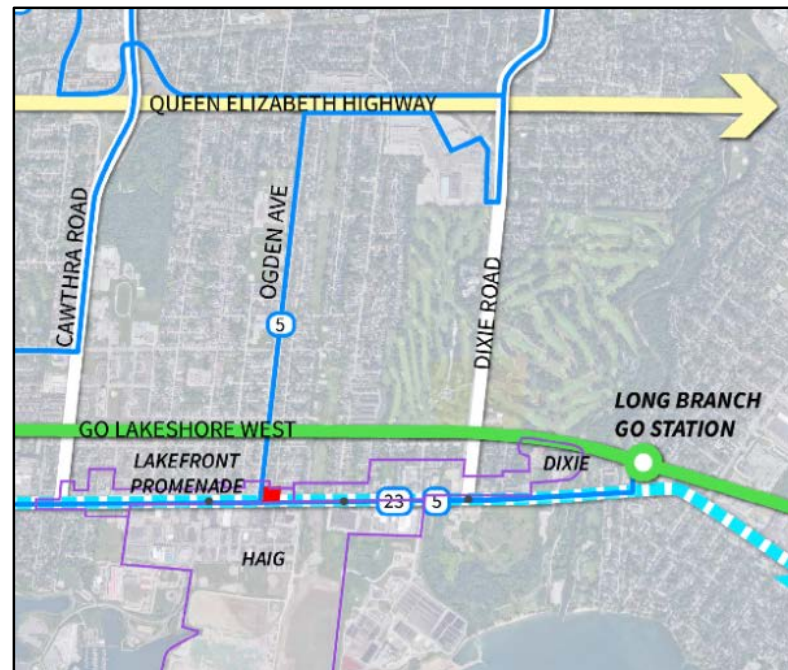
## Application Evaluation:

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

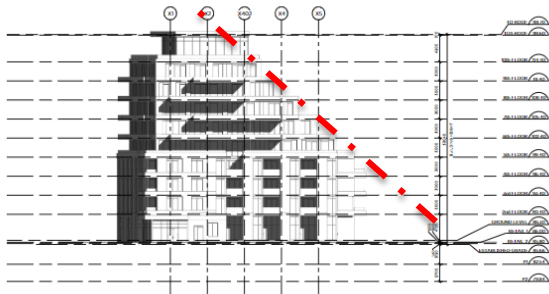
# Evaluation

- **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;
  - The site is situated in between two future MTSAs
  - MOP and LLAP contains policies on how to accommodate development in this regard

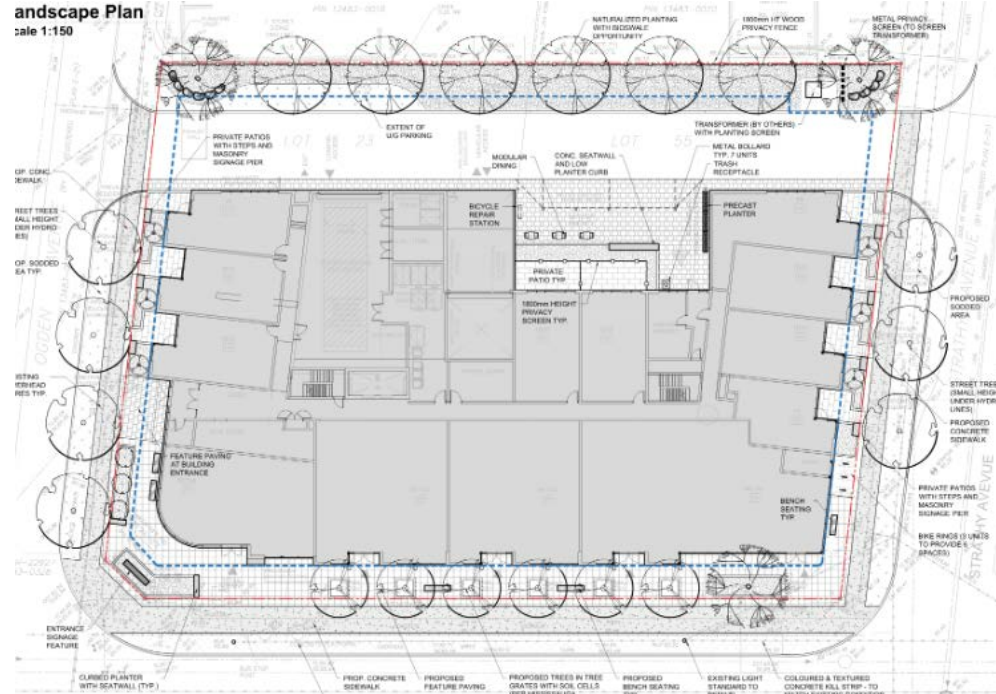


# Evaluation

- 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



andscape Plan  
scale 1:150





# 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

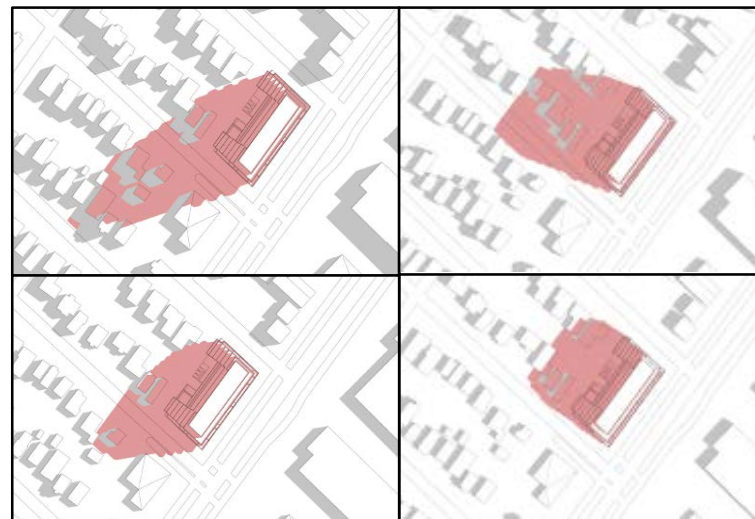
## ■ Subject Proposal

- Technically an 9 storey building (28.2 m); 10<sup>th</sup> storey is amenity and mechanical use
- Stepback provided on the 4<sup>th</sup> storey
- Buffers from adjacent neighbourhood



## Response to Comments

- **Impact to the adjacent low density neighbourhood with respect to overlook and massing**
  - 45 degree angular plane, landscape buffer, setbacks to property line
- **Shadowing concerns on adjacent neighbourhood**
  - The submitted sun-shadow study meets the City's Terms of Reference
- **Ensuring a mix of units**
  - 1, 2 and 3 bedroom units provided, in addition to affordable housing contribution



June 21, 720 am, 820 am

September 21, 912 am,  
1012 am

## Additional Highlights

- The applicant will be providing **affordable housing units** – 5% of units at 80% market rate
- The Region of Peel has confirmed **water and waste water capacity exists** 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 addition housing units, including the provision of 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