

February 22, 2023

Lucas Petricca
Planner
City of Mississauga
Planning and Building Department – 6th Floor
300 City Centre Drive
Mississauga, ON L5B 3C1

Dear Mr. Petricca:

1303 LAKESHORE RD E - REVISED SUBMISSION - PLANNING COMMENTS

We provide this letter to supplement the revised submission for the proposed 10 storey residential development at 1303 Lakeshore Rd E under Files OZ/OPA 21-20 W1. The resubmission material includes revisions to the proposed conceptual development plans, sun/shadow study, landscape plans and traffic study. We have reviewed these materials and note that our overall planning opinion has not changed from our previously provided Planning Justification Report (“PJR”) and PJR Addendum (“PJRA”). We continue to be of the opinion that the proposal represents good planning, complies with the Planning Act, is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan for the Greater Golden Horseshoe, conforms to and implements the City of Mississauga Official Plan (as amended, including the proposed Official Plan Amendment (“OPA”) previously provided), and is in the public interest. Given this, it is opinion that an additional PJRA is not required.

The revised submission includes an updated Zoning By-law Amendment (“ZBLA”), which conforms to the OPA. Below is some planning commentary on the proposed provisions.

Floor Space Index

Previously justified in the PJRA. The Draft ZBLA updated to remove “metres” from the proposed maximum FSI of 4.2.

Minimum Front Yard and Minimum Exterior Side Yard

Previously justified in the PJRA. The Draft ZBLA has been updated in minor ways to reflect the proposed development with the preferred building envelope line on the conceptual development site plan (refer to dashed red line on site plan). The proposed setbacks allow for adequate placement of the proposed footprint as while also accommodating at grade amenity and landscape areas. The exterior side yard has been increased to 4 m, while the Draft ZBLA would permit 3.9 m to allow some flexibility. Note the Draft ZBLA also provides a setback to the centreline of Fergus Ave and Lakeshore Rd E respectively, consistent with the setbacks proposed from the lot lines.

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Minimum Interior Side Yard

The reduction to the minimum side yard provision along the easterly side lot line previously justified in the PJRA. Minor updates to the Draft ZBLA reflect minor adjustments to the plan to provide a greater exterior side yard. The proposed interior side yard/setback to abutting residential properties mainly applies to the foot of the I-shaped building footprint, with most of the building setback more than 9.8 m.

Minimum Landscaped Area

The proposed minimum landscape area previously justified in the PJRA. The Draft ZBLA has been updated to reflect current proposal of 27% from the previously proposed 28%. Submitted landscape plans identify proposed plantings within this total area. Note the proposal continues to provide outdoor landscaped amenity areas on the upper floors, and now includes private exterior balconies on floors 5 through 10.

Minimum Depth of a Landscaped Buffer

The proposed Landscape Buffer provision will allow for a consistent minimum area adjacent to all abutting lot lines. These areas have been coordinated with the Landscape Plan to ensure sufficient space for plantings. In a number of areas, the proposed buffer exceeds the proposed minimum required. Note that the Draft ZBLA now includes a text provision to permit the minor encroachment of the angled truck maneuvering area at rear of the site.

Maximum Building Height

In response to comments from City staff, the maximum building height is proposed at 34 m, to account for the inclusion of the top-floor parapet. The current building height is proposed at 31.7 m to top of floor, plus 1.5 m for parapet. An additional 0.8 m is proposed to allow for flexibility as the project progresses to detailed design at the site plan stage. The proposed building height has not changed, so this update to the Draft ZBLA is a technical adjustment based on the City's method for calculating building height.

Parking

The Draft ZBLA proposes a reduced total parking ratio of 1.16 spaces per dwelling unit (196 total spaces for 168 units). This ratio is a minor reduction from the required 1.18 ratio (which would translate to a total of 199 spaces). The proposed ratio is provided out of caution as based on previous staff comments, the City-wide parking assessment proposed a ratio for Precinct 3 of 0.9 spaces occupant spaces and 0.15 visitor spaces for, for a total ratio of 1.05 spaces per unit. If this ratio is now in effect and binding, then no parking variation is required.



Mike Crough RPP MCIP
Director, Practice Lead - Planning