
LAKE SHORE BOULEVARD WEST

Development in the Lake Shore Area (formerly the Skeens Lane Area and the Lake Shore Boulevard Commercial-Residential Corridor) will be consistent with the following urban design guidelines. The guidelines correspond to Site Specific Policy #21 in Chapter 7 of the Official Plan. They are to be read in conjunction with the urban design policies in the Official Plan.

LAKE SHORE BOULEVARD WEST: BETWEEN ETOBICOKE CREEK AND DWIGHT AVENUE

LOCATION:

These guidelines apply to the lands on both sides of Lake Shore Boulevard West between Etobicoke Creek and Dwight Avenue.

GUIDELINES

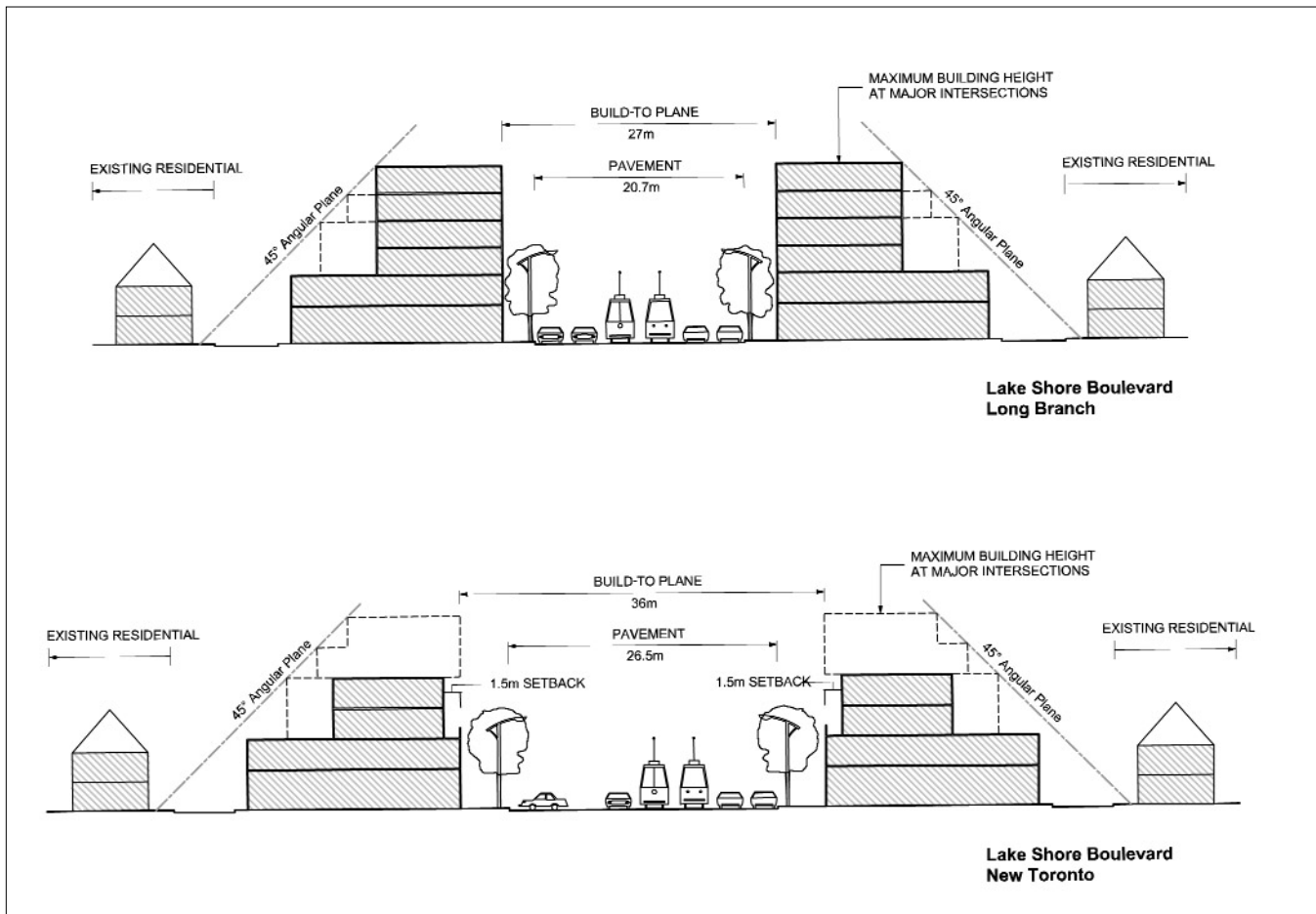
Building Heights and Massing:

- Building profiles along the commercial-residential strip will be in accordance with the urban design concepts on Figure A.
- New buildings will help to create a more intimate atmosphere and a more pleasant pedestrian environment.
- Incorporate where appropriate terraced or tiered building designs of successive storeys.
- Incorporate architectural diversity through use of various materials, façade treatments and detailing.
- Blend parking structures, where permitted, with the surrounding area.
- Provide signage and other orientation measures in public areas and parking structures, where permitted.

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Pedestrian and Vehicular Access

- Promote transit usage through building and site design, such as by providing ease of pedestrian access from transit stops to building entrances.
- Street parking will continue to be allowed along the boulevard to separate pedestrians from vehicular traffic.
- Vehicular access across sidewalks on Lake Shore Boulevard will be minimized; access will be encouraged from side streets, including access to parking and loading facilities.



Building Heights and Massing

Figure A

LAKE SHORE BOULEVARD WEST

Development in the former Long Branch area will have regard for the following urban design guidelines. The guidelines correspond to Site Specific Policy #23 in Chapter 7 of the Official Plan. They are to be read in conjunction with the Official Plan.

NORTH SIDE OF LAKE SHORE BOULEVARD WEST FROM BROWNS LINE TO EAST OF THIRTY-THIRD STREET

LOCATION:

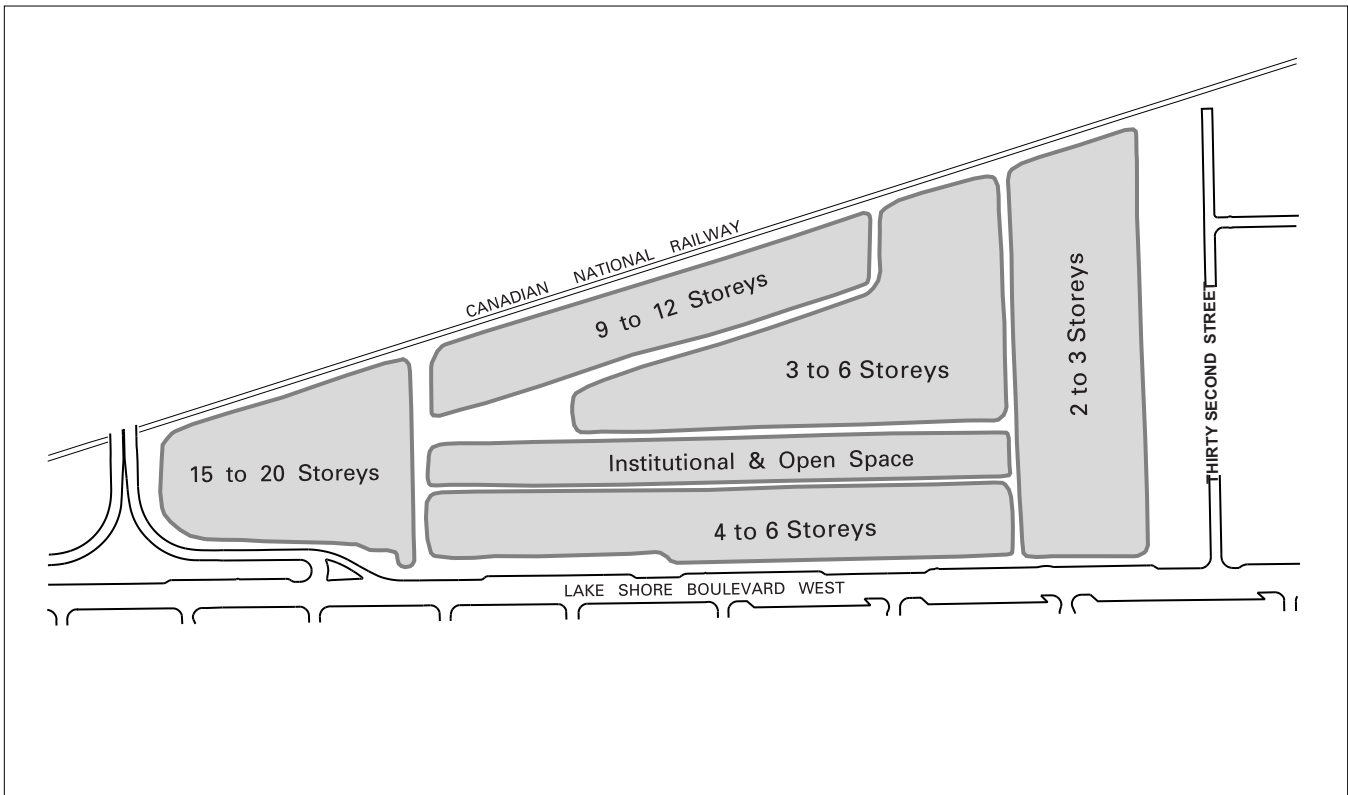
These guidelines apply to new development on the north side of Lake Shore Boulevard West from Browns Line to East of Thirty-Third Street.

GUIDELINES

Building Heights and Massing:

- New buildings will be designed in accordance with Figure B.
- Developments shall incorporate terraced or tiered designs to contribute to a visual effect of lower building heights.
- New buildings will be designed and located to ensure wind speed does not generally exceed 12 kilometres per hour in seating areas within private and publicly accessible areas.
- Development will be designed and located to screen the railway line and site elements such as parking, loading and garbage storage areas

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Long Branch Mixed Use Area - Building Height Range

Figure B