

**2686 Lake Shore Boulevard West – Official Plan and Zoning Amendment Applications – Final Report**

<b>Date:</b>	May 6, 2011
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	10 120886 WET 06 OZ

**SUMMARY**

This application proposes the construction of a three-storey, 23-unit, stacked residential townhouse development at 2686 Lake Shore Boulevard West.

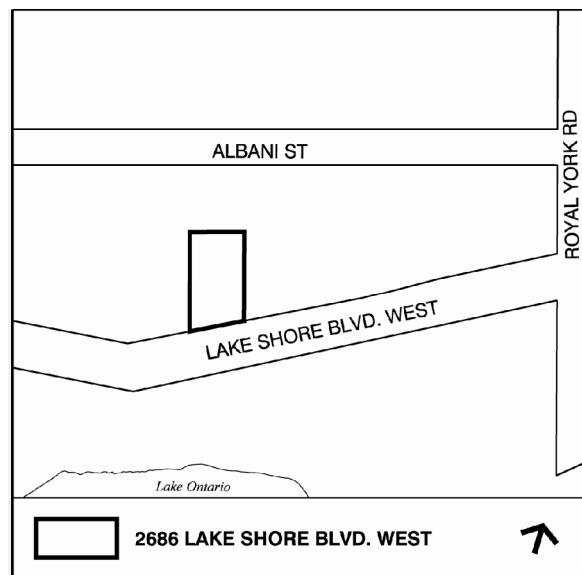
The proposed built form and relationship to the public street fits in with the existing residential development to the north, east and west of the development. The development represents an appropriate level of residential intensification for the area.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan, for the lands at 2686 Lake Shore Boulevard West substantially in accordance with the draft Official Plan Amendment attached as Attachment 10.
2. City Council amend the Etobicoke Zoning Code, for the lands at 2686 Lake Shore Boulevard West



substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 11.

3. City Council amend Zoning By-law 1156-2010, for the lands at 2686 Lake Shore Boulevard West substantially in accordance with the draft Zoning By-law Amendment to be made available at the Statutory Public Meeting.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
5. Council authorize the City Solicitor, in the event that By-law 1156-2010 is repealed by Council, to provide in the final Bills such technical amendments to the draft Official Plan and Zoning By-laws as may be required to implement the intent of the documents adopted by City Council.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In 2000 the City received a zoning by-law amendment application proposing the redevelopment of the subject site for nine, three-storey residential townhouse units laid out in two blocks. One block comprised of four townhouse units was proposed to front onto Lake Shore Boulevard West and a second block comprised of five townhouse units was proposed towards the rear of the site, to be accessed via a driveway from Lake Shore Boulevard West. The applicant did not proceed with the application and the file was closed.

### **Pre-Application Consultation**

Prior to the submission of the subject application, a number of pre-application meetings were held with the applicant.

At the first pre-application meeting in June 2007, the applicant presented a concept for an eight-storey, 59-unit residential condominium building with a total gross floor area of approximately 5,200 square metres. The development was proposed to front onto Lake Shore Boulevard West with two levels of underground parking. The applicant revised the concept to a six-storey, 42-unit building with a total gross floor area of approximately 3,800 square metres and two levels of underground parking.

The applicant subsequently revised their concept to a four-storey, 36-unit stacked townhouse development with one level of underground parking. Some units were proposed to face onto Lake Shore Boulevard West, with the majority of units located internal to the site with access via a pedestrian walkway along the east side of the site and a driveway along the west side of the site.

A further pre-application meeting was held on September 16, 2009 to discuss this revised concept and complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

This application is for an Official Plan Amendment and Zoning By-law Amendment to redevelop the site with a three-storey, 23-unit residential development with a Gross Floor Area of approximately 2,282 square metres and a Floor Space Index of 1.4. A single building is proposed with: 10 units facing and having direct access from Lake Shore Boulevard West; 10 units located internal to the site and facing east with access via an exterior corridor; and the remaining three units facing the north side (rear of the site) but having access from the east flankage of the building. There is no central building lobby; each unit will be directly accessible (Attachment 1).

The development is proposed to be comprised of 10 one-bedroom and 13 two-bedroom units ranging in size from 55 to 138 square metres. The majority of the one-bedroom units will be single-storey units located on the ground floor. The majority of the two-bedroom units will occupy the second and third level and be accessed via a stairway from internal corridors (Attachment 4).

The building is proposed to be setback approximately 6 metres from the south property line along Lake Shore Boulevard West and 7.5 metres from the north (rear) property line. The setback to the west property line is approximately 1.1 metres at the front of the site and 8.6 metres for the majority of the lot. The setback to the east property line varies from a minimum of approximately 1 metre at the front of the site, to 7.7 and 6.3 metres to the main wall of the building interior to the site, not including the exterior corridor (Attachment 1).

A total of 27 parking spaces are proposed to be provided in a fully enclosed underground parking garage, accessible from a driveway located along the west side of the site (Attachment 2).

Amenity space is proposed to be provided in the form of roof-top decks for the units on the second and third floor and backyards for the six units located at ground level on the west flank of the site. The rear portion of the site will be outside shared amenity space for all residents within the development (Attachments 3 and 6).

### **Site and Surrounding Area**

The approximately 1,620 square metres site is rectangular, regularly configured and flat, with a frontage of approximately 31 metres and a depth of approximately 56 metres. The site is located on the north side of Lake Shore Boulevard West, mid block between Royal York Road and Dwight Avenue and is currently occupied by a one-storey single detached dwelling (Attachment 7). The surrounding land uses are as follows:

North: low scale residential community predominantly consisting of detached residential dwellings (one-storey with some two and three-storey dwellings). There is also a multi-unit, three-storey stacked townhouse development to the northwest of the subject site at the southeast corner of Dwight Avenue and Albani Street.

South: Lake Shore Boulevard West. There is a vacant lot immediately across from the subject property on the south side of Lake Shore Boulevard West. To the southeast are two and three-storey single detached residential dwellings, beyond which are residential apartment buildings ranging from three to eight storeys in height at Royal York Road. To the southwest is a mix of two and three-storey single residential dwellings and walk-up apartment buildings.

West: 2½ storey single detached dwelling immediately west, beyond which are two, four-storey apartment buildings and then two-storey single family residential dwellings to Dwight Avenue.

East: Two-storey single detached dwellings and two, four-storey residential apartment buildings approaching Royal York Road.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Consistency and conformity with these policies is discussed below.

## **Official Plan**

The site is designated *Neighbourhoods* in the Toronto Official Plan and is also identified as being on an *Avenue* on Map 2 – Urban Structure.

*Neighbourhoods* are physically stable areas providing for a variety of lower scale residential uses including detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four

storeys. The Official Plan sets out development criteria policies for *Neighbourhoods* to ensure that physical change to established neighbourhoods be sensitive, gradual and generally “fit” the existing character of the neighbourhood.

*Neighbourhoods* Policy 4.1.5 requires that new development in established neighbourhoods respect and reinforce the existing physical character of the neighbourhood. Among other criteria, new development shall have particular regard to:

- patterns of streets, blocks and lanes;
- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- prevailing building type;
- setbacks of buildings from the street(s); and
- prevailing patterns of rear and side yard setbacks and landscape open space.

*Avenues* are identified as important corridors along major streets where reurbanization is anticipated and the creation of new housing, job opportunities and an improved pedestrian environment is encouraged. Reurbanization on *Avenues* is expected to be achieved through the preparation of Avenue Studies to provide a direction and framework for growth. However, the policies of the Plan also provide that development may be permitted on the *Avenues* prior to an Avenue Study subject to consideration of the policies of the Plan for the relevant designation.

Staff have reviewed the application in the context of the policies and development criteria established in the Official Plan including, among other matters, the site’s ability to accommodate additional density, the relationship of the site to abutting land uses, and the effects of the proposed height and setbacks.

## **Zoning**

The site is zoned Second Density Residential Zone (R2) by the former City of Etobicoke Zoning Code. This zone category permits one-family detached dwellings, groups homes, a physician’s office, a dentist’s office, a private home daycare, day nurseries and nursery schools, schools, churches, libraries and community centres. The proposed stacked townhouses are not permitted in the R2 zone. To permit the proposed use, a zoning by-law amendment is required, which would include site specific development standards (Attachment 7).

The site was not included as part of Zoning By-law 1156-2010.

## **Site Plan Control**

The proposed development is subject to site plan control. A site plan application was submitted concurrently with the Official Plan and Zoning Amendment applications and is under review.

## **Reasons for Application**

The three-storey stacked townhouse residential development is not the prevailing built form in the neighbourhood and does not comply with the R2 zone of the former City of Etobicoke Zoning Code. Therefore, amendments to the Official Plan and former City of Etobicoke Zoning Code are required.

## **Community Consultation**

Two Community Consultation meetings were held in order to provide residents and property owners with an opportunity to review and comment on the application. Both meetings were held at the Mimico Library, the first on June 24<sup>th</sup>, 2010 and the second on December 6<sup>th</sup>, 2010. There were approximately 30 area residents at the first meeting and 20 at the second meeting. A number of letters and phone calls were also received after the meetings.

The concerns identified by the area residents at the first Community Consultation Meeting included:

- height and density of the proposed development;
- preference for an alternative development such as a smaller building;
- incompatibility of the proposed design with the existing neighbourhood;
- impacts of privacy, particularly on the properties immediately adjacent to the development site;
- the possibility of a precedent-setting situation for the larger neighbourhood whereby other sites could be developed similarly in the future;
- lack of on-site amenity space;
- construction activity that may negatively affect the neighbouring properties; and
- area of the proposed development sits on a high water table and there has been flooding on a regular basis especially after heavy rain and in the spring time.

The issues raised at the second Community Consultation Meeting were similar to what was discussed at the prior meeting but generally the residents seemed to be more satisfied with the revisions proposed by the applicant.

Those issues are addressed below, including how the revisions made to the application respond to the concerns listed above.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## COMMENTS

### Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. The development promotes intensification through compact building form utilizing existing infrastructure. It also promotes the efficient development and lands use pattern including a desirable range and mix of residential use for the area. The site is located on a main street (Lake Shore Boulevard West) which is also identified as a major transit corridor in the Official Plan, Higher Order Corridors - Map 4.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

The development is transit supportive in terms of density and proximity to the adjacent streetcar line along Lake Shore Boulevard West and nearby Mimico GO Station.

### Land Use

The subject site is located on the north side of Lake Shore Boulevard West at the edge of a *Neighbourhoods* designation. The lots along this edge on the north side of Lake Shore Boulevard West include a range of residential dwellings and four-storey apartment buildings. North of the site, within the *Neighbourhoods* designation, there is a prevailing low-scale residential dwelling character. Opposite the site on the south side of Lake Shore Boulevard West there is a mix of residential dwellings and apartment buildings ranging from three to eight-storeys in height.

Lake Shore Boulevard is identified as an *Avenue* from the western municipal boundary west of Brown's Line, to the Humber River and South Kingsway in the east. The majority of the lands along Lake Shore Boulevard West are designated *Mixed Use Areas*, although some sections are designated *Apartment Neighbourhoods* (west of Brown's Line, east of Superior Avenue, and across from the subject site between Dwight Avenue and Royal York Road), and an even smaller section is designated *Neighbourhoods* (between Dwight Avenue and Superior Avenue).

*Avenues* studies or planning studies have been completed or are underway for much of Lake Shore Boulevard West. This stretch of Lake Shore Boulevard West where the site is located has not been subject to an *Avenue* Study as it is designated *Neighbourhoods*. Where a portion of an *Avenue* is designated as a *Neighbourhood*, then the *Neighbourhoods* policies of the Plan shall prevail to ensure that any new development respects and reinforces the general physical character of established neighbourhoods. Similarly, the proposal was not reviewed against the recently approved Midrise guidelines development criteria.

The applicant was required to submit an Official Plan Amendment as the proposed development is not considered to be consistent with the prevailing building type within the larger neighbourhood.

Given the larger size, peripheral location of the site on Lake Shore Boulevard West and the higher density developments that exist to the west, east and south of the site, the revised proposal for a three-storey multi-unit building is considered to be an appropriate building type that will fit in with the varied and existing physical character of the larger neighbourhood. The scale of development is considered to be appropriate for this portion of the Avenue on Lake Shore Boulevard West.

### **Built Form & Massing**

Many of the residents who attended the Community Consultation meetings, particularly the residents of the abutting properties, expressed concern over the height, length and overall size of the building particularly related to impacts it may have on their privacy. The revised proposal addresses these concerns.

The building height will be a maximum of 12 metres at the south portion of the site at Lake Shore Boulevard West, reducing to 11 metres in the middle portion of the building and then to 10 metres at the rear. The lower height at the rear of the building was incorporated specifically to ensure that windows from the development are located below a 45-degree angular plane taken from the rear property line to minimize impacts on the properties north of the site and to ensure that the building more appropriately addresses the 9.5 metre height limit in the neighbourhood to the north (Attachment 5).

Building setbacks vary over the site. The front portion of the building is setback approximately 6 metres from Lake Shore Boulevard West, creating a front yard setback that is consistent with the adjacent buildings. The side yards at the front of the building are approximately 1 metre, increasing to approximately 8.6 metres on the west side and between 6.3 and 7.7 metres on the east side. The rear yard setback is 7.5 metres. The setbacks provide for outdoor amenity space and achieve appropriate building separations from abutting properties.

The revised proposal respects the existing street proportions on the north side of Lake Shore Boulevard West and provides for a transition from the higher buildings on the south side of Lake Shore Boulevard West to the lower scale residential dwellings to the north. The reductions in building height and the increased setbacks address concerns raised at the community meetings and achieve an acceptable built form and massing.

At the first Community Consultation meeting, the residents expressed concern over the proposed design of the building, particularly the façade along Lake Shore Boulevard West. The applicant, in consultation with City staff, redesigned many of the elements of the Lake Shore Boulevard West façade including:

- modifying the building design to address the street by staggering the front building wall to reflect the angle of the street and create a front yard setback consistent with the abutting properties to the west and east;
- extending the front portion of the building to almost the full width of the site to create a street wall condition along Lake Shore Boulevard West;



- increasing front porch depths to 1.8 metres to improve their functionality and create a traditional residential entrance from the street;
- rearranging unit entry doors to improve the interface with the street;
- reducing the size of the entrance to the underground parking garage to reduce its prominence on the street;
- adding a garage door to improve the façade design;
- improving front wall articulation;
- increasing the dimensions of the entrance from the street to the interior walkway along the east side of the site to provide a more spacious and prominent entryway from the street; and
- increasing the amount of on-site landscaping, including the planting of six new trees.

(Attachments 1, 2 and 5)

These revisions improve the relationship of the building to the street and will result in an overall improvement to the Lake Shore Boulevard West streetscape.

### **Amenity Space**

The applicant proposes to provide amenity space in a number of different ways. Most units will have a private amenity area. Units fronting onto Lake Shore Boulevard West will have front porches. Ground level units located in the interior of the site will have at-grade rear yards along the west side of the site comprised of a patio and sodded area with 1.5 metre high privacy screens between units. Upper level units will have roof top terraces. To mitigate overlook and privacy concerns, the roof top amenity space has been designed to be contained within the middle portion of the roof for the units located at the rear of the building and to incorporate 1.8 metre high privacy screen to minimize overlook onto the abutting properties.

The common outdoor amenity area will be comprised of the front yard setback which will include hard and soft landscaping and the 7.5 metre rear yard setback which is proposed to be sodded. A continuous raised concrete planter along with a 1.8 metre high wood privacy fence along the west and east property lines is also proposed. Lastly, a hard surfaced landscaped area within the east side yard will provide access to the interior units from Lake Shore Boulevard West.

### **Traffic Impact, Access, Parking**

The anticipated volume of vehicular traffic generated by the proposed development is not expected to negatively impact the level of service of the abutting street network. On this basis, the applicant was not required to submit a traffic impact study. Traffic operational improvements are also not required on the adjacent street network as a result of this development. Transportation Services staff have reviewed the application and concur with the findings.

Vehicular access to the site will be from Lake Shore Boulevard West via a new driveway located on the west side of the property. The proposed driveway is approximately 7.2 metres wide at the property line, tapering to 6 metres at the entrance of the proposed

underground parking garage. The proposed driveway is generally acceptable to Transportation Services staff. There are some modifications that are being required regarding the corner radii, which will be resolved through the Site Plan Approval process (Attachment 1).

The proposed 23-unit townhouse development is required to provide 10 spaces for the one-bedroom units, 13 spaces for the two bedroom units, and 3 visitor spaces, for a total of 26 parking spaces.

The current site plan illustrates 27 parking stalls in an underground parking garage, which include three regular visitor parking stalls and one visitor parking stall for physically disabled persons. The proposed parking supply and layout is acceptable to Transportation Services staff (Attachment 2).

### **Servicing**

The City of Toronto will provide curbside collection services to this development for garbage, recycling and organics, provided that the development is built in accordance with the “City of Toronto Requirements for Garbage and Recycling Collection from New Developments and Re-Developments” and Chapter 844, Solid Waste of the Municipal Code as amended from time to time.

The applicant will provide a garbage room equipped with on-site storage bins for garbage, recycling and organics in a portion of the underground garage. The bins will be accessible to the residents on a 24-hour basis and will be kept in the garbage room until collection days. On collection days, the owners will be required, as a condition of the Site Plan Control application, to manoeuvre carts from the garbage room to the collection point in front of the development site, along Lake Shore Boulevard West (Attachment 2).

Solid waste is satisfied with the submitted drawings meeting the requirements for collection. No further revisions are required.

The Functional Servicing Report submitted by the applicant has been reviewed by Technical Services staff. The proposal can adequately be serviced by existing and improved infrastructure.

As noted by residents at the Community Consultation Meetings, some external surface drainage appears to have been draining onto the subject site from the abutting residential properties to the north. The site release rate has been adjusted to accommodate this run-off. Technical Services staff will continue to work with the applicant and required improvements will be secured through the Site Plan Approval process.

### **Parkland**

The site is in the highest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. The site is in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1420-2007. At the alternative rate of 0.4 hectares per 300 units

specified in By-law 1420-2007, the parkland dedication would be approximately 0.01 hectares. The proposal is also subject to cash-in-lieu of 10% of the value of the development site, net of any conveyances for public road purposes.

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu and this is appropriate as the required amount of parkland is too small to be of functional size. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The specific targets will be secured through the Site Plan Approval process.

### **Development Charges**

It is estimated that the development charges for this project will be \$176,000.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

### **CONTACT**

Pedro Lopes, Planner  
Tel. No. (416) 394-2608  
Fax No. (416) 394-6063  
E-mail: plopes2@toronto.ca

### **SIGNATURE**

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Thomas C. Keefe  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Parking Garage

Attachment 3: Landscape Plan

Attachment 4: Floor Plans

Attachment 5: Elevations

Attachment 6: Roof Plan

Attachment 7: Zoning

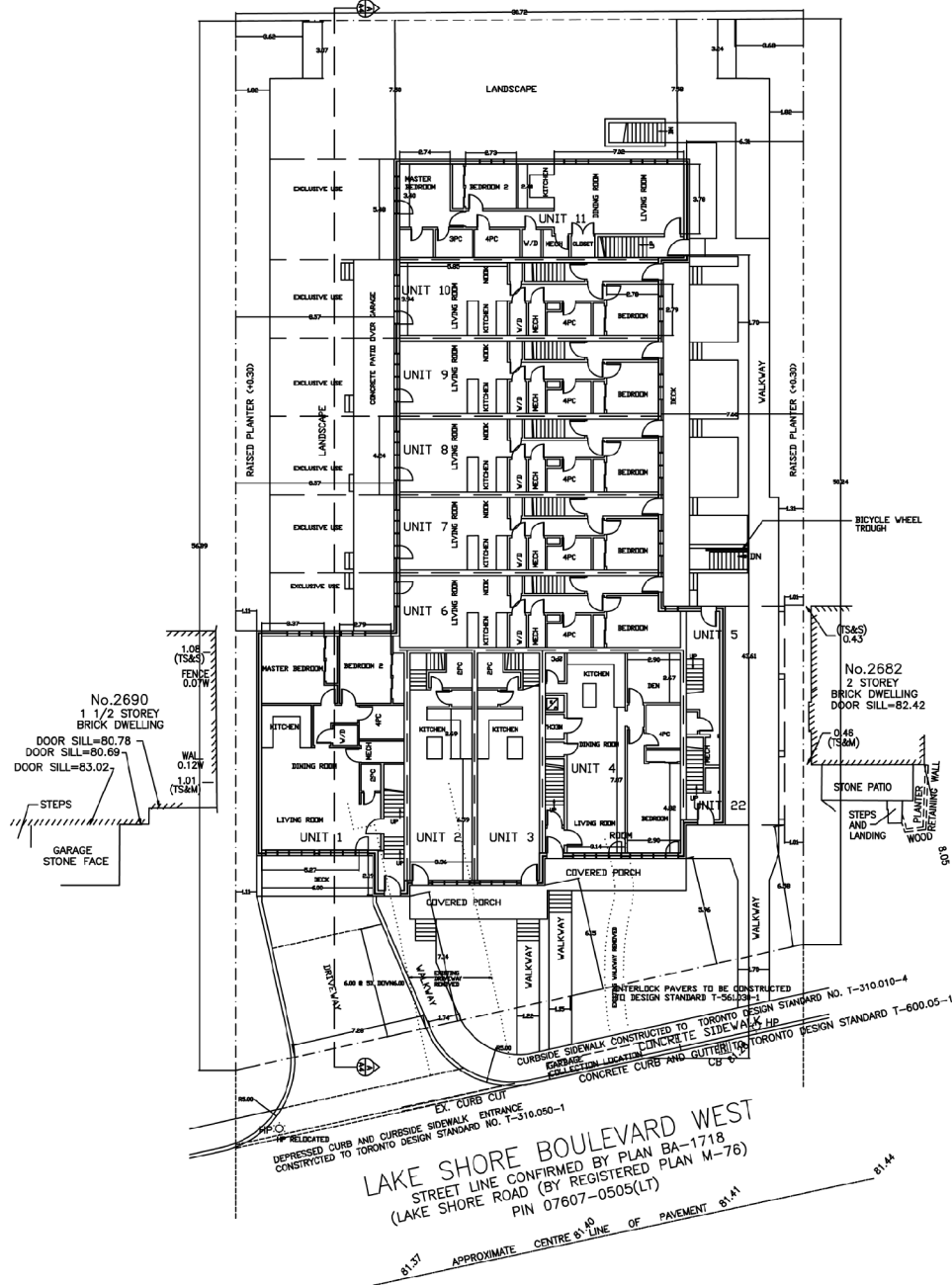
Attachment 8: Official Plan

Attachment 9: Application Data Sheet

Attachment 10: Draft Official Plan Amendment

Attachment 11: Draft Zoning By-law Amendment (Etobicoke Zoning Code)

# Attachment 1: Site Plan



## Site Plan

## 2686 Lake Shore Boulevard West

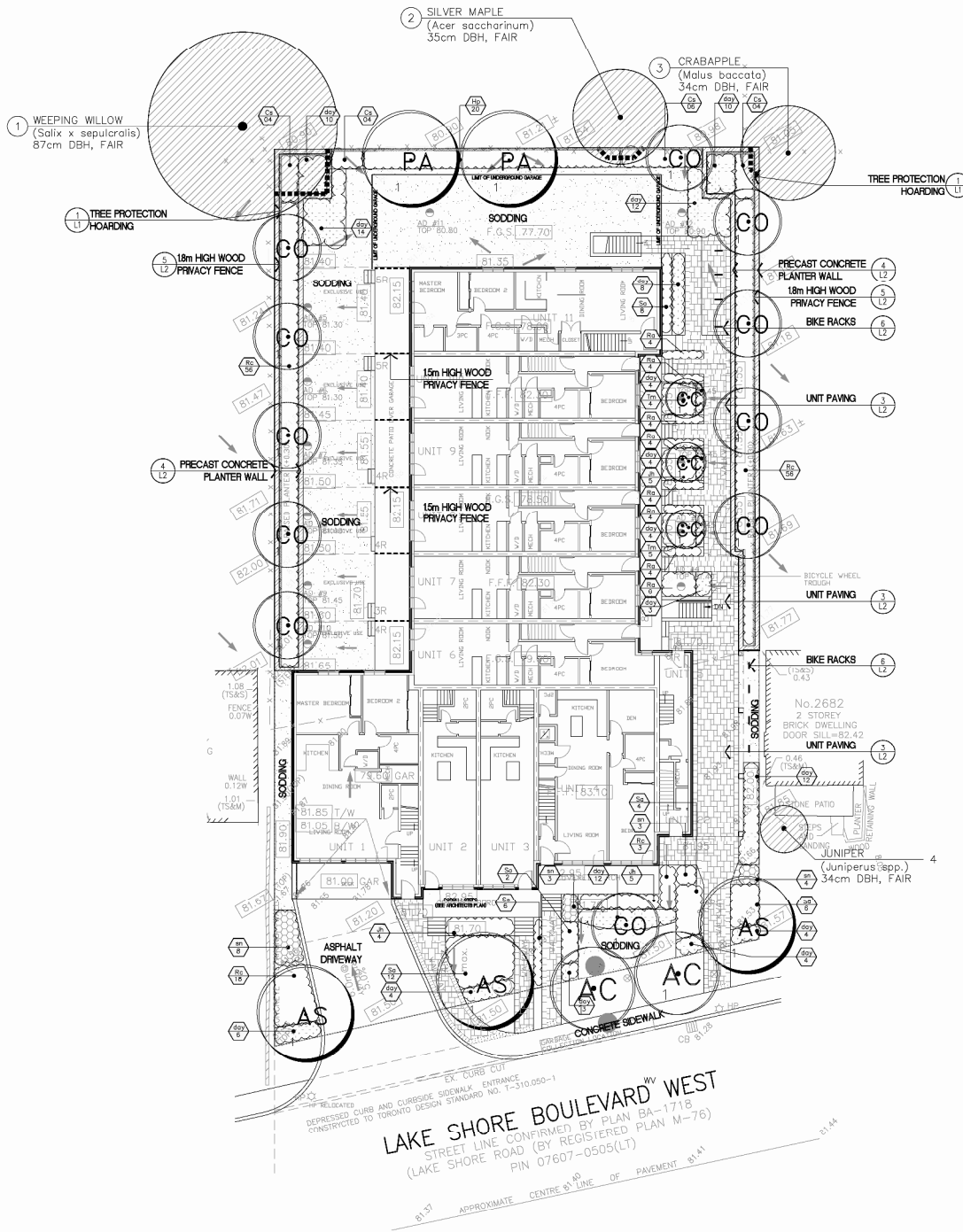
Applicant's Submitted Drawing

Not to Scale  
03/14/2011

File # 10 120886 WET 06 02



# Attachment 3: Landscape Plan



## Landscaped Plan

Applicant's Submitted Drawing

Not to Scale

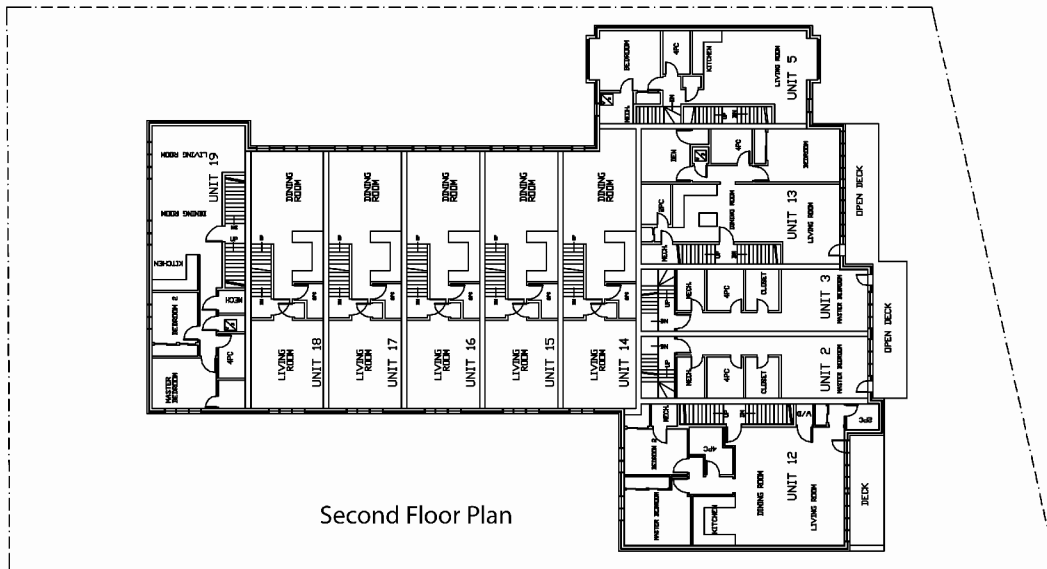
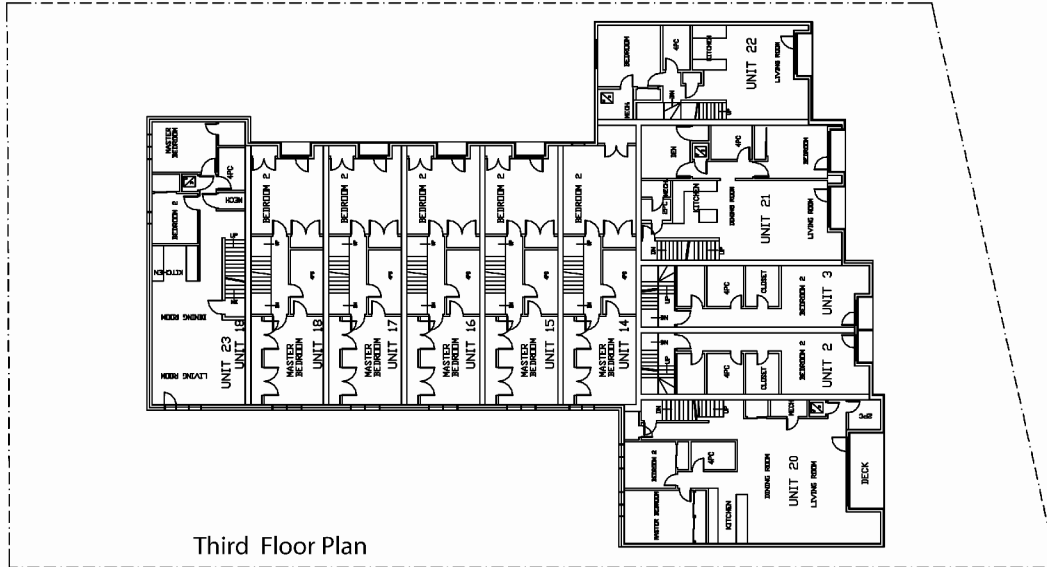
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## 2686 Lake Shore Boulevard West

File # 10 120886 WET 06 02

## Attachment 4: Floor Plans



### Second and Third floor Plan

Applicant's Submitted Drawing

Not to Scale

04/26/2011



2686 Lake Shore Boulevard West

File # 10 120886 WET 06 0Z



## Attachment 5: Elevations



NORTH ELEVATION



SOUTH ELEVATION  
(LAKE SHORE BLVD. W)



WEST ELEVATION



EAST ELEVATION

### Elevations

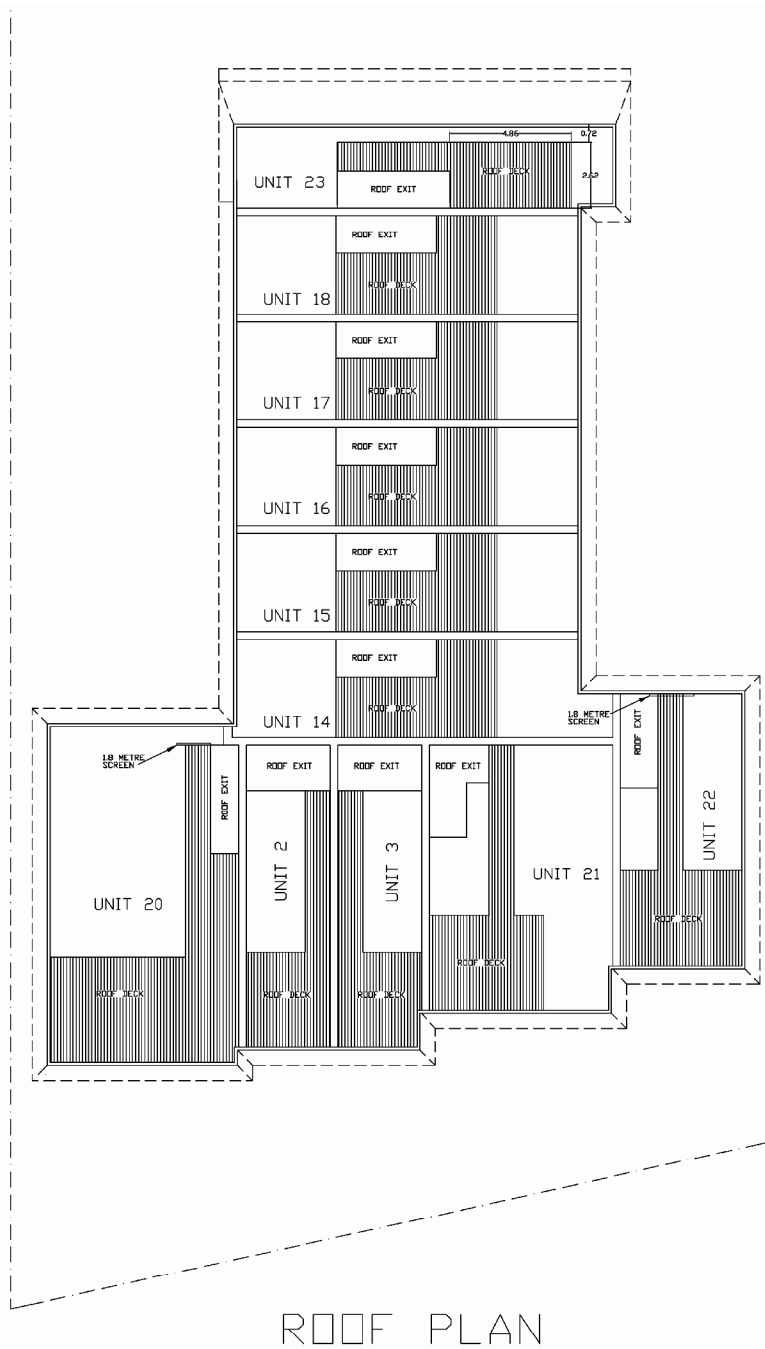
Applicant's Submitted Drawing

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### 2686 Lake Shore Boulevard West

File # 10 120886 WET 06 02

## Attachment 6: Roof Plan



### Roof Level Plan

Applicant's Submitted Drawing

Not to Scale

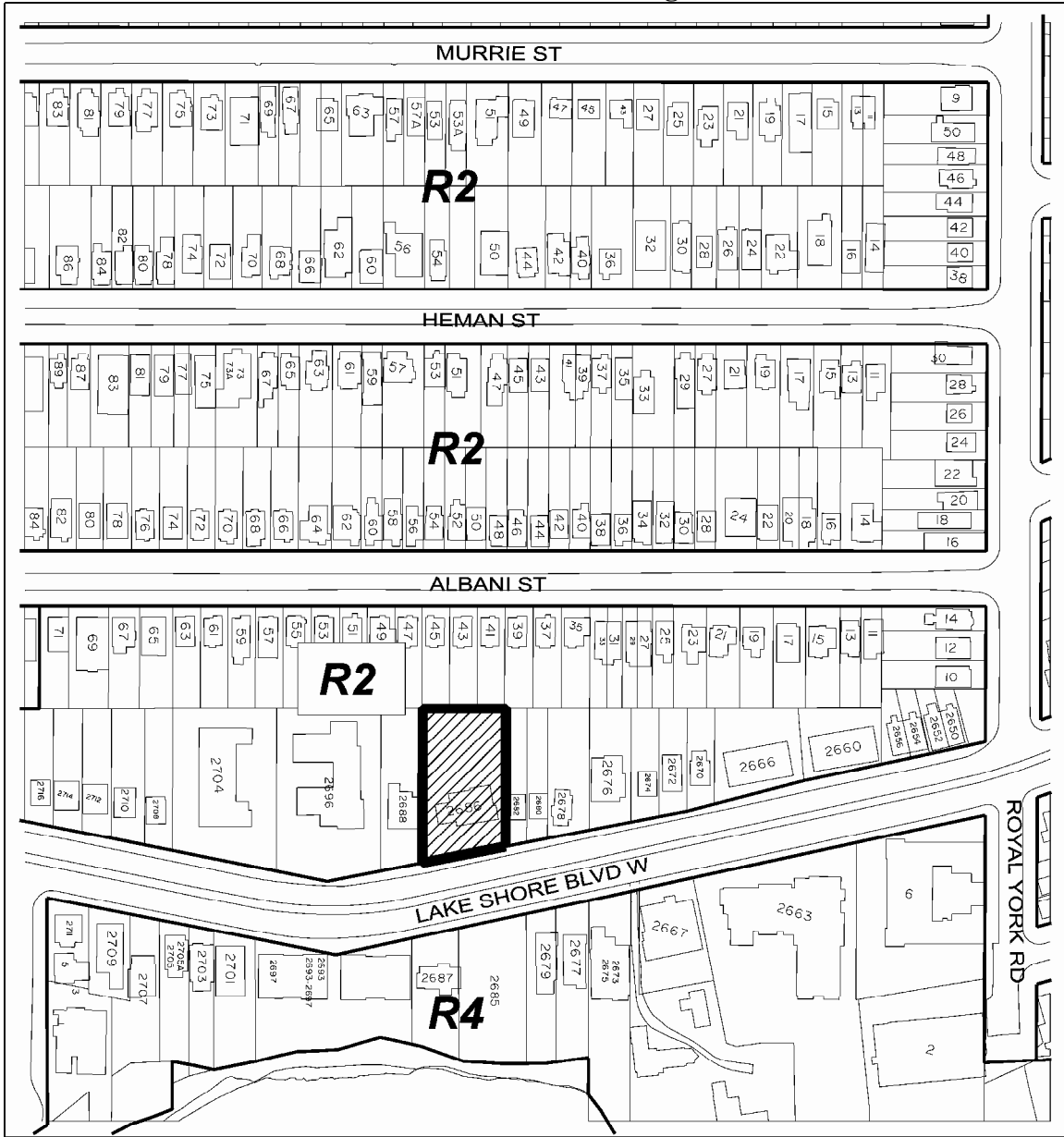
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2686 Lake Shore Boulevard West

File # 10 120886 WET 06 02

# Attachment 7: Zoning



2686 Lake Shore Blvd. West

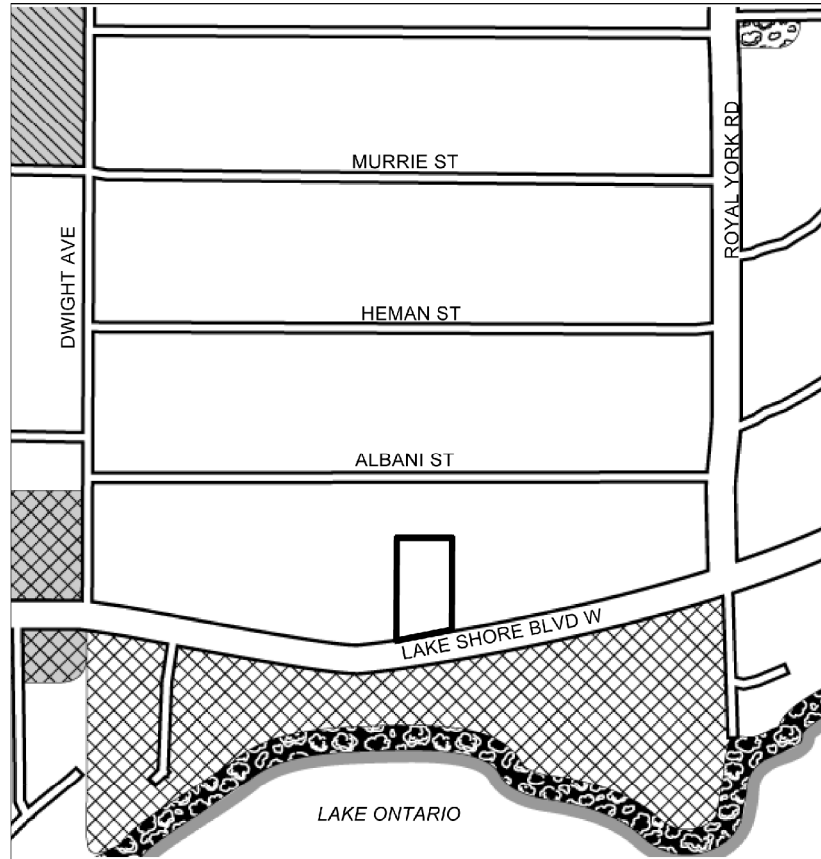
File # 10\_120886

- R2 Residential Second Density
- R4 Residential Fourth Density



Not to Scale  
 Zoning By-law 7625 as amended  
 Extracted 03/26/2010. / JM

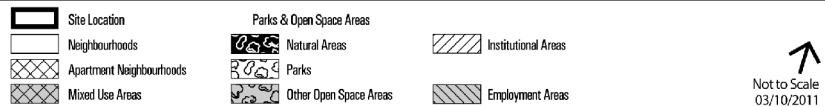
## Attachment 8: Official Plan



**TORONTO** City Planning  
**Official Plan**

**2686 Lake Shore Blvd. West**

File # 10 120886 WET 06 02



Not to Scale  
 03/10/2011

## Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 120886 WET 06 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 19, 2010

Municipal Address: 2686 LAKE SHORE BLVD W  
 Location Description: PL M76 LTS 522 & 523 \*\*GRID W0606  
 Project Description: Proposal to construct a (3) storey multiple unit residential building, containing (23) units to replace existing detached single family dwelling.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
FASKEN MARTINEAU DUMOULIN LLP			1764761 ONTARIO INC.

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	R2
Zoning:	R2	Historical Status:	No
Height Limit (m):	9.5	Site Plan Control Area:	yes

### PROJECT INFORMATION

Site Area (sq. m):	1620.1	Height:	Storeys:	3	
Frontage (m):	31.22		Metres:	12	
Depth (m):	56.45				
Total Ground Floor Area (sq. m):	833				<b>Total</b>
Total Residential GFA (sq. m):	2282		Parking Spaces:	27	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2282				
Lot Coverage Ratio (%):	51				
Floor Space Index:	1.4				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	10
2 Bedroom:	13
3 + Bedroom:	0
Total Units:	23

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	2282		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

**CONTACT: PLANNER NAME: Pedro Lopes, Planner**  
**TELEPHONE: (416) 394-2608**

**Attachment 10: Draft Official Plan Amendment**

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To adopt an amendment to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2010, as  
2686 Lake Shore Boulevard West**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 152 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

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**AMENDMENT NO. 152 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2010 AS**  
**2686 LAKE SHORE BOULEVARD WEST**

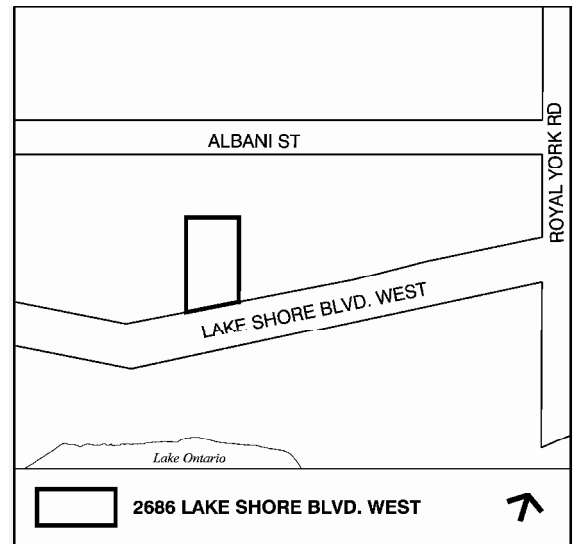
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The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 365 for the lands known municipally in 2010 as 2686 Lake Shore Boulevard West, as follows:

**365. 2686 Lake Shore Boulevard West**

A three-storey, 23-unit, residential building is permitted.



2. Chapter 7, Map 26, Site and Area Specific Policies, is revised to add the lands known municipally in 2010 as 2686 Lake Shore Boulevard West shown on the map above as Site and Area Specific Policy No. 365.

**Attachment 11: Draft Zoning By-law (Etobicoke Zoning Code)**  
**CITY OF TORONTO**

BY-LAW No. \_\_\_\_\_

**To amend Chapters 340 and 342 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Lake Shore Blvd. W. between Royal York Rd. and Dwight Ave., known municipally as 2686 Lake Shore Boulevard West.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the matters herein set out are in conformity with Official Plan Amendment No. 152 as adopted by the Council of the City of Toronto; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the *Planning Act*;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in section 340-5, Article II of the Zoning Code, and originally attached to the Town of Mimico by By-Law No. 1930 and the same is hereby amended by changing the classification of the lands located in the former Town of Mimico as described in Schedule “A” annexed hereto from (R2) to Residential Multiple (R4) provided the following provisions shall apply to the development of the (R4) lands identified in Schedule “A” attached hereto.
2. For the purposes of this development, the following development standards shall now apply to the (R4) lands described in Schedule “A” attached hereto notwithstanding Sections 340-16, 340-24, 340-25, 340-26, 340-27, 340-28, 340-29, 340-30, 340-17, 340-31, 340-23.7 and 340-23.8 of the Etobicoke Zoning Code.
3. Permitted Uses  
A townhouse complex and underground parking garage shall be permitted.
4. Number of Units  
A maximum of 23 dwellings units shall be permitted.
5. Gross Floor Area  
A Maximum Gross Floor Area of 2,282 m<sup>2</sup> shall be permitted.
6. Floor Space Index  
The maximum Floor Space Index shall not exceed 1.45. For the purpose of this by-law the area of the underground parking garage shall be excluded from the calculation of the Floor Space Index.



7. **Height**  
The maximum height in metres of the building shall be specified by the numbers following the letters "HT" as shown on Schedule "B" attached hereto and forming part of this by-law, but shall not apply to those structural projections permitted to be outside of the building envelope, by section 8 hereof.
8. **Projections**  
No part of the townhouse complex permitted within Schedule "B" shall be located other than within the permitted building envelope shown in striped lines on Schedule "B", except the following permitted projections:
  - (a) Uncovered steps to grade;
  - (b) Chimney breasts, eaves, garage vents or other projections extending a maximum of 1.0 metres from any main exterior wall of the building provided they do not encroach onto abutting properties; and
  - (c) Open, uncovered and roofed porch ways, verandas, decks, balconies and grade-related patios projecting a maximum of 1.8 metres from any main wall and staircases and/or staircase enclosures and roof access/exits, projecting a maximum of 2.4 metres from the roof of the building.
9. **Setbacks**  
The minimum above grade building setbacks shall not be less than the measurements shown on Schedule "B" attached hereto, and shall be measured from the main walls of the townhouse complex.
10. **Parking Requirements**  
A minimum ratio of 1.0 parking space per dwelling unit for units containing two bedrooms or less for a minimum of 23 parking spaces. An additional 0.15 parking spaces per dwelling unit shall be provided and reserved for the exclusive use of visitors for a minimum of 3 parking spaces.
11. **Landscape Open Space**  
A minimum of 40% of the site shall be reserved for Landscape Open Space. For the purpose of this by-law landscape open space shall include all areas of the lands identified in Schedule "A" not occupied by the townhouse complex or paved areas associated with the driveway access to the site.
12. **Definitions**  
For the purpose of this By-law, the provisions of Section 304-3 Definitions of the Zoning Code of the former City of Etobicoke shall apply with the following changes:  
  
"townhouse complex" means a building that has one or more separate dwelling units, with each dwelling unit being accessed from grade either separately or via a

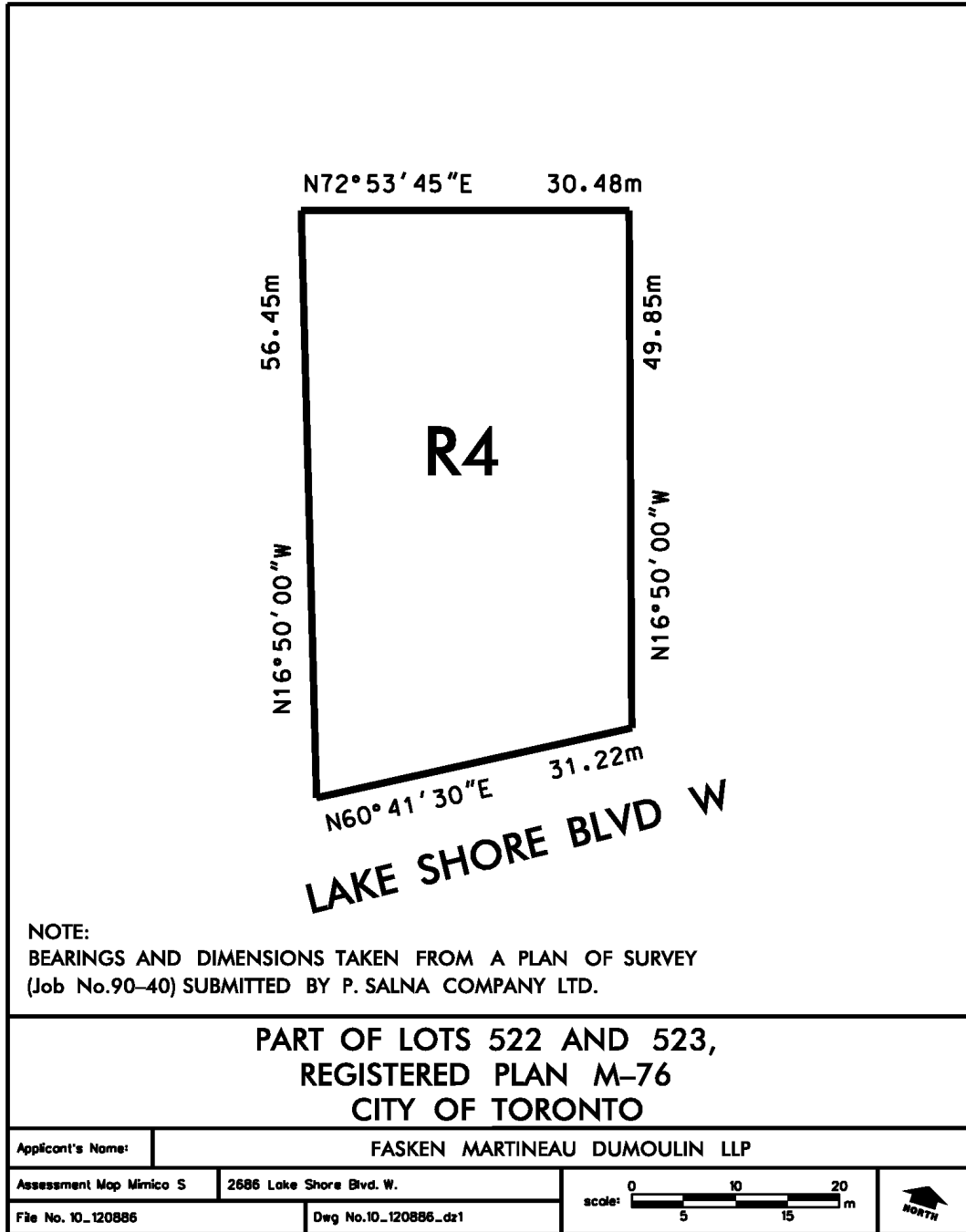
common hallway or stairway and any one or any number of such dwelling units may be entirely or partially above another.

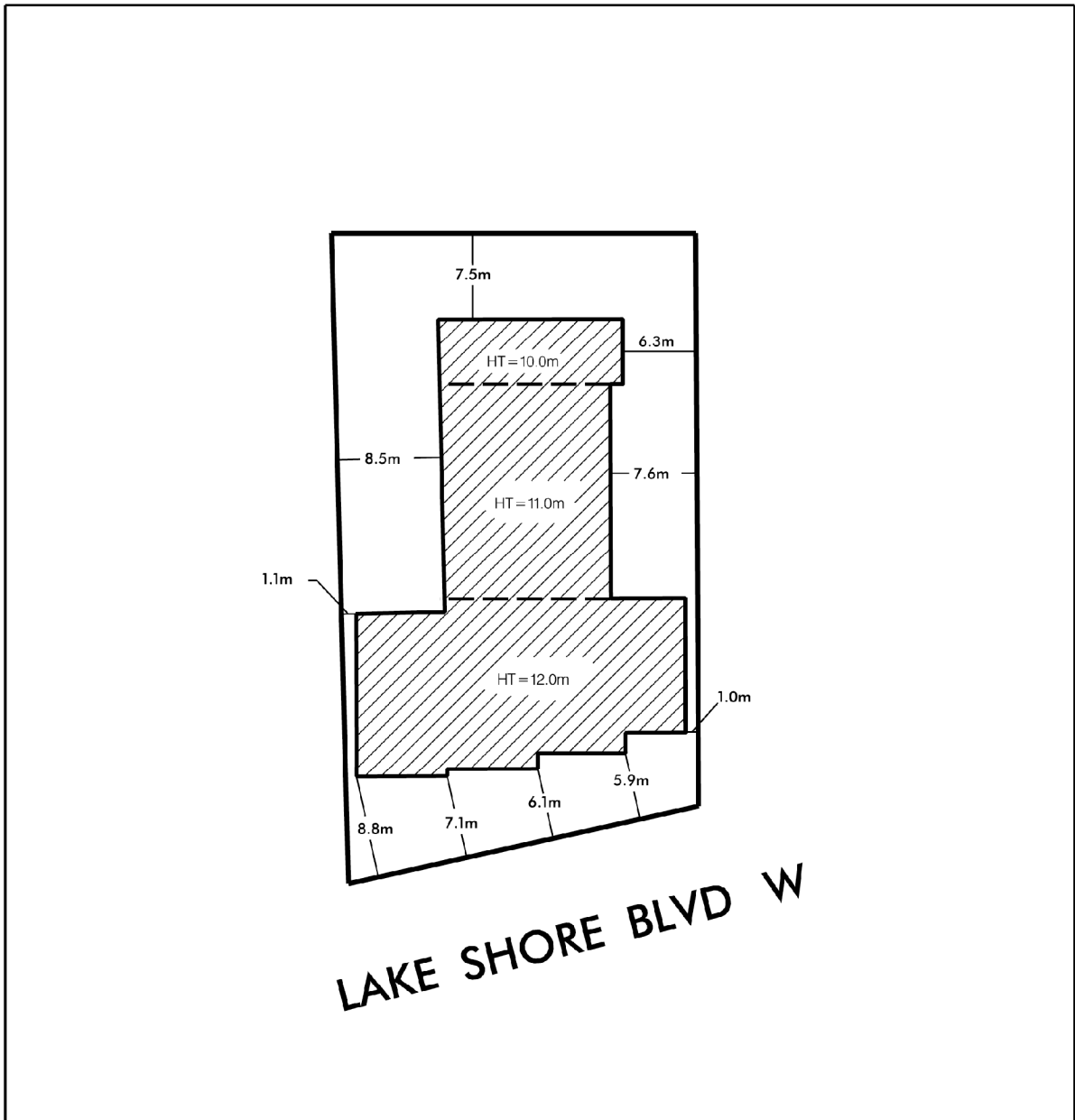
"height" shall be measured as the distance between the elevation of the established grade and the elevation of the highest point on the building. Established grade means the average elevation of the ground measured at the two points where the projection of the required minimum front yard setback line is 0.01 metres past each side lot line.

13. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
14. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 342-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
	Lands located on the north side of Lake Shore Blvd. West between Royal York Rd. and Dwight Ave. and municipally known as 2686	To rezone the lands from (R2) to Residential Multiple (R4) to permit a townhouse complex with 23 dwellings units subject to site-specific Standards.
	Lake Shore Blvd. West	

ENACTED AND PASSED this \_\_\_\_\_ 2011





**LAKE SHORE BLVD W**

**PART OF LOTS 522 AND 523,  
REGISTERED PLAN M-76  
CITY OF TORONTO**

Applicant's Name:	FASKEN MARTINEAU DUMOULIN LLP		
Assessment Map Mimico S	2686 Lake Shore Blvd. W.	scale:	
File No. 10_120886	Dwg No. 10_120886_dz2		