

2018/07/12

Site Specific Policy – 2491 Lake Shore Boulevard West

6.5 Special Policy Area 5 – Map 33-9

Site Specific Policy Area 5 on Map 33-9 corresponds to a property municipally known in the year 2017 as 2491 Lake Shore Boulevard West. The property is located on the east side of Lake Shore Boulevard West in Precinct E and meets the minimum requirements for lot depth and width as identified in Policy 4.2.2 a) of this Secondary Plan. For this reason, there may be opportunity for independent mid-rise development without consolidation with other properties in Precinct E and without the complete precinct level analysis envisioned in this Secondary Plan. The property has appropriate frontage onto Lake Shore Boulevard West and would not require any additional road infrastructure. It is located within the Enhanced Pedestrian Area illustrated on Map 33-5.

This property was identified on the Mimico 20/20 Revitalization Cultural Heritage Resource Assessment (May 2012) as having potential cultural heritage value or interest. Further evaluation was undertaken in 2017 which resulted in the determination that, although the property was associated with the history of the Studebaker Company, due to extensive alterations over time there is insufficient integrity to express the cultural heritage value or warrant identification as a heritage property. With the exception of interpretation to commemorate the history as set out in the site specific policies below, no further heritage analysis pursuant to Policy 4.7.2 of this Secondary Plan is required prior to development.

The following policies will apply where development is proposed to proceed independently on 2491 Lake Shore Boulevard West:

Built Form:

- a) despite Policies 4.2.4 a) and 4.5.2 of this Secondary Plan, the following built form policies apply:
 - i. a minimum building height of 10.5 metres or 3 storeys;
 - ii. a maximum building height of 29 metres and 9 storeys;
 - iii. minimum building setbacks provided as follows:

- A. a setback of 1.5 metres above the 3rd floor on the west and north elevations;
 - B. a setback of an additional 1.5 metres above the 6th floor on the west and north elevations;
 - C. a setback of 1.5 metres above the 6th floor on the east and south elevations;
 - D. a setback of an additional 2.4 metres above the 8th floor on the west elevation for a total setback of 5.4 metres above the 8th floor along Lake Shore Boulevard West; and
 - E. a setback of an additional 1.5 metres above the 8th floor on the north and south elevations;
- iv. a minimum front yard setback of 0.75 metres from Lake Shore Boulevard West as widened (27 metre) including a 0.4 metre required widening dedication the width of the property and which setback is variable subject to the curb to building face requirements set out in v. below;
- v. a minimum distance of :
- A. 5.2 metres at ground level as well as the 4th floor and above; and
 - B. 4.8 metres at the 2nd and 3rd floors;
- between the curb to building face along the width of the property as measured from the current curb location along Lake Shore Blvd West (January 1, 2018) as determined by the General Manager, Transportation Services;
- vi. a minimum setback of 3 metres from Amos Waites Park after any required parkland dedication to be provided the full depth of the property in this location;
- vii. a minimum rear yard setback of 7.5 metres;
- viii. a minimum separation distance of 15 metres between a window of one dwelling unit to a window of another dwelling unit within the same building; and a minimum separation distance of 15 metres between apartment buildings on different properties with no balcony projections into the required separation distances when there are windows facing each other;
- ix. Mimico-by-the-Lake has a fine grain main street retail character of storefronts and building entrances along Lake Shore Boulevard West and any new building will be designed to reflect a similar rhythm of entrances and multiple retail units in

order to contribute to a highly animated pedestrian environment and may be achieved through multiple tenants or through architectural treatment;

- x. to maintain and enhance the main street character of Mimico-by-the-Lake, retail uses will be provided on the ground floor along the Lake Shore Boulevard West street frontage with a minimum depth of 8.0 metres; and
- xi any new building will acknowledge the existing building character along Lake Shore Boulevard West through an appropriate cornice line which may be achieved in a number of ways, including facade detail, articulation and stepbacks.

Application Requirements:

- b) despite the policies in this Secondary Plan requiring a precinct plan and requisite studies, a precinct plan will not be required for a development proposal that is submitted and that meets the requirements of these site specific policies and the general policies of this Secondary Plan. Required studies, consistent with Policy 5.1.5 of this Secondary Plan and Complete Application Requirements for the City will be required for any development proposal and determined through pre-consultation meetings with the City in advance of application submission. It is expected that, generally, required supporting documents will mirror the development application requirements for properties within Precinct G as set out in this Secondary Plan;
- c) as part of any development application, a built form and massing drawing for the property will be required to demonstrate how the development implements the policies of this Secondary Plan as guided by the Mimico 20/20 Urban Design Guidelines;
- d) as part of any development application, an interpretative panel commemorating the site history will be required and installed in a public location on the property, all to the satisfaction of the Senior Manager, Heritage Preservation Services, which requirements will be secured in appropriate agreements with the City;
- e) a Transportation Precinct Study pursuant to Policy 4.4.4 will not be required; and

Housing

- f) despite Policy 4.3.4 of this Secondary Plan, for the purpose of this Special Policy Area 5, the following policy will apply:

The demolition and replacement policies of the Official Plan, including Policies 3.2.1.6 and 3.2.1.7 which relate to full replacement of rental units lost due to redevelopment, will continue to apply. Where existing rental housing is replaced, it will be maintained as rental housing in accordance with City practices with an additional three (3) year transition to market rents.