

2491 Lake Shore Boulevard West – Zoning By-law Amendment Application – Decision Report – Approval

Date: March 17, 2025

To: Etobicoke York Community Council

From: Director (Acting), Community Planning, Etobicoke York District

Ward: Ward 3 - Etobicoke Lakeshore

Planning Application Number: 22 168205 WET 03 OZ

Related Applications: 22 168204 WET 03 SA (Site Plan Control) and 23 216851 WET 03 RH (Rental Housing Demolition Application)

SUMMARY

The application proposes to amend Zoning By-law 569-2013 for the property at 2491 Lake Shore Boulevard West to redevelop the site for a nine-storey mixed-use building containing 332 square metres of retail at grade and 151 dwelling units above the retail space. The site contains existing rental dwelling units. Therefore, a related Rental Housing Demolition Application has also been submitted to secure eight rental replacement units.

The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan, including Mimico-by-the-Lake Secondary Plan.

This report reviews and recommends approval of the application to amend Zoning By-law 569-2013.

RECOMMENDATIONS

The Director (Acting), Community Planning, Etobicoke York District, recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2491 Lake Shore Boulevard West substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council direct that, in accordance with Section 42 of the Planning Act, prior to the issuance of the first above grade building permit, the owner shall convey to the City an on-site parkland dedication, having a minimum size of 267 square metres, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.

4. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition.

5. Before introducing the necessary Bill to City Council for enactment, City Council has approved the Rental Housing Demolition Application (23 216851 WET 03 RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the existing rental dwelling units.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On July 16-19, 2013, City Council adopted the Mimico-by-the-Lake Secondary Plan (OPA 197 (By-law No. 1103-2013)). The Secondary Plan was modified as a result of appeals, one of which was an appeal on the subject site. The Local Planning Appeal Tribunal issued its decision on the appeal for the subject site on August 20, 2019 (PL130885 Site Specific Appeal 2491 Lake Shore Boulevard West) resulting in an approved site specific policy for this site.

On October 27, 2021, a Pre-application Consultation meeting was held with the applicant to discuss complete application submission requirements.

The current application was submitted on June 27, 2022, and deemed complete on July 12, 2022. A Community Consultation Meeting was held by the City on September 13, 2023. Community consultation is summarized in the Comments section of this report. A Rental Housing Demolition Application, received and deemed complete on May 27, 2024, will be processed simultaneously by Strategic Initiatives, Policy and Analysis (SIPA).

THE SITE AND SURROUNDING LANDS

Description

The site, which is relatively flat, is located east of Lake Shore Boulevard West and south of Amos Waites Park in Mimico-by-the-Lake Precinct E. The site is square-shaped and has an area of approximately 2700 square metres, with a frontage of 51.03 metres on Lake Shore Boulevard West. Access to the site is currently provided by a sloped curb along the frontage of Lake Shore Boulevard West (see Attachment 2: Location Map).

Surrounding Uses

The surrounding land uses include:

North: Amos Waites Park adjoins the site to the north. Further north is a two-storey commercial plaza.

West: Immediately west of the site is Lake Shore Boulevard West. On the opposite side of this street is the intersection of Allen Avenue and Lake Shore Boulevard West, a one-storey retail store, a bank, and associated parking lot.

East: Adjoining the site to the east is an eight-storey residential apartment building. Further east is Mimico Waterfront Park and Lake Ontario.

South: Lands adjoining the site to the south fronting onto Lake Shore Boulevard West contain a two-storey residential apartment building and three two-storey residential dwellings further to the south.

THE APPLICATION

Description

The application proposes to demolish an existing two-storey mixed use building and redevelop the site with a nine-storey mixed-use building containing 151 dwelling units. Approximately 11,310 square metres of gross floor area consisting of 332 square metres of retail space at grade is proposed. The proposal also incorporates eight rental replacement units and on-site parkland dedication.

Density

The proposal has a density of 4.14 times the area of the lot.

Dwelling Units

The proposal includes 151 dwelling units, of which 15 (9.9 percent) would be studio units, 74 (49 percent) would be one-bedroom units, 46 (30.4 percent) would be two-bedroom units and 16 (10.6 percent) would be three-bedroom units. Seven of the 46 two-bedroom units and one of the 16 three-bedroom units would be rental replacements.

Non-Residential Component

The proposal includes 332 square metres of retail space on the ground floor fronting onto Lake Shore Boulevard West.

Amenity

The application proposes 4.83 square metres of amenity space per unit, of which 2.17 square metres per unit would be indoor amenity space and 2.68 square metres per unit would be outdoor amenity space. The proposed outdoor amenity space would be located on both the ground floor and second floor, connected to portions of the indoor amenity space.

Access, Bicycle Parking, Vehicle Parking and Loading

Access to the site would be from Lake Shore Boulevard West.

The proposal would provide 133 bicycle parking spaces, including 118 long term spaces and 15 short term spaces.

A three-level underground parking garage would contain 84 vehicle parking spaces (65 residential, nine visitor, and 10 non-residential), of which seven would be accessible spaces. A total of 133 bicycle parking spaces are proposed.

One Type G loading space is proposed.

Additional Information

This report contains the following attachments: Attachment 1: Application Data Sheet, Attachment 2: Location Map, Attachment 6: Site Plan, Attachment 7 a and b: Elevations, and Attachment 8: 3D Massing Model of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/2491LakeshoreBlvdW.

Reasons for Application

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including building height; building form, density, parking and other site-specific matters.

The Rental Housing Demolition Application is required because the proposal involves the demolition of eight rental dwelling units.

APPLICATION BACKGROUND

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans including the Greenbelt Plan (2017) and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as being within an *Avenue, along Lake Shore Boulevard West*. The land use designation for the site is *Mixed Use Areas* on Map 15 - Land Use Plan of the Official Plan. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Secondary Plan

The Mimico-by-the-Lake Secondary Plan designates the site as *Mixed Use Areas*. The site is located on the east side of Lake Shore Boulevard West within Precinct E of the Secondary Plan Area. Precinct E is envisioned as a primarily stable residential Precinct where revitalization through renewal is encouraged, and will relate appropriately to the Lake Shore Boulevard West. Special Policy Area 5 applies to the site and provides 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 special policy also recognizes the property has appropriate frontage onto Lake Shore Boulevard West and would not require any additional road infrastructure. 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. The Mimico-by-the-Lake Secondary Plan can be found here: [Chapter 6, Section 33 - Mimico-by-the-Lake Secondary Plan \(toronto.ca\)](#).

Zoning

The majority of the subject site is zoned Commercial Residential (CR 3.0 (c3.0;r2.2) SS2 (x869)) with a sliver of the site zoned as Residential Apartment (RA (d1.5) (x778))

for the southern portion of the site under city-wide Zoning By-law 569-2013. Permitted uses in the CR zone include offices, personal service shops, retail stores, eating establishments, dwelling units in an apartment building and a mixed-use building, residential care homes and retirement homes. The maximum permitted height in the CR zone is 14 metres. The Zoning By-law Amendment application proposes to change the development standards of the site to permit a mid-rise building and to rezone the southern portion of the subject site from RA to CR.

See Attachment [4](#) for the existing zoning. City-wide Zoning By-law 569-2013 can be found here: [Zoning By-law 569-2013 – City of Toronto](#).

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mimico-by-the-Lake Urban Design Guidelines,
- Mid-Rise Building Performance Standards (2010) and Addendum (2016),
- Growing Up: Planning for Children in New Vertical Communities,
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings,
- Toronto Streetscape Manual, and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application was received and deemed complete as of July 12, 2022 (file number 22 168204 WET 03 SA) and is currently under review.

Rental Housing Demolition and Conversion By-law

A Rental Housing Demolition application (File No. 23 216851 WET 03 RH) was submitted to replace the eight existing rental units with similar or improved mixes of unit sizes.

PUBLIC ENGAGEMENT

Community Consultation

Community Planning hosted a virtual Community Consultation Meeting (CCM) on September 13, 2023. Twenty three people registered and the meeting was attended by the Ward Councillor, City staff and the applicant. At the meeting, City staff presented the planning policy framework and an overview of the application review process, and the applicant presented their proposal.

Key comments and concerns identified by the community included:

- Concerns with site servicing capacity and the requirement for infrastructure upgrades,
- Concerns with the impact to existing rental dwelling units and questions regarding rental replacement,
- Concerns with shadow impact to the adjacent property on the east,
- Questions about construction management,
- Concerns with anticipated traffic impacts during construction, and
- Concerns with the amount of parking provided.

Staff have worked with the applicant to revise the proposal to address the above noted community concerns, with the subsequent resubmissions of technical studies, plans, and reports.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Etobicoke Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff have reviewed the current proposal and have determined it is consistent with the Provincial Planning Statement (2024).

Land Use

This application has been reviewed against Official Plan and Mimico-by-the-Lake Secondary Plan policies described in the Policy and Regulation Considerations Section of the Report. The proposal conforms with the Land Use policies of the Official Plan and Secondary Plan.

The proposed residential and commercial uses are supported by the site's existing land use designation of *Mixed Use Areas*. The proposed uses would contribute to the vision of achieving a built form and public realm that is desirable, rejuvenates the existing community, appropriate intensification and enhances the quality of life for area residents. The proposal also meets requirements of Special Policy Area 5 in the

Mimico-by-the-Lake Secondary Plan regarding application submission requirements, built form, parkland and housing for the site.

Streetscape

Mimico-by-the-Lake Secondary Plan and implementing Design Guidelines direct that all developments, including infill projects, must ensure safe, comfortable, and attractive public access.

The proposed development features a continuous 2.1-metre wide public sidewalk along the site's frontage, adhering to current City standards and the Accessibility for Ontarians with Disabilities Act (AODA) requirements. Additionally, the development includes 332 square metres of retail space fronting Lake Shore Boulevard West, designed to create an appealing and active streetscape. Loading, servicing, and vehicular activities are internalized within the building's envelope and away from the public realm along the street frontage for the site. Landscape plans for Lake Shore Boulevard West include additional tree plantings within the City's road allowance, ensuring a continuous row of street trees in compliance with Toronto Green Standard requirements.

Staff will continue to collaborate with the applicant through the Site Plan Control process to ensure that the streetscape aligns with the vision for Lake Shore Boulevard West, as outlined in the Mimico-by-the-Lake Secondary Plan and Design Guidelines.

Built Form - Density, Height, Massing

The Official Plan requires that development should be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the existing character and ensure access to direct sunlight and daylight on the public realm by providing street wall heights and setbacks that fit harmoniously with the existing and/or planned context and stepping back building mass and reducing building foot prints above the street wall height.

The proposed building conforms to the Mimico-by-the-Lake Secondary Plan Special Policy Area 5 policies in section 6.5.1 in terms of required heights, setbacks, setbacks, and separation distances. The proposal generally conforms to the special area policies regarding the storefronts and building entrances along Lake Shore Boulevard West. The details of the architectural treatment can be further explored during the Site Plan Control stage to reflect the rhythm of multiple retail entrances along the street.

Staff are satisfied with the proposed built form.

Wind Impact

The Pedestrian Level Wind Study and subsequent addendum for the revised design submitted by Theakston Environmental, dated June 12, 2024, concluded that the future wind conditions affecting most grade-level pedestrian wind-sensitive areas within and surrounding the site will be mostly acceptable for the intended use.

Several wind mitigation strategies are incorporated into the draft Zoning By-law amendment including modest height, stepped massing of the building, overhangs, canopies, balconies, and setback areas for hard and soft landscaping. Although the proposed development is not expected to significantly alter the wind conditions, some uncomfortable conditions during winter months are expected to occur at the Parkland and at-grade Outdoor Amenity Space. These identified wind impacts will be further evaluated with the appropriate mitigation measures implemented and secured at the Site Plan Control application stage.

Servicing

The applicant submitted a Functional Servicing Report and a Stormwater Management Report dated June 21, 2022, and revised on March 8, 2024, prepared by Crozier Consulting Engineers in support of the application.

These reports evaluated existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses and provided rationale for any possible new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development.

Staff have reviewed these reports and are satisfied that sufficient capacity exists in the municipal water distribution system and municipal sewer infrastructure to service the proposed development without any external upgrades or retrofits.

Road Widening

To satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Lake Shore Boulevard West, a 0.4-metre road widening dedication along the Lake Shore Boulevard West frontage of the subject site is required to be conveyed to the City. This widening is illustrated in the draft Zoning By-law amendment and will be secured through the Site Plan Control application.

Access, Vehicular and Bicycle Parking and Loading

Staff are satisfied with the proposed access from Lake Shore Boulevard West, providing access to the three-level underground parking garage and Type G loading space.

Vehicle parking consists of 84 underground parking spaces, including 65 resident parking spaces, 9 visitor parking spaces, and 10 non-residential parking spaces. Seven accessible parking spaces will be provided.

A total of 133 bicycle parking spaces are proposed, including 118 long term spaces and 15 short term spaces.

Staff consider the provision of vehicular and bicycle parking spaces acceptable. The details of layout, location and design of the bicycle parking will be further reviewed and secured through the Site Plan Control application review process.

The proposed Type 'G' loading space is satisfactory.

Unit Mix

The proposed draft Zoning By-law amendment incorporates provisions that would secure a minimum of 15 percent two-bedroom units and a minimum 10 percent three-bedroom units. The unit mix in the draft Zoning By-law meets the policy of the Official Plan and achieves unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (“Growing Up Guidelines”).

Staff will continue to work with the applicant through the Site Plan Control process to ensure other applicable provisions of the Growing Up Guidelines are met.

Rental Housing Demolition and Conversion By-law

This application involves the demolition of eight rental housing units. [Chapter 667](#) of the City’s Municipal Code, the Rental Housing Demolition and Conversion By-law requires the applicant to obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued. More information and analysis are available in the related Rental Housing Demolition Application staff report, to be considered at the same Etobicoke York Community Council meeting as this report.

Amenity Space

The application proposes 4.82 square metres of amenity space per unit, of which 2.15 square metres per unit is indoor amenity space and 2.67 square metres per unit is outdoor amenity space. The proposed outdoor amenity space will be located on both the ground floor and second floor, connected to portions of the indoor amenity space

Staff are satisfied with the proposed outdoor and indoor amenity spaces provided by the proposal. Detailed design and programming of the amenity space will be reviewed and secured through the Site Plan Control process. The amenity will be designed in consideration of households with children through the Growing Up Guidelines, and pets through the Pet Friendly Design Guidelines.

Parkland

In accordance with [Section 42 of the Planning Act](#), the applicable alternative rate for on-site parkland dedication is one hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five hectares, with the non-residential uses subject to a two percent parkland dedication. The total parkland dedication requirement is 267 square metres.

Expanding the adjacent Amos Waites Park is a key element of site development within Special Policy Area 5. As such, the owner is satisfying the parkland dedication requirement through an on-site dedication of 284 square metres. The park is to be located along the northern boundary of the site adjacent to Amos Waites Park with frontage on Lake Shore Boulevard West, and it complies with Policy 3.2.3.8 of the Official Plan.

Heritage

An Interpretative panel commemorating the site history associated with the previous Studebaker Company as required by the Mimico-by-the-Lake Secondary Plan will be secured through the Site Plan Control application process.

Tree Preservation

As proposed, this project would require the removal of 13 by-law protected private trees. The applicant has submitted a Landscape Plan that outlines the planting of 14 trees: nine on the private property and five within the City Road allowance along Lake Shore Boulevard West. The tree planting will be secured through the Site Plan Control application process.

Toronto Green Standard

Performance measures for the Tier 1 development features will be secured through the draft Zoning By-law amendment, including bicycle parking and soil volume on site. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, would be secured through the Site Plan Control process.

Conclusion

The proposal is consistent with the PPS (2024) and conforms with the Official Plan and Mimico-by-the-Lake Secondary Plan. Staff recommend that Council support the approval of the application.

CONTACT

Prabhat Dahal, Senior Planner, Community Planning
Tel. No. 416-338-7483
E-mail: Prabhat.Dahal@toronto.ca

SIGNATURE

Al Rezoski, MCRP, AICP
Director (Acting), Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7a: East and West Elevations

Attachment 7b: North and South Elevations

Attachment 8: 3D Massing Model (View 1: Looking towards Northeast and View 2: Looking towards Southwest)

Attachment 1: Application Data Sheet

Municipal Address: 2491 Lake Shore Boulevard West Date Received: June 27, 2022

Application Number: 22 168205 WET 03 OZ

Application Type: Rezoning

Project Description: Proposal to redevelop the site with a nine-storey mixed-use building, containing 332 square metres of retail space at-grade and 151 dwelling units above the retail space. Parking is proposed within a three-level underground parking garage containing 84 parking spaces and 133 bicycle parking spaces.

Applicant	Agent	Architect	Owner
David McKay, RPP, MCIP	MHBC Planning, 7050 Weston Road Suite 230, Woodbridge, ON L4L 8G7	Quadrangle Architects Limited, The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8	2491 Lakeshore GP Inc., 15064 Yonge Street, 3rd Floor, Toronto, ON L4G 1M2

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Site specific provision 869
Zoning:	Commercial residential (CR) and Residential Apartment (RA)	Heritage Designation:	N/A
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m):	2,731	Frontage (m):	51	Depth (m):	55
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,110		1,002	1,002
Residential GFA (sq m):			10,978	10,978
Non-Residential GFA (sq m):	1,110		332	332
Total GFA (sq m):	1,110		11,310	11,310
Height - Storeys:			9	9
Height - Metres:			29	29

Lot Coverage Ratio (%)	36.69	Floor Space Index:	4.14
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,978	
Retail GFA:	332	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			8	8
Freehold:				
Condominium:			143	143
Other:				
Total Units:			151	151

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		15	74	46	16
Total Units:		15	74	46	16

Parking and Loading

Parking Spaces:	84	Bicycle Parking Spaces:	133	Loading Docks:	1
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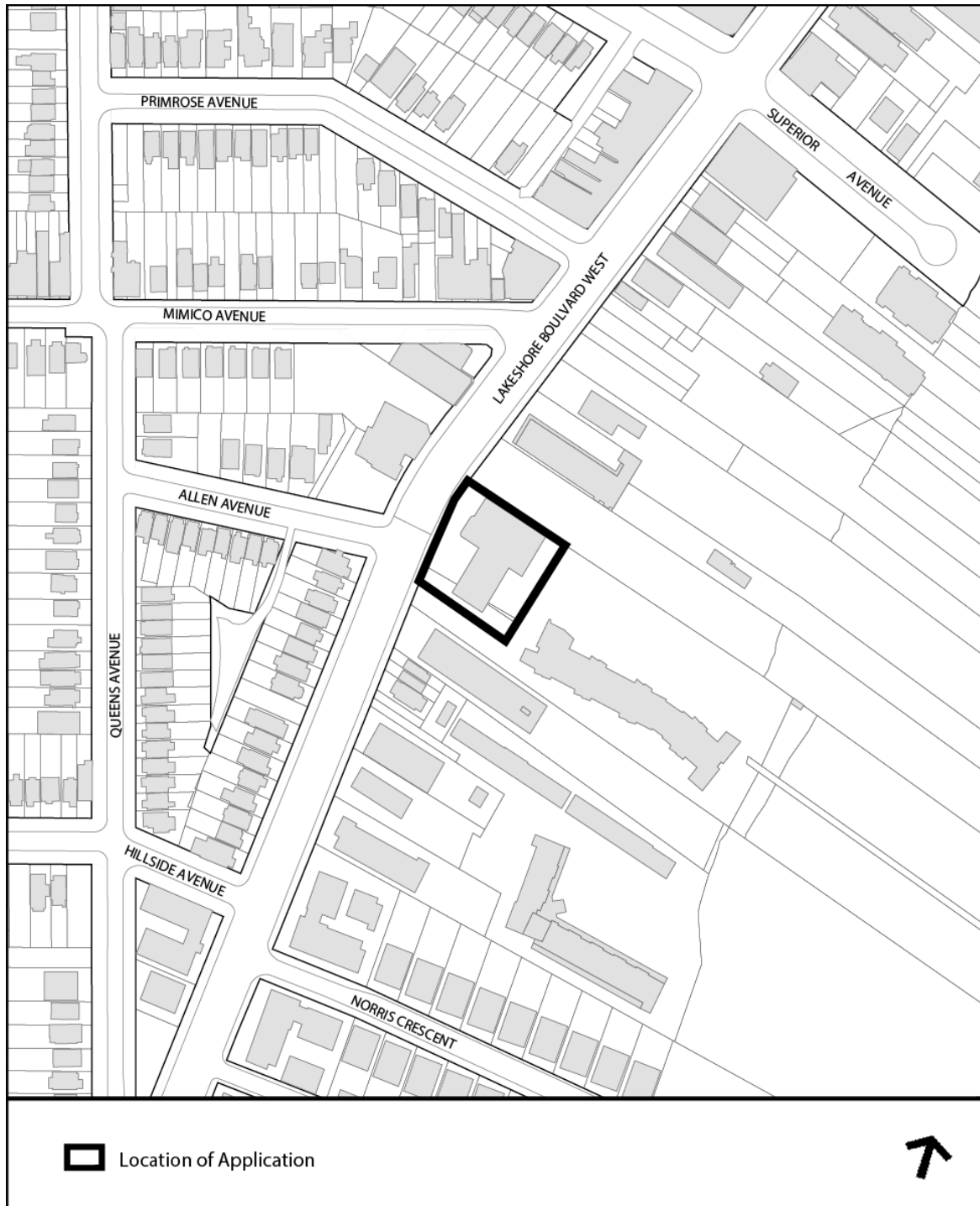
CONTACT:

Prabhat Dahal, Senior Planner

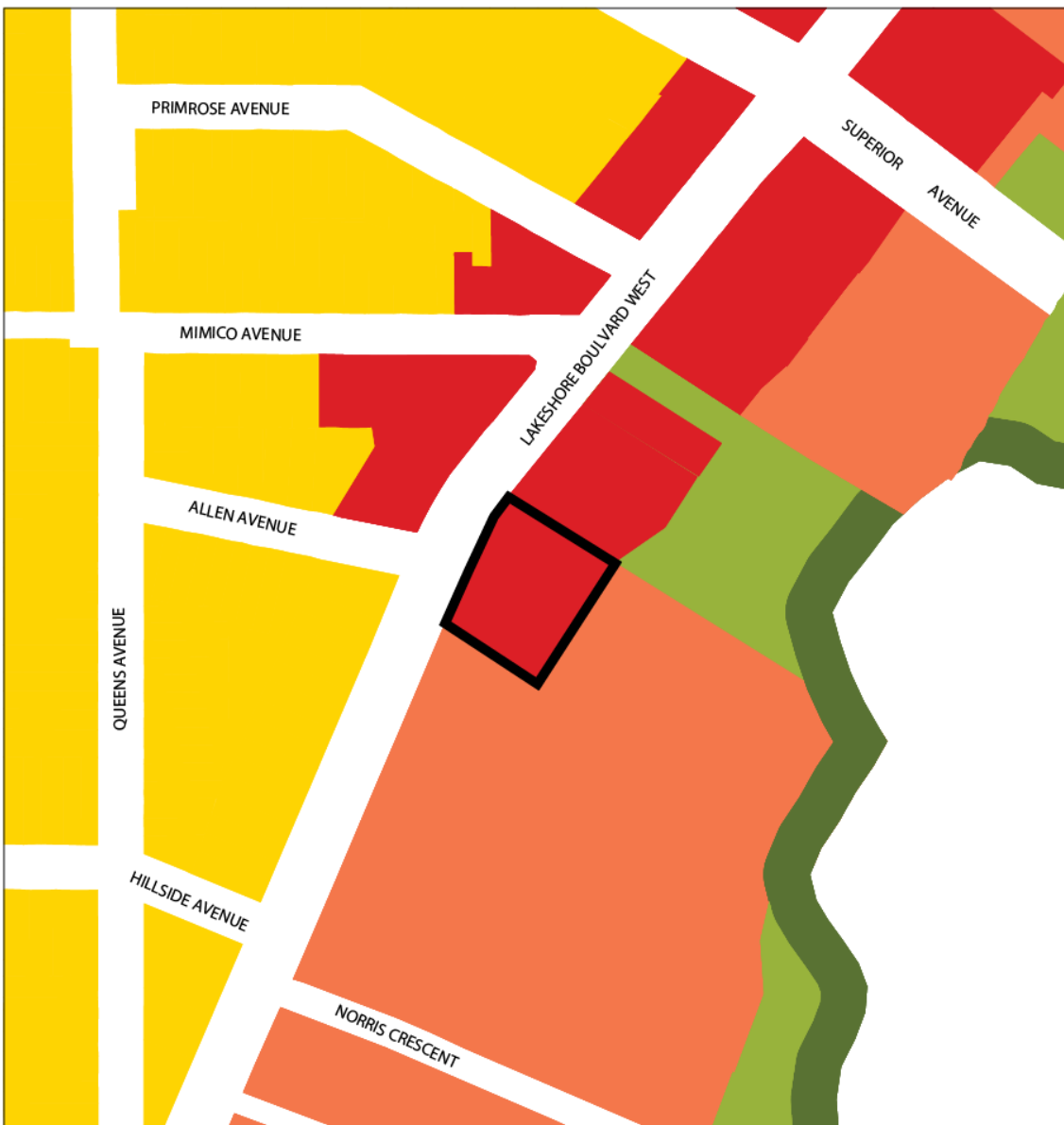
416-338-7483

Prabhat.Dahal@toronto.ca

Attachment 2: Location Map



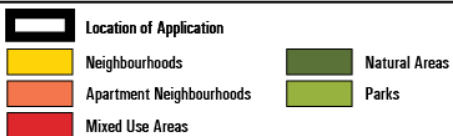
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #15

2491 Lake Shore Boulevard W

File # 22 168205 WET 03 02



Not to Scale
Extracted: 02/24/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2491 Lake Shore Boulevard W

File # 22 168205 WET 03 OZ



Location of Application

RM Residential Multiple
RA Residential Apartment
CR Commercial Residential
O Open Space
OR Open Space Recreation



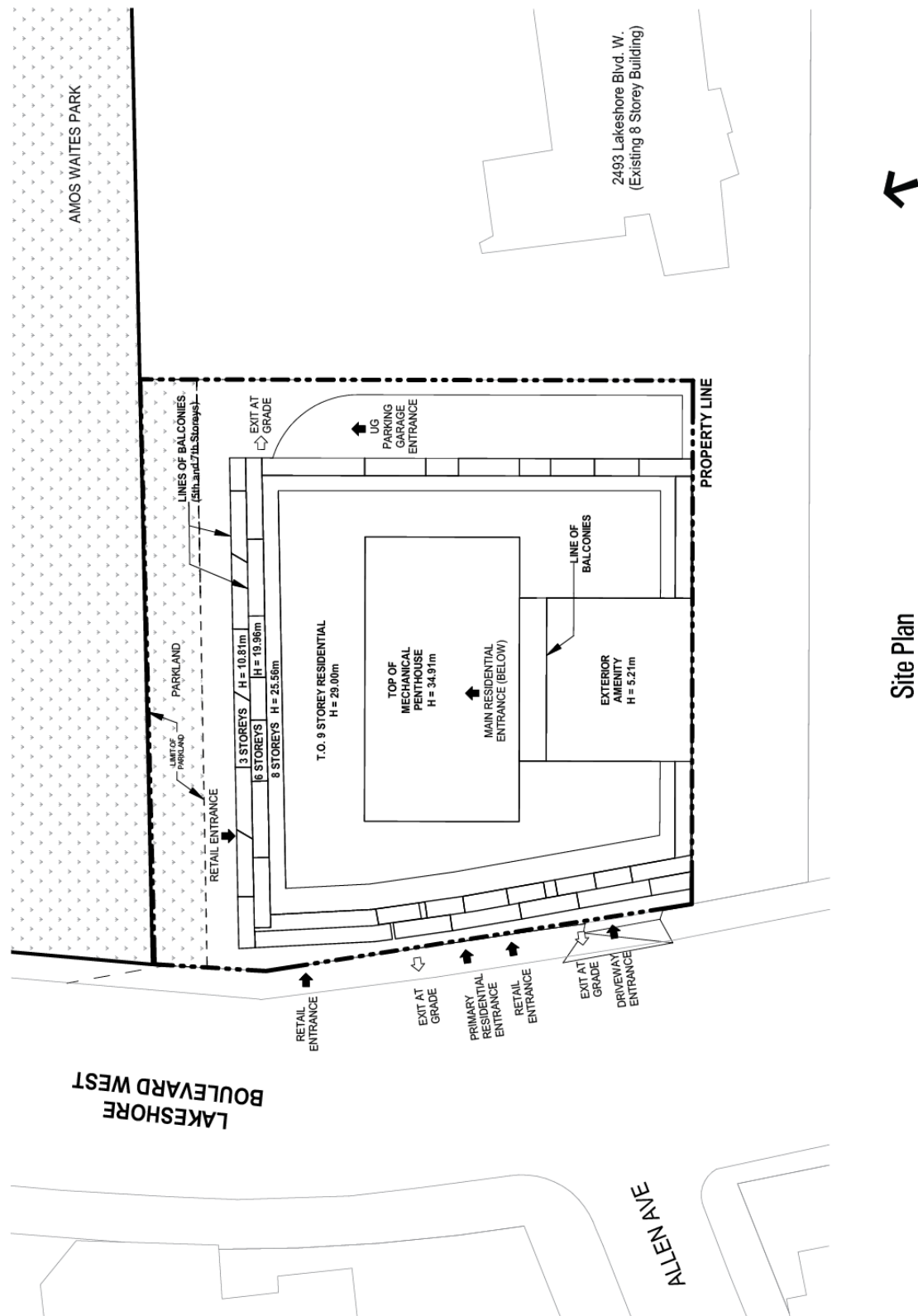
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C Commercial



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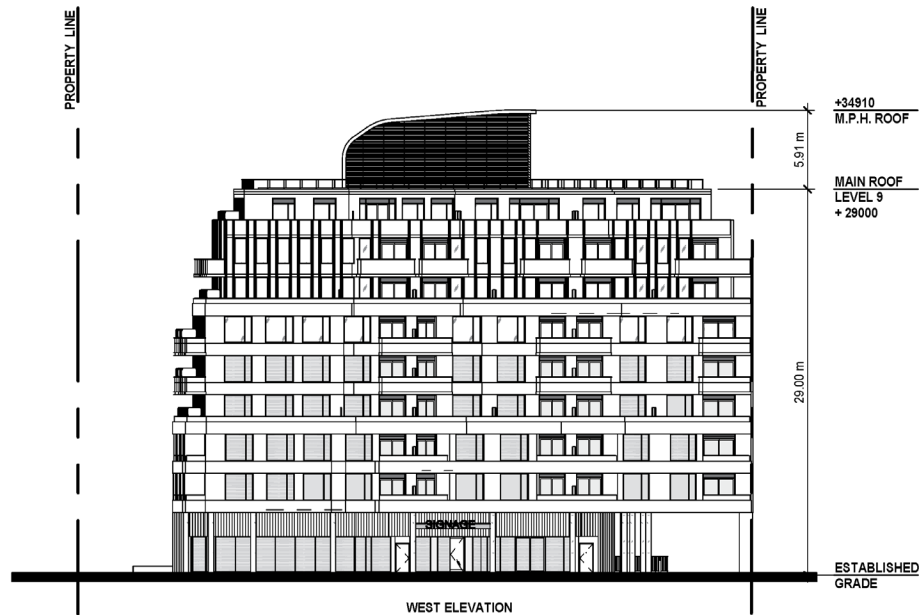
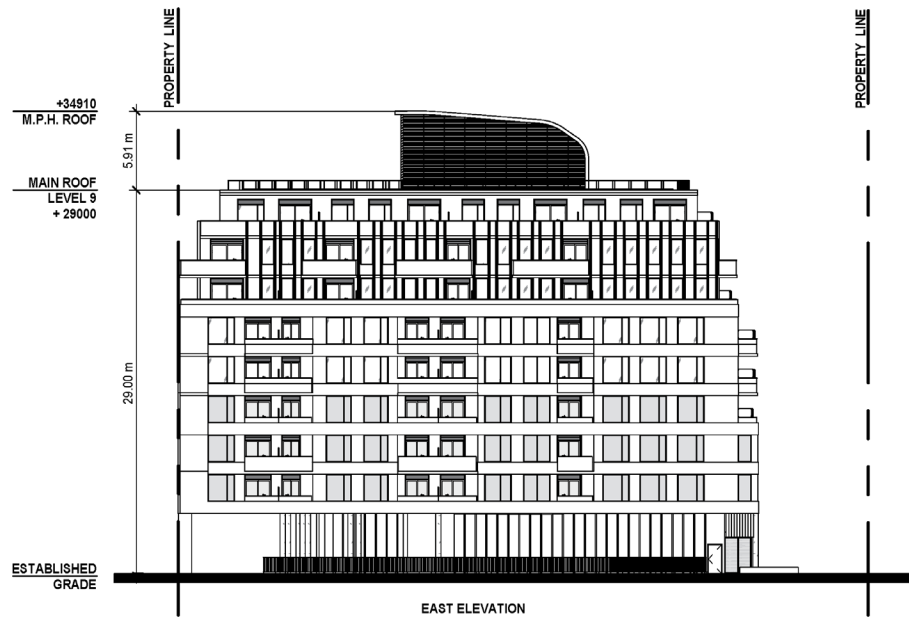
Attachment 5: Draft Zoning By-law Amendment (attached under separate cover)

Attachment 6: Site Plan

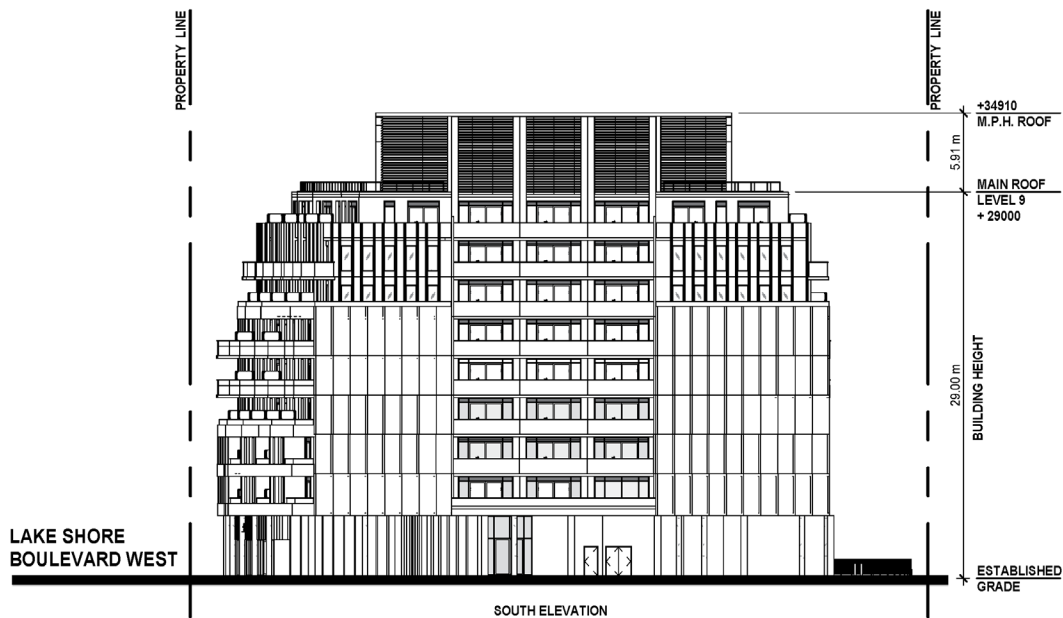


Site Plan

Attachment 7a: East and West Elevations



Attachment 7b: North and South Elevations



Attachment 8: 3D Massing Model (View 1: Proposal looking Northeast; View 2: Proposal looking Southwest)

