

2256 Lake Shore Boulevard West – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report – Approval

Date: February 2, 2026

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 22 200446 WET 03 OZ

Related Planning Application Number: 22 200445 WET 03 SA

SUMMARY

This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a mixed-use development of 37 and 10 storeys connected by a six storey base building with approximately 575 units and non-residential uses at grade, and an on-site expansion of Flora Voisey Park at 2256 Lake Shore Boulevard West.

An Official Plan Amendment is required in order to permit the proposed building height.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 2256 Lake Shore Boulevard West substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend Zoning By-law 569-2013 for the lands municipally known as 2256 Lake Shore Boulevard West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. City Council approve 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 556

square metres, to the satisfaction of the Executive Director, Development Review and the City Solicitor.

5. 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; the Owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the Executive Director, Development Review, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the Executive Director, Development Review and the Executive Director, Corporate Real Estate Management.

6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the Executive Director, Development Review. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the Executive Director, Development Review, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

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.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the northwest corner of Lake Shore Boulevard West and Legion Road. The site is roughly rectangular in shape and occupied by a one-storey warehouse building with a frontage of approximately 64 metres along Lake Shore Boulevard West, 111 metres along Legion Road, and a gross site area of approximately 6,322 square metres. The site is currently used for public self-storage within the existing warehouse building. See Attachment 2 for the Location Map.

Surrounding Uses

The surrounding uses are summarized as follows:

Northwest: Flora Voisey Park and three-storey townhomes.

Northeast: Mixed-use development with tower heights of 28 and 44 storeys (known as Beyond the Sea). To the north abutting these lands is Mimico Creek, part of Toronto's Natural Heritage System.

Southwest: Townhouses ranging in height between three and four storeys on Lake Shore Boulevard West.

Southeast: Residential development ranging in height between 13 and 33 storeys accessed via a private driveway (known as Marina Del Rey).

THE APPLICATION

Description

The application proposes to demolish an existing self-storage building and redevelop the site with a 37-storey and 10-storey mixed-use building containing approximately 575 dwelling units. Approximately 39,750 square metres of residential gross floor area and a minimum of 600 square metres of retail space at grade is proposed. The application also proposes on-site parkland dedication.

See Attachments 7, 8, and 9 for the Site Plan, Elevations, and 3D Models of the proposal development.

Density

The proposal would have a density of 6.22 times the area of the lot.

Residential Component

The proposal includes 575 dwelling units, of which 5 (0.8%) would be studio units, 370 (64.3%) would be one-bedroom units, 143 (24.9%) would be two-bedroom units, and 57 units (9.9%) would be three-bedroom units.

Non-Residential Component

The proposal includes 629.61 square metres of retail area on the ground level.

Amenity Area

The proposal includes 1,306 square metres of interior amenity space and 1,495 square metres of exterior amenity space. Interior and exterior amenity spaces are co-located on the ground and seventh level. The proposed amenity space exceeds the requirements of the 2 square metres per unit of interior space and 2 square metres per unit of exterior space.

Parkland Dedication

The proposal includes an on-site parkland dedication located in the northeast corner of the development site to expand the existing Flora Voisey Park.

Access, Parking and Loading

Access to the site would be via a private driveway from Legion Road.

A four-level underground parking garage would contain a total of 393 vehicular parking spaces: 31 visitor parking spaces, 9 commercial parking spaces, and 353 residential parking spaces. A total of 447 bike parking spaces are proposed at grade and on P1.

The proposal would provide one Type G and two Type C loading spaces located at grade.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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/2256LakeShore.

Reasons for Application

An application to amend Official Plan Site and Area Specific Policy 17 (SASP 17) is required to permit an increase to the maximum permitted height. The current SASP permits a maximum height of 30 metres.

An amendment to city-wide Zoning By-law 569-2013 is required to bring the site into the city-wide Zoning By-law and establish site-specific provisions for height, setbacks, and other performance standards to facilitate the proposed development.

APPLICATION BACKGROUND

A pre-application consultation meeting was held on July 14, 2022. The current application was submitted on September 7, 2022 and deemed complete on September 9, 2022, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.Toronto.ca/2256LakeShore.

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 Official Plan and Zoning By-law amendments including associated conditions of approval.

POLICY AND 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.

Official Plan

Official Plan Map 2 - Urban Structure identifies the site as *Avenues*, and Map 15 - Land Use Plan designates the site as *Mixed Use Areas*. This section of Lake Shore Boulevard West is also identified in Map 3 (Right-of-Way Widths Associated with Existing Major Streets) as a Major Street with a right-of-way width of 36 metres. It is identified in Map 4 (Higher Order Transit Corridors) as a Transit Corridor. Map 5 (Enhanced Surface Transit Network) identifies this segment of Lake Shore Boulevard West as a Transit Priority Segment. As major streets that are well served by public transit, *Avenues* will change and grow to provide a full range of housing options and contribute to Toronto's fabric of complete communities. *Mixed Use Areas* are intended to absorb most of the anticipated increase in new housing, retail and office uses in Toronto. See Attachment 3 of this Report for the Land Use Map.

The property is also within the "Contributing Areas" of the Natural Heritage System as per Map 9 of the Official Plan.

Legion Road is identified on Schedule 2 The Designation of Planned by Unbuilt Roads. Legion Road will be extended north to connect to Legion Road North.

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.

Park Lawn Protected Major Transit Station Area (SASP 757)

The site is within the Park Lawn Protected Major Transit Station Area (SASP 757) and within approximately 800 metres of the planned Park Lawn GO station. The minimum Floor Space Index required by SASP 757 is 2.0 times the area of the lot.

Site and Area Specific Policy (SASP) 17

SASP 17 applies to the subject site and permits a maximum building height of 30 metres and permits the existing uses on an interim basis until redevelopment occurs.

Zoning

The subject site is zoned IC1 under former City of Etobicoke Zoning Code 894. The IC1 zoning category only permits a range of industrial uses and ancillary commercial uses. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Design Guidelines for Privately Owned Publicly- Accessible Spaces (POPS);
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Retail Design Manual; and
- Toronto Accessibility 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. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On June 20, 2023 an online community consultation meeting (CCM) took place. The meeting was well attended and included members of the public, the local Councillor, the applicant, and City staff. Comments raised at the CCM included:

- Whether there is sufficient infrastructure to support development in the area;
- Concerns about transition from tall building to townhouses;
- Concerns about the traffic and construction vehicles;
- Concerns about flooding;
- Whether affordable housing is included in the proposal;
- Question about Legion Road widening and extension;
- Concerns about lack of public transportation in the area;
- Preference for small retail space.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

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 York 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's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, SASPs, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

The site is designated *Mixed Use Areas*. The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in residential and retail, office and service employment in Toronto. Development in *Mixed Use Areas* will provide for new jobs and homes on underutilized lands.

The site is currently used for public self-storage within a one-storey warehouse building.

Land Use

The proposed residential and commercial uses conform to the Official Plan.

Flood Mitigation and Natural Hazards

The lands are within the TRCA's Regulation Limit. Grade modifications are required on Legion Road to provide sufficient freeboard to remediate the existing flood spill risk from Mimico Creek. An Indemnification Letter acknowledging and accepting the interim flood conditions during construction and indemnifying public agencies for any losses during flooding will be secured through the Site Plan Control process. Under applicable law, a TRCA Permit under Ontario Regulation 41/24 is required prior to issuance of any municipal building permits. TRCA will phase and withhold issuance of the above-grade TRCA permit until the flood spill has been fully remediated.

An associated financial agreement for required upgrades and necessary approvals may be required.

Natural Heritage Protection and Ravine Protection

The property is subject to provisions of the City of Toronto Municipal Code Chapter 658 – Ravine and Natural Feature Protection (RNFP). RNFP reviewed the submission including landscape plans arborist report, and tree protection plan. Additional requirements such as soil volume for new tree planting will be secured through the site plan control review process.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a mixed-use development with a unit mix that meets the Growing Up Guidelines by securing a minimum of 15% two-bedroom units and 10% three-bedroom units in the draft zoning by-law.

Density, Height, Massing

The proposed density, height, and massing of this application have been reviewed against the Official Plan policies as well as the design guidelines referenced in the Policy and Regulations Considerations Section of the report.

The proposed development would introduce an appropriate scale of development that is compatible with the existing and planned context for this portion of Lake Shore Boulevard West in the form of a 37-storey tower and 10-storey building with a six-storey

base. The 10-storey building contributes to the diversity of building typologies and provides a transition from tower to the surrounding low-scale context to the north and west. The mid-rise form also helps minimize shadow impacts on both new and existing parkland.

The site is located at a curve of Lake Shore Boulevard West and has an irregularly shaped prominent lot. The 37-storey tower is setback from Lake Shore Boulevard West and creates an enhanced pedestrian realm at the intersection. The proposed height is compatible with the existing and approved developments in the area.

The proposed Floor Space Index of 6.22 satisfies the required minimum density of 2.0 for the specific site within the Park Lawn Protected Major Transit Station Area.

Overall, the proposal has appropriate height in relation to the surrounding urban structure and has incorporated appropriate massing through building setbacks, façade articulation, and sculpting of higher floors to achieve an appropriate built form within the site and surrounding context. The proposed building heights, massing and design features, including articulation of the streetwall which helps to frame the street with good proportion, would achieve good fit and appropriate transition in scale within the existing and planned context, and limit negative impact on the public realm.

Public Realm

The Official Plan encourages coordinated landscape improvements in adjacent boulevards and within setbacks to enhance local character, fit with public streetscapes, and provide attractive, accessible and safe transitions between the private and public realms.

The proposal extends the existing park and introduces a public plaza at the corner of Lake Shore Boulevard West, incorporating pedestrian sidewalks, opportunity for enhanced pavement treatments, street tree planting, and landscaping along Lake Shore Boulevard West and Legion Road. This design expands the public realm at the intersection, enriches the pedestrian experience, and creates opportunities for social interaction. All service areas and ramp access to underground parking that are internal to the site and would be generally screened from public view.

A free-standing metal frame canopy is proposed adjacent to the retail area for wind and weather protection.

Staff will continue to collaborate with the applicant through the Site Plan Control process to ensure that the streetscape supports a comfortable pedestrian environment and aligns with the vision for Lake Shore Boulevard West.

Shadow Impact

Shadow impacts on the public realm on March 21 and September 21 include Flora Voisey Park, the on-site parkland dedication, and Mimico Creek Park, throughout the morning and mid-day periods, and Humber Bay Park in the early evening. Additional shadow impacts include the adjacent townhouse development in the morning period

and the condominium development to the east in the afternoon. The shadow impact has been minimized through adjustments to the building's orientation, height and typology, as well as by sculpting the massing to reduce shadow impacts, especially on the playground area. On June 21, the shadow impacts on the existing park portion are limited to early morning. Overall, the impacts are not expected to negatively affect the usability or utility of the parkland and are appropriate in this context.

Wind Impact

Given the site's proximity to the lake and location the tall buildings northwest of the site, existing wind conditions in the area can become elevated. The wind study confirms that there are no safety concerns within the public realm and no uncomfortable wind conditions at transit stops or the adjacent parkland. The wind study shows areas along the south side of Lake Shore Boulevard West currently exceed the comfort threshold, however the post-development condition does not exceed existing wind speeds. The wind consultant recommends extending the proposed canopy along north side of Lake Shore Boulevard West to further improve pedestrian comfort. The east side of Legion Road would have uncomfortable winds at one location under the existing and proposed condition, however two additional locations along the east side do not exceed the comfort threshold. Along the west side of Legion Road, the sidewalk would be shifted closer to the building in an area where no uncomfortable wind conditions are identified. Overall, post-development wind conditions are generally comparable to the existing conditions. Additional mitigation measures will be addressed during the Site Plan Control process in collaboration with City staff and the wind consultants.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report prepared by GHD, in August 2022, and subsequently updated in September 2024, and March 2025. This revised Functional Servicing and Stormwater Management Report has been accepted by Development Engineering staff.

Road Widening

In order to satisfy the Official Plan requirement of a 36-metre right-of-way for this segment of Lake Shore Boulevard West, a 5-metre road widening dedication along the Lake Shore Boulevard West frontage of the site is required and is proposed to be conveyed to the City.

In order to satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Legion Road, a 3.44-metre road widening dedication along the Legion Road frontage of the site is required and is proposed to be conveyed to the City.

Transportation Impacts

The applicant submitted a Transportation Impact Study, prepared by LEA Consulting, dated August 2022, and an addendum letter dated September 2024. Approximately 70 net new peak hour vehicle trips or less are anticipated to be generated by the subject development for this site during the AM and PM peak hour periods.

When the existing site trips are considered and removed from the projection, there is a net increase of 54 two-way trips (12 inbound and 42 outbound) and 67 two-way trips (36 inbound and 21 outbound) during the weekday morning and afternoon peak hours, respectively.

The study concludes that projected site generated vehicular traffic volumes can be adequately accommodated on the area road network. No road improvements are recommended by the transportation consultant as a result of projected site traffic volumes. Given the volume of estimated site trips, Transportation Review staff concur with the conclusions from the transportation consultant.

Access, Vehicular and Bicycle Parking and Loading

The Official Plan states that development will locate and organize vehicle parking, vehicular access ramps, loading, and servicing to minimize their impact and improve the safety and attractiveness of the public realm by providing underground parking, removing existing surface parking, and integrating above-ground parking structures.

All vehicular access to the site would be consolidated into the proposed driveway off Legion Road. The driveway would extend from a mid-block location where the underground parking access is proposed. One Type G and two Type C loading space would be located on the ground floor. The visual prominence of the proposed driveway and underground parking entrance would be limited given its location in the middle of the site. The loading spaces are proposed to be located within the building.

The proposed parking spaces cannot be required through Zoning due to the subject site's location within a PMTSA.

The proposed vehicular and bicycle parking supply and loading is acceptable to Transportation Review staff, as per the justification provided in the Transportation Impact Study.

Parkland

In accordance with Section 42(3) of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of ten percent of the development site as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is 556.5 square metres.

The owner is required to satisfy the parkland dedication requirement through an on-site dedication. The proposed park is to be located on the northeast portion of the site with frontage onto Legion Road and complies with Policy 3.2.3.8 of the Toronto Official Plan. The parkland dedication requirement would be expanding the existing Flora Voisey Park (724 square metres) abutting the site. Furthermore, a 5-metre setback has been proposed between the proposed park boundary and any adjacent building face, which is acceptable.

The development site is currently within the TRCA's Regulation Limit, as is Flora Voisey Park. Modifications are required to Legion Road, in combination with flood mitigation strategies within the development site, to remediate the existing floodplain spill to the existing and proposed parks.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the Owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection, and Chapter 813 Articles II (City Tree By-law). A Tree Inventory and Preservation Plan was prepared in support of this application by Ferris + Associates Inc., dated July 29, 2022, and updated August 22, 2025.

The applicant is to submit a tree planting deposit to ensure the planting and survival of 11 new trees in the City's right-of-way. The tree planting will be secured through the Site Plan Control application process.

Toronto Green Standard

Tier 1 performance measures secured through the site-specific Zoning By-law amendment include requirements for vehicular and bicycle parking rates to be equipped with energized outlets, sidewalk space and soil volume. 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.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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SIGNATURE

Alex Teixeira, MCIP, RPP
Director, 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 Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Massing Model

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2256 Lake Shore Boulevard West **Date Received:** September 7, 2022

Application Number: 22 200446 WET 03 OZ

Application Type: Official Plan Amendment and Zoning By-law Amendment

Project Description: Application to amend the Official Plan and Zoning By-law to permit the development of a mixed-use building composed of two towers of 37 and 10 storeys. A total gross floor area of approximately 39,750 square metres and floor space index of 6.22 time the area of the lot. The proposed development includes 575 residential dwelling units and approximately 600 square metres of commercial space at-grade along Lake Shore Boulevard West, fronting onto a pedestrian plaza.

Applicant	Agent	Architect	Owner
WND Associates Limited		Core Architects	2589727 Ontario Limited

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP no. 17
Zoning: Industrial Class
1 (IC1) Former Heritage Designation:
City of Etobicoke
Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 6,322 Frontage (m): 61 Depth (m): 112

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,318	2,318
Residential GFA (sq m):			38,697.39	38,697.39
Non-Residential GFA (sq m):	8,246		629.61	629.61
Total GFA (sq m):	8,246		39,327	39,327
Height - Storeys:			37	37
Height - Metres:			126	126
Lot Coverage Ratio (%): 36.67			Floor Space Index: 6.22	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	39,750	
Retail GFA:	600	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			575	575
Other:				
Total Units:			575	575

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		5	370	143	57
Total Units:		5	370	143	57

Parking and Loading

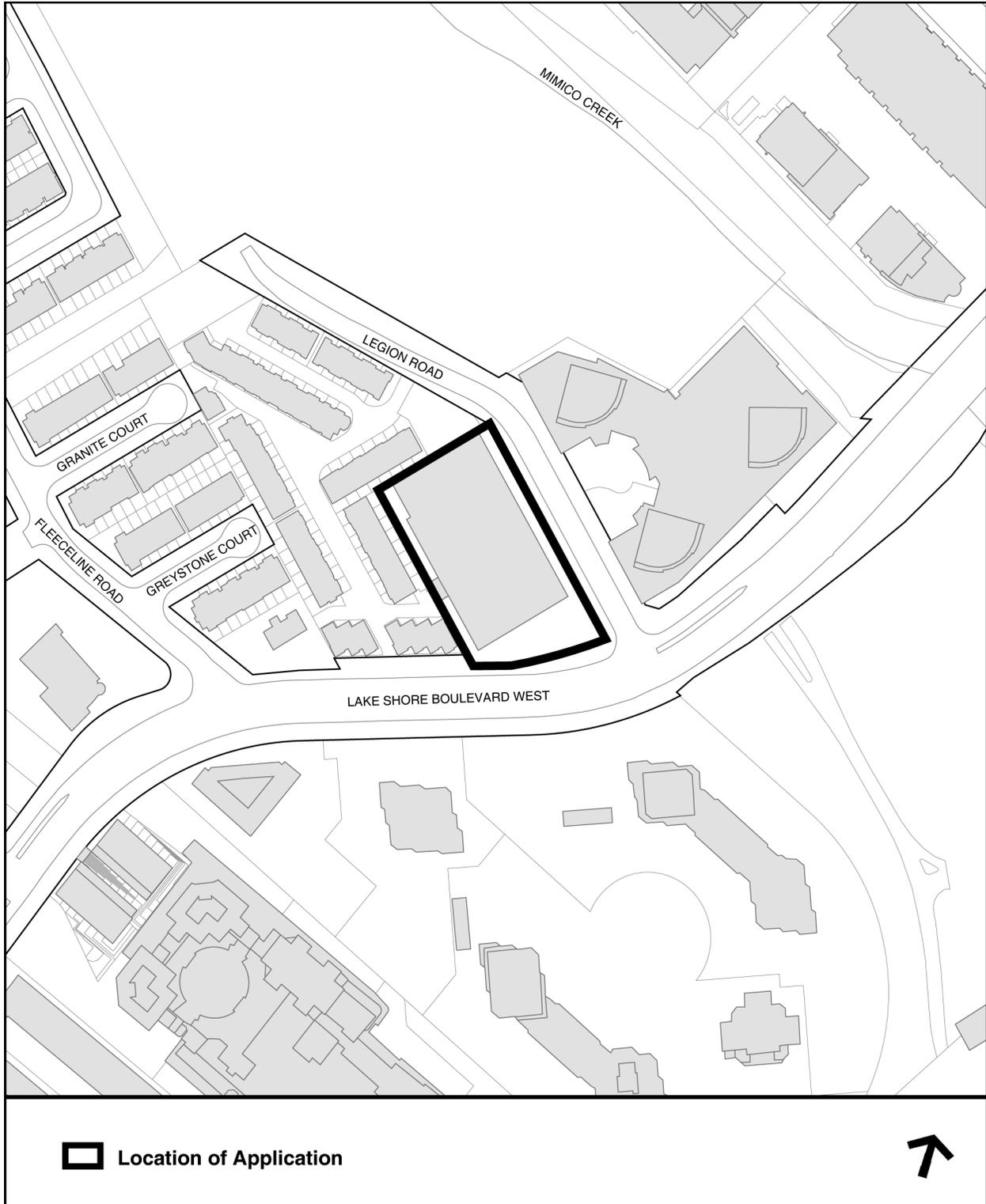
Parking Spaces: 393 Bicycle Parking Spaces: 447 Loading Docks: 3

CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #15

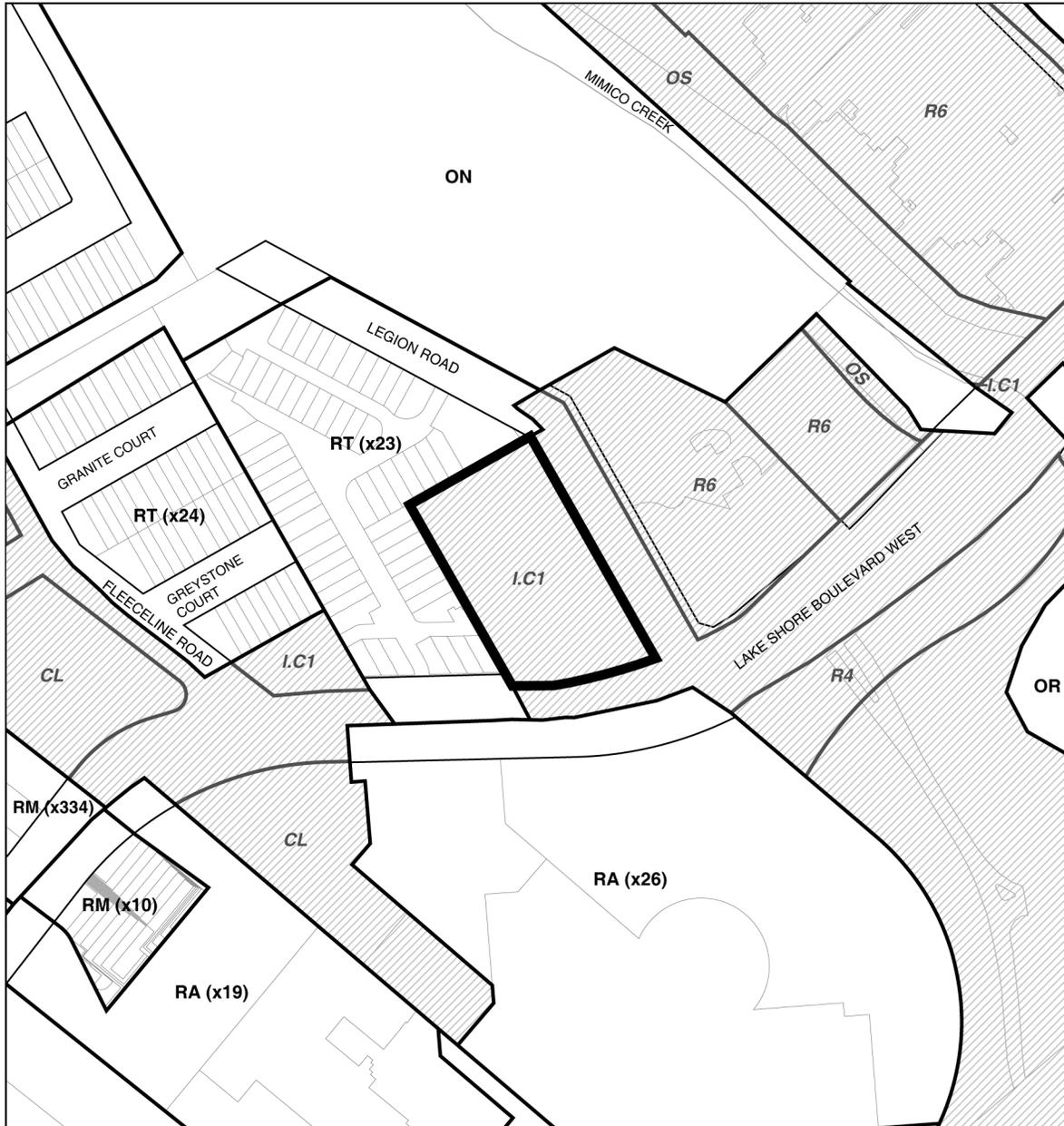
2256 Lake Shore Boulevard W

File # 22 200446 WET 03 0Z



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Not to Scale
Extracted: 09/12/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2256 Lake Shore Boulevard W

File # 22 200446 WET 03 0Z

-  Location of Application
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- O** Open Space
- ON** Open Space Natural
- OR** Open Space Recreation

-  See Former City of Etobicoke By-Law No. 11,737
- R4** Fourth Density Residential Zone
- R6** Sixth Density Residential Zone
- OS** Public Open Space Zone
- I.C1** Class 1 Industrial Zone
- CL** Limited Commercial Zone
- W** Waterfront Zone

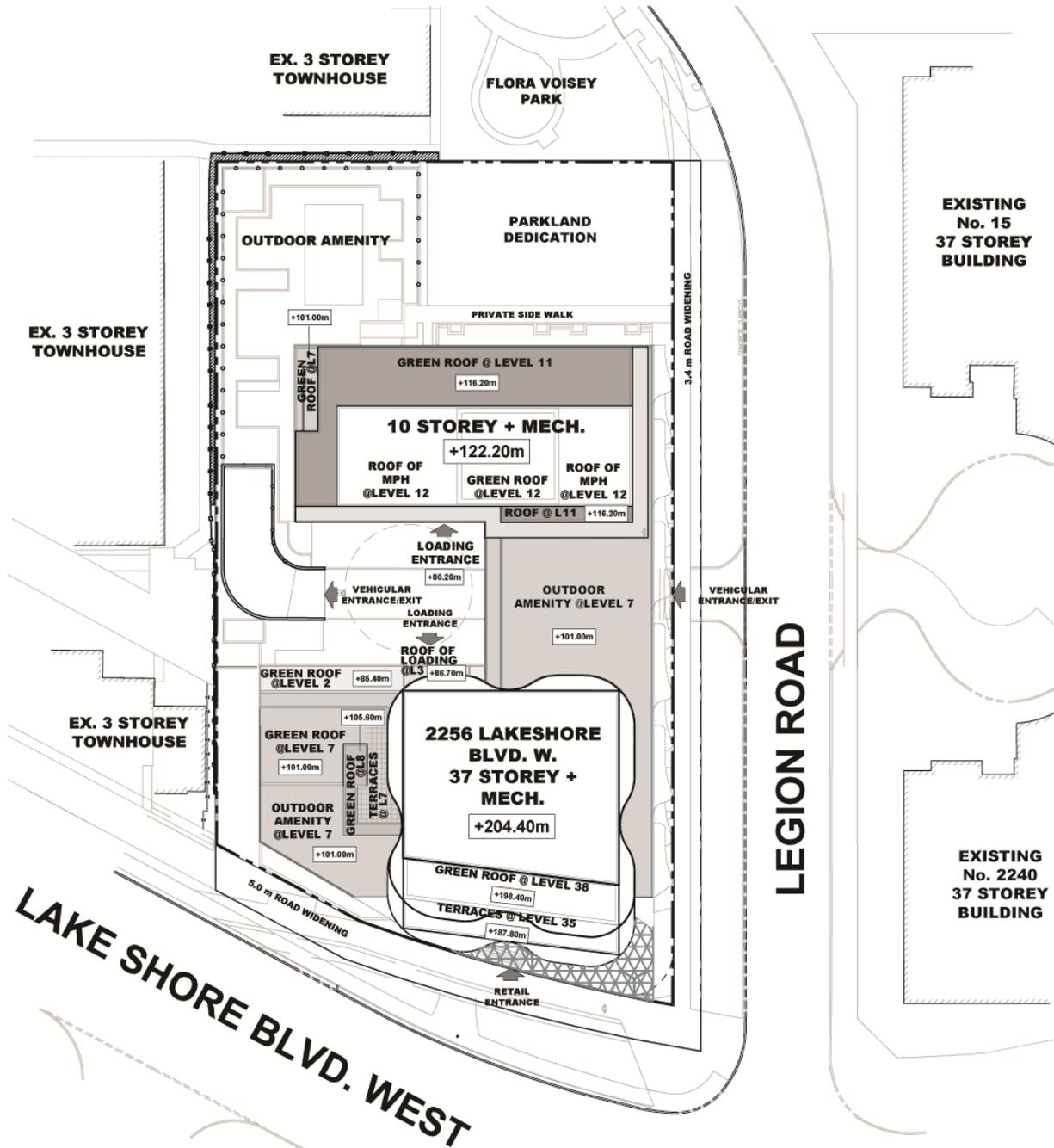


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Extracted: 09/12/2022

Attachment 5: Draft Official Plan Amendment (to be provided separately)

Attachment 6: Draft Zoning By-law Amendment (to be provided separately)

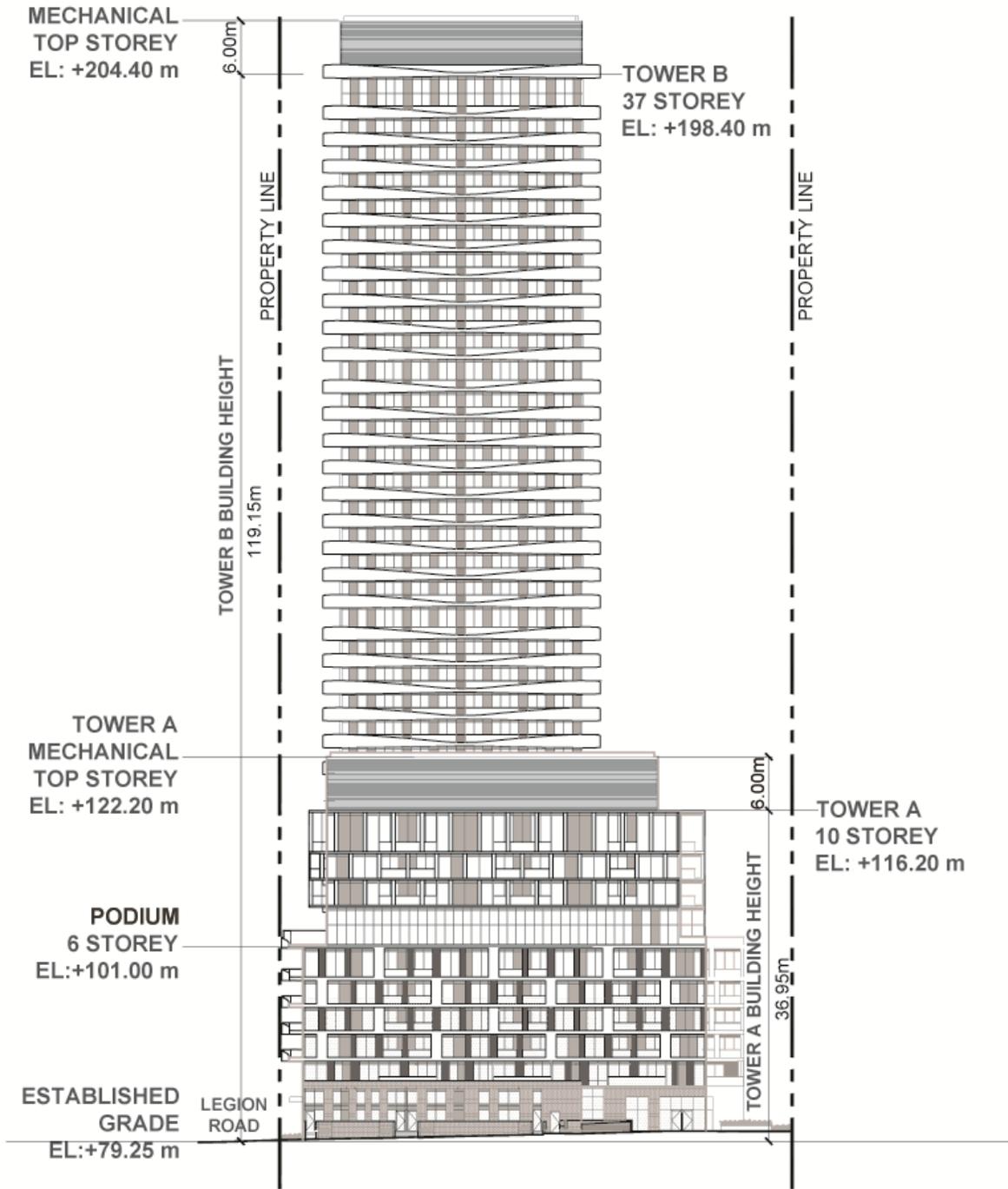
Attachment 7: Site Plan



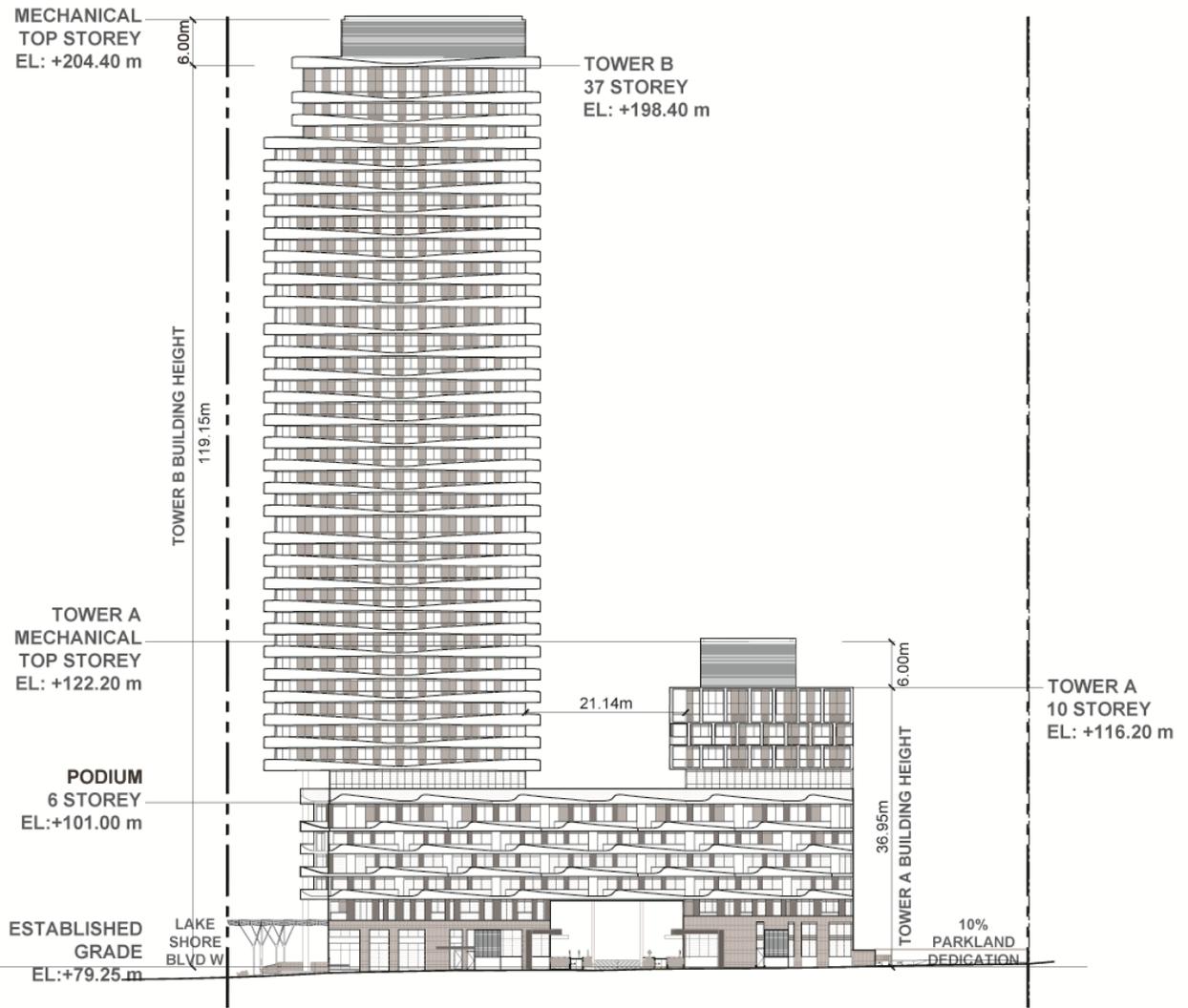
Site Plan



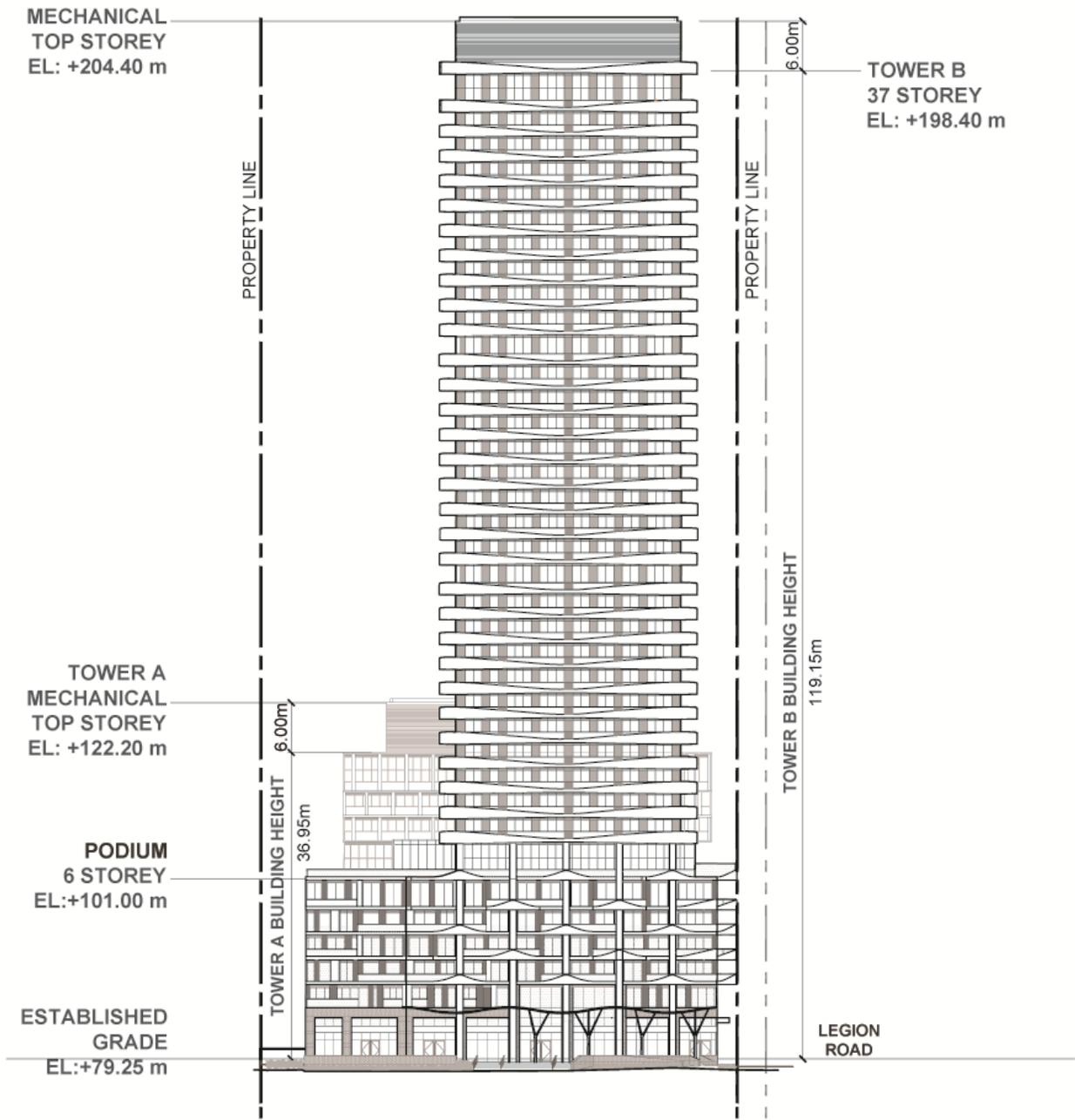
Attachment 8: Elevations



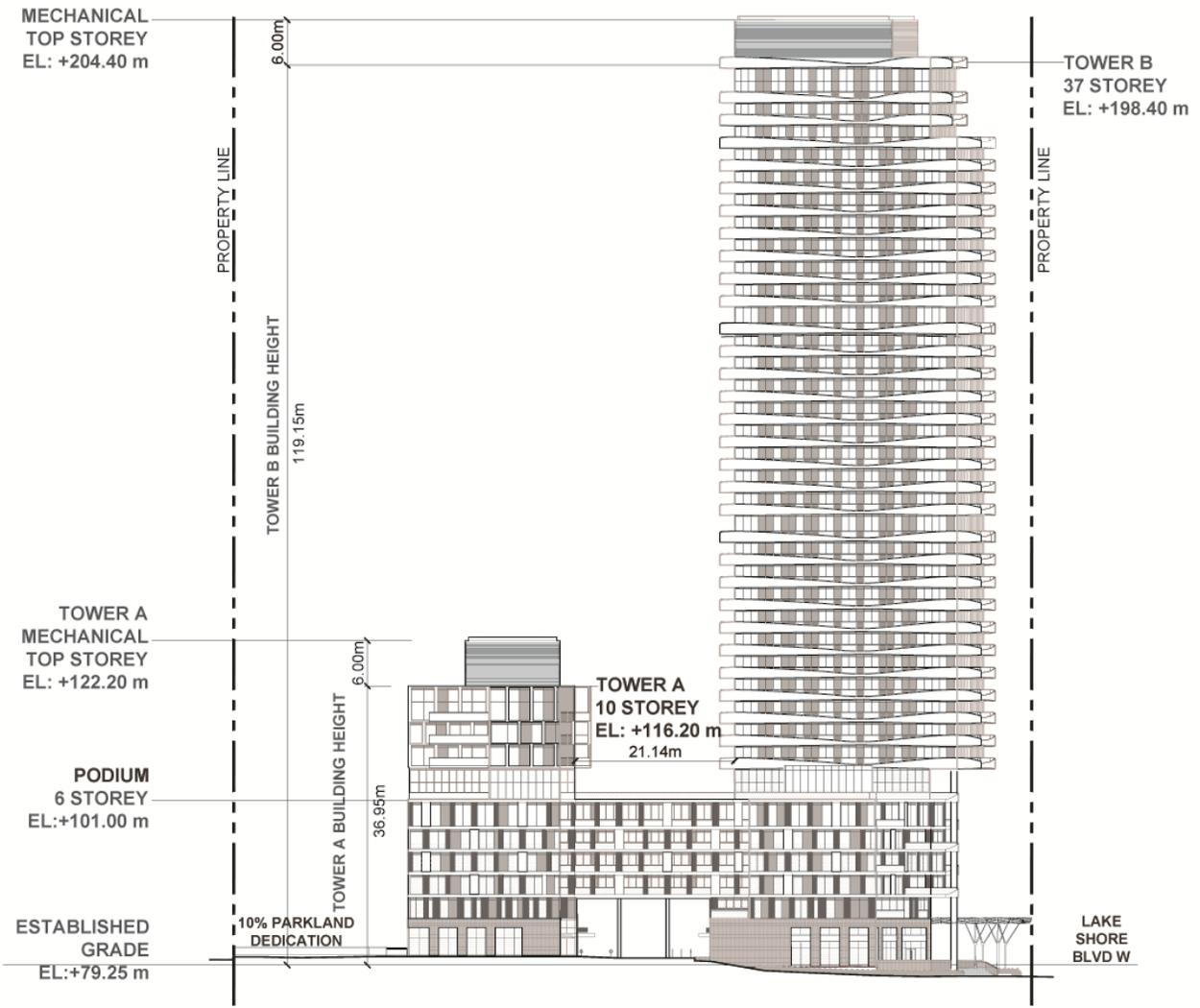
North Elevation



East Elevation



South Elevation



West Elevation

Attachment 9: 3D Massing Model



View of Applicant's Proposal Looking Southeast



10/07/2025



View of Applicant's Proposal Looking Northwest


10/07/2025