

2686 and 2688 Lake Shore Boulevard West – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: May 7, 2026

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 Etobicoke-Lakeshore

Planning Application Number: 25 184315 WET 03 OZ

SUMMARY

This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 12-storey (47 metres, including the Mechanical Penthouse) residential building with approximately 172 dwelling units, including four live/work units on the ground floor.

Amendments to the Official Plan include redesignating the subject lands from *Neighbourhoods* to *Apartment Neighbourhoods* and deleting Site and Area Specific Policy (SASP) 365.

The application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 2686 and 2688 Lake Shore Boulevard West substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 2686 and 2688 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 draft Zoning By-law Amendment as may be required.

4. City Council direct the owner to provide and implement an acceptable Tenant Assistance Plan for eligible tenants of the five existing rental dwelling unit(s) proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning.

5. City Council direct that before introducing the necessary Bills to City Council for enactment, the applicant be required to:

a. Provide a lawyer's undertaking to the City, or alternatively enter into a legal agreement and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Assistance Plan required by Recommendation 4 above.

FINANCIAL IMPACT

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 June 14 and 15, 2011, City Council approved an Official Plan and Zoning Amendment application to permit 23 three-storey stacked residential townhouse units at 2686 Lake Shore Boulevard West. The decision document can be found here: [Agenda Item History - 2011.EY7.3.](#)

THE SITE AND SURROUNDING LANDS

Description

The site is located on the north side of Lake Shore Boulevard West, between Royal York Road and Dwight Avenue, and is comprised of a vacant lot (2686 Lake Shore Boulevard West) and a one and a half storey single detached dwelling with five rental dwelling units (2688 Lake Shore Boulevard West). The site has a frontage of 47 metres and depth ranging between 49.4 and 59.4 metres. Currently, the 2686 Lake Shore Boulevard West site is fenced off due to prior construction activity in relation to a previous planning application approval for a 23-unit residential building.

See Attachment 2 for the Location Map.

Surrounding Uses

North of Lake Shore Boulevard West are a range of low-rise houses, inclusive of detached, multiplexes, and interspersed walk-up apartments within a *Neighbourhoods* designation.

South of the site is a mix of two to four-storey residential buildings fronting onto Lake Shore Boulevard West within an *Apartment Neighbourhoods* designation. Further south is Lake Ontario.

East of the site is a mix of two to eight-storey residential buildings fronting onto Lake Shore Boulevard West within *Neighbourhoods* and *Apartment Neighbourhoods* land use designations.

West of the site is a mix of two to four-storey residential buildings fronting onto Lake Shore Boulevard West within *Neighbourhoods* and *Apartment Neighbourhoods* land use designations.

THE APPLICATION

Description

A 12-storey (47 metres, including the Mechanical Penthouse) residential building with approximately 172 dwelling units, including four live/work units on the ground floor.

Density

The proposal has a density of 4.51 times the area of the lot.

Residential Component

The proposal includes approximately 172 dwelling units, 23 studios (13%), 103 one-bedroom (60%), 28 two-bedroom (16%), and 18 three-bedroom units (10%).

Live/Work Component

The proposal includes approximately 228 square metres of space in the form of four live/work units on the ground floor fronting Lake Shore Boulevard West.

Access, Parking and Loading

The proposal includes 100 vehicular parking spaces with two-levels of underground parking, including 11 visitor spaces and an additional two pick-up and drop-off spaces located at-grade. The proposal includes 132 bicycle parking spaces (14 short term and 118 long-term), located above and below grade, and one loading space (Type-G).

Vehicular and loading access, including access to the underground parking garage and pick-up and drop-off, is from Lake Shore Boulevard West along the east side of the property.

A 0.4-metre-wide conveyance is provided along a portion of the front property line (southwest corner).

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/2686LakeShoreBlvdW

Reasons for Application

The application to amend the Official Plan is required to delete Site and Area Specific Policy (SASP) 365 which limits development on the site to a three-storey residential building. The Official Plan Amendment will also redesignate the lands from *Neighbourhoods* to *Apartment Neighbourhoods*.

The application to amend the Zoning By-law is required to allow for increased density, height, associated building performance standards, live/work units, and to bring the 2686 Lake Shore Boulevard West lot into city-wide Zoning By-law 569-2013.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on June 29, 2022.

The original application was submitted on June 27, 2025, and deemed complete on August 6, 2025. A resubmission was made on February 27, 2026.

Agency Circulation Outcomes

The application has 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.

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

The [Official Plan](#) Urban Structure Map 2 identifies the site as *Avenues* and designates the site as *Neighbourhoods*. See Attachment 3 of this Report for the Official Plan 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.

Avenues Policy Review

City Council adopted Official Plan Amendment (OPA) 778 on February 5, 2025, which included a recommendation to delete and replace Section 2.2.3 Avenues: Creating Complete Communities Along Strategic Transit Corridors of the Official Plan with a new set of policies for intensification on *Avenues*. The new policies provide direction for development along *Avenues* up to the height and scale of a mid-rise building in *Mixed Use Areas* and *Apartment Neighbourhoods*, which is generally a one-to-one ratio of building height to right-of-way width, and the potential for tall buildings within 800 metres of a high-order transit station. OPA 778 is in force and effect for the subject site.

Phase Two of the Avenues Policy Review is now underway, with the goal of providing as-of-right permissions for mid-rise buildings along *Avenues*. Phase Two will include redesignating appropriate lands currently designated as *Neighbourhoods* to *Apartment Neighbourhoods* or *Mixed Use Areas*.

Further, City Council adopted Zoning By-law Amendment 1260-2024 on November 13, 2024, to facilitate as-of-right mid-rise buildings on *Avenues* and incorporated the Updated Rear Transition Performance Standards into the draft consolidated Mid-Rise Building Urban Design Guidelines. Zoning By-law 1260-2024 is in full force and effect.

Site and Area Specific Policy 365 - 2686 Lake Shore Boulevard West

SASP 365 applies to the 2686 Lake Shore Boulevard West lot of the subject site which permits a three-storey, 23-unit, residential building.

Missing Middle and Mid-rise Housing Implementation Initiative

On July 23, 2025, City Council adopted item PH23.6 - Missing Middle and Mid-rise Housing Implementation Initiative, with amendments. This report provides an overview of the initiative which is intended to continue City Planning's work on expanding permissions for missing middle and midrise housing forms, towards a phase that focuses on addressing development feasibility and encouraging uptake of these new forms of housing across the city.

Zoning

The 2688 Lake Shore Boulevard West lot is zoned and Residential Multiple Zone (RM) (x22) under Zoning By-law 569-2013. The RM zoning category permits a range of residential building types, including single detached dwellings, semi-detached dwellings, and multiplexes, and a maximum building height of 10 metres at this location.

The 2686 Lake Shore Boulevard West lot is zoned Fourth Density Residential (R4) under the former City of Etobicoke (Mimico) By-law 1930. The R4 zoning category permits a range of residential building types, including single detached dwellings, semi-detached dwellings, duplexes, and apartments, as well as neighbourhood stores. A maximum building height of 14 metres is permitted for apartments at this location.

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:

- Mid-Rise Building Performance Standards and Draft Mid-Rise Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

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

A virtual Community Consultation Meeting was hosted by City staff on September 24, 2025. Approximately 30 people attended, as well as the applicant and the Ward Councillor. At the meeting, City staff and the applicant's team gave presentations on the planning policies, development review process, and the details of the proposal. Following the presentations, City staff led a question and comment period. Issues raised by attendees at the meeting and through other correspondence included:

- Concerns over the proposed height and massing;
- Concerns with the current condition of the site as an inactive construction site;
- Impacts of the shadows to the north of the site;
- Lack of local school capacity for additional residents and impacts to existing community uses such as libraries, parks, and daycares;
- Lack of infrastructure capacity to support the proposal;
- Desire for appropriate transition from a mid-rise building to low-rise neighbourhood sites to the north;
- Desire for additional parking to accommodate all residential units and to limit parking impacts on surrounding streets;
- Concerns with potential hydro geologic impacts as a result of construction activities;
- Impact of construction, noise, dust, and odour on the surrounding community.

The issues and comments 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 find the proposal is consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

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

Land Use

Staff support the redesignation of the subject lands to *Apartment Neighbourhoods*. The immediate block, between Royal York Road and Dwight Avenue, includes a number of lots designated *Apartment Neighbourhoods*, and staff find that the rest of the block maintains the potential for mid-rise buildings that conform to the *Avenues* policies and would be consistent with the Mid-rise Guidelines performance standards. Consistent with Phase 2 of the Avenues Policy Review, *Neighbourhoods* lots that front *Avenues* may be redesignated to *Mixed Use Areas* or *Apartment Neighbourhoods* where appropriate.

Rental Housing Demolition and Tenant Assistance

The proposed development includes the demolition of five occupied rental dwelling units. Official Plan policy 3.2.1.12 requires a Tenant Assistance Plan be provided to lessen hardship for existing tenants. The accepted tenant assistance plan includes extended notice to move out, rent gap assistance, moving allowances and the services of a leasing agent.

This report includes a recommendation that City Council direct that the owner provide a lawyer's undertaking to the City, or alternatively enter into an agreement and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan, before introducing the necessary Bills to City Council for enactment.

Density, Height, Massing

The site is located on a deep lot fronting Lake Shore Boulevard West which is designated as *Avenues* with a planned right-of-way (ROW) of 27 metres. There are

number of existing low to mid-rise residential buildings to the east and west of the site. *Avenues* are intended to develop in mid-rise scale that is generally no taller than the planned ROW. The Mid-rise Design Guidelines state that building scale is contextual and building height will correspond to the ROW width, ranging from five storeys (16.5 metres) up to 14 storeys (45 metres). A 27-metre ROW would result in a building scale of eight storeys. Additional height, taller than the adjacent ROW width, may be considered on deep sites. For sites abutting a 27-metre ROW, a lot is considered deep if it has a greater depth than an ideal lot depth of 34 metres. The depth of the site ranges between 49.4 metres to 59.4 metres, which exceeds the ideal lot depth (34 metres) relative to the adjacent ROW and can support a mid-rise building taller than eight storeys (27 metres). The application conforms to policies of the Official Plan and is consistent with the Mid-rise Design Guidelines.

The residential building is proposed at 12-storeys (47 metres, including the MPH) with a six-storey streetwall (20.6 metres) and includes three stepbacks above the sixth storey.

The six-storey streetwall (20.6 metres) is appropriate for the area and would contribute positively to a pedestrian scale, framing the street with good proportion and fits within the Avenue which has multiple low to mid-rise residential apartments. A ground floor and second floor setback of approximately three metres is provided to achieve a sidewalk zone of six metres, and curb to building face distance of 7.5 metres. The streetwall includes inset balconies above the second-storey to increase the distinction between the first six storeys and the upper portion of the mid-rise building above.

The proposed side and rear setbacks are consistent with the Mid-rise Design Guidelines. The front portion of the building provides 2.5-metre side yard setbacks to the west and east property lines for the first six storeys, which includes a two-storey cantilever over the access driveway. The rear portion provides 5.5-metre side yard setbacks from the front for the first six storeys, and increasingly greater side setbacks of 7.5 metres to the west and up to 18.8 metres to the east. The building shape narrows at the center, resulting in a 7.5-metre west side setback and 10.5-metre to 18.8-metre east side setback, creating lightwells for light penetration into the building and reducing overall massing. The MPH on the rooftop is setback 9.5 metres from the west lot line and 20.3 metres to 23.4 metres from the east lot line. The MPH is setback 16 metres from the rear property line and 12.5 metres from the front property line.

The proposed 7.5-metre to 10-metre separation of the rear main wall to the north property line allows for landscaping including tree planting and raised planters. There is no outdoor amenity space proposed in the rear of the site at-grade or above grade. Additional screening around outdoor amenity areas and private terraces will be reviewed and secured through the Site Plan Control process. A sufficient transition to rear the *Neighbourhoods* designation is provided.

The proposed residential building conforms to *Avenues* policies, is an appropriate form of mid-rise intensification on a deep lot, and is consistent with the Mid-rise Design Guidelines.

Public Realm

The proposed development includes a sidewalk zone of six metres, of which 4.5 metres is within the public right-of-way fronting Lake Shore Boulevard West. This setback would allow for public realm improvements, such as street trees, planters, accessible sidewalks, street furniture, bicycle parking infrastructure, and conforms to Council-adopted *Avenues* policies.

The proposal would consolidate two vehicle access points from Lake Shore Boulevard West to one and would provide a 2.1-metre-wide pedestrian clearway along the frontage. Four live-work units are proposed to front Lake Shore Boulevard West on the ground floor, which provides opportunities for small-scale retail or workshop space to animate the street.

Shadow Impact

City staff find the shadow impact resulting from the proposal to be acceptable. The shadow study shows the extent of the shadow from the proposed building during the spring and fall equinoxes (March 21 and September 21). The proposal would minimize impacts on the low-rise *Neighbourhoods* properties to the north, primarily experienced during the morning hours of 9:18 am to 11:18 am, and has no impacts on surrounding parks and the public realm. Due to the proposal's location on the north side of Lake Shore Boulevard West, there are no impacts on the public realm along Lake Shore Boulevard West between 9:18 am to 4:18 pm, with minimal impacts experienced at 5:18 pm due to the angle of the Lake Shore Boulevard West public right-of-way.

Wind Impact

City staff have reviewed the pedestrian level wind study, and are satisfied with the assessment, conclusions, and recommendations contained within the study. The study indicates that all areas at, and above grade, would be suitable for their intended uses through the year and no pedestrian areas surrounding the subject site would experience unsafe conditions. Design details and landscape features can further improve wind conditions which will be reviewed and secured as part of the Site Plan Control process.

Servicing

Engineering Review staff have reviewed the submitted materials and accept the reports associated with the proposed development which demonstrated adequate servicing.

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 at the southwest portion of the Lake Shore Boulevard West frontage of the site is required and is proposed to be conveyed to the City.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

The applicant submitted a Transportation Impact Study in support of the proposal. The current TIS states that the proposed development is expected to generate 27 and 25 two-way vehicle trips during the weekday morning and afternoon peak hours, respectively.

One vehicular access point to the site is proposed from Lake Shore Boulevard West.

Given the expected trip generated and the results of the traffic analyses, the report concludes that the projected traffic generated by the development would have minimal impacts on area intersections and areas surrounding the site and can therefore be accommodated on the adjacent road network. Vehicular access for residential, visitor, loading, and pick-up and drop-off parking spaces would be accessed from Lake Shore Boulevard West.

The application proposes 89 residential parking spaces, 11 visitor parking spaces, and two pick-up and drop-off parking spaces. While the application shows 89 residential parking spaces on the plans, the city-wide by-law does not require a minimum residential parking rate. The draft zoning by-law does not secure a minimum residential parking rate, complying with city-wide by-law. The proposal also includes a total of 132 bicycle parking spaces, consisting of 118 long-term and 14 short-term spaces, located within the underground garage, and at-grade. The proposal complies with the required minimum requirements for visitor vehicular parking and bicycle parking.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Archaeological Assessment

The subject property is located in an area of general archaeological potential as identified by the City of Toronto's Archaeological Management Plan. The applicant submitted a Stage 1 and 2 Archeological Assessment prepared by Lincoln Environmental Consulting. In support of this application which recommends the property be cleared of further archaeological concern. Heritage Planning Archaeology has reviewed the submitted report and concurs with the recommendation that the subject property can be considered free of further archaeological concern. No further archaeological assessment is required.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'. The

applicant submitted an Arborist Report, Landscape Plans, including a Tree Management Plan and Soil Volume Plan.

The Arborist Report indicates that the development would impact 10 By-law protected trees, including removal of one city-owned tree and one private tree, and injury to eight private trees. Three by-law protected private trees are proposed to be retained. Urban Forestry would require the submission of a complete "Application to Injure or Remove Trees."

The applicant proposes eleven trees included within the soil volume calculation, two in the right-of-way and nine on private property. Cash-in-lieu for additional replacement trees that cannot be planted on site would be required. Staff will continue to explore opportunities for additional soil volume and tree planting on the site and in the public realm.

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 150 dwelling units, with a unit mix that includes 16% two-bedroom units and 10% three-bedroom units. The draft zoning by-law amendment secures a minimum of 15% two-bedroom units, and 10% three-bedroom units which meets the unit mix identified in the Growing Up Guidelines.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

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 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 (North)
- Attachment 9: Elevations (South)
- Attachment 10: Elevations (East)
- Attachment 11: Elevations (West)
- Attachment 12: 3D Massing Model (Northeast)
- Attachment 13: 3D Massing Model (Southwest)

Attachment 1: Application Data Sheet

Municipal Address: 2686-2688 Lake Shore Boulevard West Date Received: June 26, 2025

Application Number: 25 184315 WET 03 OZ

Application Type: OPA & Rezoning

Project Description: To permit a 12-storey (47 metres, including the Mechanical Penthouse) residential building containing approximately 172 dwelling units, including four live/work units on the ground floor.

Applicant	Agent	Architect	Owner
Insoho Developments Inc	WND Planning and Associates	Wallman Architects	Lakeshore Birch Properties Inc

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: SASP 365

Zoning: Fourth Density Residential R4
Former Etobicoke Zoning Code Heritage Designation: N/A

Height Limit (m): 14 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,485 Frontage (m): 47 Depth (m): 59

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	210	0	1,385	1,385
Residential GFA (sq m):	210	0	11,208	11,208
Non-Residential GFA (sq m):	0	0		
Total GFA (sq m):	210	0	11,208	11,208
Height - Storeys:	1.5	0	12	12
Height - Metres:	N/A	0	41	41

Lot Coverage Ratio (%): 55.72 Floor Space Index: 4.51

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:	11,143	65
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	5	5	172	172
Freehold:	0	0	0	0
Condominium:	0	0	0	0
Other:	0	0	0	0
Total Units:	5	5	172	172

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0	0
Proposed:	0	23	103	28	18
Total Units:	0	23	103	28	18

Parking and Loading

Parking Spaces:	102	Bicycle Parking Spaces:	137	Loading Docks:	1
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CONTACT:

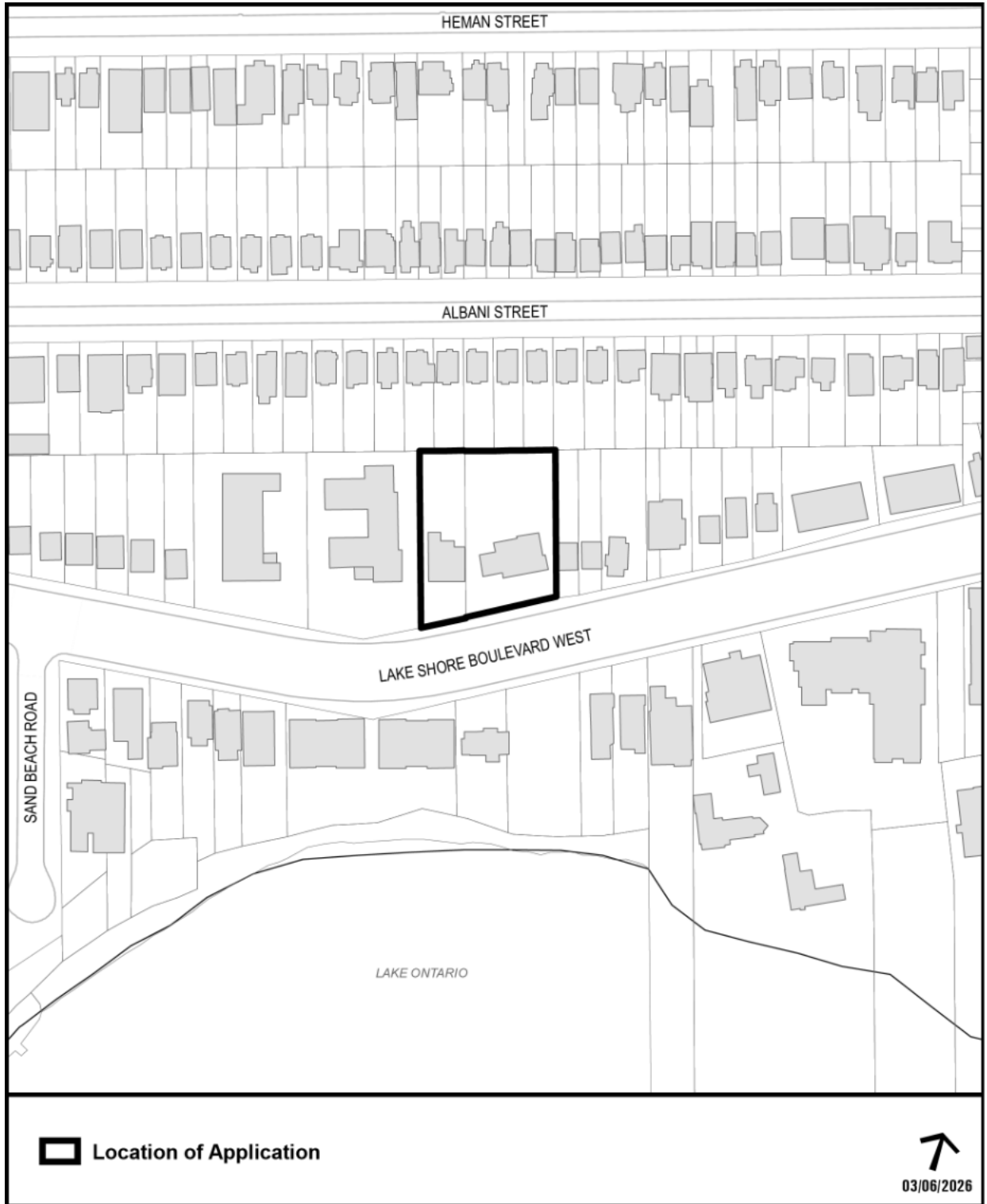
Daniel Kolominsky, Senior Planner
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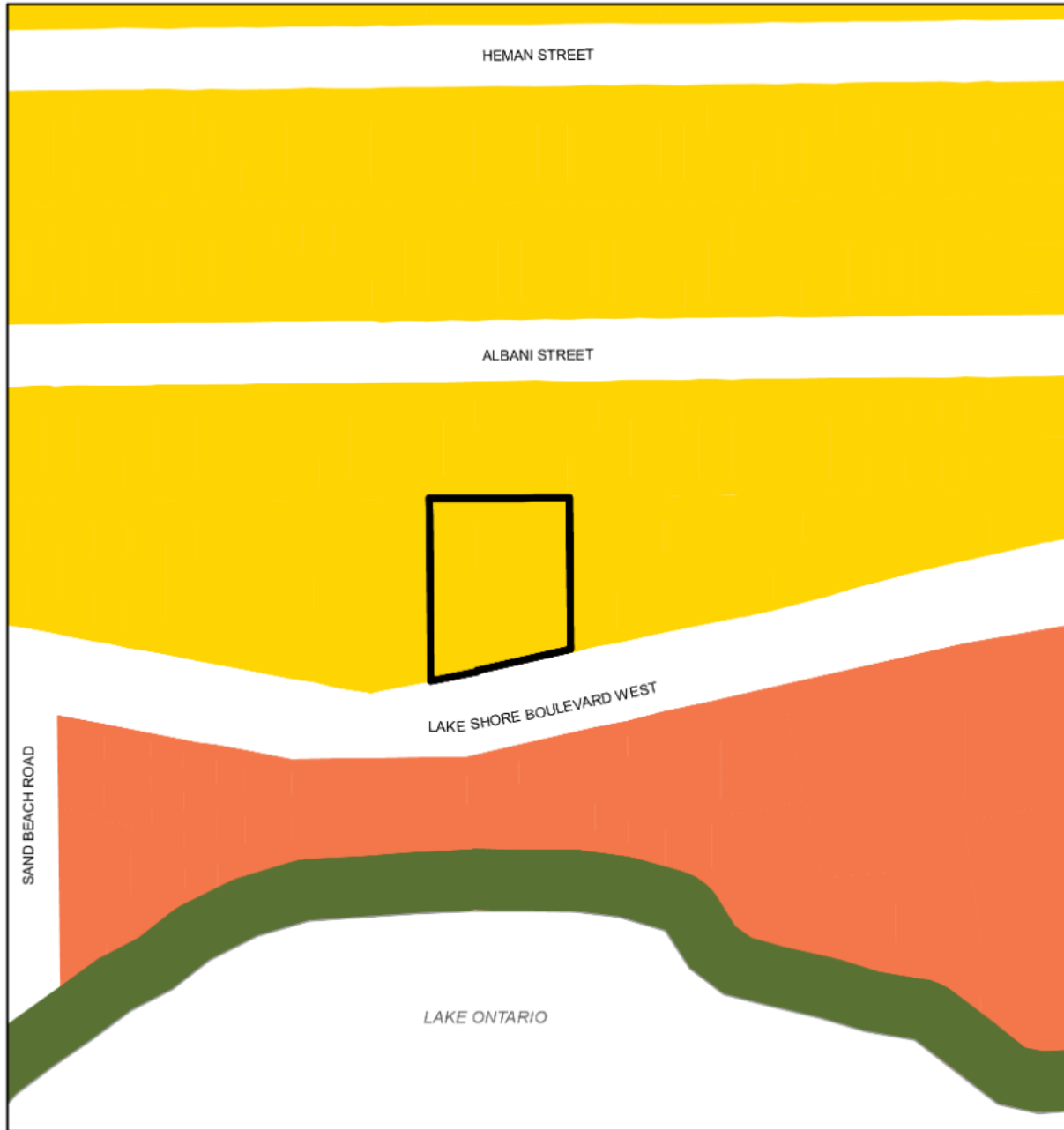
Andrej Obradovic, Planner
416-395-7150

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




2686-2688 LAKE SHORE BOULEVARD WEST

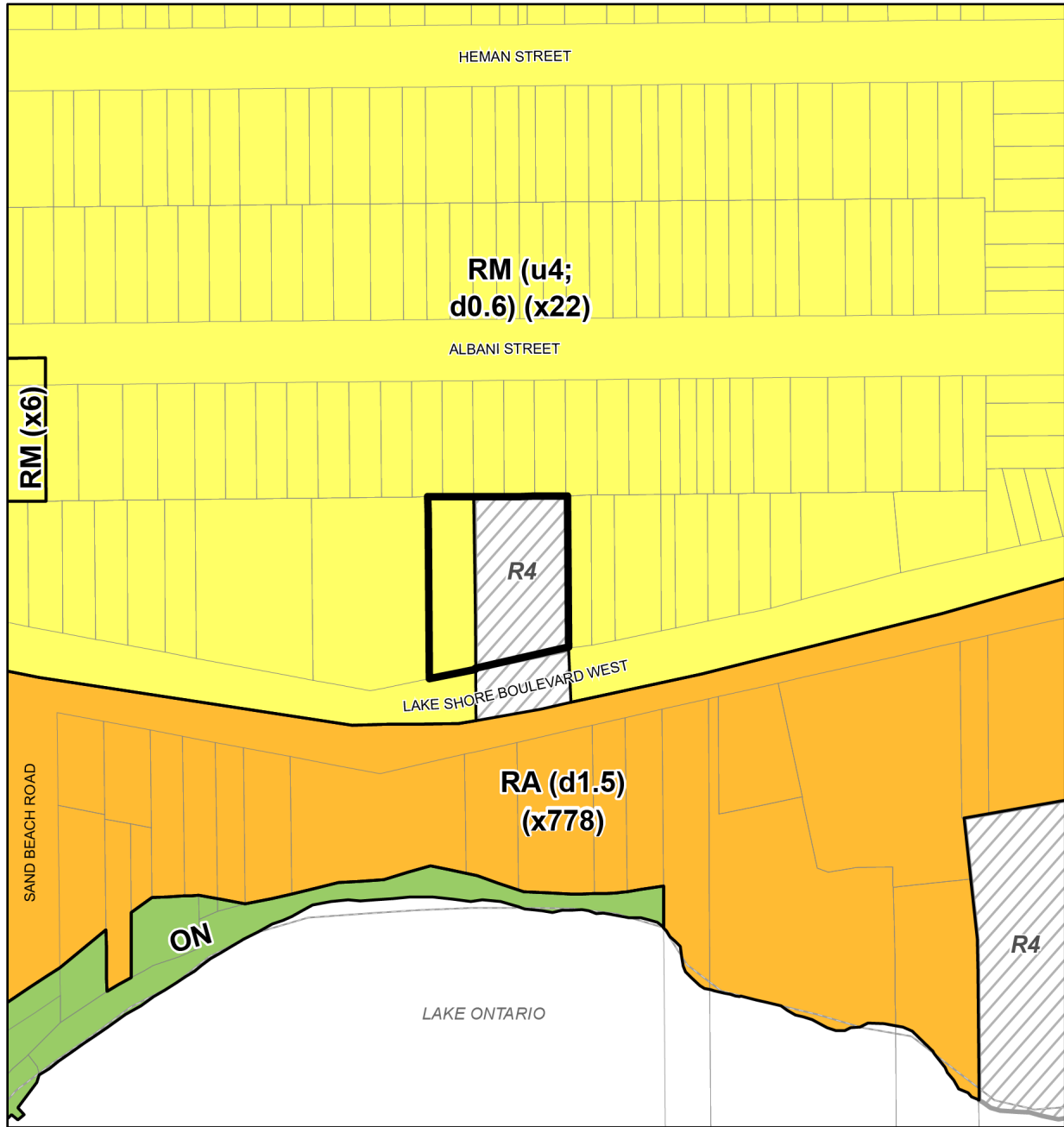
Official Plan Land Use Map # 15

File # 25 184315 WET 03 02

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Natural Areas


Not to Scale
Extracted: 03/06/2026





Attachment 4: Existing Zoning By-law Map





Zoning By-law 569-2013

2686-2688 LAKE SHORE BOULEVARD WEST

File # 25 184315 WET 03 0Z

-  Location of Application
-  RM Residential Multiple
-  RA Residential Apartment
-  ON Open Space Natural

-  See Former City of Etobicoke (Mimico) By-law No. 1930
-  R4 Fourth Density Residential



Not to Scale
Extracted: 03/06/2026

Attachment 5: 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 XXX
BY-LAW ###

To adopt Official Plan Amendment 903 for the City of Toronto respecting the lands known municipally in the year 2025, as 2686 and 2688 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; and

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 enacts:

1. The attached Amendment No. 903 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 903 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 2686 AND 2688 LAKE SHORE BOULEVARD WEST

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

1. Map 15, Land Use Plan, is amended by re-designating the lands known municipally as 2686 and 2688 Lake Shore Boulevard West from Neighbourhoods to Apartment Neighbourhoods, as shown on the attached Appendix A.
2. Map 26, Site and Area Specific Policies, is amended by removing the lands shown as Site and Area Specific Policy No. 365.
3. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy No. 365.

Appendix A



Official Plan Amendment #903

To redesignate Map 15 from Neighbourhoods to Apartment Neighbourhoods

2686 and 2688 Lake shore Boulevard West

File # 25 184315 WET 03 0Z

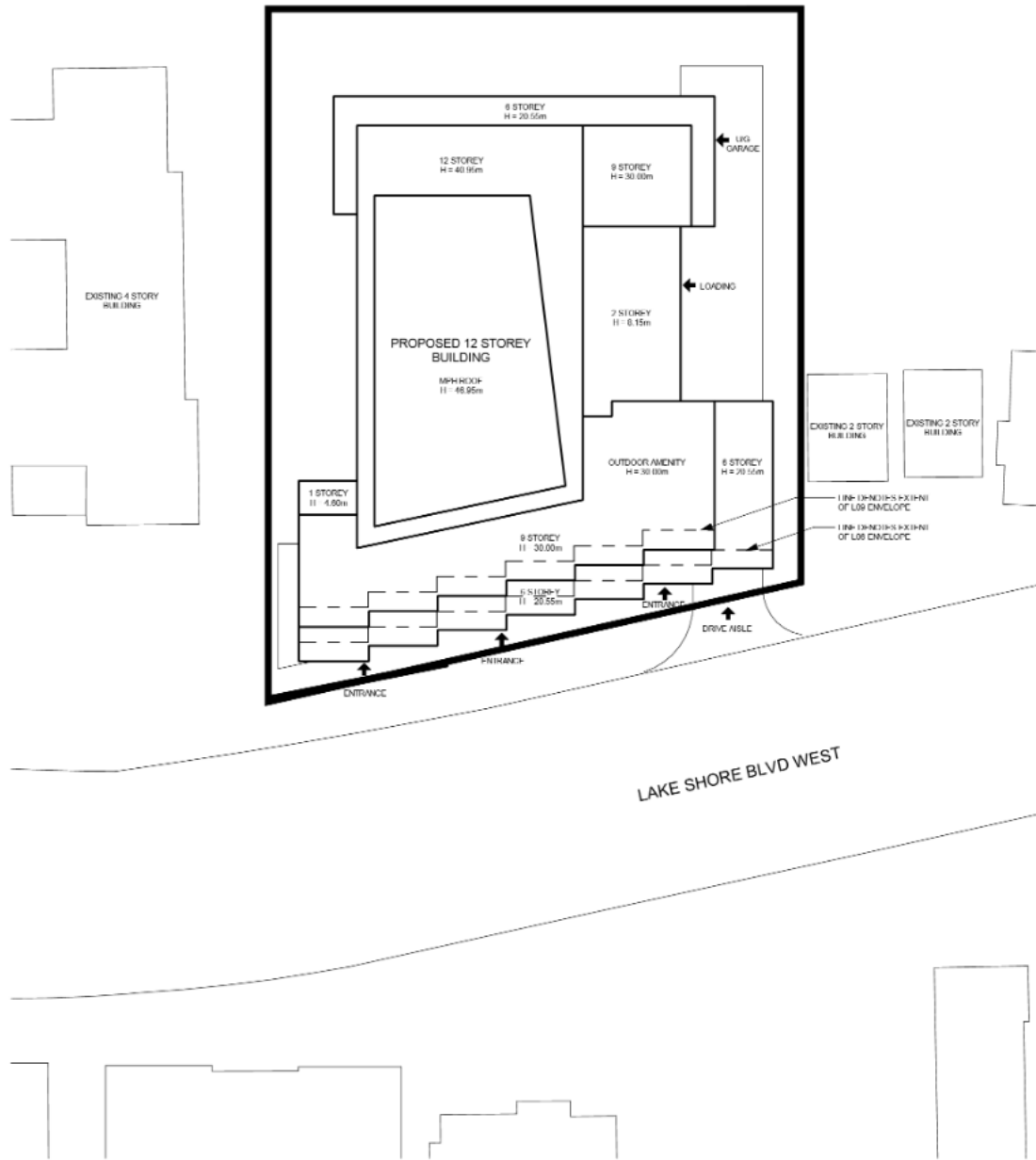
 Apartment Neighbourhoods



Not to Scale
03/11/2026

Attachment 6: Draft Zoning By-law Amendment (Provided as Separate Attachment)

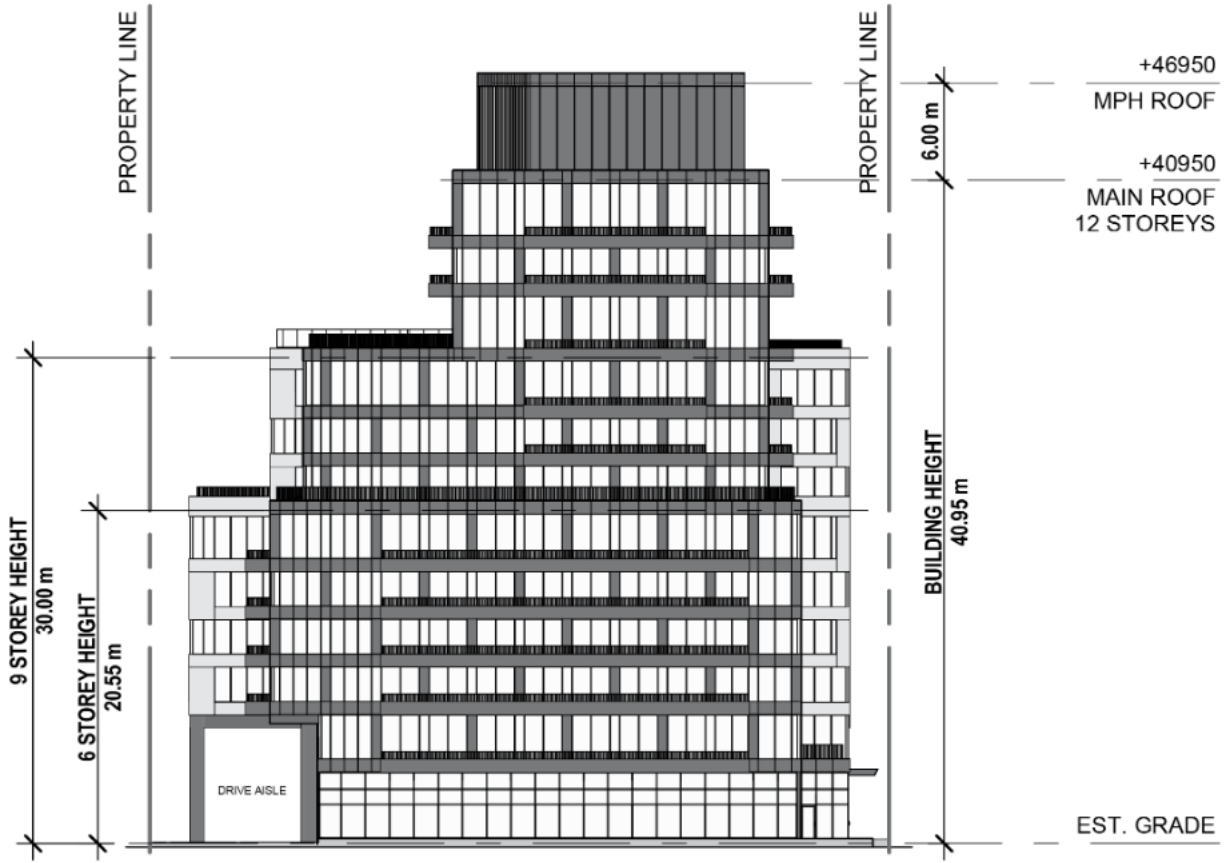
Attachment 7: Site Plan



Site Plan

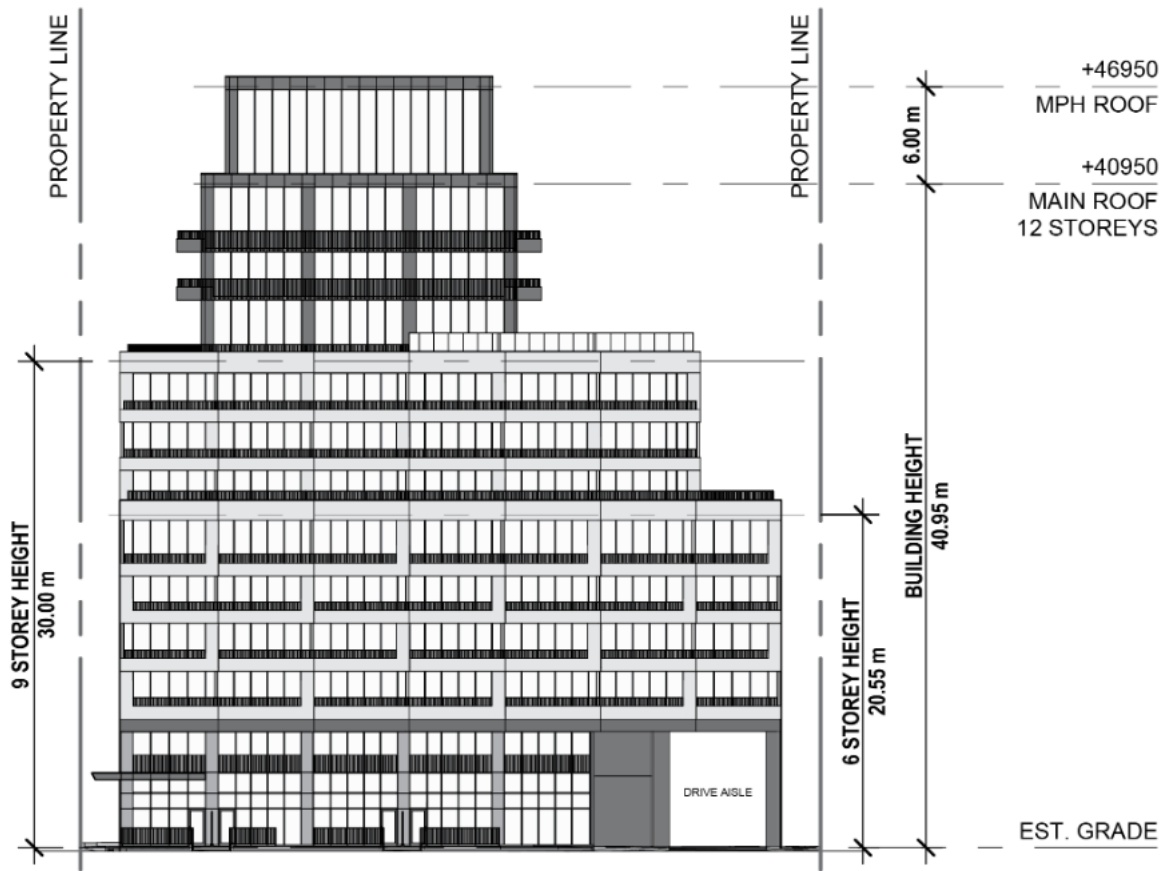


Attachment 8: Elevations (North)



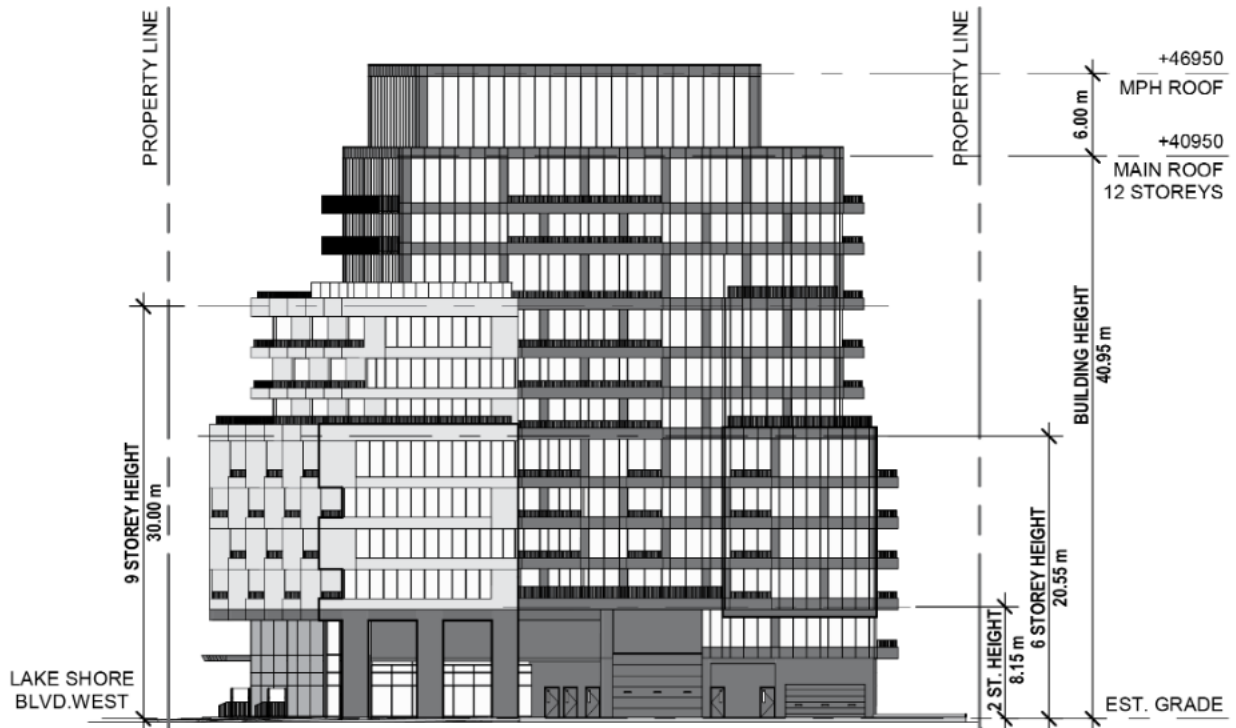
North Elevation

Attachment 9: Elevations (South)



South Elevation

Attachment 10: Elevations (East)



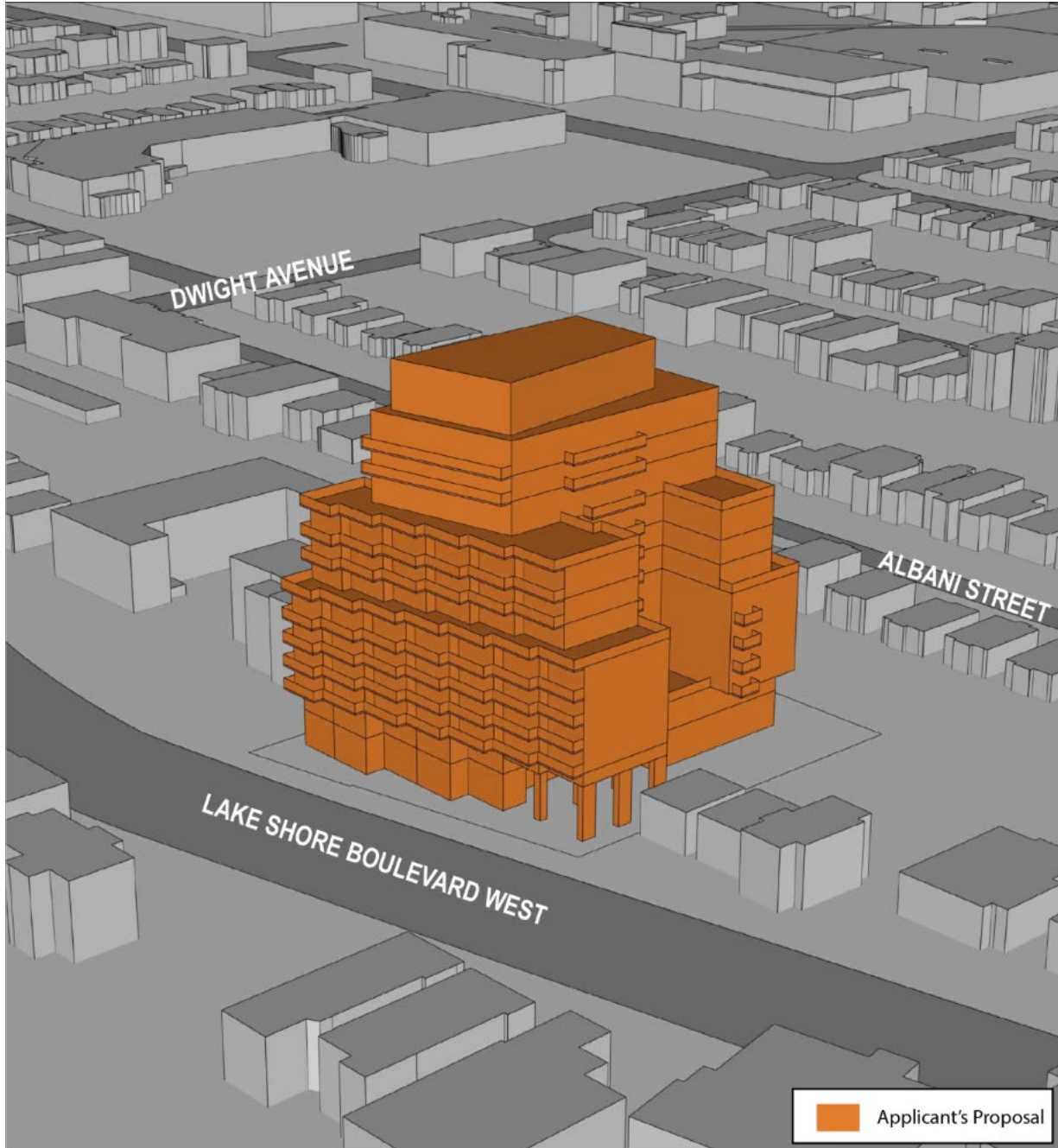
East Elevation

Attachment 11: Elevations (West)



West Elevation

Attachment 12: 3D Massing Model (Northwest)

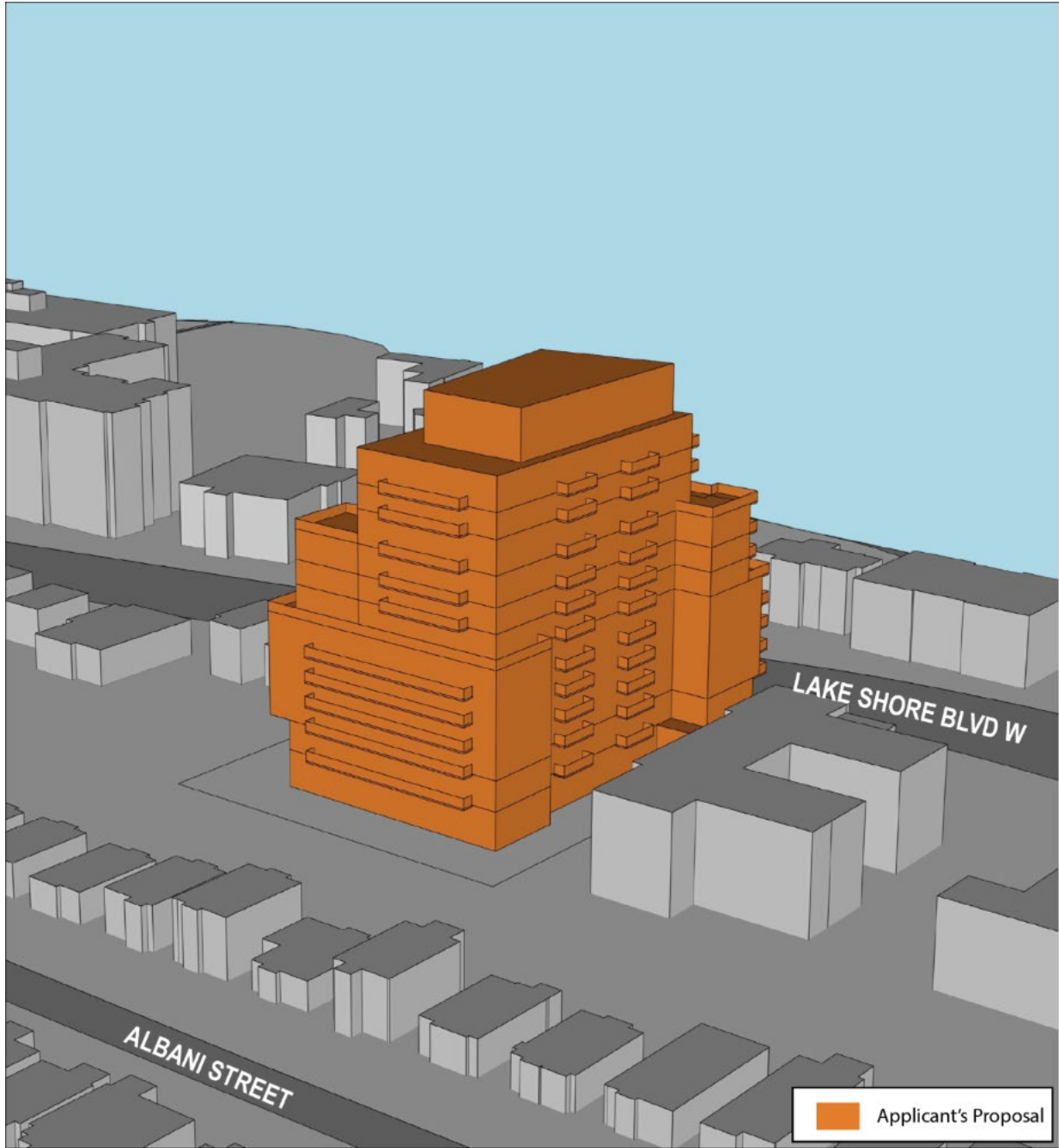


View of Applicant's Proposal Looking Northwest



03/12/2026

Attachment 13: 3D Massing Model (Southeast)



View of Applicant's Proposal Looking Southeast



03/13/2026