
LAKE SHORE BOULEVARD WEST

Development in the Lake Shore Area (formerly the Skeens Lane Area and the Lake Shore Boulevard Commercial-Residential Corridor) will be consistent with the following urban design guidelines. The guidelines correspond to Site Specific Policy #21 in Chapter 7 of the Official Plan. They are to be read in conjunction with the urban design policies in the Official Plan.

LAKE SHORE BOULEVARD WEST: BETWEEN ETOBICOKE CREEK AND DWIGHT AVENUE

LOCATION:

These guidelines apply to the lands on both sides of Lake Shore Boulevard West between Etobicoke Creek and Dwight Avenue.

GUIDELINES

Building Heights and Massing:

Building profiles along the commercial-residential strip will be in accordance with the urban design concepts on Figure A.

New buildings will help to create a more intimate atmosphere and a more pleasant pedestrian environment.

Incorporate where appropriate terraced or tiered building designs of successive storeys.

Incorporate architectural diversity through use of various materials, façade treatments and detailing.

Blend parking structures, where permitted, with the surrounding area.

Provide signage and other orientation measures in public areas and parking structures, where permitted.

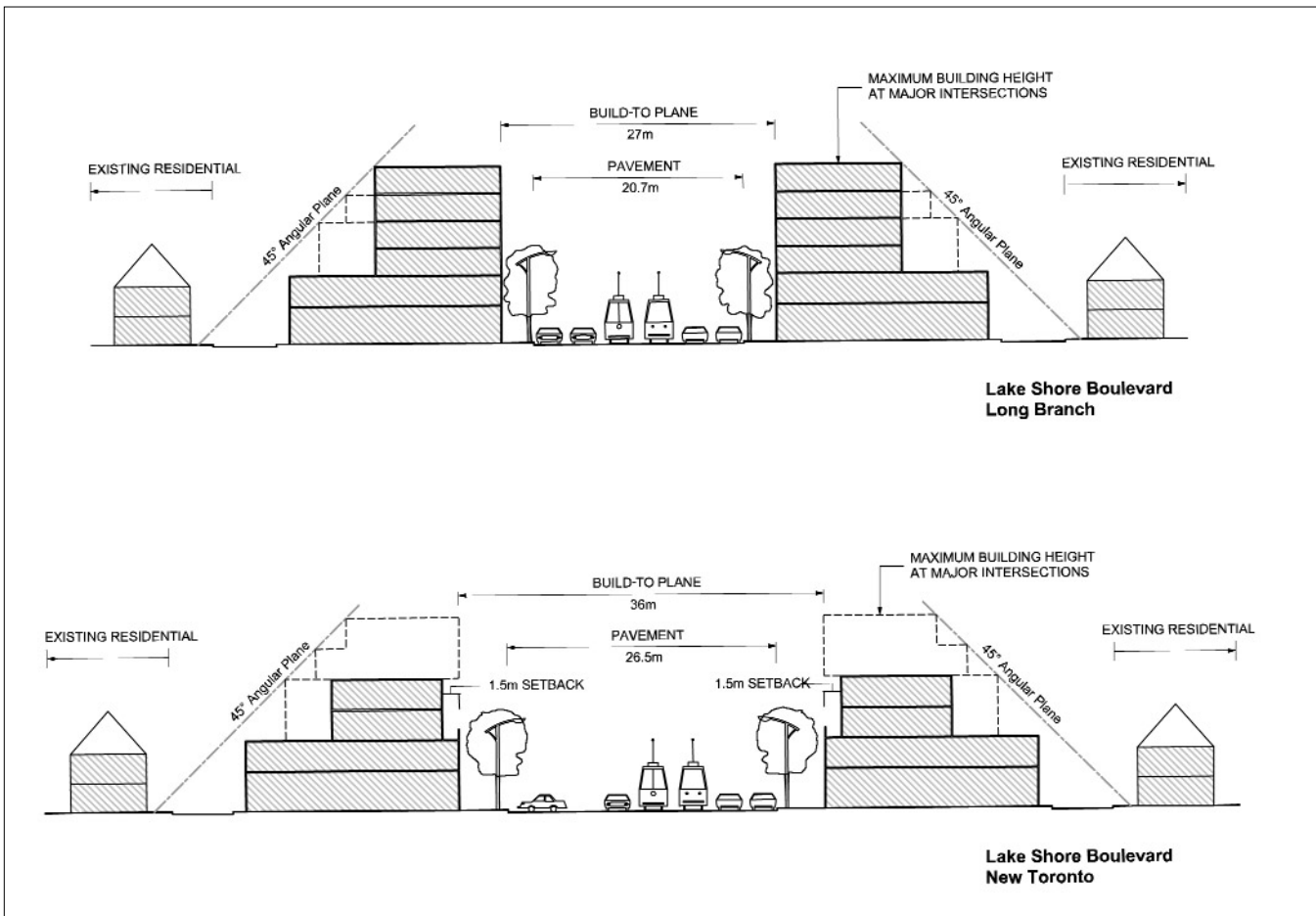
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Pedestrian and Vehicular Access

Promote transit usage through building and site design, such as by providing ease of pedestrian access from transit stops to building entrances.

Street parking will continue to be allowed along the boulevard to separate pedestrians from vehicular traffic.

Vehicular access across sidewalks on Lake Shore Boulevard will be minimized; access will be encouraged from side streets, including access to parking and loading facilities.



Building Heights and Massing

Figure A

LAKE SHORE BOULEVARD WEST

Development in the former Long Branch area will have regard for the following urban design guidelines. The guidelines correspond to Site Specific Policy #23 in Chapter 7 of the Official Plan. They are to be read in conjunction with the Official Plan.

NORTH SIDE OF LAKE SHORE BOULEVARD WEST FROM BROWNS LINE TO EAST OF THIRTY-THIRD STREET

LOCATION:

These guidelines apply to new development on the north side of Lake Shore Boulevard West from Browns Line to East of Thirty-Third Street.

GUIDELINES

Building Heights and Massing:

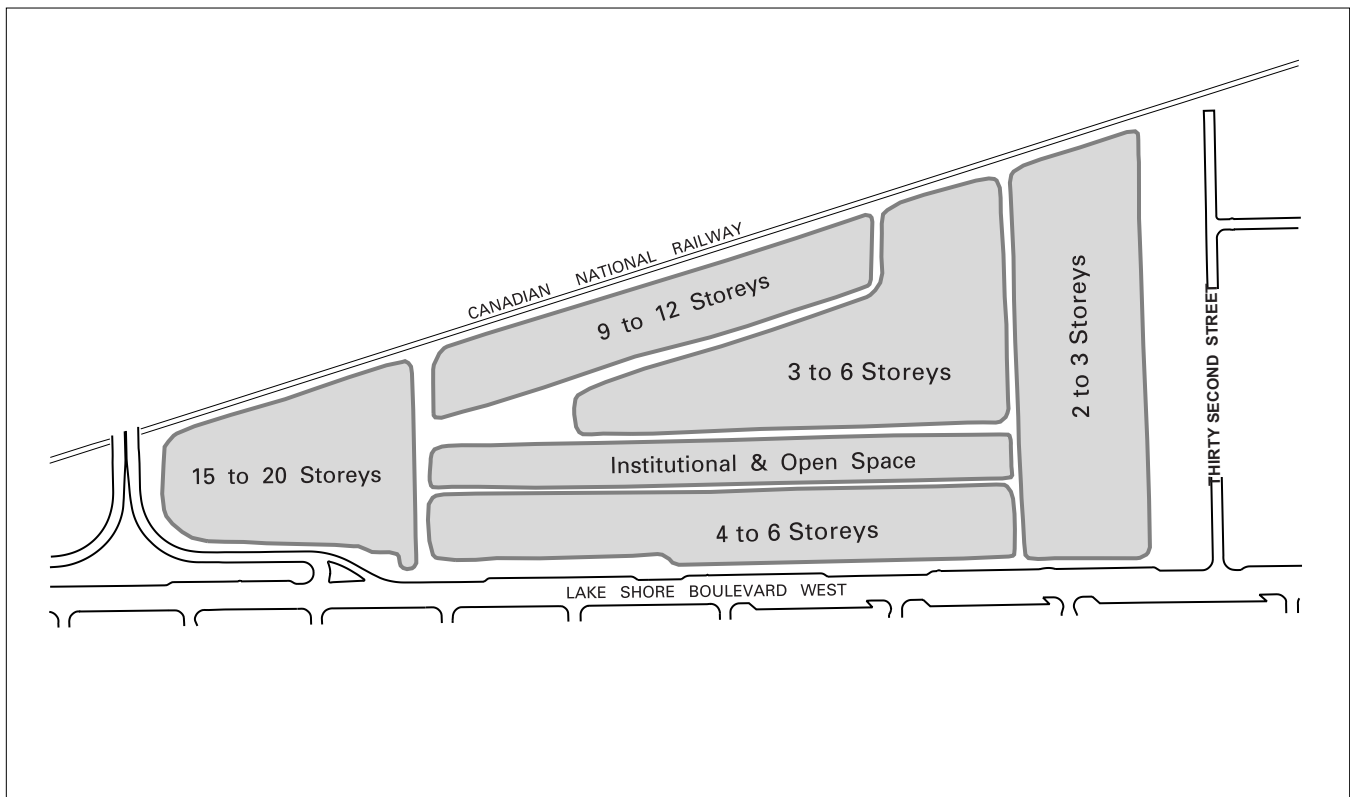
New buildings will be designed in accordance with Figure B.

Developments shall incorporate terraced or tiered designs to contribute to a visual effect of lower building heights.

New buildings will be designed and located to ensure wind speed does not generally exceed 12 kilometres per hour in seating areas within private and publicly accessible areas.

Development will be designed and located to screen the railway line and site elements such as parking, loading and garbage storage areas

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Long Branch Mixed Use Area – Building Height Range

Figure B