

Lake Shore Boulevard West Avenue Study

Open House Public Consultation Meeting
May 23, 2024



Land Acknowledgment

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



Today's Meeting

6:00 – 7:00 p.m.	Open House
7:00 – 7:25 p.m.	City Presentation
7:25 – 8:00 p.m.	Q&A
8:00 – 8:30 p.m.	Open House
8:30 p.m.	Adjourn



Deputy Mayor Amber Morley

Ward 3 - Etobicoke-Lakeshore

[Councillor Morley@toronto.ca](mailto:Morley@toronto.ca)

416-394-9273



Purpose of the Meeting

The purpose of this kick-off meeting is to:

- Introduce the Lake Shore Boulevard West Avenue Study
- Share information about the study boundary, project scope, process and timelines
- Collect initial feedback from the public

Why are we doing this study?

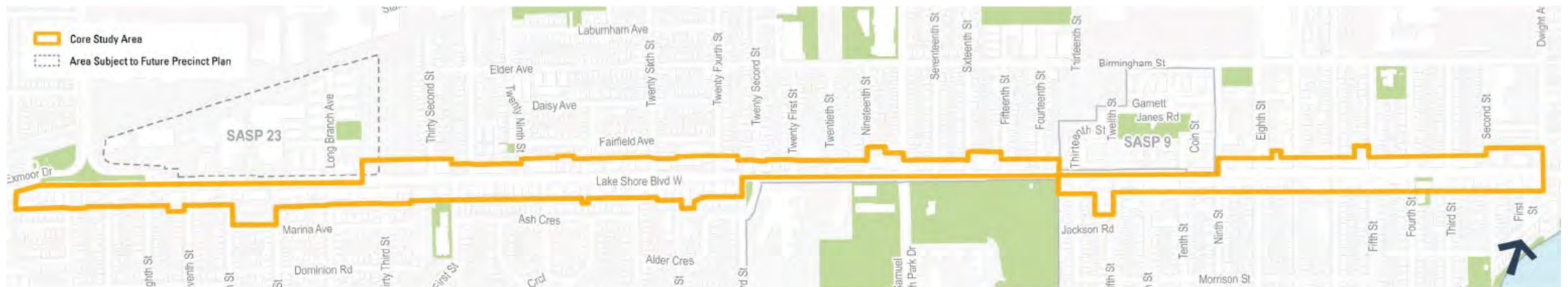
- Council Direction
- Update existing Site and Area Specific Policy to align with City and Provincial policy direction
- Identify public realm and streetscape improvement opportunities



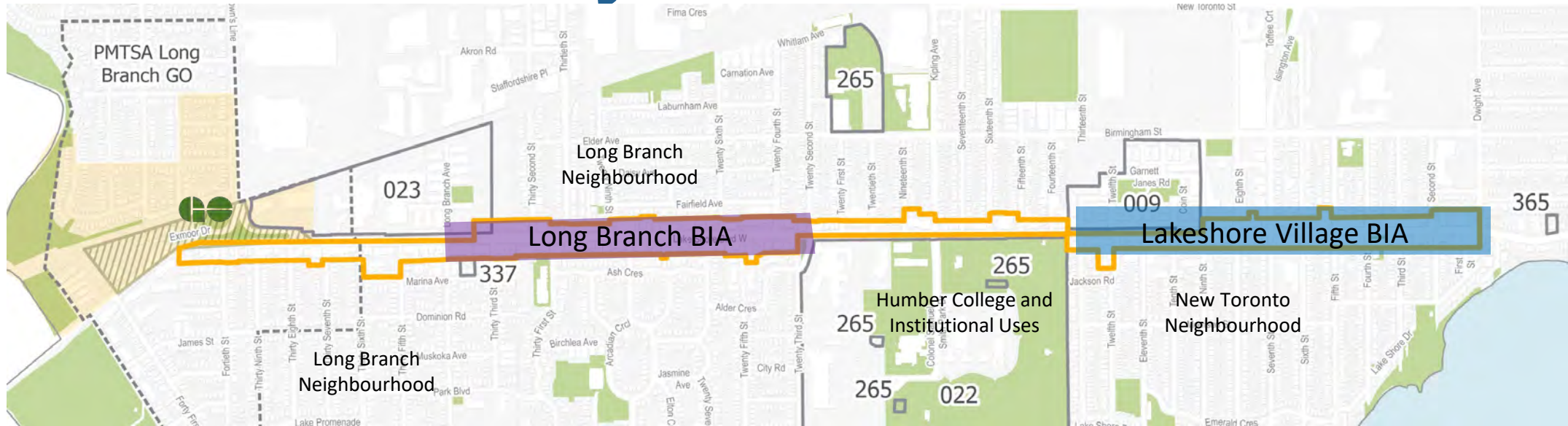
The Study Overview

The City of Toronto is undertaking the **Lake Shore Boulevard West Avenue Study** to evaluate existing area characteristics and identify appropriate **policies, principles** and **guidelines** that will guide change along the Avenue (Core Study Area). The study focuses on:

- Update **built form** permissions to reflect the provincial and City-wide policy direction for *Avenues*; and
 - Identify opportunities to enhance the **public realm** to improve accessibility, mobility and the **streetscape**.
- SASP 23 is an area that is subject to a future precinct plan, detailed recommendations is not within the study scope.



The Core Study Area



- From west of Brown's Line to Dwight Avenue, totalling about four kilometres in length along the streetcar line
- Two Business Improvement Areas
- Generally consistent with the existing boundaries Site and Area Specific Policy 21.
- Partially located within the Long Branch Protected Major Transit Station Area
- Right of Widths of 36 metres (west of Kipling Avenue) and 27 metres (east of Kipling Avenue)

Study Process and Timeline

Q1-Q2 2024

Phase 1

Initial Consultation

Staff Walking Tour 

TAC #1 

CCM #1 

We are here

Existing and Planned
Conditions Analysis

Opportunities and
Constraints Analysis

Local Advisory Meeting 1 

Q2 - Q3 2024

Phase 2

Draft Recommendations

Draft recommendations

TAC #2 

Local Advisory Meeting 2 

Refine recommendations


Community Council – Status
Report 

Q4 2024 to Q1 2025

Phase 3

Implementation

TAC #3 

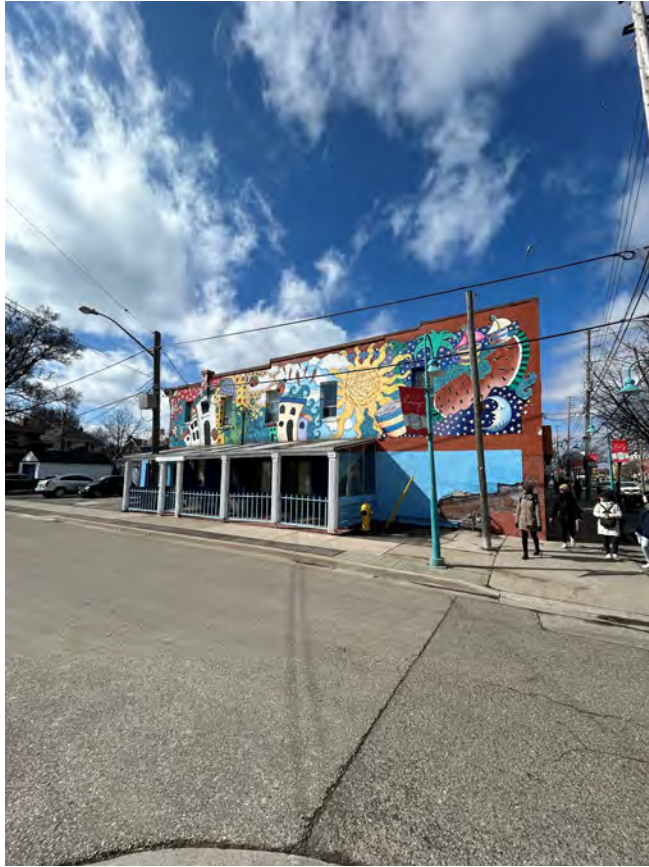
CCM #2 

Draft Final Report and
Recommendations

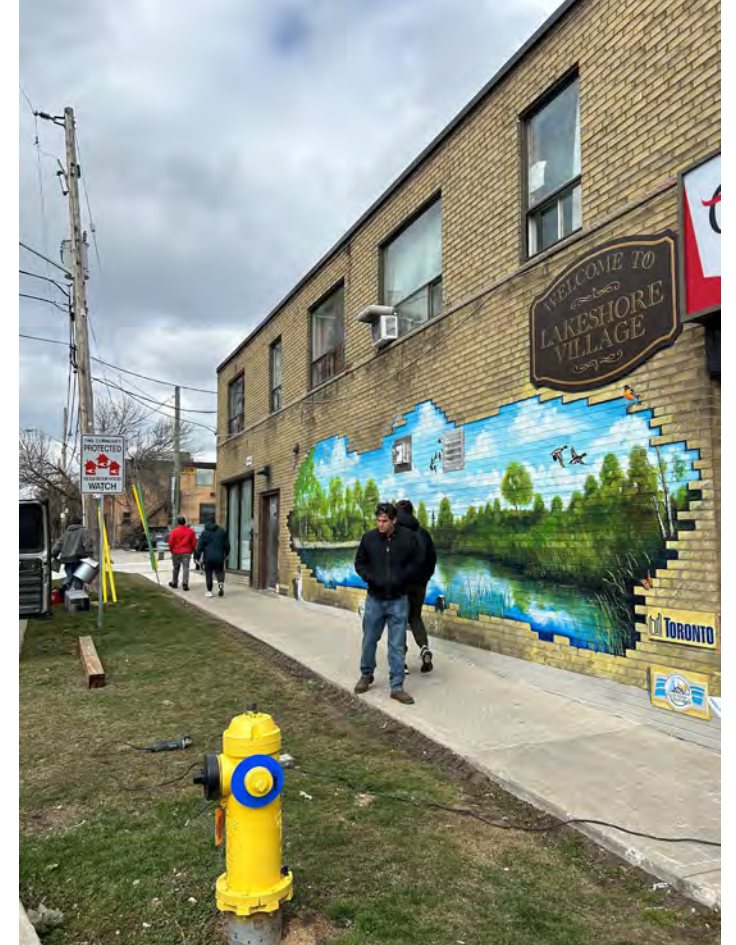
Community Council – Final
Report 

Implementation of
Recommendations

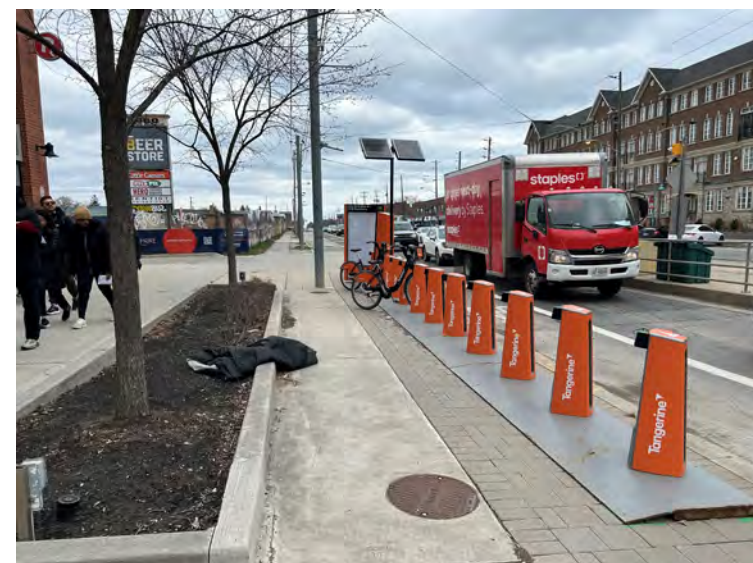
Snapshots of the Area



Snapshots of the Area



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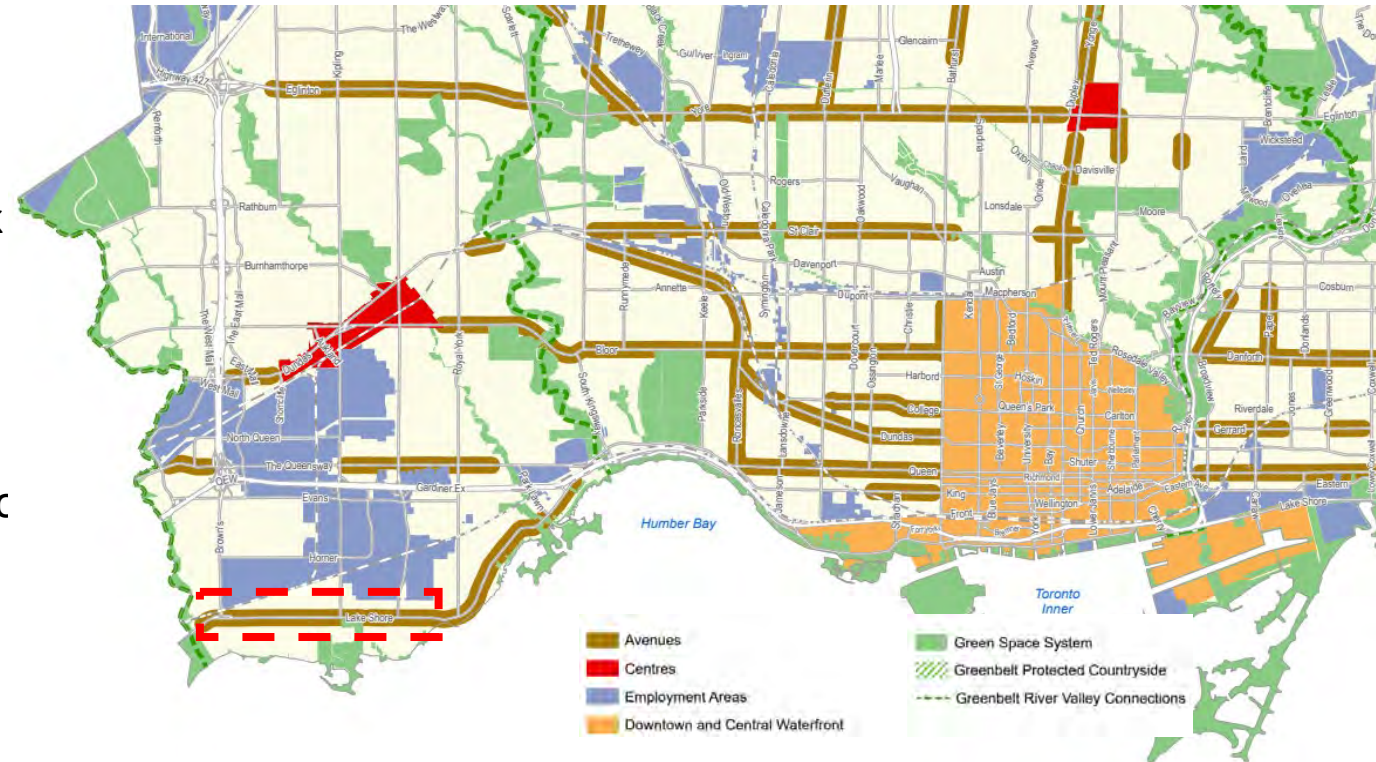
Snapshots of the Area



What are Avenues?

The Official Plan identifies *Avenues* as important corridors along major streets where **reurbanization** is anticipated and encouraged to **create new housing and job opportunities** while **improving the pedestrian environment**, the look of the street, shopping opportunities and transit service for community residents.

Avenue Studies create a framework for change to determine the appropriate scale and intensity of through consultation involving local residents, businesses and other stakeholders.





Regional and Provincial Policy

Broad policy directing growth within the Region:

A Place to Grow:
Growth plan for the Greater Golden Horseshoe

Provincial Policy Statement



Toronto Official Plan and Zoning By-law

Official Plan sets Toronto's Vision for growth and change


Zoning By-laws lists regulations and permissions for what can be built on the land



Mid-rise Building Performance Standards

City-wide standards for how to intensify with mid-rise buildings along the Avenues

Does not define permissions for specific Avenues



Housing Action Plan: Avenues, Mid-rise ed- Use Areas Study

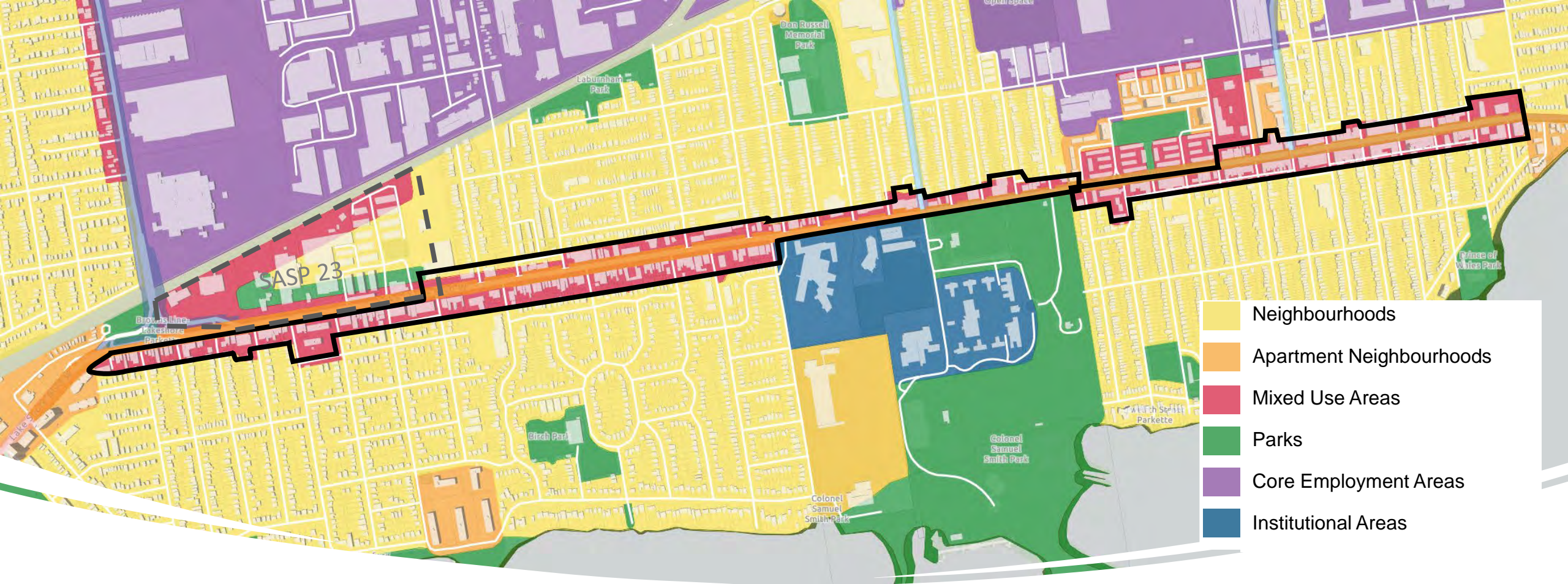
The Housing Action Plan directs City staff to update the as-of-right Zoning for Avenues to facilitate mid-rise building developments.

Among other action items, the Mid-Rise Building Urban Design Guidelines is also being updated



LakeShore Boulevard West Avenue Study

Refined recommendations for this specific Avenue, including new Site and Area Specific Policy and area specific Urban Design and Streetscape Guidelines to implement built form and public realm recommendations.









Official Plan

- Lake Shore Boulevard West is defined as an *Avenue* in the Official Plan. Intensification is anticipated on *Avenues*.
- Land Uses: Majority is *Mixed-Use Areas* (red) with some *Apartment Neighbourhoods* (orange)
- Site and Area Specific Policy (SASP): 21



Zoning By-law

- The zoning by-law is a list of regulations for building configurations, parking rates, landscaping, among other things.
- Current zoning generally permits commercial-residential buildings that are no more than 4-6 storeys.

	Former Etobicoke Zoning Code
	Commercial Residential Zone
	Institutional
	Residential
	Residential Apartment
	Parks and Open Space

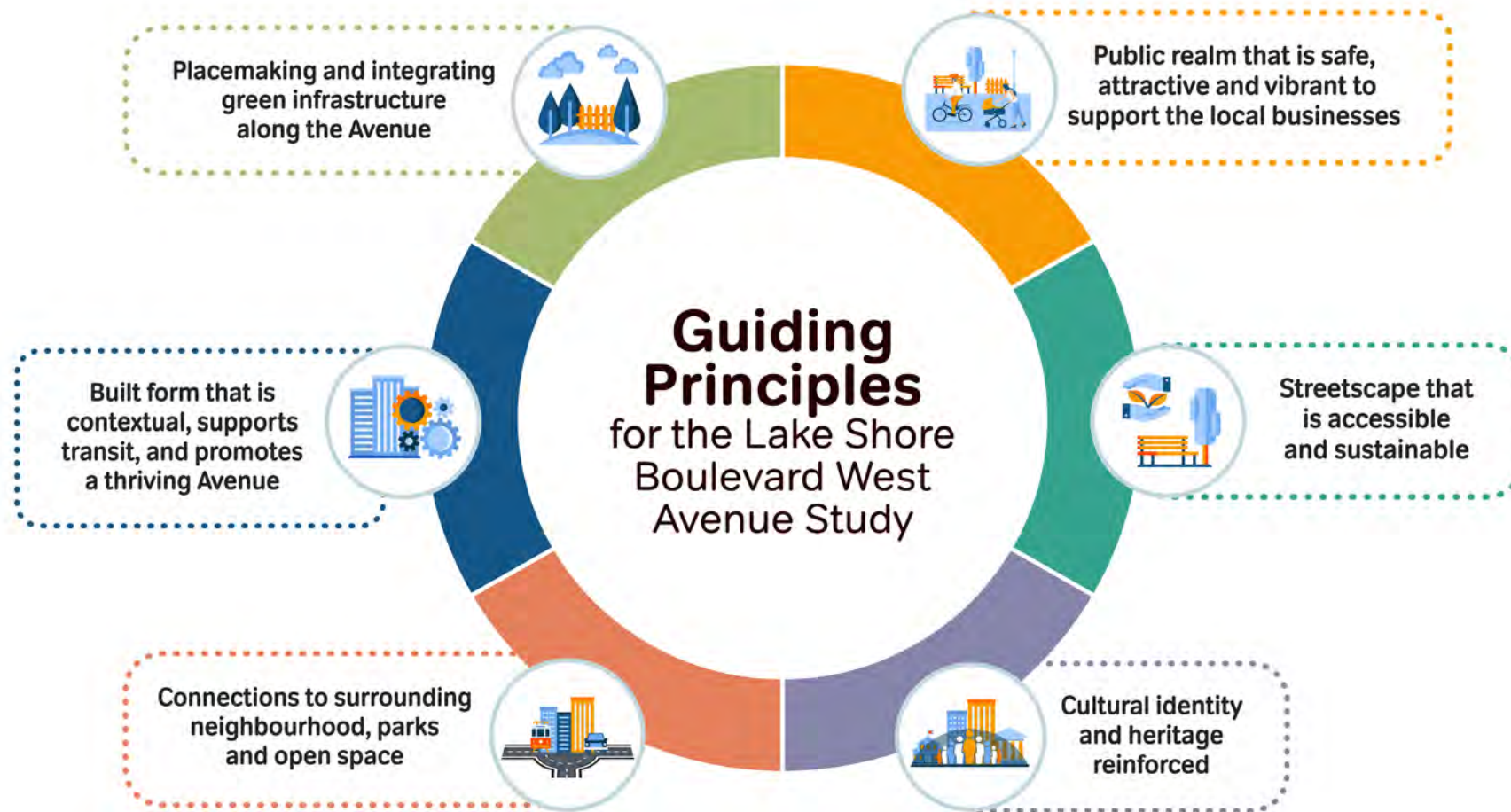
What are we studying?

EXISTING CONDITIONS	OPPORTUNITIES
<ul style="list-style-type: none">• Existing built form, streetscape, and public realm conditions along the Avenue• Existing park locations• Pedestrian facilities (sidewalks, mid-block connections, paths/trails, street trees, amenities)• Cycling facilities, Transit facilities, Auto facilities	<ul style="list-style-type: none">• Opportunity to intensify development along the Avenue and update built form permissions to facilitate mixed-use mid-rise development• Potential taller than mid-rise built from near higher-order transit• Examine opportunities for streetscape, public realm, and mobility improvements• Pedestrian improvements and connections• Expansion of the rear laneway network

Objectives and Implementing Tools

KEY OBJECTIVES	IMPLEMENTING TOOLS		
	New SASP Policies	New By-law	New Guideline
1. Update the built form permissions to reflect the City-wide approach to Avenues;	✓	✓	✓
2. Identify opportunities to improve the area's: Public realm , Streetscape ; and Mobility	✓ ✓	✓	✓ ✓ ✓

Guiding Principles



Public Realm

The public realm is the network of all public and private spaces to which the public has access that draws people together and foster a sense of community including:

- Streets and trails
- Open spaces and parks
- POPS, plazas and public places



Parks and Open Spaces



Boulevard along *Avenues*

The study will evaluate existing conditions and identify opportunities for potential public realm improvements:

- Improve the public boulevard to include street trees, street furniture to expand the public realm as a space for social interaction
- Improving walkability through pedestrian connections to help increase foot traffic to different destinations including transit stations
- Create complete streets and implement streetscape typologies that can support retail activity

Public Realm



Public Realm



Broader City-wide Avenue Initiatives

Housing Action Plan: City-wide *Avenues* Policy Review



Avenues Policy Review

New Avenue typologies (Main Street, Residential or Mixed-Use)

Identifying New Avenues

Expanding *Mixed-Use Area* Designations

Transition Zones

Zoning and Guideline Updates

As-of-Right Mid-rise Buildings on Avenues without Avenue Studies

1:1 Building Height to Right of Way Widths

Updates to Mid-rise Building Performance Standards Urban Design Guidelines

Transition Zones

Built Form for the Lake Shore Boulevard West Avenue Core Study Area

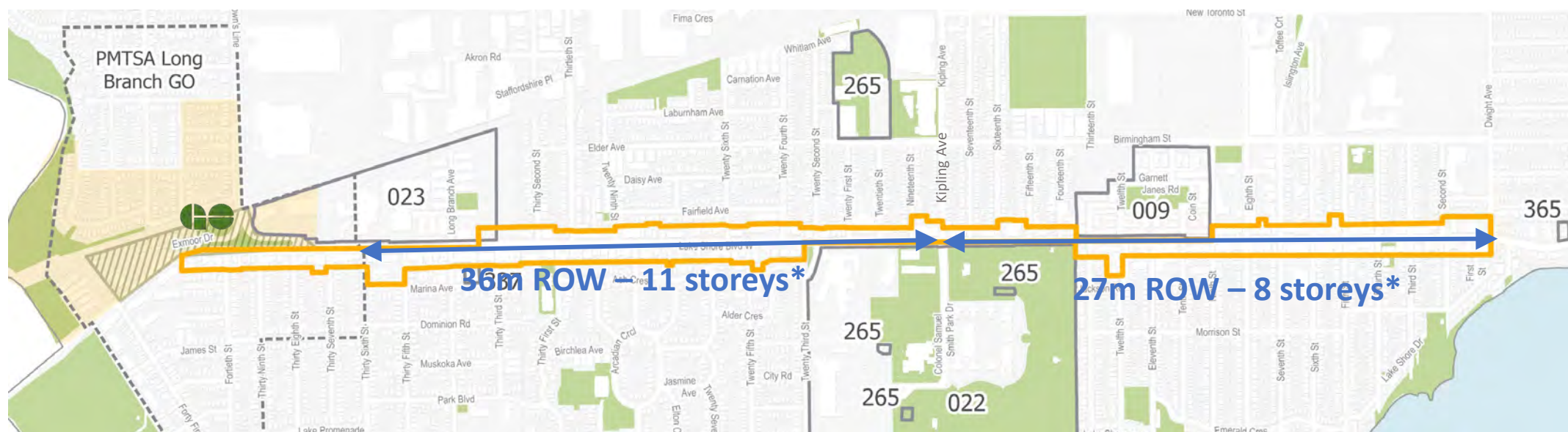
Aligns the Site and Area Specific Policy with the City-wide *Avenues* Policy Review

Includes other goals: achieve more sustainable built form, public art, cultural identity and heritage, laneway networks, and parks and open space opportunities

Built Form

The proposed built form changes along the Avenue will generally align with the **City-wide** updates to the **as-of-right heights and densities** that are **proportionate to the right-of-way width** that responds to the area context.

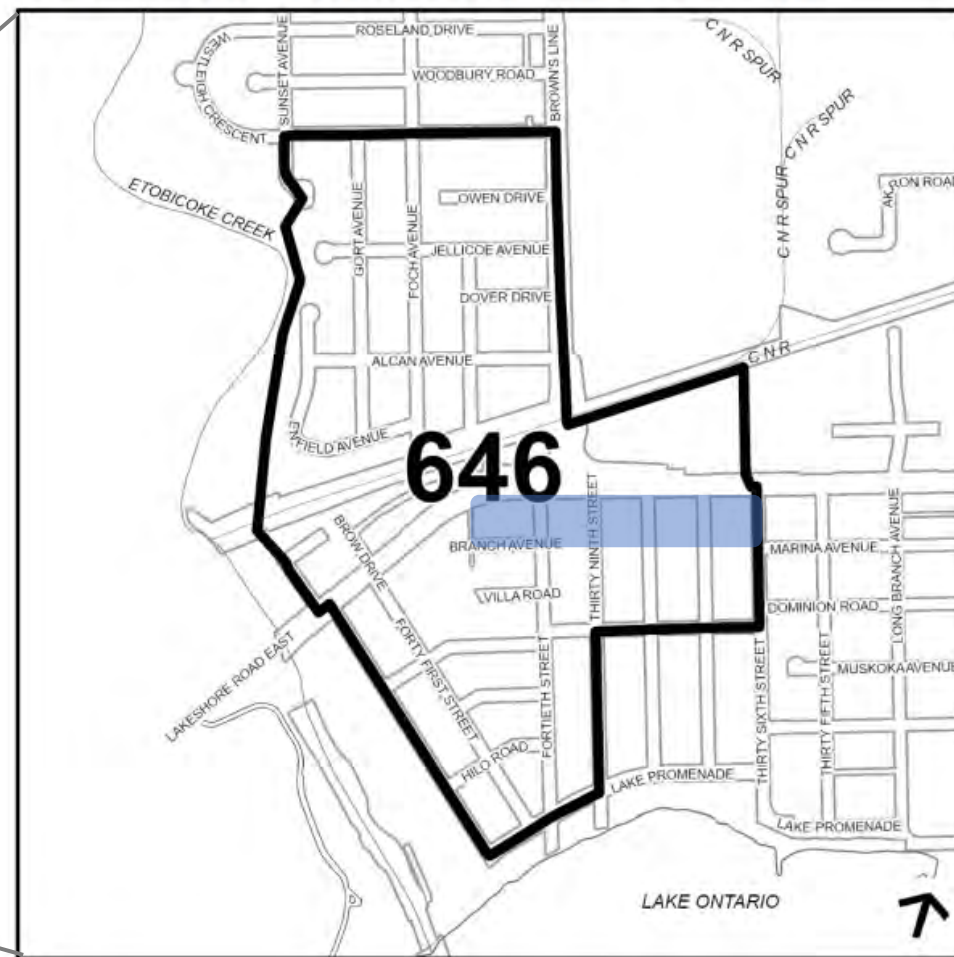
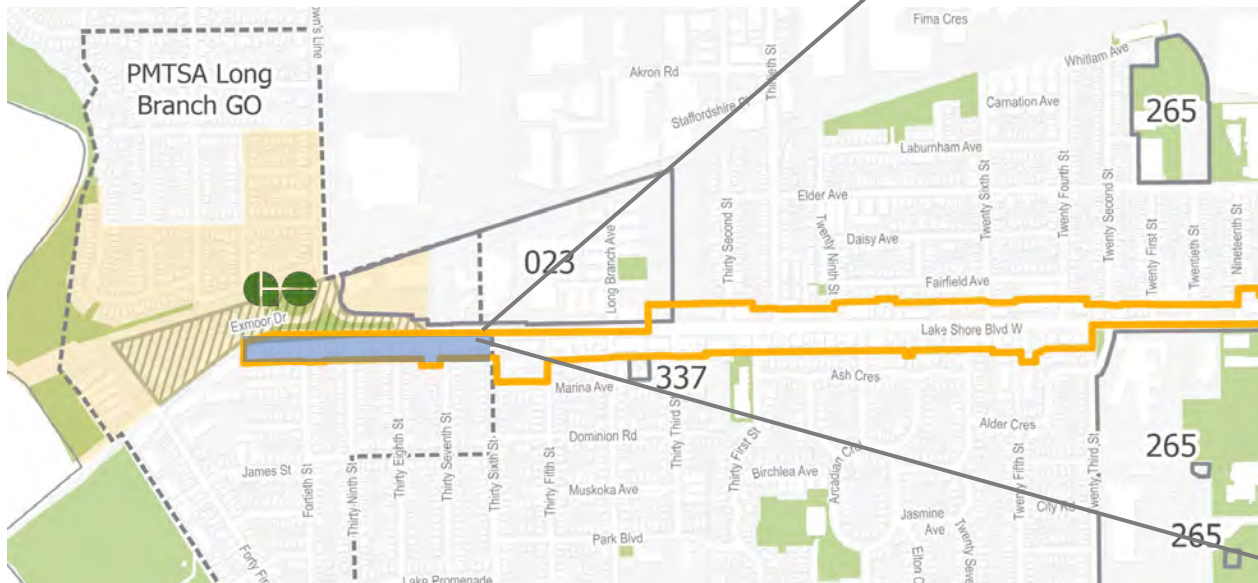
The study will use this direction as its foundation, carefully evaluating the existing condition and the area's context to provide built form recommendations.



Built Form

The study will also explore the potential for taller than mid-rise form of intensification within the PMTSA portion of the *Avenue* to align with Provincial and City directions.

Map 1 – Long Branch Protected Major Transit Station Area



Built Form

Mid-Rise Built Form Typology Along the Avenue

- Generally, meets the 1:1 building height to right of way width, height ranges of 8-11 storeys
- Contextual massing and street proportion
- Rear transition through a combination of setbacks and/or stepbacks
- Relationship of the building to the street and include retail and/or active uses at grade

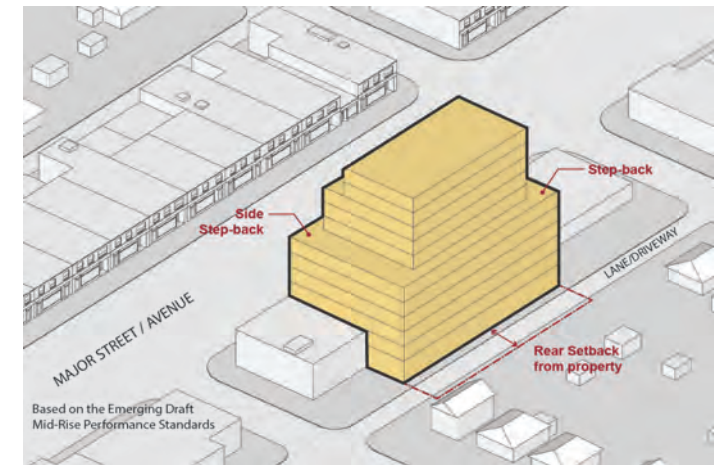
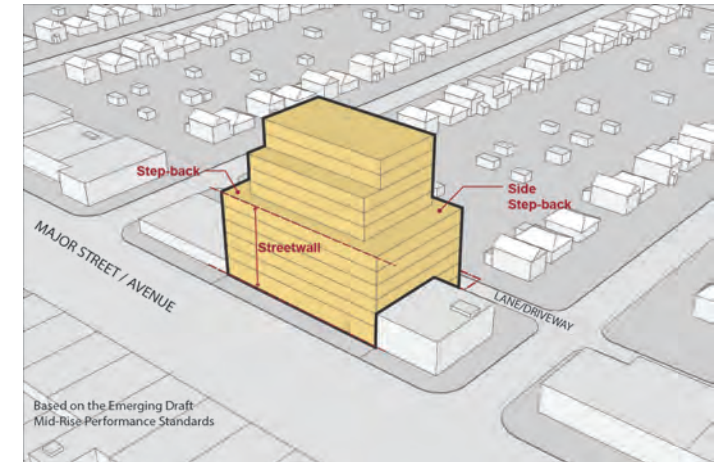


Lots behind an *Avenue* facing parcel may be identified as "**areas of transition**" (where appropriate and required) only if:

- minimum lot depth does not ensure as-of-right zoning potential (8ST/11ST), that includes appropriate rear yard transition and/or;
- to provide a rear laneway for service and vehicular access

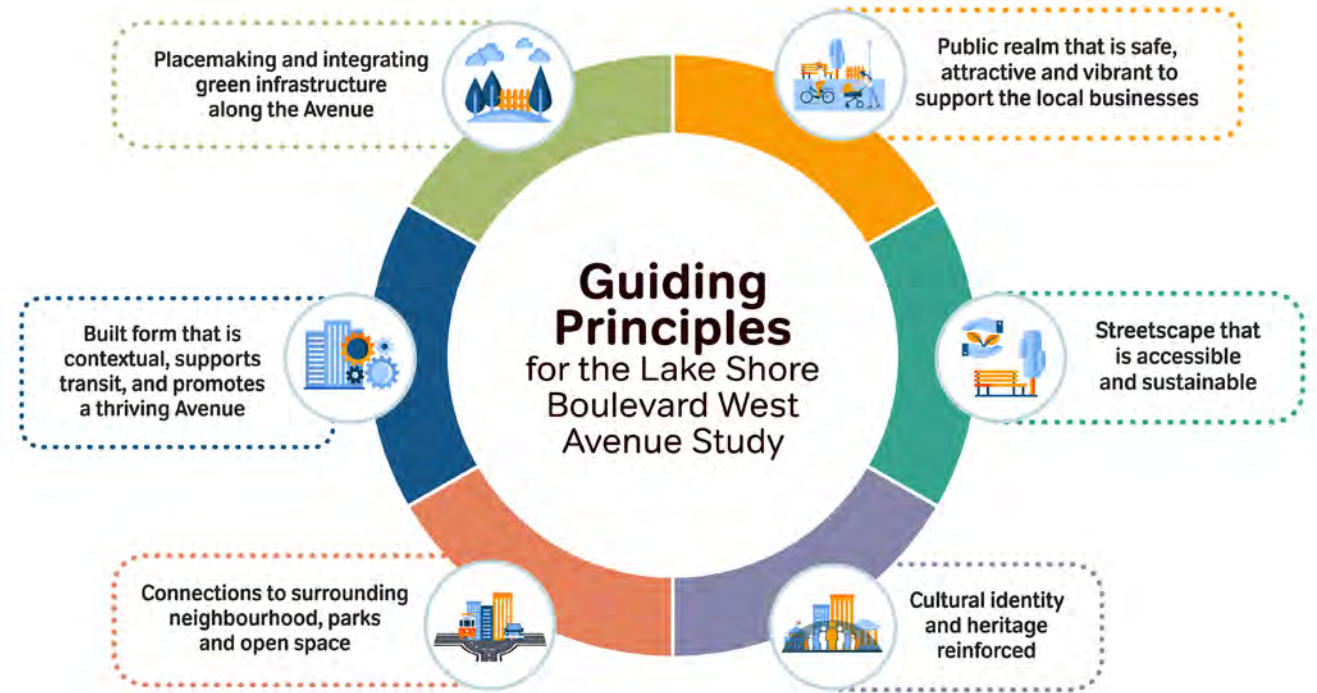


Image shows lots along Avenues may require to amalgamate rear lots



Questions or Comments?

- Please raise your hand to ask questions
- Please be brief and limit yourself to one question or comment at a time, there will be other opportunities to engage
- Be respectful, City of Toronto is an inclusive public organization. Hateful or offensive comments and questions will not be tolerated



Community Engagement

Following the Open House Kick-off Meeting there will be additional opportunities for community engagement throughout the study. These opportunities will include:

- The establishment of a Local Advisory Committee
- Community Consultation Meetings
- On-line engagement opportunities including an interactive engagement tool and an online survey can be found at www.toronto.ca/LakeShoreStudy

Please contact us at LSBWStudy@toronto.ca if you have further questions or comments.

