

FOR CONSULTATION PURPOSES ONLY

Authority; Etobicoke York Community Council
Item EY[XX], as adopted, by City of Toronto
Council on [DATE]

CITY OF TORONTO

Bill

BY-LAW-2025

To adopt Amendment [###] to the Official Plan for the City of Toronto respecting the lands generally along Lake Shore Boulevard West, generally between one block West of Fortieth Street to Dwight Avenue and certain lands South of Lakeshore Boulevard West generally West of Thirty Sixth Street and North of Branch Avenue to the Fortieth S Lake Shore Walkway.

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. [###] to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [DATE], 2025.

Frances Nunziata,
Speaker

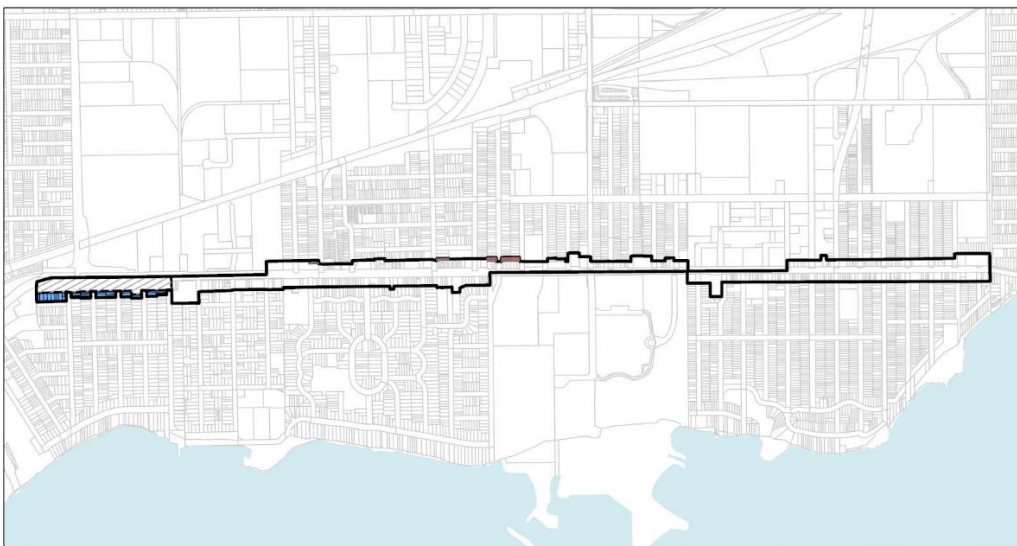
John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT TO THE OFFICIAL PLAN

LANDS GENERALLY ALONG LAKE SHORE BOULEVARD WEST, GENERALLY BETWEEN WEST OF FORTIETH STREET TO DWIGHT AVENUE AND CERTAIN LANDS SOUTH OF LAKESHORE BOULEVARD WEST GENERALLY WEST OF THIRTY SIXTH STREET AND NORTH OF BRANCH AVENUE TO THE FORTIETH S LAKE SHORE WALKWAY

1. Map 15, Land Use Plan, is amended by re-designating certain lands municipally known as 87 Thirty Ninth Street, 88 Thirty Eighth Street, 89 Thirty Eighth Street, and 92 Thirty Sixth Street from *Neighbourhoods* to *Mixed Use Areas* as shown on the attached Appendix 1.
2. Map 15, Land Use Plan, is amended by re-designating certain lands along the north side Branch Avenue municipally known as 4, 6, 8, 10, 16, 18, 22, and 26 Branch Avenue and 118 to 120 Fortieth Street from *Neighbourhoods* to *Apartment Neighbourhoods* as shown on the attached Appendix 1.
3. Chapter 7, Site and Area Specific Policies, including Map 26, is amended by deleting Site and Area Specific Policy 21, Lake Shore Boulevard Between Etobicoke Creek and Dwight Avenue, provided Paragraph 4 below comes into effect.
4. Chapter 7, Site and Area Specific Policies, is amended by adding new Site and Area Specific Policy 21 and associated maps, Lake Shore Boulevard West between Long Branch GO Station and Dwight Avenue, as follows:
“21. Lake Shore Boulevard West between Long Branch GO Station and Dwight Avenue



A. VISION

- 1) Lands fronting Lake Shore Boulevard West within Appendix 2 along the *Avenue* will intensify in the form of mixed-use, mid-rise buildings with a high quality public realm, in accordance with the policies of Official Plan and this Site and Area Specific Policy (SASP).
- 2) Opportunities for appropriately scaled mixed-use tall building development may be permitted in locations west of Thirty-sixth Street in accordance with the policies of this SASP, where consolidation and comprehensive development of the *Mixed Use Areas* and *Neighbourhoods* within the Transition Zone occurs. Absent a consolidated development of such lands, only mixed-use, mid-rise buildings in the *Mixed Use Areas* will be permitted in accordance with the policies of Official Plan and this SASP.
- 3) The lands within Appendix 1 and Appendix 2 are referred to as the SASP Area, unless otherwise indicated.
- 4) Growth and change in the SASP Area will:
 - i. Promote Lake Shore Boulevard West as an enhanced main street with a safe, attractive and vibrant public realm;
 - ii. Incorporate built form that is contextually appropriate, supports transit use, and promotes a vibrant *Avenue* and pedestrian-oriented main street;
 - iii. Link higher order transit with improved mobility choices and connections to the broader community through a focused use on active transportation;
 - iv. Establish placemaking and enhanced public connections to surrounding neighbourhoods, parks and open spaces;
 - v. Conserve and reinforce the SASP Area's cultural heritage resources, including Properties on the Heritage Register and archeological resources;
 - vi. Promote a streetscape that is accessible and sustainable through integration of green infrastructure; and
 - vii. Provide a range of housing options, including tenures, affordability and sizes to serve a variety of household types and those in all stages of life.

B. LAND USE, HOUSING, AND SUSTAINABILITY

City of Toronto By-law -2025

- 1) At-grade active non-residential uses along Lake Shore Boulevard West are required. Active at-grade uses include, retail, commercial, institutional, office uses, community uses and/or other similar non-residential uses that provide for active street frontages.
- 2) Development will be encouraged to create small scale retail and/or non-residential spaces along the street frontage along Lake Shore Boulevard West to support and enhance the fine-grain main street context in the SASP Area.
- 3) Where development is adjacent to a park or open space, active at-grade retail and community uses are encouraged.
- 4) Development in the SASP Area is encouraged to support independent business retention, relocation, location and formation in a variety of scales to contribute to a sustained and continued healthy growth of employment along Lake Shore Boulevard West.
- 5) New development will be encouraged to include:
 - i. affordable rental and/or ownership housing;
 - ii. the provision of affordable and adaptable non-residential spaces at grade to support small-scale arts, culture, and business uses;
 - iii. the provision of student housing and communal living; and
 - iv. sustainable building practices, such as salvaging and/or reusing existing building materials and/or foundations.
- 6) To achieve a balanced mix of unit types, and to support the creation of housing suitable for families, development containing more than 80 new residential units will include larger units, as follows:
 - i. A minimum of 10 per cent of the total number of the new residential units will be 3-bedroom units or larger; and
 - ii. An additional minimum of 25 per cent of the total number of the new residential units will have at least 2-bedrooms.

C. PUBLIC REALM

- 1) New development and public realm improvements will prioritize active transportation and promote safe, accessible, convenient, comfortable and resilient public spaces by:

- i. Providing generous and continuous sidewalks and walkway connections to be framed by street trees, furnishings and other high-quality landscape features;
- ii. Minimizing the number of curb cuts along Lake Shore Boulevard West; and
- iii. Locating and orienting buildings to provide new or enhanced public spaces at prominent intersections particularly where there is a visual and/or physical pedestrian connection to the Lake Ontario waterfront.

D. BUILT FORM

Mid-rise Built Form Character

- 1) Development fronting Lake Shore Boulevard West along the *Avenue* on lands designated *Mixed Use Areas* will:
 - i. generally, have a one-to-one proportion to the 36-metre right-of-way width west of Kipling Avenue in the SASP Area; and
 - ii. generally, have a one-to-one proportion to the 27-metre right-of-way width east of Kipling Avenue in the SASP Area.
- 2) All development permitted in Policy D. 1) above, will:
 - i. be designed in the form of a mixed-use, mid-rise building form;
 - ii. demonstrate sufficient lot depth to accommodate the development and required measures of transition within the development site;
 - iii. maximize sunlight access, improve sky view and mitigate uncomfortable wind conditions on adjacent public realm including streets, parks, and open spaces;
 - iv. ensure adjacent development potential contemplated by this SASP is not precluded; and
 - v. provide a rear setback from the property line within the development site of generally 7.5 metres from *Neighbourhoods*.

Mid-rise Building Enhancement Zones

- 3) Lands that are too shallow to accommodate mid-rise buildings with heights permitted in Policy D. 1) above, may be able to achieve such heights by

consolidating rear abutting residential lot(s) located in the “Enhancement Zones” on Appendix 2 in the SASP Area.

- 4) The purpose of “Enhancement Zones” will be:
 - i. to facilitate mid-rise development on the *Avenue* fronting lands;
 - ii. to maintain adequate transition between the Avenue and low-rise *Neighbourhoods* adjacent to Lake Shore Boulevard West outside of the SASP Area, while ensuring appropriate built form transition to land uses of differing scales and intensities; and
 - iii. to respect the character of the *Neighbourhoods* in the rear while allowing for appropriately scaled mixed-use development along the *Avenue* on Lake Shore Boulevard West.
- 5) The “Enhancement Zones” may be used to:
 - i. secure a minimum rear yard setback as rear separation to the *Neighbourhoods* outside of the SASP Area;
 - ii. create new or widened rear lanes where servicing, loading, and vehicle access will be located to redirect vehicle movement away from Lake Shore Boulevard West;
 - iii. create publicly accessible space or outdoor private amenity space, where appropriate; and
 - iv. create opportunities for relocating on-street commercial parking to the rear of the site or building.

Tall Building Opportunities

- 6) Proximity to the Long Branch GO Station for lands west of Thirty-sixth Street, identified as “Area A” on Appendix 3, provides for opportunities for additional height and density in the form of tall buildings only in this part of the SASP Area along Lake Shore Boulevard West, subject to the Policies of this SASP.
- 7) Due to the existing depth and configuration of lots in Area A, and despite Policies 2.3.1.3 b) and 4.5.1 c) of the Official Plan, lot consolidation and comprehensive development of the *Mixed Use Areas* and the *Neighbourhoods* within the “Transition Zones” will be required to facilitate any tall building development.
- 8) To achieve the objectives of this SASP to support tall building development in the area identified by Policy D. 6) above, it is anticipated that generally two or three *Neighbourhoods* lots in the “Transition Zone” are required to

achieve appropriately sized development parcels to accommodate a tall building, while providing transition to the *Neighbourhoods* outside of the SASP Area.

- 9) Policy D. 7) does not apply to *Mixed Use Areas* along Lake Shore Boulevard West that immediately abut *Apartment Neighbourhoods* in the area defined by Policy D. 6) above, but comprehensive and consolidated development will continue to be encouraged, where appropriate.
- 10) For lands designated *Apartment Neighbourhoods* on Branch Avenue, a maximum height of generally six storeys and 20 metres is permitted, which will provide transition to any mid-rise or tall building on lands designated *Mixed Use Areas* immediately north along Lake Shore Boulevard West and provide an appropriate relationship to the *Neighbourhoods* south of Branch Avenue.

Tall Building Transition Zones

- 11) The purpose of the “Transition Zones” will:
 - i. support development along Lake Shore Boulevard West in the form of appropriately scaled tall buildings to ensure that transition in scale, and separation to adjacent properties, occurs within the development site; and
 - ii. provide clear policy direction where new tall buildings can be located in the SASP Area and how these new buildings can be massed to provide a transition between areas of different development intensity and scale.
- 12) The “Transition Zones” may be used to:
 - i. to secure a tower separation to the *Neighbourhoods* to the south beyond the “Transition Zone” outside of the SASP Area;
 - ii. provide a transitional built form compatible with the adjacent *Neighbourhoods* outside of the SASP Area;
 - iii. to provide access for servicing, loading, and vehicle access for a tall building fronting Lake Shore Boulevard West;
 - iv. create opportunities for relocating on-street commercial parking to the rear of consolidated properties; and
 - v. to provide for publicly accessible space, or outdoor private amenity space, where appropriate.

Development Criteria for Tall Buildings

- 13) For lands that are able to achieve lot consolidation and comprehensive development in accordance with Policy D. 7) and D. 8) above, the following criteria apply to support appropriately scaled mixed-use tall building development, where development will:
- i. Provide a pedestrian scaled street wall height with good street proportion;
 - ii. Achieve adequate lot depth to ensure transition to the rear *Neighbourhoods* outside of the SASP Area, in particular locating the tower on the consolidated lands to achieve generally 20 metres, or more, rear tower separation from the *Neighbourhoods* outside of the SASP Area;
 - iii. Provide a tower stepback above the base-building along Lake Shore Boulevard West to support a predominant mid-rise scale along the Avenue and avoid the creation of a wall of tall buildings along this portion of the Avenue;
 - iv. Design a base building that extends on the consolidated *Neighbourhoods* lots in the SASP Area, that is generally no greater than six storeys and 20 metres in height that is incorporated into the base building for a tall building to appropriately transition to the low-rise *Neighbourhoods* outside of the SASP Area;
 - v. Despite Policy 13) iv. above, a base building may also be combined, where appropriate, with open space, pedestrian connections and/or laneway access on *Neighbourhoods* within the SASP Area to create separation and transition to the rear *Neighbourhoods* outside of the SASP Area;
 - vi. Avoid elongated tower floor plates form buildings by restricting floor plate size for the portion of the building above the base building to allow sunlight and sky view through the block;
 - vii. Locate the tower component of the tall building generally on lands designated *Mixed Use Areas*;
 - viii. Provide for adequate separation between buildings to ensure privacy between units and allow good access to sky view, sunlight and daylight within spaces between buildings and the units within the buildings;
 - ix. Protect for the potential of a maximum of two tall buildings on each block; and

- x. Despite ix. above, if sufficient linear frontage is consolidated along Lake Shore Boulevard West that will not result in a tall building on the adjacent lands, protect for mid-rise development permitted in Policy D. 1) above.
- 14) The tallest building height will be at the western boundary of the SASP Area. All tall building development will provide a gradual transition in scale from the mid-rise buildings planned immediately east of Thirty-sixth Street towards the western boundary of the SASP Area, which is adjacent to the Long Branch GO Station.

Heritage Conservation and New Development

- 15) Development on, or adjacent to, a property on the Heritage Register, will require additional consideration and design solutions to conserve the cultural heritage value, heritage attributes, heritage integrity and character of these properties. Design approaches may include upper-level stepbacks of development and additions to provide a varied streetwall based on appropriate heritage conservation and the existing and planned context.

Development Setbacks

- 16) Development will provide setbacks, or where appropriate additional land conveyances, to accommodate and protect for the implementation of Transit Priority Segments identified on Map 4 and Map 5 of the Official Plan.
- 17) Buildings located at existing or planned transit stops may require additional building setbacks to accommodate future transit improvements.
- 18) Development will provide setbacks or ground floor setbacks to accommodate appropriate minimum sidewalk widths and clearways.

E. Transportation and Site Access

- 1) As shown on Appendix 3, a continuous rear laneway network is a priority for this Avenue and will be expanded upon or created through development.
- 2) Public laneways are required, unless otherwise deemed appropriate by the City.
- 3) Where a public laneway is deemed not required by the City, in addition to private lane policies in the Official Plan, development must provide surface

public easements over private lands for public access to ensure the creation or expansion of a rear laneway system is established.

- 4) Development will prioritize vehicle entry points on flanking streets and connections with existing or planned laneways.
- 5) Direct access from Lake Shore Boulevard West will be discouraged to support a continuous and uninterrupted public realm, and to reduce conflicts with pedestrians and cyclists on the street and sidewalk. Where access on a flanking street or a laneway is not possible, any direct driveway access on Lake Shore Boulevard West will minimize impacts on, and enhance, the public realm and streetscape.
- 6) Development of mid-block sites may propose interim vehicular access from Lake Shore Boulevard West, where side or rear vehicular access is not possible, and organize the development in a manner that can obtain future access from flanking or rear access points through shared driveways, private laneways, and, where possible, public laneways with adjacent lots.
- 7) Where development results in the removal of commercial boulevard parking, below-grade publicly accessible parking lots within a development will be encouraged, where appropriate and feasible.

F. URBAN DESIGN GUIDELINES

- 1) Urban Design Guidelines for Lake Shore Boulevard West will be used as a tool to evaluate new development in the area and to ensure consistency with the Official Plan and this SASP. All development will have appropriate regard for the Council-adopted Urban Design Guidelines for the Lake Shore Boulevard West Avenue Study.

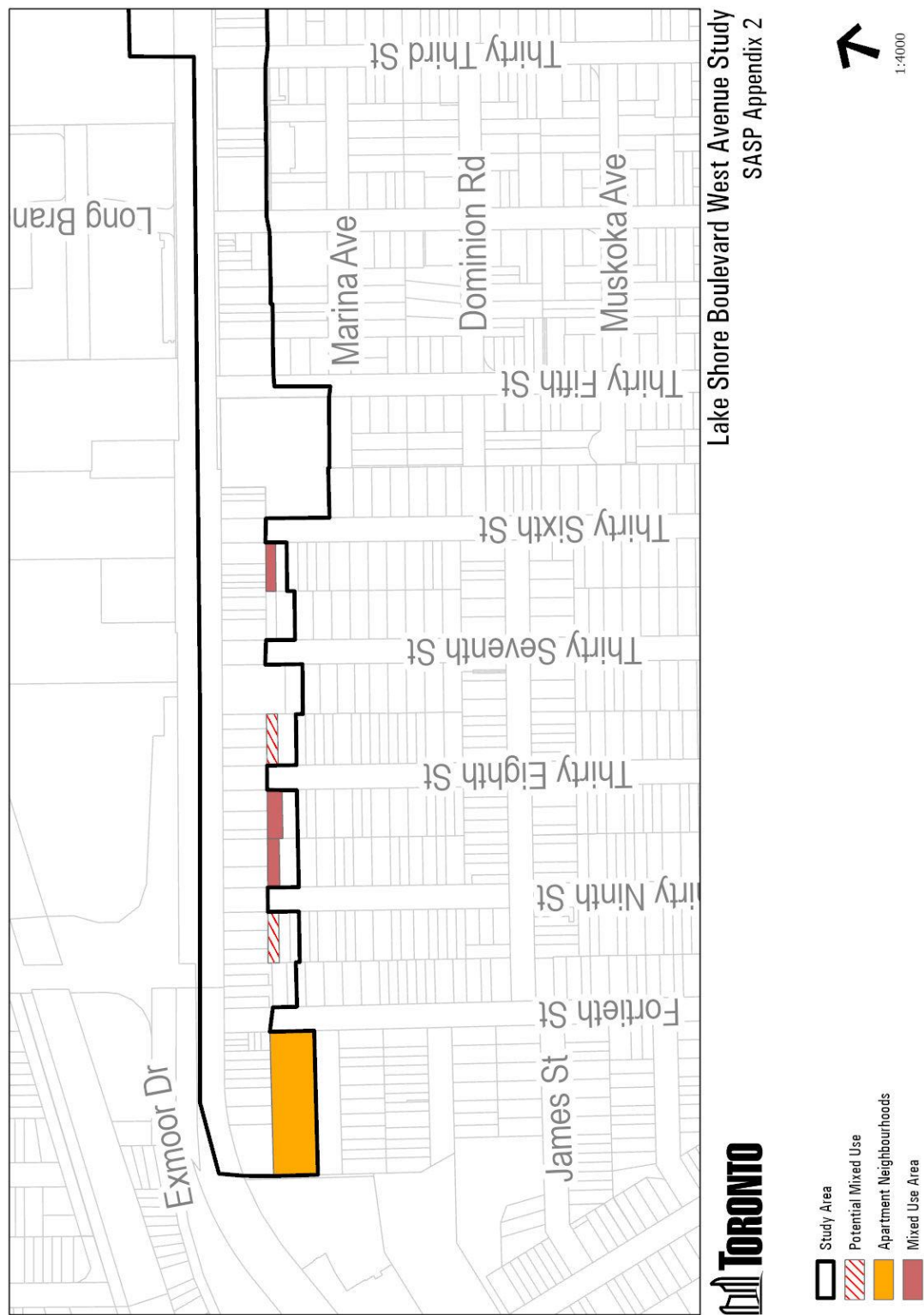
G. INTERPRETATION

- 1) Site and Area Specific Policy ("SASP") No. 21 is intended to be read with the policies of the Official Plan and other Site and Area Specific Policies applicable to a given site, except where provided otherwise. In the event of any conflict, the policies of this SASP will prevail.
5. Chapter 7, Map 26, Site and Area Specific Policies is amended by adding the lands, as shown on the Appendix 1 and Appendix 2 below as new Site and Area Specific Policy 21.
6. Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 23, as follows:

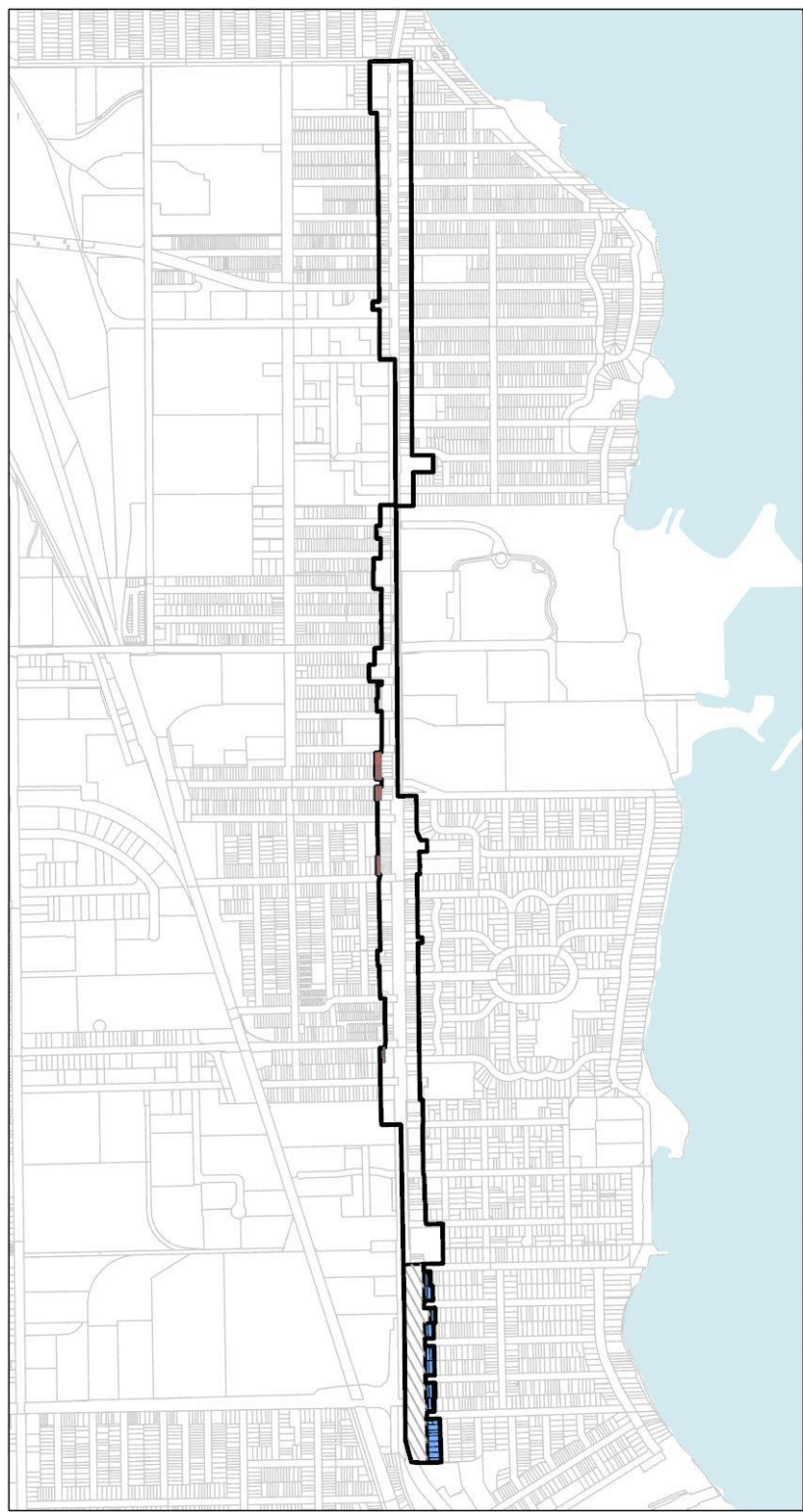
"23. North Side of Lake Shore Boulevard West from Browns Line to East of Thirty-Third Street

- j) A precinct plan is required to supplement any new development application.

Appendix 1: Redesignation Map



Appendix 2: Study Area



Lake Shore Boulevard West Avenue Study
SASP Appendix 1



- Areas of Transition
- Study Area
- Area A
- Transition Zones



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Appendix 3: Laneway Map

