



DISCUSSION ITEM 7.1 - 42 LAKESHORE ROAD W

**A – MATTERS IDENTIFIED BY COUNCIL & THE
PUBLIC**

B – PICTURES ARE WORTH THOUSANDS OF WORDS

**C – ZONING / ONTARIO LAND TRIBUNAL (OLT) /
OMB / STAFF REPORT**

DISCUSSION ITEM 7.1 - 42 LAKESHORE ROAD WEST

A – MATTERS IDENTIFIED BY COUNCIL AND THE PUBLIC

- HEIGHT, MASS, DENSITY, SCALE AND CHARACTER
- SHADOW IMPACTS
- TRAFFIC IMPACTS

CONCERNS

- EXCESSIVE HEIGHT
- EXCESSIVE DENSITY
- UNMANAGEABLE TRAFFIC INCREASE
- DOES NOT FIT INTO THE STREETScape AND CHARACTER OF THE NEIGHBOURHOOD

Note:

The applicant proposes to redevelop the property with a 10 storey to mixed-use building with ground floor commercial and 152 residential units.

DISCUSSION ITEM 7.1 - 42 LAKESHORE ROAD WEST

B – PICTURES ARE WORTH THOUSANDS OF WORDS



DISCUSSION ITEM 7.1 - 42 LAKESHORE ROAD WEST

C – ZONING / ONTARIO LAND TRIBUNAL (OLT) - formerly the Ontario Municipal Board / STAFF REPORT

- Zoning: The subject property is zoned Central Business District as per Zoning By-law 2014-014, and subject to Special Provision 17 (CBD sp: 17), which permits a mixed use building up to 5 storeys in height (with bonusing).
- This property is subject to a site-specific exception, approved by the OMB, which permits a 5-storey building (with bonusing). Staff report suggests an 8-storey building (60% increase in the number of storeys)
- applications propose to redevelop the property with a 10 storey to mixed-use building with ground floor commercial and 152 residential units.

An architectural rendering of a city street scene. In the foreground, there are several large, rounded green trees and a small white house with a dark roof. Behind them are several tall, modern buildings with many windows. The sky is blue with some light clouds. The text is overlaid on the scene.

DISCUSSION ITEM 7.1

42 LAKESHORE ROAD WEST

- **COUNCIL'S DECISION**