

**RELIEF REQUESTED BY THE CITY OF TORONTO**

**in the matter of the appeals of**

**MIMICO-BY-THE-LAKE SECONDARY PLAN**

**City of Toronto OPA 197**

**PHASE II HEARING**

**The City of Toronto respectfully requests that the Ontario Municipal Board:**

**Site Specific Appeal - 2313 & 2323 Lake Shore Boulevard West ("Shoreline Site"):**

1. **Dismiss the appeal of all provisions, policies and Maps of OPA 197 identified as being under appeal by Shoreline Towers Inc.** as set out in Attachment 1 of the Phase II Hearing Procedural Order (Exhibit 13A, Tab 1, page 9), including revisions relating to the requirement for the lakeside road within the Shoreline Site, except as otherwise set out in 2. and 3. below;
2. **Allow the appeal in part and approve, site specific amendments to housing policies 4.3.3 and 4.3.12 of OPA 197** as set out in Appendix A to this submission and supported in the Witness Statement of Kathryn Thom, Exhibit 15, Tab 1, page 43 and the Witness Statement of Peter Swinton, Exhibit 16, Tab 1 at pages 17 and 18;
3. **Allow the appeal in part and approve, on consent, a site specific amendment to transportation policy 4.4.4 of OPA 197** as set out in Appendix B to this submission;
4. **Approve all modifications to OPA 197 accepted by Shoreline Towers Inc.** as set out in Exhibit 23 (Nov 27) and as identified in the Unofficial Consolidation of OPA 197 (Exhibit 19) in connection with the Shoreline Site;
5. **Dismiss, or not allow, the appeal and approve those modifications to OPA 197 not accepted by Shoreline Towers Inc.** as set out in Attachment 3 of the Phase II Hearing Procedural Order (Exhibit 13A, Tab 1, page 17) and as identified in the Unofficial Consolidation of OPA 197 (Exhibit 19) in connection with the Shoreline Site, subject to a minor site specific amendment to the transportation sidebar at page 22 as included at Appendix B to this submission relating to a Transportation Precinct Study;

6. **Not issue a Decision that is in any way predetermining a zoning by-law amendment application to be filed with the City** or that is predetermining whether or in what manner the Shoreline Site, or any portion of it, is appropriate for redevelopment;

**General Appeals relating to the Lakeside Road in Precinct B:**

7. **Dismiss the appeal of all provisions, policies and Maps of OPA 197 identified as being under general appeal** as set out in Attachment 1 of the Phase II Hearing Procedural Order (Exhibit 13A, Tab 1, page 9), relating to the removal of the lakeside road within Precinct B.

**Alternative Relief:**

8. Provided changes are not made by the Board to OPA 197 as it applies to the lakeside road or otherwise to Precinct B, other than the site specific amendments and modifications agreed to by the City, allow the appeal of Shoreline Towers Inc. relating to the lakeside road to permit the lakeside road within the Shoreline Site to have a width of 11.5 m rather than 13.5 m and to bring height bands A, B and C across the Shoreline Site consistent with Precincts A and C as shown on Map 33-6, such that the easterly boundary of Band C does not extend east of the westerly boundary of the lands identified as the 11.5 metre wide lakeside road.

In the usual course, the City also asks that the Order of the Board be held pending preparation and submission by the parties of such amendment, Maps or site specific policies as may be necessary to implement the Board's decision.

Respectfully Submitted,

Counsel for City of Toronto  
Sharon Haniford  
Leslie Forder

## APPENDIX B

Proposed site specific amendment to OPA 197 Transportation Policy 4.4.4 on consent with Shoreline Towers Inc.:

- 4.4.4 A Transportation Precinct Study [~~Delete: will be required~~] to determine the adequacy of the road network to accommodate development, including necessary off-site improvements, for Precincts A to F [**Insert: “will typically be required as part of a Precinct Plan”**].

Sidebar Page 22 of OPA 197 Unofficial Consolidation (Exhibit 19):

The proposed Transportation Infrastructure on Map 33-5 of this Secondary Plan, including the new public and secondary local streets, trail extensions and cycling and pedestrian connections, are all shown as approximate locations that will require future study and analysis when development applications come forward. To support more intensive redevelopment and in most cases to achieve maximum height and density potential provided by this Plan, particularly on lands on the east side of Lake Shore Boulevard West, it is anticipated that this will be done by consolidation of properties and, as appropriate, with cooperation from adjoining individual land owners. Applicants will [**Insert: “typically”**] be required to complete a comprehensive Transportation Precinct Plan Study [**Insert: “as part of a Precinct Plan”**] that will include a detailed assessment of where local streets and other transportation infrastructure will be located, and how these will be achieved. Applications on smaller landholdings may proceed, provided that they also demonstrate how the public street requirements of this Plan will be achieved for both the short and the long term. [*New: PL130885 - OMB Order dated March 31, 2015, Attachment 1 Clause q*]