

# 2150 LAKE SHORE LAND USE PLAN

2150 - 2194 - LAKE SHORE  
BOULEVARD WEST  
23 PARK LAWN ROAD  
TORONTO

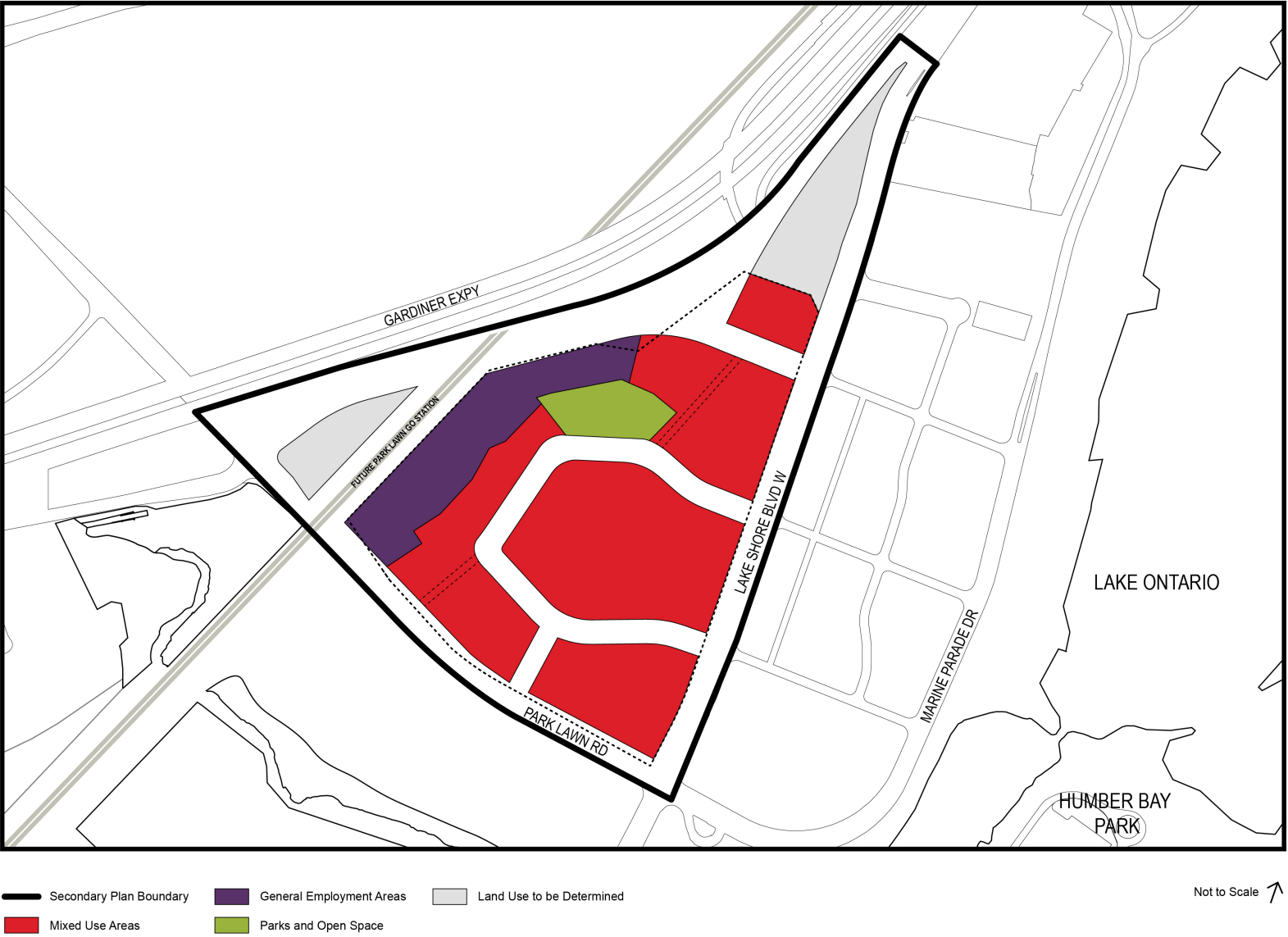
## 1.1/ LAND USE PLAN

This Land Use Plan has been prepared by Urban Strategies Inc. on behalf of the land owners, FCR (Park Lawn) LP and CPPIB Park Lawn Canada Inc., in support of an Official Plan Amendment application for the redevelopment of 2150-2194 Lake Shore Boulevard West and 23 Park Lawn Road (“the site” or “2150 Lake Shore”). This document is also intended to provide input into the City’s Secondary Plan for the site and immediately adjacent lands.

The Land Use Plan outlines recommended Official Plan Land use designations for the site, consistent with the Master Plan, addressing the policy directions established in Site and Area Specific Policy (SASP) 15.

A 1.4 ha *General Employment Area* is located along the northern edge of the site, in keeping with the location shown on SASP 15 Schedule A. This area has a direct relationship with the proposed Park Lawn GO Station, and spans between Park Lawn Rd and a proposed new park at the heart of the site. This supports a transition between the *Mixed Use Areas* to the south and west of the site, generally positioning less sensitive employment uses closest to the highway and rail corridor.

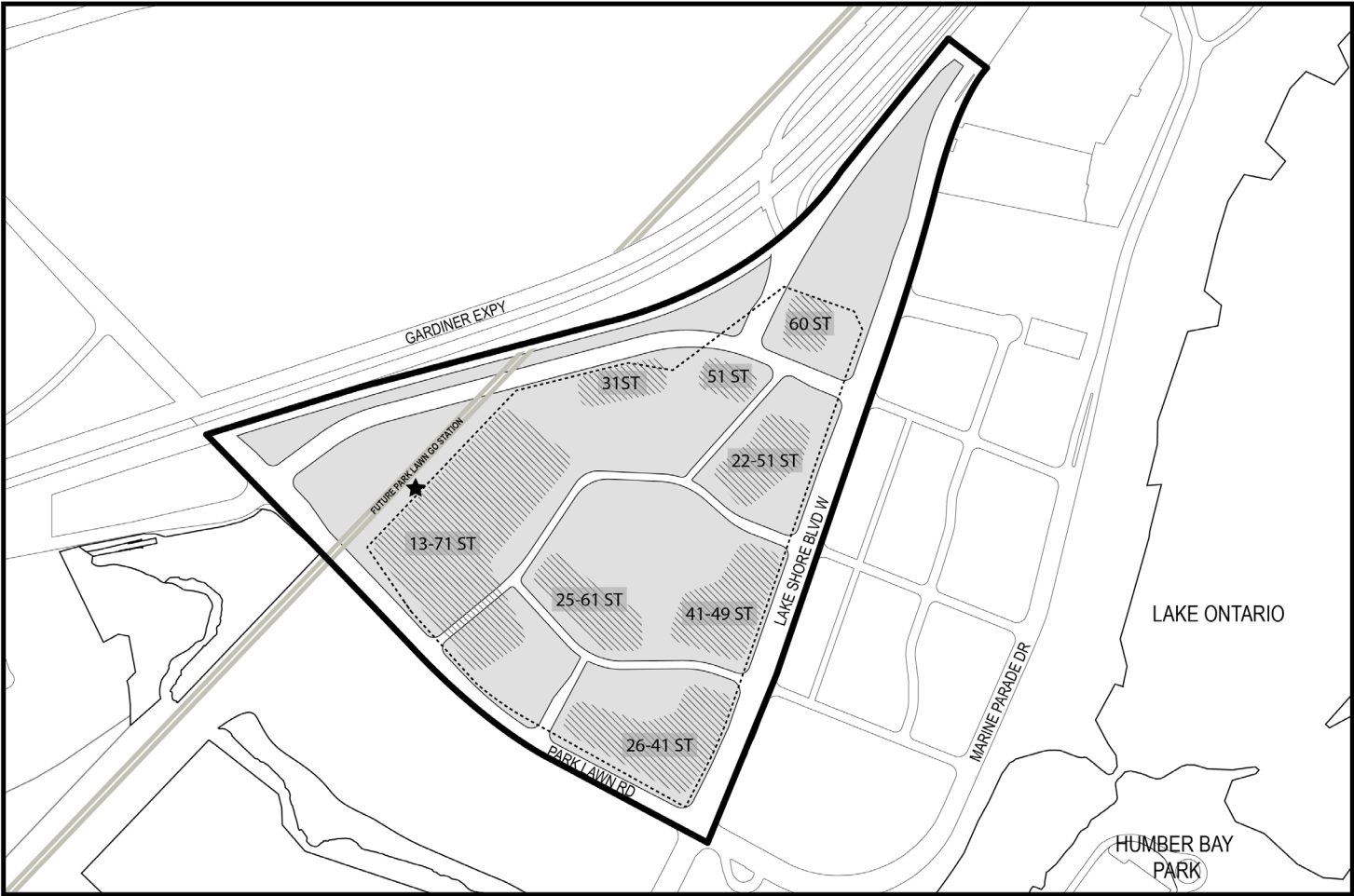
A new *Parks and Open Space Area* is also shown on the land use plan, in keeping with the location of the proposed park. The remainder of the site is shown as *Mixed Use Areas*, providing flexibility for a vibrant mix of residential, retail, employment, institutional, and open space uses.



In addition to the Land Use Map, additional illustrative plans have been prepared to summarize approximate tall building locations and heights, and approximate densities across the site.

The height plan illustrates how the highest building heights are focused at the GO station, with heights

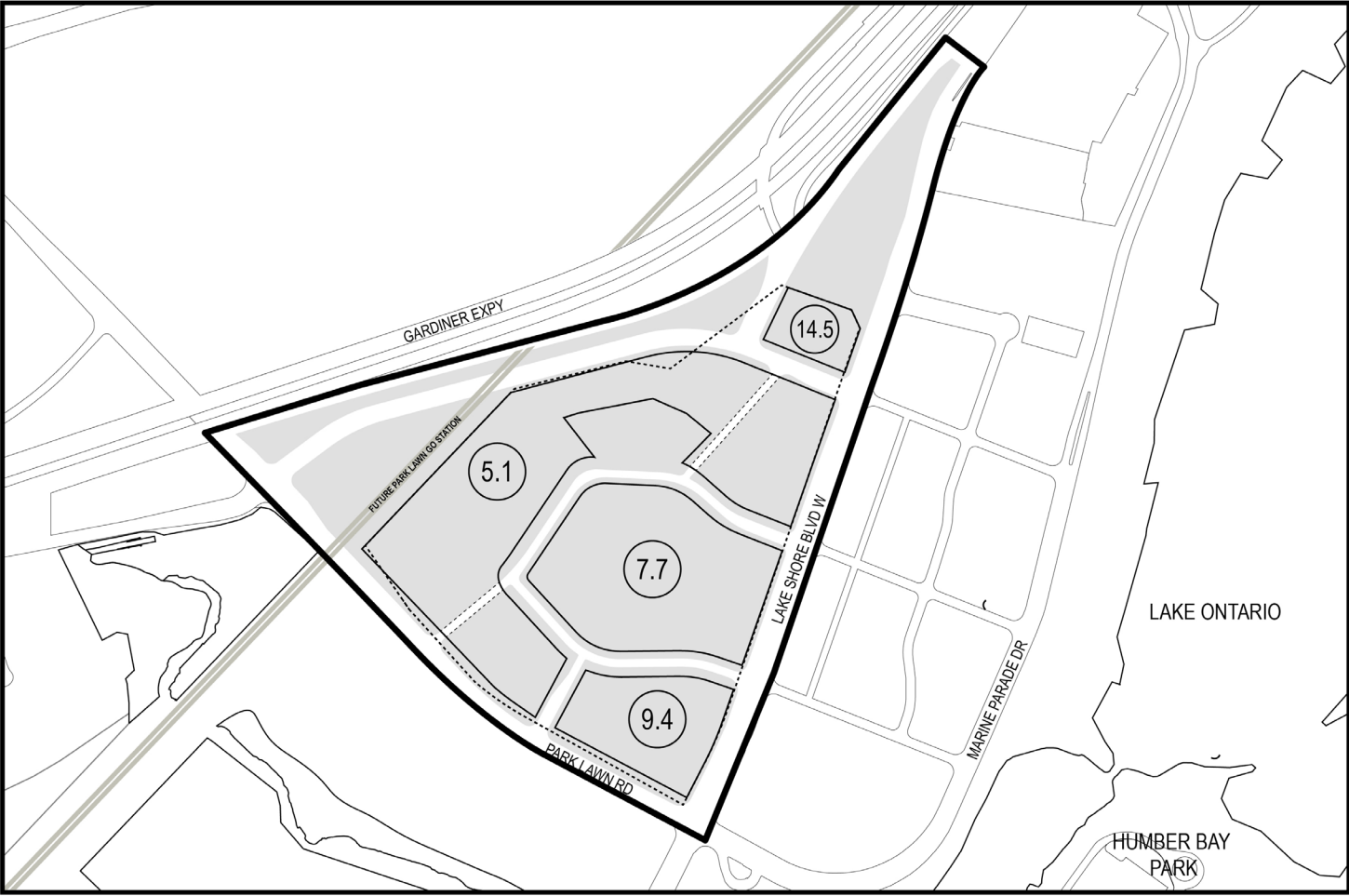
transitioning down to Park Lawn and Lake Shore, in keeping with heights in the immediate context. Height is also focused away from the southern edge of the park, providing a counter-point to the tall buildings that are located in the surrounding context and other portions of the site. These lower heights at the heart of the site reduce shadowing of the proposed park.



Secondary Plan Boundary  
Future GO Train Station  
Potential Tall Building Locations

Not to Scale ↗

The illustrative density plan summarizes the overall distribution of density on the site, block by block. This excludes new roads and the park, following the Master Plan's proposed parcel fabric.



Secondary Plan Boundary

(XX) Maximum Permitted FSI

Not to Scale ↗

