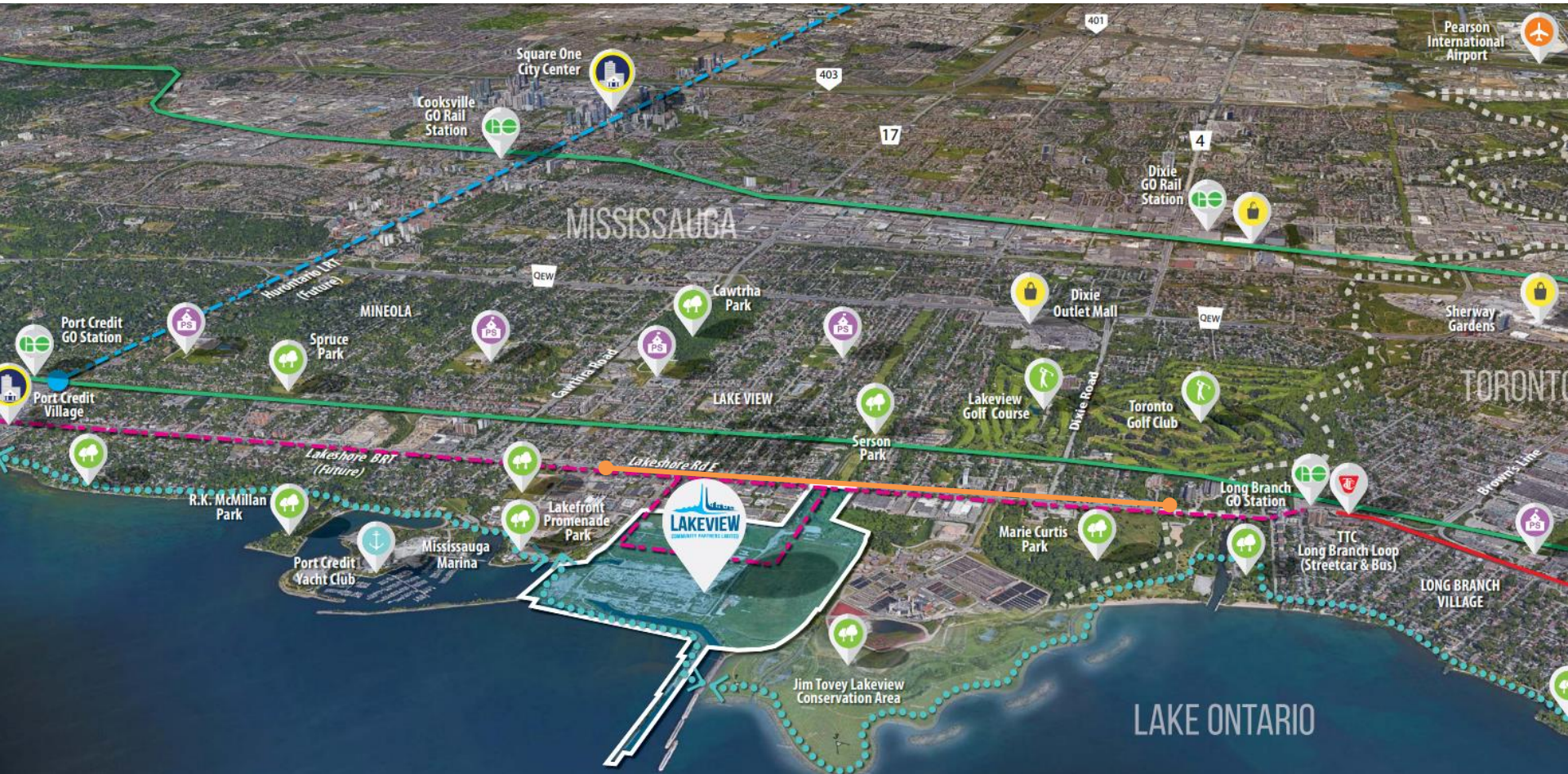


# Minister's Zoning Order Lakeview Waterfront

Lakeview Community Partners Limited

1082 Lakeshore Road East and 800 Hydro Road

# Site Context



# MZO Request

- City did not endorse any request for the MZO
- City staff were contacted by staff from Ministry of Municipal Affairs and Housing and advising that LCPL had submitted a request for a MZO
- The MZO included provisions for an increase in density to 16,000 units, unlimited heights and elimination of site plan control amongst many other revised development standards
- Ministry staff requested feedback from the City. Today's report was intended to form the feedback to be provided to the Ministry
- Friday afternoon a news release was issued by the Province indicating that the MZO had been issued by the Minister
- The MZO has since been posted on the Province's e-laws page

# History & Development Applications

- Visioning of Lakeview started in 2006 with Lakeview Legacy Project and Jim Tovey
- Inspiration Lakeview Development Master Plan 2010 – 2014 with approximately 5,300 units
- City initiated OPA in 2018 for 6,800 units
- City staff having been working with LCPL since 2018
  - Development Master Plan approved in November 2019
  - Development applications approved in November 2021 with 8,050 units and varying heights
  - Implementing Zoning By-law approved in June 2022
- Staff currently working on the subdivision engineering submissions and fulfilling the conditions of draft plan approval

# MZO significant provisions

Land Uses	Height & Density	Built Form	Parking & Regulations	Approval Process
No requirement for townhomes	16,000 units and no maximum density on a block by block basis	Larger floor plates for towers	Further reduced parking	No site plan approvals
Permission for long-term care facility within the Innovation Corridor	Unlimited heights everywhere	no requirement for podiums	Reduced amenity areas and landscape	New: Agreements for site plan related matters
	10 storey height for waterfront facing buildings		Revised development standards	

# MZO Implications

- Insufficient road capacity
  - development already being held back at 8,050 units
- Insufficient school capacity
  - only 1 block allocated for projected students at 8,050 units. Additional schools required.
- Transit capacity unknown
  - substantive increases in traffic will require further review and updates to plans to determine if current plans adequately support new travel demands.

# MZO Implications

- Impact to adjoining redevelopment lands and broader Lakeview community
  - Rangeview has submitted a redevelopment plan for 5,300 units
  - Impact to all future developments in Lakeview
- Air emissions and land use compatibility
  - Emissions released from G.E. booth may conflict with heights of towers
  - Long-term care facility presents a concern within employment lands
- Need for Holding provisions
  - Needed for traffic, noise, odour and community benefits contribution and timing

# MZO Provincial Facilitator

- Minister to assign Provincial Land Development Facilitator (preliminary meeting today)
- Minister will define scope of facilitation
- Bill 97 introduces new section 49.2 that allows Minister to order additional agreements be entered into (e.g. community benefits agreement, development agreement)
- No time line specified



# MZO next steps

- City awaits letter from Minister/Provincial Land Development Facilitator
- Implications to surrounding properties and development applications
- Understanding of the MTSA policies and relationship to growth in Lakeview
- Understanding Transit Needs – Lakeview Connects (News release contains mention of a prospective new GO train station)
- Understanding of community services (News release mentions school and other community facilities)
- Staff will report back to Council upon receipt of mandate letter from Minister

# Additional MZOs and MTSAs

Another MZO's was issued for two properties owned by Kaneff:

1. 5645 Hurontario Street, Ward 5 (SE corner of Hurontario St and Matheson Blvd)  
- located within employment lands and airport operating area
2. 3355 Hurontario Street, Ward 4 (SE corner of Hurontario St and Fairview Rd)

Both MZO's permit high density residential with a mixed use component and heights up to 50 storeys

Further, a separate notice was received from the Minister confirming that the City does not have the discretion to apply height limits to MTSAs

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