

Authority: Etobicoke Community Council Report No. 10, Clause No. 24,
as adopted by City of Toronto Council on December 4, 5 and 6, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO

BY-LAW No. 1102-2001

To adopt Amendment No. 92-2001 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located on the north side of Lake Shore Boulevard West, between Legion Road and Fleeceline Road, municipally known as 2264 Lake Shore Boulevard West.

WHEREAS authority is given to Council by 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 held at least one public meeting in accordance with the *Planning Act*;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. THAT the attached Amendment No. 92-2001 to the Official Plan of the Etobicoke Planning Area, consisting of Part Two of the accompanying amendment, is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

OFFICIAL PLAN AMENDMENT NO. 92-2001**PART ONE – PREAMBLE****1.1 PURPOSE/LOCATION**

Official Plan Amendment No. 92-2001 applies to a 1.29 hectare (3.20 acre) parcel of land located on the north side of Lake Shore Boulevard West, between Legion Road and Fleeceline Road. The purpose of this amendment is to change the Official Plan designation from Office to Medium Density Residential.

This amendment also includes changes to the text and maps of the Park Lawn Road/Lake Shore Boulevard Secondary Plan, primarily with respect to the development of additional residential uses within Area 2 of the Park Lawn Road/Lake Shore Boulevard Secondary Plan.

1.2 BASIS

In August 2001, Gemini Urban Design (Lakeshore Corp.) submitted an application to amend the Official Plan (Park Lawn Road/Lake Shore Boulevard Secondary Plan) from Office to Medium Density Residential, and the Zoning Code from Industrial Class 1 (I.C1) to a site-specific Group Area Fourth Density Residential (R4G) zone.

The staff report of October 24, 2001 concluded that the proposal to re-designate the lands was appropriate as the medium density residential development will assist in rounding out the residential neighbourhood to logical boundaries, and will be consistent with, and complement, the existing townhouse developments to the west and northwest.

At a public meeting held in November 21, 2001, Etobicoke Community Council recommended approval of the application.

PART TWO – THE AMENDMENT**2.1 INTRODUCTION**

All of this part of the Amendment, consisting of the following text and attached map designated Schedules “A” and “B” constitute Amendment No. 92-2001 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows:

2.2 MAP CHANGES (SCHEDULES “A” AND “B”)

Map 4 – The Area affected by Official Plan Amendment No. 92-2001 is hereby added to Map 4, ‘Land Use’, as shown on Schedule “A” of this Amendment to change the designation from Office to Medium Density Residential.

Additional modifications to the ‘Land Use Plan’ (Schedule 2) of the Park Lawn Road/Lake Shore Boulevard Secondary Plan to accommodate the proposed development are shown on Schedule “B” of this Amendment.

2.3 TEXT CHANGES

(a) Section 16.1.3 (Objectives) is hereby amended to read as follows:

“To provide a balance between employment and residential opportunities with the intention of achieving approximately 2975 additional jobs and 5050 additional residents within the Secondary Plan Area”.

Section 16.2.2.1 (Development Capacity) is hereby amended to reflect changes in development capacities in the area of the Secondary Plan by replacing the second sentence of the first paragraph with the following:

“Transportation studies have identified an initial maximum development capacity of approximately 2300 residential units and 92 900 m² (1,000,000 sq.ft.) of additional industrial/commercial floor space”.

(b) Section 16.3.3.1 (Number of Units) is hereby deleted and replaced with the following:

“The maximum number of residential units permitted within Area 2 shall be 517, of which a maximum of 152 units shall be permitted on Site 1, a maximum of 52 units shall be permitted on Site 2, and a maximum of 63 units shall be permitted on Site 3.”

3. IMPLEMENTATION

The policy established by this Amendment will be implemented through a site specific amendment to the Zoning Code, Council’s conditions to approval, and the signing of appropriate agreements.

4. INTERPRETATION

The provisions of the Official Plan as they may be amended from time to time with respect to the interpretation of the Plan shall apply with respect to this Amendment.

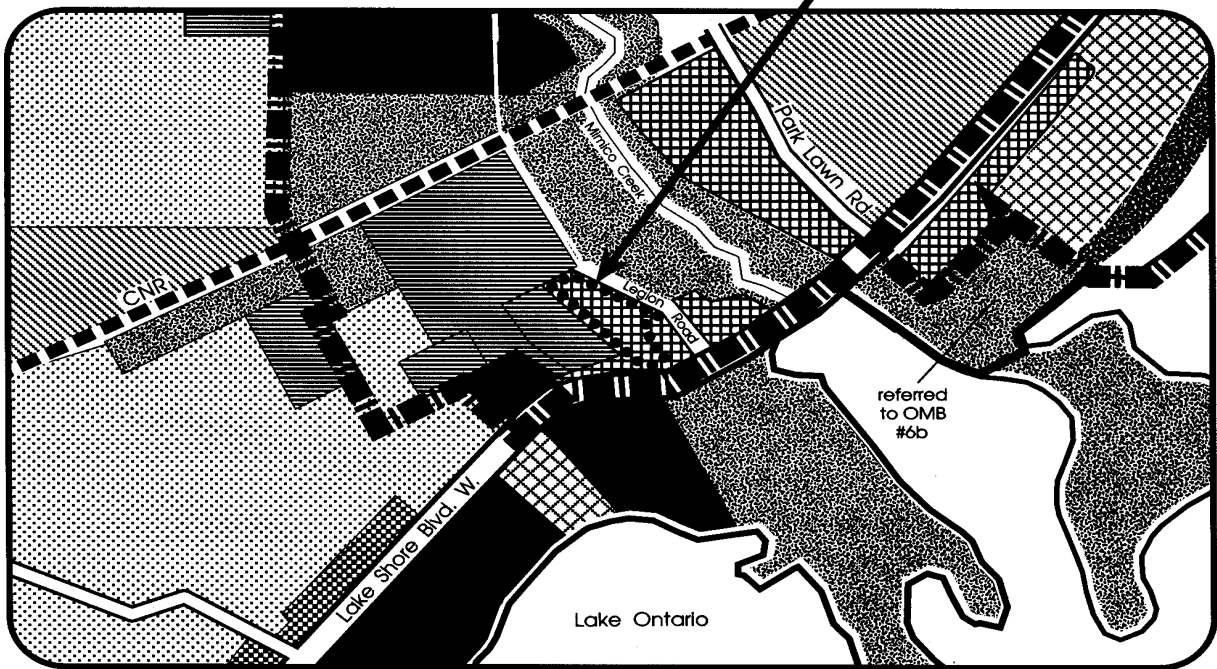
Etobicoke Official Plan Amendment No. 92 - 2001 Schedule "A"

2264 Lake Shore Blvd. W.

File # TA CMB 2001 0015



Map 4
is amended by redesignating Office to Medium Density Residential and amends Schedule 2 of the Park Lawn Road/Lake Shore Boulevard Secondary Plan.



Land Use

| | | | | | |
|--|----------------------------|--|--------------------------------|--|--------------------------------|
| | Low Density Residential | | Industrial | | Waterfront Public Amenity Area |
| | Medium Density Residential | | Commercial - Residential Strip | | Secondary Plan Area |
| | High Density Residential | | Mixed Use | | |
| | Office | | Open Space | | |



Not to Scale
Extracted 10/15/01 - GW

Etobicoke Official Plan Amendment No. 92 - 2001

Schedule "B"

2264 Lake Shore Blvd. W.

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