

Authority: Etobicoke Community Council Report No. 3, Clause No. 3, as adopted by City of Toronto Council on March 4, 5, 6, 7 and 8, 2002, and Notice of Motion J(21), moved by Councillor Jones, seconded by Councillor Flint, as adopted by City of Toronto Council on April 16, 17 and 18, 2002

Enacted by Council: April 18, 2002

CITY OF TORONTO

BY-LAW No. 328-2002

To adopt Amendment No. 99-2002 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 Ninth and Thirteenth Streets.

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. 99-2002 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*, 1990, c.P. 13, as amended.

ENACTED AND PASSED this 18th day of April, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PART ONE - PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 99-2002 applies to a 2.21 hectare (5.47 acres) parcel of land located on the north side of Lake Shore Boulevard West, between Ninth and Thirteenth Streets.

The purpose of this amendment is to modify Site Specific Policy Number 33 in order to permit the construction of a residential development consisting of 168 townhouse dwelling units.

1.2 BASIS

In December 2001 Lakeshore Village Development Corporation and Renaissance (Lakeshore) Community Corporation submitted applications to modify Site Specific Policy Number 33 of the Etobicoke Official Plan to introduce a permission for townhouse dwelling units, to introduce a modified parkland dedication and Holding Symbol condition, and changes to the provision of a grocery store and community centre. The applications also amend the Zoning Code to delete certain requirements, such as the grocery store and community centre, in order to permit the construction of a residential development consisting of 168 townhouse dwelling units and live/work units.

PART TWO-THE AMENDMENT

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text, constitute Amendment No. 99-2002 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows.

2.2 TEXT CHANGES

The development of the lands affected by this Amendment will be consistent with the applicable policies contained in the Official Plan of the Etobicoke Planning Area and with Site Specific Policy Number 33, which is hereby amended as follows:

“33. Lands located on the north side of Lake Shore Boulevard West, between Ninth and Thirteenth Streets.

Notwithstanding the provisions contained herein, Parcels B, C, D, E and N, designated as Mixed Use, may also permit townhouse dwelling units and live/work units. The requirement for a grocery store and community centre, comprising 2 045 square metres (0.5 acres) may be provided by a financial contribution in lieu of the construction of such facilities or uses.

With respect to the provision of the most recent edition of the Community Services Study or the Human Services Needs Assessment, as it pertains to the removal of the Holding Symbol (H), this requirement may be satisfied by a financial contribution to the satisfaction of the City of Toronto”.

2.4 IMPLEMENTATION

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

2.5 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.