

Authority: Etobicoke York Community Council Report No. 9, Clause No. 25,  
as adopted by City of Toronto Council on November 30, December 1 and 2, 2004  
Enacted by Council: December 2, 2004

**CITY OF TORONTO**

**BY-LAW No. 1054-2004**

**To adopt Amendment No. 124-2004 to the Official Plan of the Etobicoke Planning Area in order to redesignate certain lands from Institutional and High Density Residential to Commercial-Residential Strip for the area located on the north and south side of Lake Shore Boulevard West between Etobicoke Creek and Twenty Third Street (Long Branch).**

WHEREAS authority is given to Council under 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 has held at least one Public Meeting in accordance with the *Planning Act*;

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

1. That the attached Amendment No. 124-2004 to the former 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 2nd day of December, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**PART ONE – PREAMBLE****1.1 LOCATION AND PURPOSE**

Official Plan Amendment No. 124-2004 applies to a stretch of Lake Shore Boulevard West approximately 2.5 kilometres in length. The lands affected by this policy are generally located on the north and south side of Lake Shore Boulevard West, in the former Village of Long Branch, between Etobicoke Creek and Twenty Third Street.

The purpose of this amendment is to introduce a Site Specific Policy redesignating the lands to Commercial-Residential Strip, as well as allowing increased building heights. This amendment introduces the Avenues policies of the Toronto Official Plan, thereby allowing the lands to be developed over time with a mix of uses. It is anticipated that the redevelopment of this portion of Lake Shore Boulevard West will occur on an incremental basis over the next few decades.

**1.2 BASIS**

This amendment represents an opportunity to achieve, over time, the revitalization of Lake Shore Boulevard West in Long Branch as an “Avenue”. This portion of Lake Shore Boulevard West was selected as one of four Avenues for study in 2003-2004. The purpose of the study was to establish Avenues policies and regulations for the selected Lake Shore Boulevard West and to develop a tool kit to assist the City and landowners in directing and implementing change along them.

The study concluded that building heights of six storeys are appropriate for areas along Lake Shore Boulevard West in Long Branch predominantly designated as Commercial-Residential Strip. Furthermore, for those lands designated Commercial-Residential Strip that exceed 35 metres in depth, heights greater than six storeys may be considered on a site-by-site basis.

## **PART TWO – THE AMENDMENT**

### **2.1 INTRODUCTION**

All of this part of the Amendment, consisting of the following text and attached maps designated as Schedules “A” and “B”, constitutes Amendment No. 124-2004 to the former 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. 124-2004 is hereby added to Map 4, ‘Land Use’, as shown on Schedule “A” of this Amendment to reflect the redesignation of the subject lands from Institutional and High Density Residential to Commercial-Residential Strip.

The area affected by Official Plan Amendment No. 124-2004 is hereby added to Chapter 5-Site Specific Policies of the Etobicoke Official Plan. Map 5-Site Specific Policies as shown on Schedule “B” of Official Plan Amendment 124-2004 is hereby amended by adding Site Specific Policy No. 94.

### **2.3 TEXT CHANGES**

The development of the lands affected by this Amendment will be consistent with the applicable policies in the Official Plan of the Etobicoke Planning Area and with the following Site Specific Policy, which is hereby added to section 5.1.2 of the Etobicoke Official Plan.

**‘94. Lands located on the north and south side of Lake Shore Boulevard West, from Etobicoke Creek to Twenty Third Street.**

Notwithstanding Chapter 17 - Central/Western Lakeshore Area Secondary Plan, the following policies shall apply to the lands identified on Site Specific Policy 94 on Schedule “B” attached hereto:

- a) For lots with a depth of 35 metres or less:
  - i) The maximum gross floor area shall be 3.0 times the lot area;
  - ii) The maximum building height shall be six storeys;
  - iii) Building heights shall not exceed a 45 degree angular plane from any property line of adjacent low-scale residential properties or open space;
  - iv) The build-to area shall be a minimum of 70% of continuous lot frontage;

- v) The maximum building setback from the Lake Shore Boulevard West frontage shall not exceed 1.5 metres.
- b) For larger lots having depths greater than 35 metres, paragraphs i) to v) above shall apply; however, additional height and density may be considered subject to review on a site-by-site basis.
- c) In addition to the policies noted above, where Institutional (e.g. libraries and schools) and High Density Residential (e.g. apartment buildings) uses exist prior to adoption of this Site Specific Policy, such uses shall be deemed to continue to comply with and shall be subject to the provisions of the Etobicoke Official Plan.”

## **2.4 IMPLEMENTATION**

The policy established by this Amendment will be implemented by a site specific amendment to the Etobicoke 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 amended from time to time with respect to the interpretation of the Plan shall apply to this Amendment.

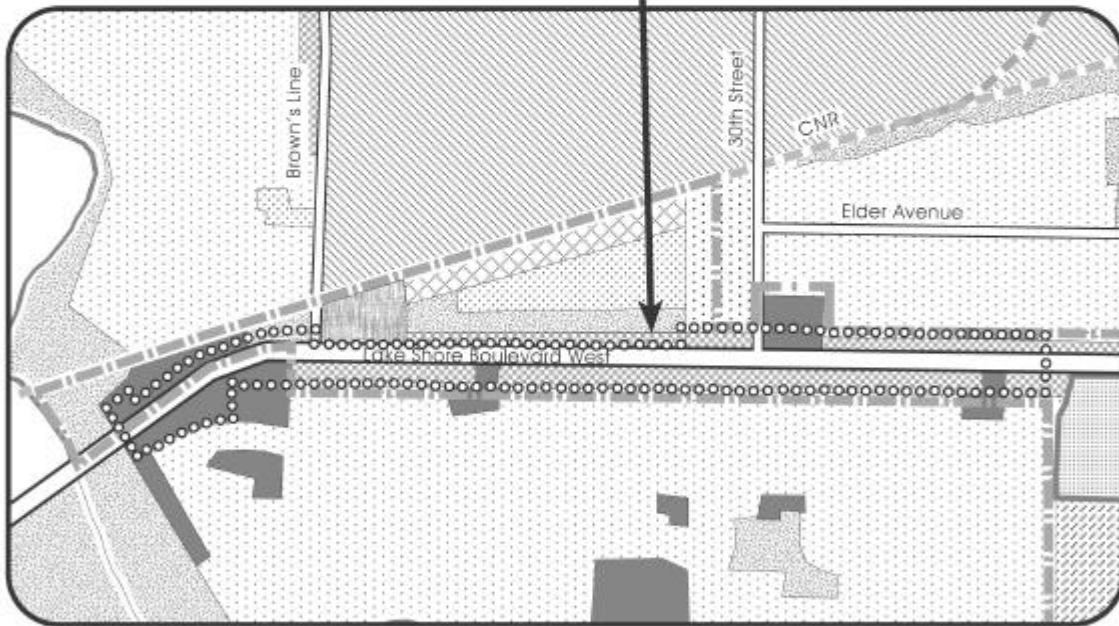
Etobicoke Official Plan Amendment No. 124 - 2004  
Schedule "A"

**Lake Shore Boulevard West  
Avenues Study**

File # SS\_LSBW



**Map 4**  
is amended by redesignating lands from Institutional and High Density Residential to Commercial-Residential Strip.



**Land Use**

	Low Density Residential		Industrial		Utility
	Medium Density Residential		Commercial - Residential Strip		Potential Gateway Facility
	High Density Residential		Mixed Use		Secondary Plan Area
	Institutional		Open Space		



Not to Scale  
Extracted 09/21/04 - MH

# Etobicoke Official Plan Amendment No. 124 - 2004 Schedule "B"

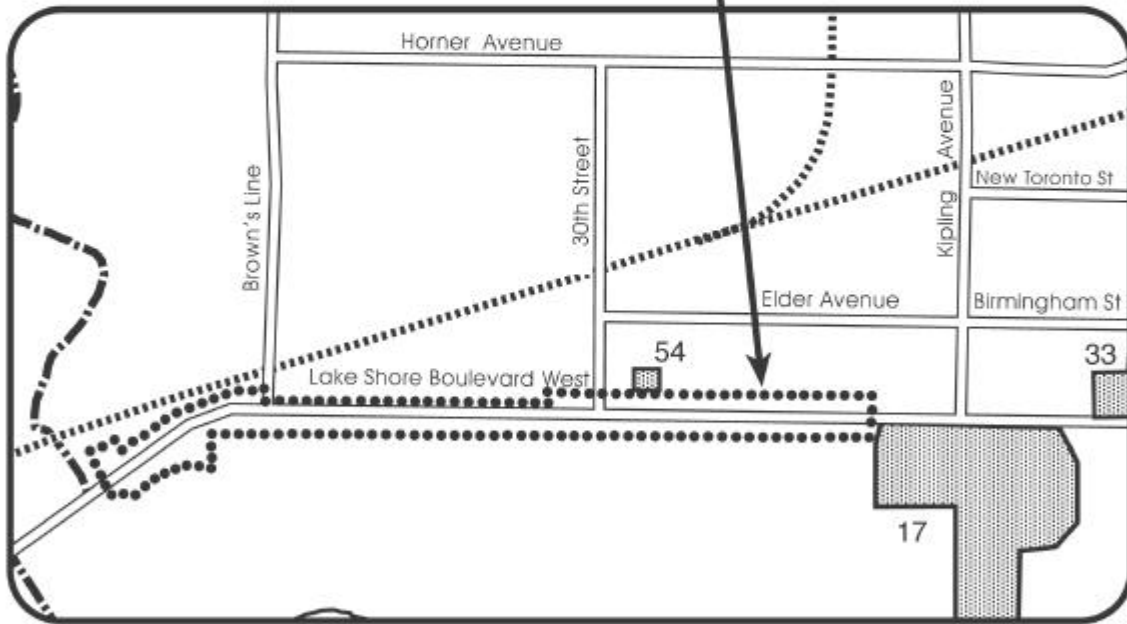
## Lake Shore Boulevard West Avenues Study

File # SS\_LSBW



Area of Amendment

Map 5  
is amended by introducing  
Site Specific Policy No. 94.



### Site Specific Policies



Area Affected By  
Site Specific Policy

54 Site Reference Number  
(see Section 5.1.2)



Not to Scale  
Extracted 11/22/04 - MH