

Authority: Etobicoke York Community Council Report 6, Clause 3,  
adopted as amended, by City of Toronto Council on July 19, 20, 21 and 26, 2005  
Enacted by Council: April 27, 2006

**CITY OF TORONTO**

**BY-LAW No. 296-2006**

**To adopt Amendment No. 135-2005 of the former City of Etobicoke with respect to lands located within the Humber Bay Shores Development Area (formerly the Motel Strip) known municipally as 2115-2139 Lake Shore Boulevard West (Etobicoke).**

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. The text and map attached as Schedule "A" to this by-law are hereby adopted as an amendment to the Official Plan for the former City of Etobicoke.
2. This is Official Plan Amendment No. 135-2005.

ENACTED AND PASSED this 27th day of April, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”****PART ONE – PREAMBLE****1.1 PURPOSE/LOCATION**

Official Plan Amendment No. 135-2005 applies to a 4.92 hectare (12.16 acre) assembly of land located on the south side of Lake Shore Boulevard West, east of Park Lawn Road opposite the ramp to and from the Gardiner Expressway. The assembly includes lands municipally known as 2115 to 2139 Lake Shore Boulevard West.

The purpose of this amendment is to clarify and delineate the boundary of the Central Place and to make modifications to Site-Specific Policy #1 including: increasing the maximum residential gross floor area and units, increased building height on the final phases of development, and clarifying policy with respect to the provision of publicly accessible parking as it relates to the Central Place. The amendment also delineates and reduces the right-of-way width of Public Road No. 3. There are no changes to the underlying Mixed Use and Commercial land use designations.

**1.2 BASIS**

The owners have assembled property to comprehensively develop a phased mixed-use development consisting of new public streets, a central “village court” open space and eight buildings containing approximately 1,460 residential units and 36,000 square feet of commercial/retail use at grade. The project is known as “Waterview”.

Applications to amend Official Plan and Zoning By-laws and to lift the holding provisions applying to the lands were originally filed in March 2000. City Council considered a Preliminary Report on the applications in April 2000 and a community consultation meeting was subsequently held in July 2000. A number of other community consultations have taken place with the initial phases of development that proceeded in accordance with existing planning permissions. A community consultation meeting was held in March 2005 to consider changes to the original proposal.

Certain amendments are required and warranted to implement the final phases of the Central Place site within the Humber Bay Shores community.

**PART TWO – THE AMENDMENT****2.1 INTRODUCTION**

All of this part of the Amendment, consisting of the following text and attached maps designated as Schedule “A” (Land Use) and “B” (Internal Public Road System), constitute Amendment No. 135-2005, to the Official Plan for the Etobicoke Planning Area. The Official Plan is hereby amended as follows.

## **2.2 MAP CHANGES**

The former City of Etobicoke Official Plan (Chapter 15) Motel Strip Secondary Plan, Schedule “A” Land Use Map, as shown on Schedule “1” of Official Plan Amendment No. 135-2005, is hereby amended by extending the boundary of the Central Place.

Schedule “B” Internal Public Road System is also amended by reducing the proposed right-of-way width from 27 to 23 metres as shown on Schedule “2” of Official Plan Amendment No. 135-2005.

## **2.3 TEXT CHANGES**

Section 15.10.2, Site Specific Policy #1, is hereby amended as follows:

- By increasing the maximum number of residential units in the Central Place site from 1,047 to 1,460 units (Section 15.10.2.1).
- By clarifying Section 15.10.2.2, by increasing the gross site area from 4.013 hectares (9.917 acres) to 4.92 hectares (12.16 acres) to reflect the total comprehensive Central Place site assembly. Notwithstanding the residential density provisions, the maximum residential gross floor area permitted in the Central Place shall not exceed 140,665 m<sup>2</sup> (1,514,155 sq. ft).
- By clarifying Section 15.10.2.5 b) as it relates to public parking by substituting “a minimum number of 300 public” with the words “with a minimum number of 140 publicly accessible” and replacing “Traffic and Transportation Division of the Works Department” with “City”.
- By modifying Section 15.10.2.6 by adding the words “on the north side of the central corridor and 90m on the south side of the central corridor” after “75m on the north portion of the site”, and substituting “45m” for “42m” on the south portion of the site.

## **Section 37 Agreement**

The owner of lands shall enter into an agreement with the City, pursuant to Section 37 of the Planning Act, to secure the following services, facilities and matters in order to permit a mixed use development with a maximum of 1460 residential units and publicly accessible parking.

The owner has agreed to make a financial contribution to the City for the following public improvements and amounts:

- (a) Signing of an agreement to permit publicly accessible parking in perpetuity.
- (b) The owner is required, at their own expense, to incorporate in the construction of the buildings, upgraded base/podium materials and design the requested additional height and rooftop architectural feature to the satisfaction of the Chief Planner & Executive Director.

- (c) The owner is required to make a cash contribution to the City for the following public improvements:
1. \$480,000.00 towards the finalization of park improvements south of Marine Parade Drive, including \$30,000.00 for improvements to the adjacent local park.
  2. \$30,000.00 towards the Cruise Motel clock sign.
  3. \$250,000.00 towards the improvement of and further acquisition requirements of Amos Waites Park and recreation facility.
  4. \$500,000.00 towards the implementation of the proposed outdoor ice skating oval facility at the Colonel Samuel Smith Park.
  5. \$50,000.00 towards improvements to Mimico Memorial Park.
  6. \$45,000.00 towards the restoration of Mimico Station.
  7. \$45,000.00 towards Mimico BIA Public Art, in consultation with the Ward Councillor.

## **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.

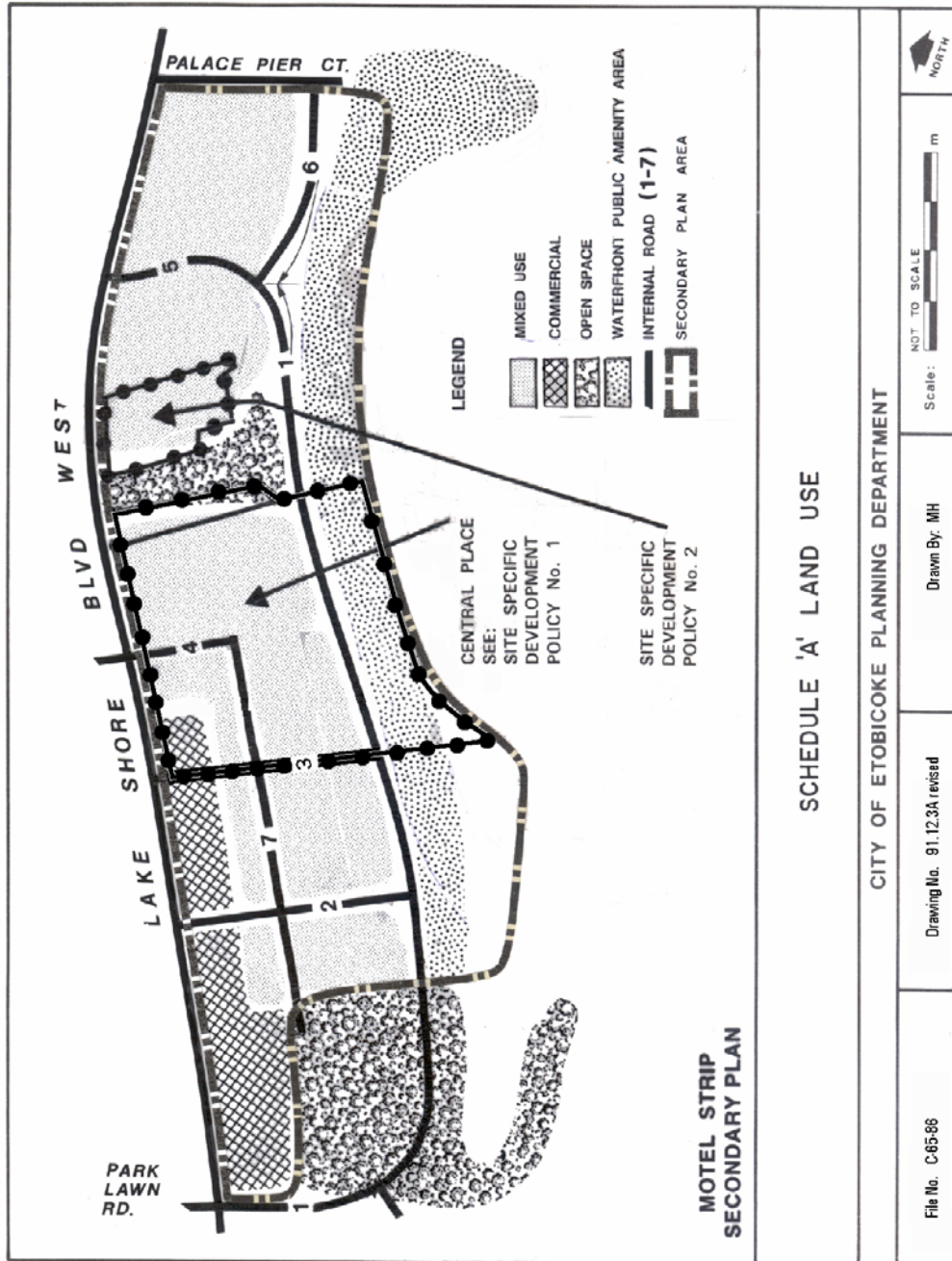
## **2.5 INTERPRETATION**

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.

# Etobicoke Official Plan Amendment No. 135-2005 Schedule "A"

2115-2139 Lake Shore Blvd. West

File # 02\_035766



File No. C-65-86	Drawing No. 91.12.3A (revised)	Drawn By: MH	Scale: NOT TO SCALE	NORTH
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Extracted 06/14/05 - MH

# Etobicoke Official Plan Amendment No. 135-2005 Schedule "B"

2115-2139 Lake Shore Blvd. West

File # 02\_035766

