

Authority: Etobicoke York Community Council Item 28.47, as adopted by City of Toronto Council on August 5 and 6, 2009 and Motion MM45.8, adopted as amended, by City of Toronto Council on January 26 and 27, 2010
Enacted by Council: April 1, 2010

CITY OF TORONTO

BY-LAW No. 348-2010

To adopt Amendment No. 89 to the Official Plan for the City of Toronto with respect to the lands municipally known as 2175 Lake Shore Boulevard West and the lands immediately north of Marine Parade Drive.

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 attached Amendment No. 89 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 1st day of April, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT No. 89 TO THE OFFICIAL PLAN

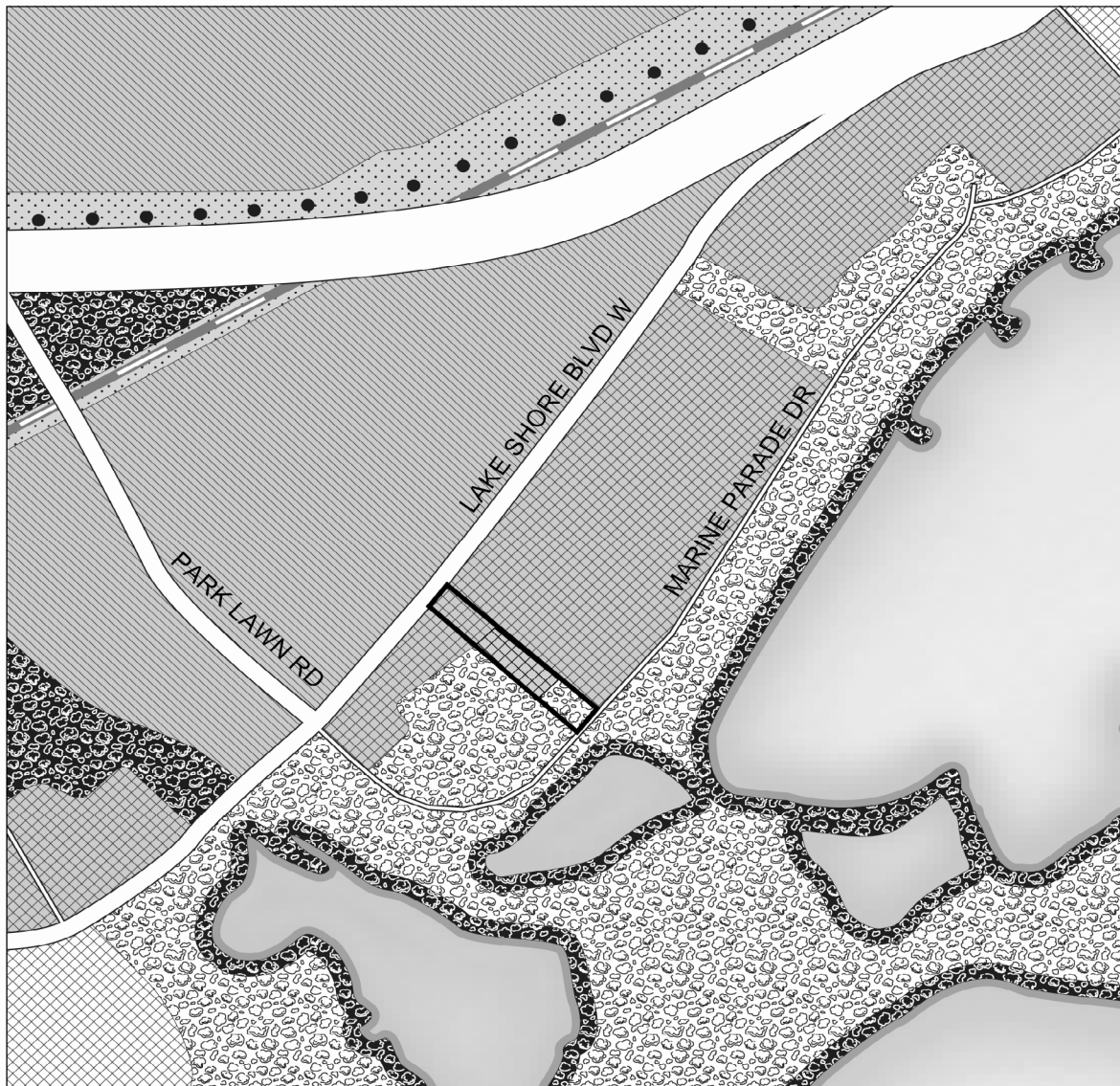
**2175 LAKE SHORE BOULEVARD WEST AND THE LANDS IMMEDIATELY SOUTH
OF 2175 LAKE SHORE BOULEVARD WEST, NORTH OF MARINE PARADE DRIVE**

The following text and maps constitute Amendment No. 89 to the Official Plan for the City of Toronto.

The Official Plan of the City of Toronto is amended as follows:

1. Map 15, Land Use Plan, is amended by redesignating a portion of the lands from Parks to Mixed Use Areas, as shown on the attached Map.
2. Chapter 6, Section 11, Motel Strip Secondary Plan, is amended by deleting the Maps 11-1 to 11-5 and replacing them with the attached Maps 11-1 to 11-5, by adding lands to the Motel Strip Secondary Plan, identified as Part 4 on Plan 66R-17045, City of Toronto.
3. Chapter 6, Section 11, Motel Strip Secondary Plan, is amended by adding Site and Area Specific Policy 4 to Subsection 11.10 as follows:
 - "4. The following site and area specific policy recognizes the maximum gross residential density approved in principle by the former City of Etobicoke for this site, and applies to the lands shown as Site and Area Specific Policy 11-4 on Map 11-1:
 - (a) Notwithstanding Section 3.2 and 4.2, Density, the maximum gross residential density permitted on this site will be 5.67 times the gross lot area and 675 units per hectare provided that:
 - (i) For purpose of the foregoing, the gross site area of this site will be 0.4286 hectares.
 - (ii) The maximum gross residential density of 5.67 times the lot area will only apply to the entire lands and will not apply to the individual land parcels which comprise the gross site.
 - (iii) All other provisions of the Motel Strip Secondary Plan will continue to apply.
 - (b) A below-grade parking garage and associated accessory structure are permitted on the land within the area shown as Parks and Open Space Areas on Map 11-1."
4. Chapter 6, Section 11, Motel Strip Secondary Plan, Maps 11-1, Map 11-2 and 11-5 are amended by extending Street 7 westward to the subject site, as shown on the revised maps.

5. Chapter 6, Secondary Plans, Motel Strip Secondary Plan, Land Use Map, Internal Public Roads System, Development Limits, Waterfront Amenity Area, and Public Rights of Way, are amended to include lands into secondary plan boundary area.



Toronto City Planning

Official Plan Amendment # 89

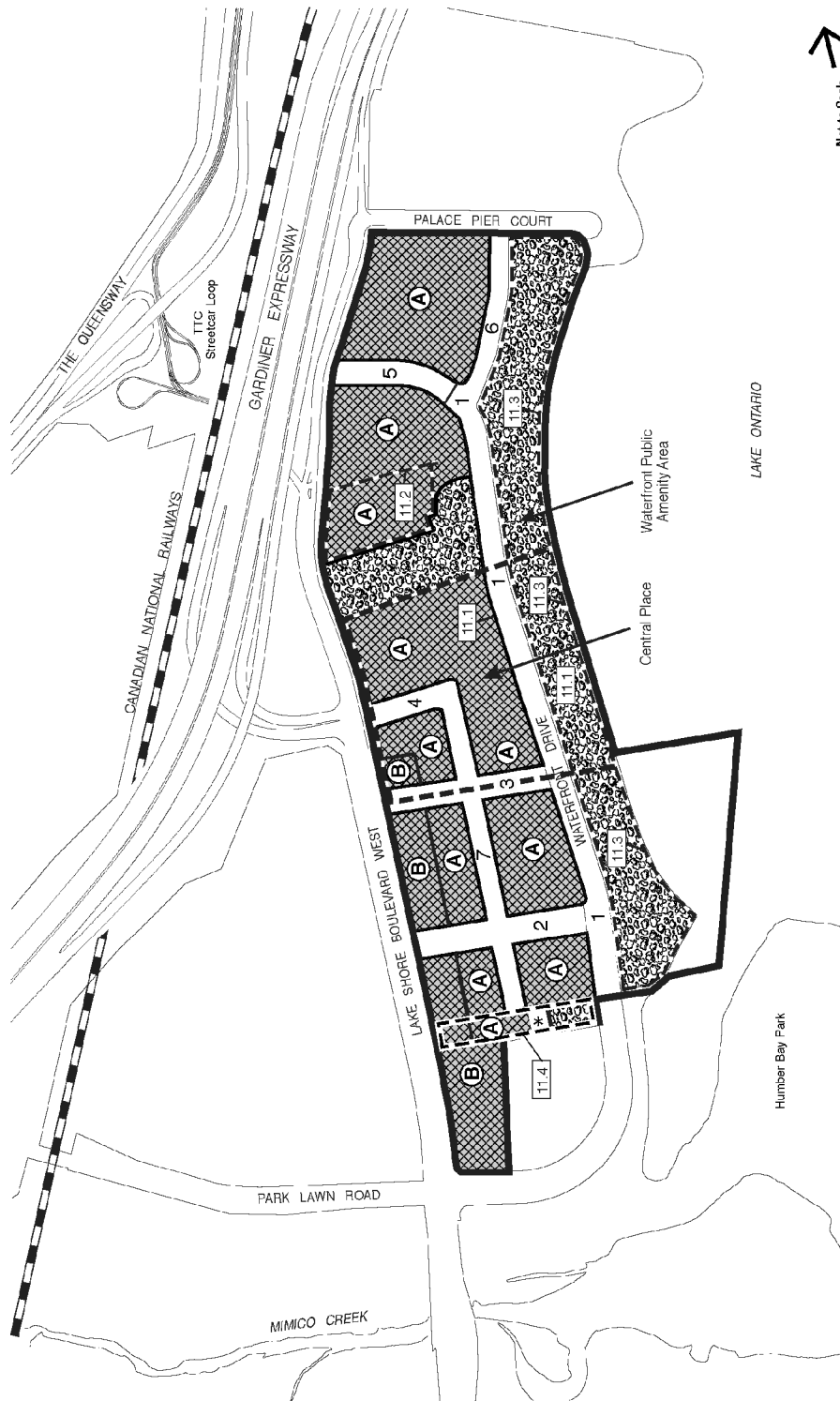
Area to which OPA #89 applies.

2175 Lake Shore Boulevard West

File # 08_203355

 Site Location	 Parks & Open Spaces Areas	 Institutional Areas	 Utility Corridors
 Neighbourhoods	 Natural Areas	 Regeneration Areas	
 Apartment Neighbourhoods	 Parks	 Employment Areas	
 Mixed Use Areas	 Other Open Space Areas		

↑
Not to Scale
05/21/09



Not to Scale
→



Motel Strip Secondary Plan

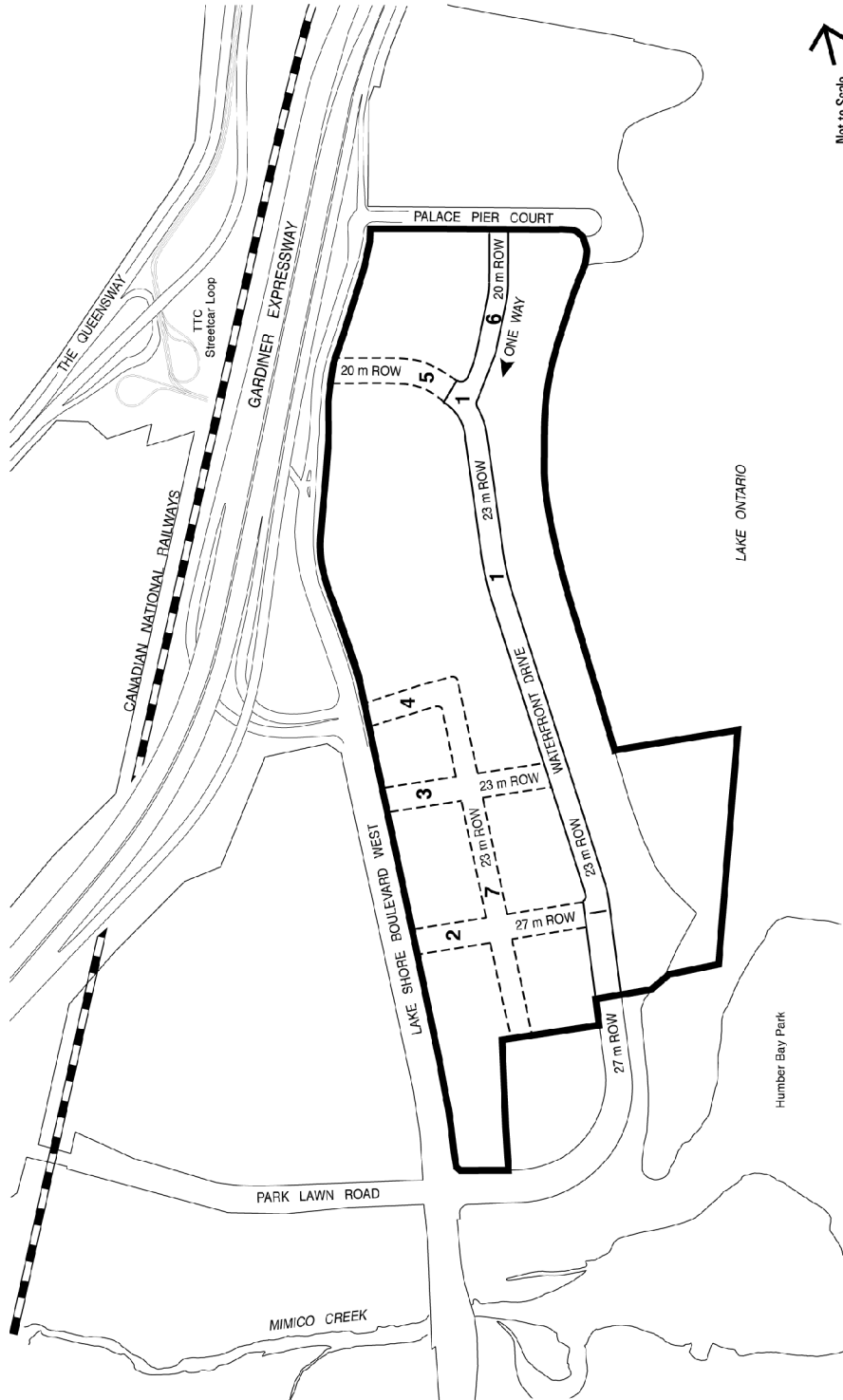
MAP 11-1 Land Use Plan

Secondary Plan Boundary
1-7 Internal Roads



* Note: Future Road Alignment to be determined (including Road 7)

August 2007



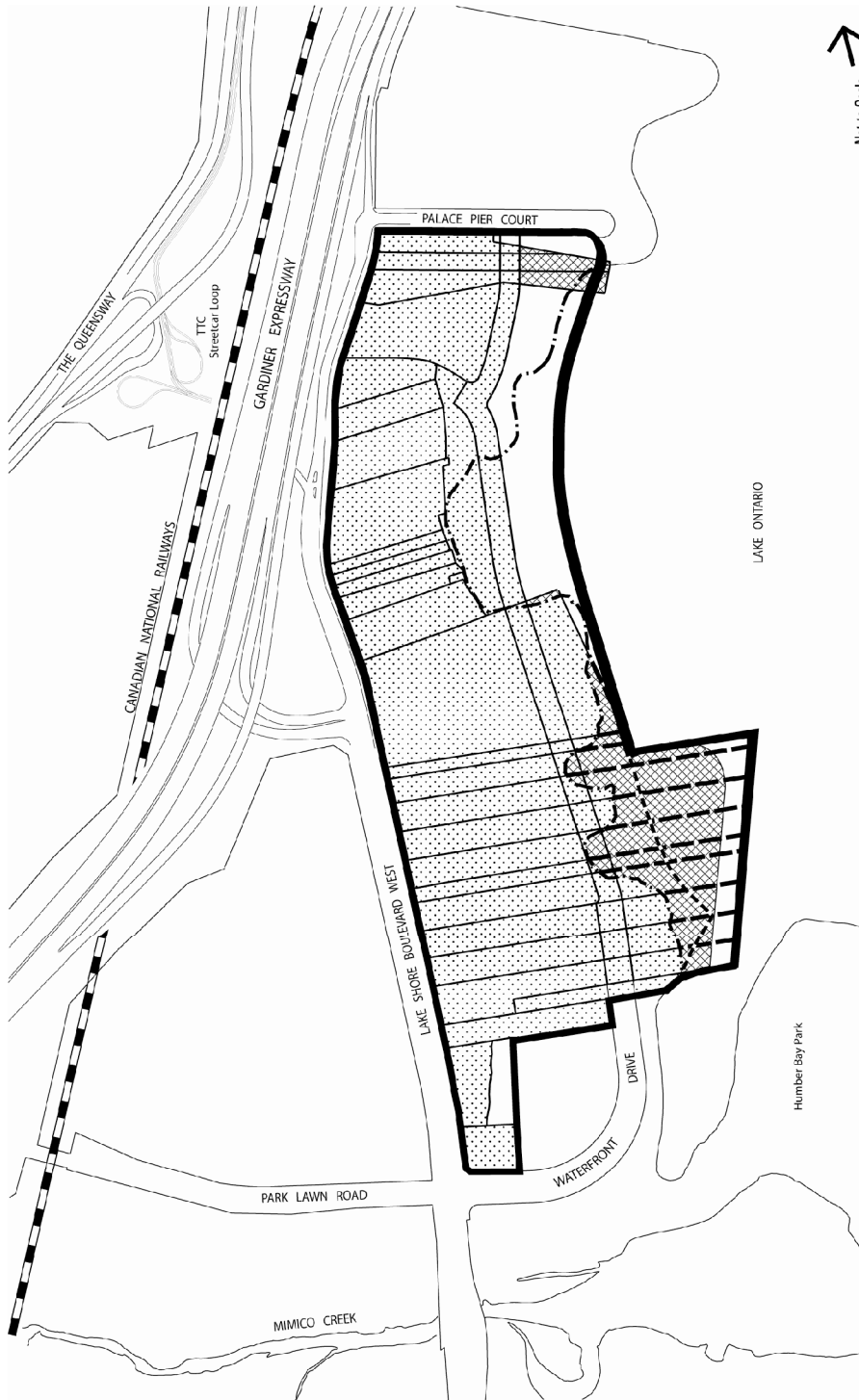
Motel Strip Secondary Plan

MAP 11-2 Internal Public Roads System

— Secondary Plan Boundary







1-7 Internal Public Roads

June 2006

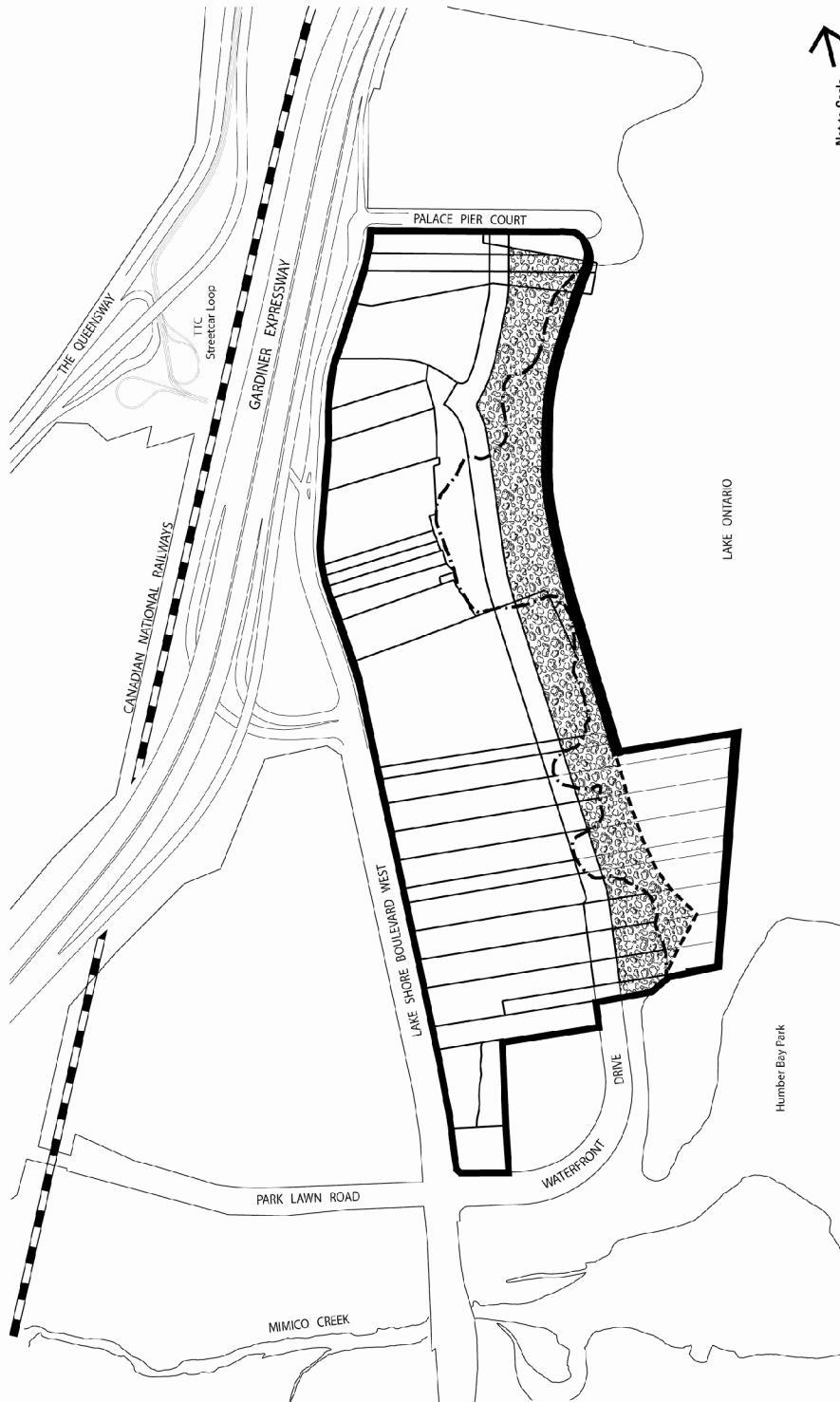


Motel Strip Secondary Plan

MAP 11-3 Development Limits

-  Secondary Plan Boundary
-  Existing Shoreline
-  Water Lots (south of developable area)
-  TRCA Approved Fill Line
-  Limit of Qualifying Area (density transfer)
-  Limit of Developable Area (including internal roads and local parks)

June 2006

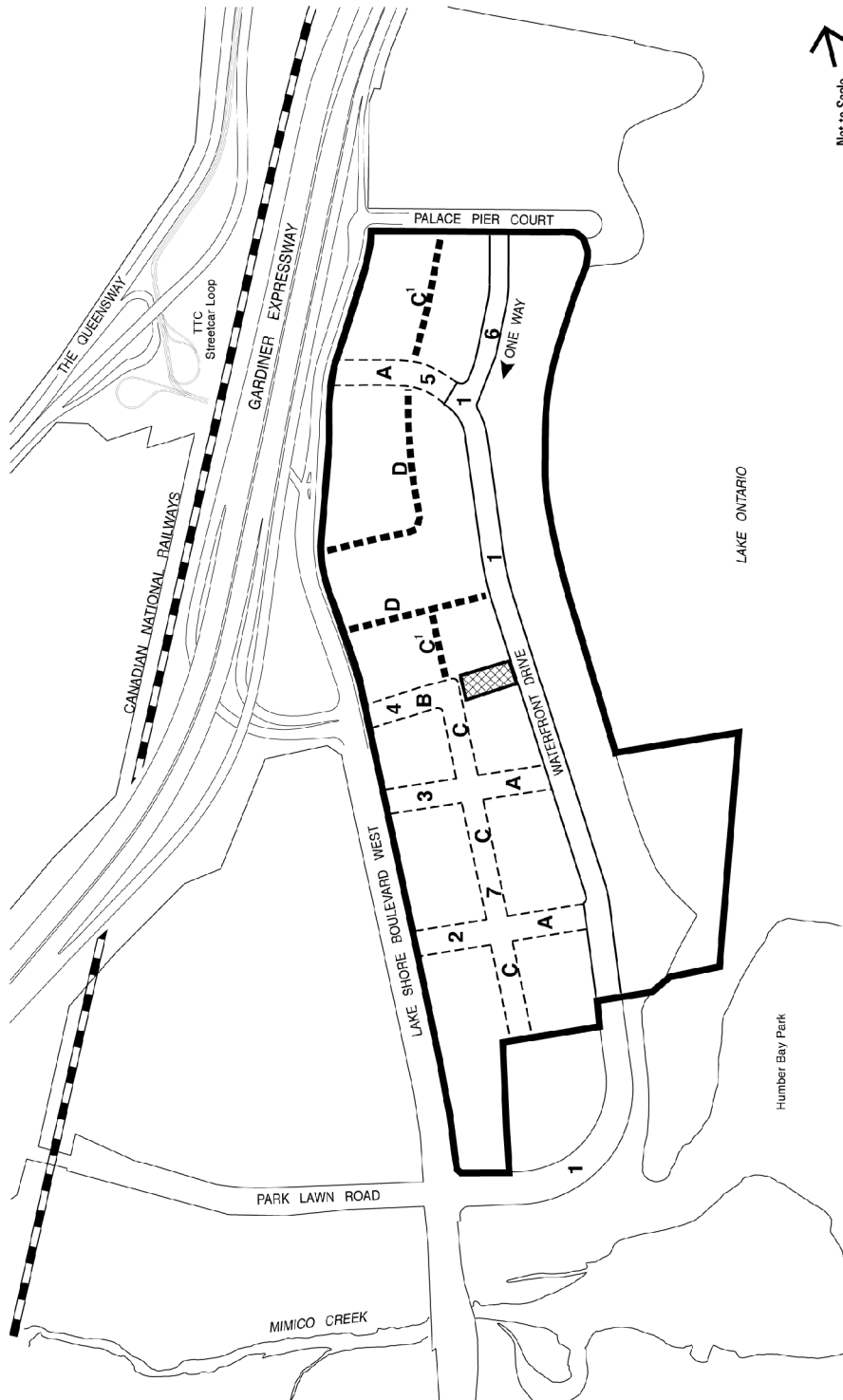


Motel Strip Secondary Plan

MAP 11-4 Waterfront Amenity Area

- Secondary Plan Boundary
- - - Existing Shoreline
- - - TRCA Approved Fill Line
-  Waterfront Amenity Area

June 2006



Motel Strip Secondary Plan

MAP 11-5 Public Rights of Way

— Secondary Plan Boundary

A-D Building Setback Requirements (see Section 11.1)

1-7 Internal Public Roads



June 2006