

Authority: Etobicoke York Community Council Item 29.1,  
as adopted by City of Toronto Council on September 30 and October 1, 2009  
Enacted by Council: June 9, 2010

## **CITY OF TORONTO**

### **BY-LAW No. 656-2010**

**To amend Zoning By-law Nos. 1994-149 and 1994-197 of the former City of Etobicoke, as amended, with respect to the lands municipally known as 2123 Lake Shore Boulevard West and 68 Marine Parade Drive.**

WHEREAS authority is given to Council by Section 34 of 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 By-law No. 1994-149 of the former City of Etobicoke, as amended, be further amended by including Right-of-Way "A\*", an east-west road, located at the southern boundary of the Central Site. Right-of-Way "A\*" will be 9.25 m, on Schedule "C" as illustrated on the map attached hereto.
2. That By-law No. 1994-197 of the former City of Etobicoke, as amended, be further amended, in as far as it relates to Schedule "D", and making all necessary technical modifications and amendments, resulting from those changes.
3. That By-law No. 1994-149 of the former City of Etobicoke be further amended by making the following changes to the text of that By-law.
  - (a) By modifying Section 5 (a) by replacing the number "1,460" with "1,520".
  - (b) By modifying Section 5 (c) (iv) as follows: "Notwithstanding 5 (c) (i), the maximum residential gross floor area permitted on the Mixed Use lands shown on Schedule 'A' shall not exceed 141,165 square metres".
  - (c) By modifying Section 5 (e) (iii) as follows: "Two Landmark Buildings shall be permitted at two locations identified on Schedule 'C' provided that building or portion thereof north of R.O.W. 'A' does not exceed 75 m in height, and does not exceed 122 m in height south of R.O.W. 'A'."
  - (d) By modifying Section 5 (e) (iv) related to maximum building heights on the final phases of development as follows: "In addition to the two Landmark Buildings, for the balance of lands south of R.O.W. 'A' on Schedule 'C', the maximum building height shall be 95 m east of R.O.W 'B' along Marine Parade Drive."

4. Chapter 324, Site-Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws:

<b>BY-LAW NUMBER ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
656-2010 June 9, 2010	Lands located on the south side of Lake Shore Boulevard West, east of Park Lawn Road at the off-ramp to the Gardiner Expressway, municipally known in the year 2010 as 2123 Lake Shore Boulevard West and 68 Marine Parade Drive	To make modifications to implement Official Plan Amendment including: increasing the maximum residential gross floor area and number of units, increased building height on the final phases of development, reducing right-of-way widths, and other minor technical/house-keeping amendments thereto

ENACTED AND PASSED this 9th day of June, A.D. 2010.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

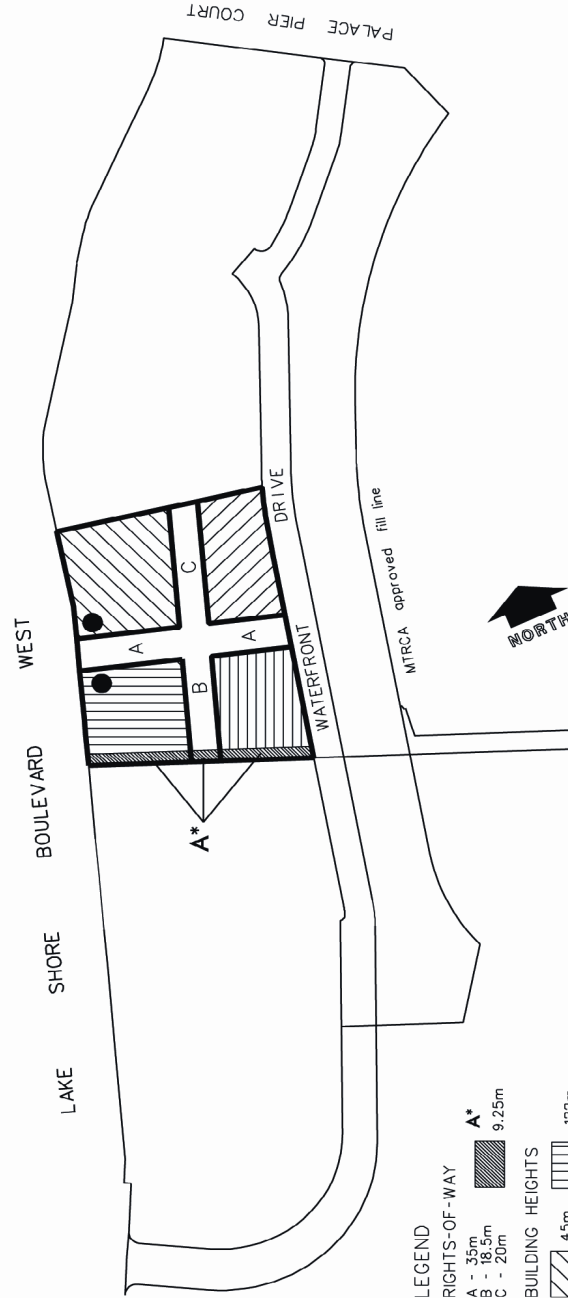
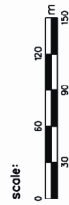
The Corporation of the City of Etobicoke  
Schedule 'C' BY-LAW Number 1994-149

PART OF LOTS 'E' AND 'F'

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

Page Number \_\_\_\_\_



LEGEND

<b>RIGHTS-OF-WAY</b>	<b>A*</b>	9.25m
A - 35m		
B - 18.5m		
C - 20m		
<b>BUILDING HEIGHTS</b>		
45m		122m
42m		95m
<b>LANDMARK BUILDINGS</b>		
●		

NOTE: RIGHT-OF-WAY A\* TO BE SHARED WITH ADJACENT PROPERTY OWNER TO THE WEST  
FOR A TOTAL RIGHT-OF-WAY WIDTH OF 18.5M

CAD DRAWING BY LANS/NOTES/FPW/ETL/MJC/DON

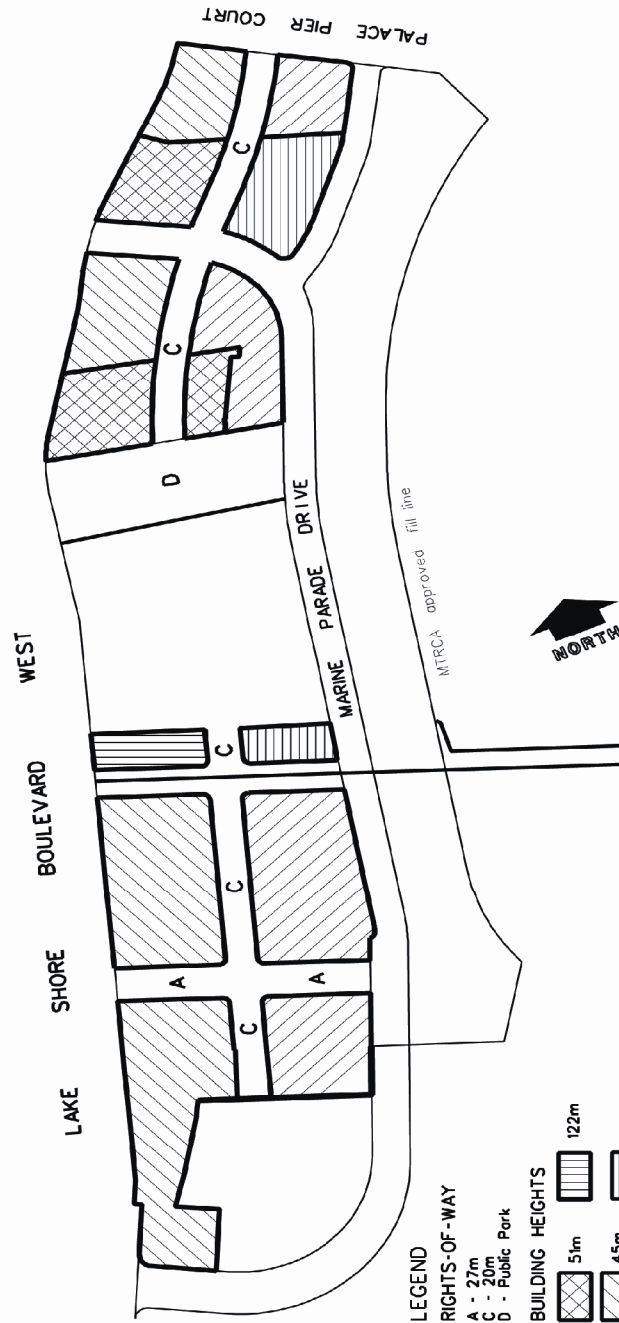
The Corporation of the City of Etobicoke  
Schedule 'D' BY-LAW Number 1994-197

PART OF LOTS 'D', 'E' AND 'F'

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

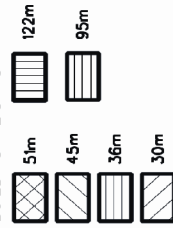
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LEGEND  
RIGHTS-OF-WAY

A - 27m  
C - 20m  
D - Public Park

BUILDING HEIGHTS



CAD DRAWING: BYLAWS/2008\_08\_20/3353/55-SCHEDULED.DGN

N.B. ALL PUBLIC RIGHTS-OF-WAY ARE SCHEMATIC ONLY