

Authority: Etobicoke York Community Council Item 39.21, adopted as amended,  
by City of Toronto Council on August 25, 26 and 27, 2010  
Enacted by Council: August 27, 2010

**CITY OF TORONTO**

**BY-LAW No. 1136-2010**

**To adopt Amendment No. 106 to the Official Plan for the City of Toronto with respect to lands located in the Humber Bay Shores Secondary Plan municipally known as 2143 and 2147 Lake Shore Boulevard West.**

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. 106 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 27th day of August, A.D. 2010.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 106 TO THE OFFICIAL PLAN**  
**OF THE CITY OF TORONTO**  
**2143 AND 2147 LAKE SHORE BOULEVARD WEST**

---

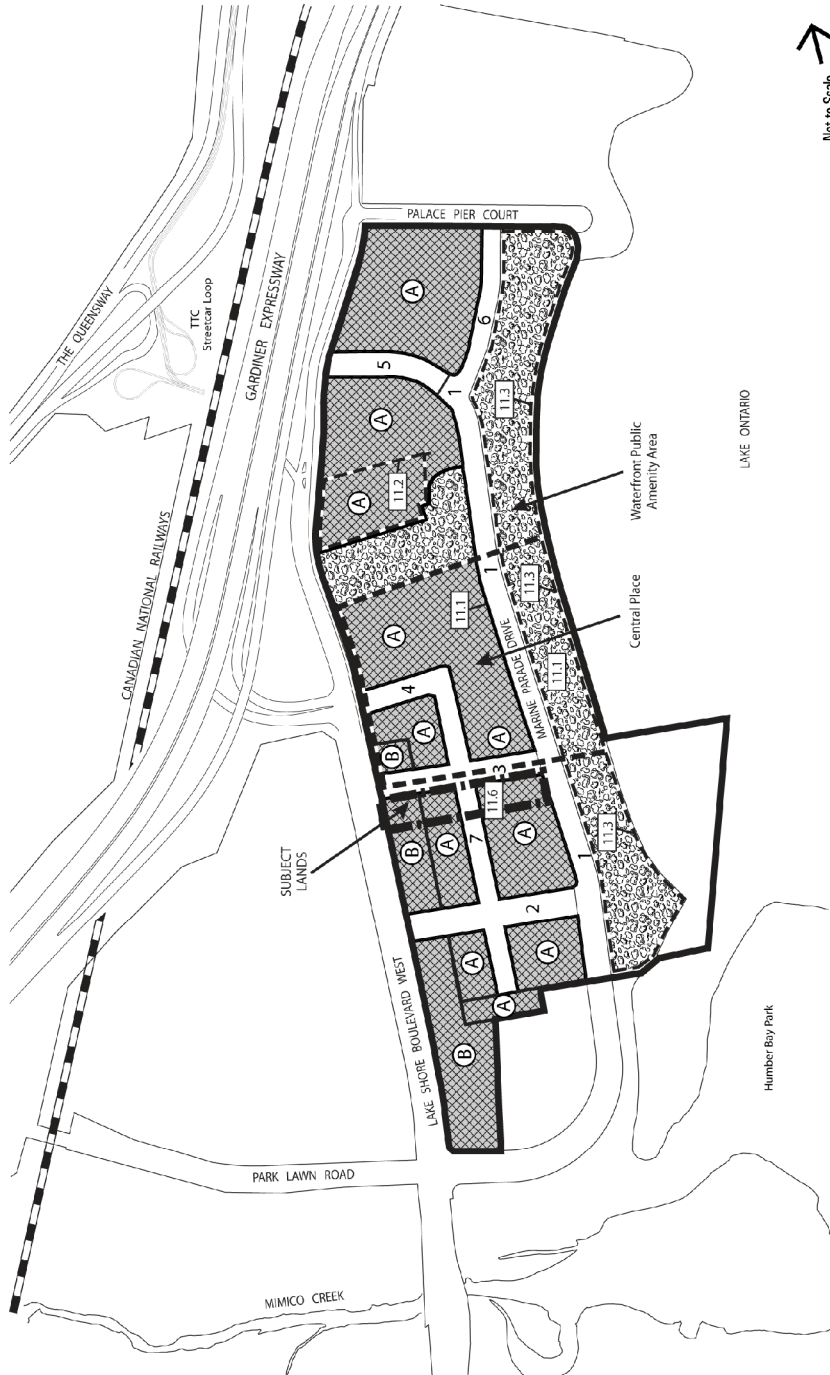
The following text and schedule constitute Amendment No. 106 to the Official Plan for the City of Toronto.

**OFFICIAL PLAN AMENDMENT**

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

1. Chapter 6, Section 11, Motel Strip Secondary Plan, is amended by adding Site and Area Specific Policy 6 to Sub-Section 11.10 as follows:
  - "6. Notwithstanding Sections 3.2, 4.1, 4.2, 8.5 and 8.6, the subject lands within *Mixed Use Areas 'A' and 'B'* shall be developed for a mixed use project and shall be subject to the following policies:
    - i. A maximum of 785 residential units on the subject lands to be located entirely within *Mixed Use Area 'A'*.
    - ii. The maximum density within *Mixed Use Area 'A'* and *Mixed Use Area 'B'* shall be 3.12 times the gross lot area. The gross lot area of the site is 20,099 square metres.
    - iii. The maximum building height permitted in *Mixed Use Area 'A'*, between Lake Shore Drive and on the west side of Internal Road 7, as shown on Map 11-1, shall be 154 metres measured above an elevation of 84.75 metres asl.
2. Chapter 6, Section 11, Motel Strip Secondary Plan, Map 11-1 is amended by adding Site and Area Specific Policy 11.6 as shown on the attached map.
3. Chapter 6, Section 11, Motel Strip Secondary Plan, Map 11-2 is amended by reducing Internal Road No. 3 and 7 from 23 metres to 18.5 metres as shown on the attached map.

# AMENDMENT No. 106 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO



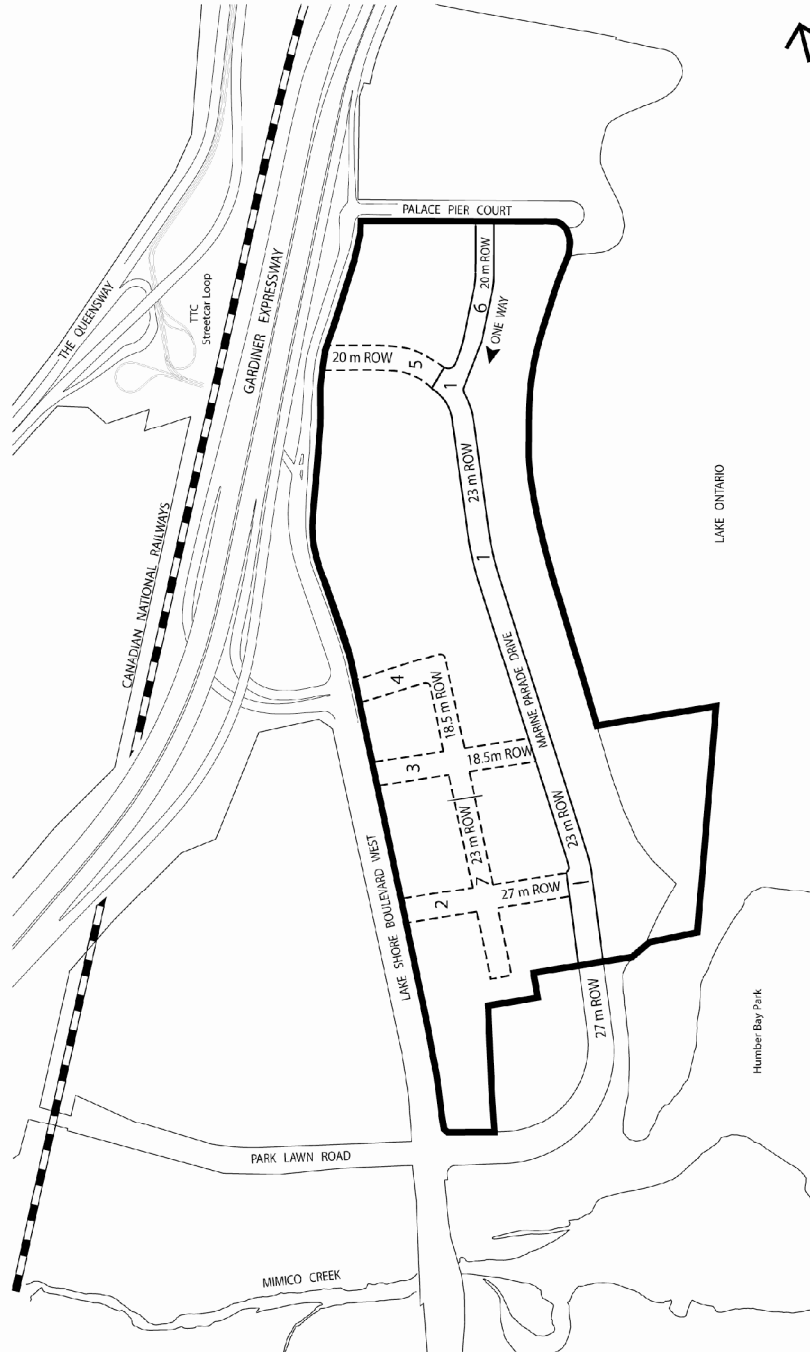
- Secondary Plan Boundary
- 1-7 Internal Roads
- Mixed Use Areas
- Parks and Open Space Areas
- Site and Area Specific Policies

## Motel Strip Secondary Plan MAP 11-1 Land Use Plan

Site and Area Specific Policies 11.6

August 2007

# AMENDMENT No. 106 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO



## Motel Strip Secondary Plan MAP 11-2 Internal Public Roads System

- Secondary Plan Boundary
- 1-7 Internal Public Roads

October 2008