

CITY OF TORONTO

BY-LAW No. 1179-2010(OMB)

To adopt Amendment No. 146-2006(OMB) to the Official Plan for the former City of Etobicoke with respect to the lands municipally known as 2200 Lake Shore Boulevard West, 10 Park Lawn Road, 36 Park Lawn Road, 42 Park Lawn Road and 60-80 Park Lawn Road.

WHEREAS the Ontario Municipal Board, pursuant to its Order No. 2919, dated October 18, 2006, determined to amend the Official Plan of the former City of Etobicoke;

THEREFORE the Ontario Municipal Board Orders as follows:

1. The text and map attached hereto as Schedule "A" are hereby approved as Amendment No. 146-2006 to the Official Plan of the former City of Etobicoke.

PURSUANT TO ORDER/DECISION NO. 2919 ISSUED ON OCTOBER 18, 2006 OF THE ONTARIO MUNICIPAL BOARD IN BOARD CASE NO. PL040456 AND PL050003.

SCHEDULE "A"

PART TWO – THE AMENDMENT

2.1 Introduction

Amendment No. 146-2006(OMB) to the Etobicoke Official Plan consists of the text and schedules identified in the following paragraphs 2.2 and 2.3.

2.2 Map Changes (Schedules "A", "B" and "C")

- 2.2.1 Map 4, Land Use, is hereby amended by changing the designation of the area affected by this Amendment from "Office" and "Open Space" to "Mixed Use" as shown on Schedule "A" hereto.
- 2.2.2 Schedule 2, Land Use Plan, Chapter 16, Park Lawn Road/Lake Shore Boulevard Secondary Plan, is hereby amended by changing the designation of the area affected by this Amendment from "Office" and "Open Space" to "Mixed Use" as shown on Schedule "B" hereto.
- 2.2.3 Schedule 3, Proposed Open Space System, Chapter 16, Park Lawn Road/Lake Shore Boulevard Secondary Plan, is hereby amended as shown on Schedule "C" hereto.

2.3 Text Changes

Chapter 16, Park Lawn Road/Lake Shore Boulevard Secondary Plan is hereby amended as follows:

- 2.3.1 Section 16.1.3 is deleted and replaced with the following:

"To provide for both employment and residential opportunities, with the intention of achieving approximately 1,000 additional jobs and 9,500 additional residents within the Secondary Plan Area."

- 2.3.2 Section 16.2.1.2 is deleted and replaced with the following:

"Area 2

Area 2 is south of the Canadian National Railway and is generally designated for residential uses west of the Mimico Creek and for mixed use east of the Mimico Creek."

- 2.3.3 Section 16.2.2.1 is amended by deleting the second sentence and replacing it with the following:

"Transportation studies have identified an initial development capacity equivalent to approximately 4,900 additional residential units and 46,000 square metres of additional industrial/commercial floor space."

- 2.3.4 Section 16.3.1.1 is amended by deleting the fourth paragraph and replacing it with the following:

"Mixed Use: The Mixed Use designation is intended to accommodate residential uses in high and medium density forms, office uses, retail and service commercial uses, as well as recreational, institutional, cultural or entertainment uses, in single use or mixed use buildings and developments. Office/Commercial uses are subject to the policies of Section 16.4."

- 2.3.5 Section 16.3.1.2 is amended by deleting the third paragraph and replacing it with the following:

"Mixed Use projects may achieve a maximum gross density of up to 410 units per hectare, and a gross floor space index of up to 3.8 times the lot area, of which a maximum of 3.25 times the lot area may be for residential uses."

- 2.3.6 Section 16.3.3 is deleted and replaced with the following:

"16.3.3 Area 2 is designated for a variety of residential and non-residential uses, either in single use developments or in mixed use developments combining both residential and non-residential uses. The following policies apply to residential development in Area 2. Additional policies for the lands designated as Mixed Use are set out in Section 16.10.5."

- 2.3.7 Section 16.3.3.1 is deleted and replaced with the following:

"16.3.3.1 The maximum number of residential units permitted within Area 2 shall be 3,075, of which a maximum of 152 units shall be permitted on Site 1, a maximum of 52 units shall be permitted on Site 2, a maximum of 63 units shall be permitted on Site 3, and a maximum of 362 units shall be permitted on Site 4."

- 2.3.8 Section 16.3.3.3 is amended by deleting the first sentence and replacing it with the following:

"16.3.3.3 Residential development/redevelopment of lands designated as Medium Density Residential or High Density Residential in Area 2 shall have regard to the existing low density residential area and the school site to the west."

- 2.3.9 Section 16.10, Site Specific Policies, is amended by the addition of a new policy as follows:

16.10.5 Site Specific Policy No. 2 (Park Lawn Block)

The following policies apply to the area designated as Mixed Use bounded by Park Lawn Road, Lake Shore Boulevard West, Mimico Creek valley and the Canadian National Railway, the "Park Lawn Block":

- 16.10.5.1 Existing industrial uses are permitted as interim uses pending the completion of redevelopment. Residential uses shall be permitted only through a site-specific or area-specific rezoning process, subject to the following:
- 16.10.5.2 In general, residential uses shall be located so as to provide both:
- beneficial relationships with the open space amenity of the adjacent Mimico Creek valley, including access to open space and trail linkages where appropriate, as well as the visual relationship with the valleylands and the Lake Ontario shoreline and parklands, and
 - separation from the industrial operations east of Park Lawn Road by appropriate distance separation and/or intervening non-residential buildings and uses.
- 16.10.5.3 Subject to Section 16.10.5.8, the maximum permitted number of residential units shall be 2,194 and the maximum floor space for office/commercial uses shall be 27,750 square metres.
- 16.10.5.4 Where the numbers indicating permissions for residential units, office/commercial floor space, densities and units per hectare in Site Specific Policy 2 conflict with numbers in the remainder of this Secondary Plan, the numbers in Site Specific Policy 2 shall prevail.
- 16.10.5.5 Notwithstanding Section 4.5.2 of this Plan, density for mixed uses in separate buildings shall be calculated based on the entire area of the lot, in accordance with Section 16.3.1.2.
- 16.10.5.6 The following site-specific zoning by-law provisions shall apply to the property known as 2200 Lake Shore Boulevard West and 10 Park Lawn Road:
- The maximum number of residential units shall be 1,200 and the maximum floor space for office/commercial uses shall be 18,473 square metres. Residential buildings shall have a maximum height of 36 storeys and office buildings shall have a maximum height of 10 storeys.
- 16.10.5.7 The following site-specific zoning by-law provisions shall apply to the property known as 60-80 Park Lawn Road:
- The maximum number of residential units shall be 588 and the maximum floor space for office/commercial uses shall be 5,321 square metres.

- 16.10.5.8 The properties known as 36 Park Lawn Road and 42 Park Lawn Road may submit applications for rezoning to permit additional residential units and/or additional office/ commercial floor space beyond the permissions of Section 16.10.5.3, provided that studies prepared by qualified professionals indicate that the additional residential units and/or additional office/commercial floor space do not create unacceptable impacts in terms of transportation capacity and traffic operations.
- 16.10.5.9 The transportation requirements and access arrangements for development of the Park Lawn Block shall be comprehensively addressed in order to provide for:
- improvements to encourage transit usage, as well as walking and cycling,
 - a co-ordinated vehicular access and circulation pattern serving the entire Block,
 - integration of access locations for both sides of Park Lawn Road, and
 - appropriate traffic capacity improvements with sufficient access points and circulation patterns.
- 16.10.5.10 Applications for rezoning to permit residential uses shall be supported by impact studies prepared by qualified professionals addressing:
- the compatibility of residential uses with industrial uses in the vicinity in terms of the impact relationships between proposed residential uses and industrial operations, including assessment of air quality, noise, traffic and other potential impacts, and identification of appropriate locational controls and mitigation measures to ensure a compatible interface between residential and industrial uses;
 - the environmental and functional relationships between the proposed development and the Mimico Creek valley to maximize appropriate access and amenity for future residents and ensure protection of natural features;
 - transportation capacity to serve the proposed development, provision of transportation improvements and provision for access and circulation co-ordination within the Park Lawn Block.
- 16.10.5.11 Zoning by-law amendments to permit residential uses shall incorporate site-specific provisions to implement the restrictions and regulations identified through the consideration of the above-noted studies and necessary to ensure desirable implementation of the policies for this area,

including site-specific densities or quantities of permitted uses, height limits, siting and locational controls.

Etobicoke Official Plan Amendment No. 146-2006

Schedule "A"

36 & 42 Park Lawn Road,
60-80 Park Lawn Road and
10 Park Lawn Road &
2200 Lake Shore Blvd W.

File # TA CMB 2002 0021
& TA CMB 2002 0006



Area of Amendment

Map 4

is amended by redesignating Office
and Open Space to Mixed Use.



Land Use



Low Density Residential



Industrial



Waterfront Public Amenity Area



Medium Density Residential



Commercial - Residential Strip



Secondary Plan Area



High Density Residential



Mixed Use



Office



Open Space



Not to Scale
Extracted 11/08/06 - MH

Etobicoke Official Plan Amendment No. 146-2006

Schedule "B"

36 & 42 Park Lawn Road,
60-80 Park Lawn Road and
10 Park Lawn Road &
2200 Lake Shore Blvd W.

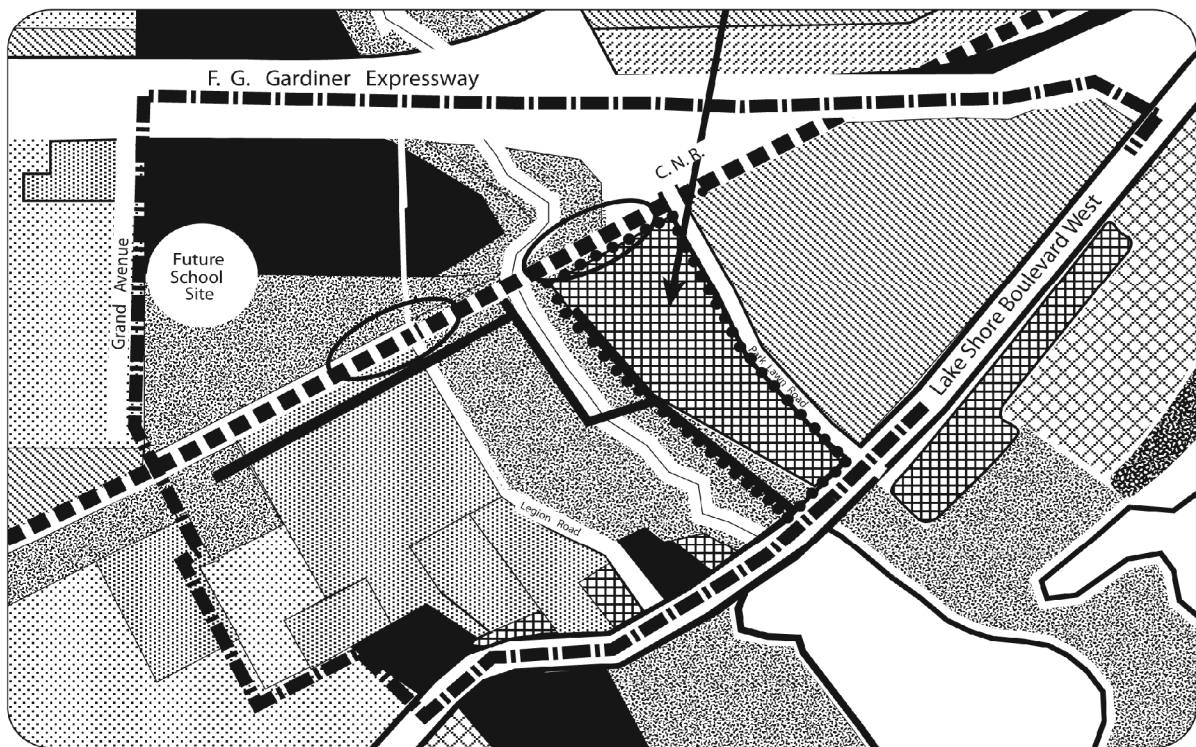
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Area of Amendment

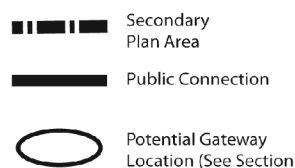
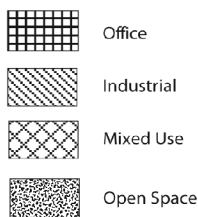
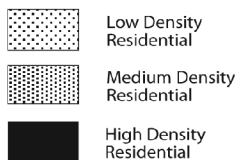
Schedule 2

of the Park Lawn Road / Lake Shore
Boulevard Secondary Plan is
amended by redesignating Office
and Open Space to Mixed Use.



Schedule 2

Park Lawn Road / Lake Shore Boulevard Land Use Plan (Secondary Plan)



Not to Scale
Extracted 11/08/06 - M

Etobicoke Official Plan Amendment No.146-2006

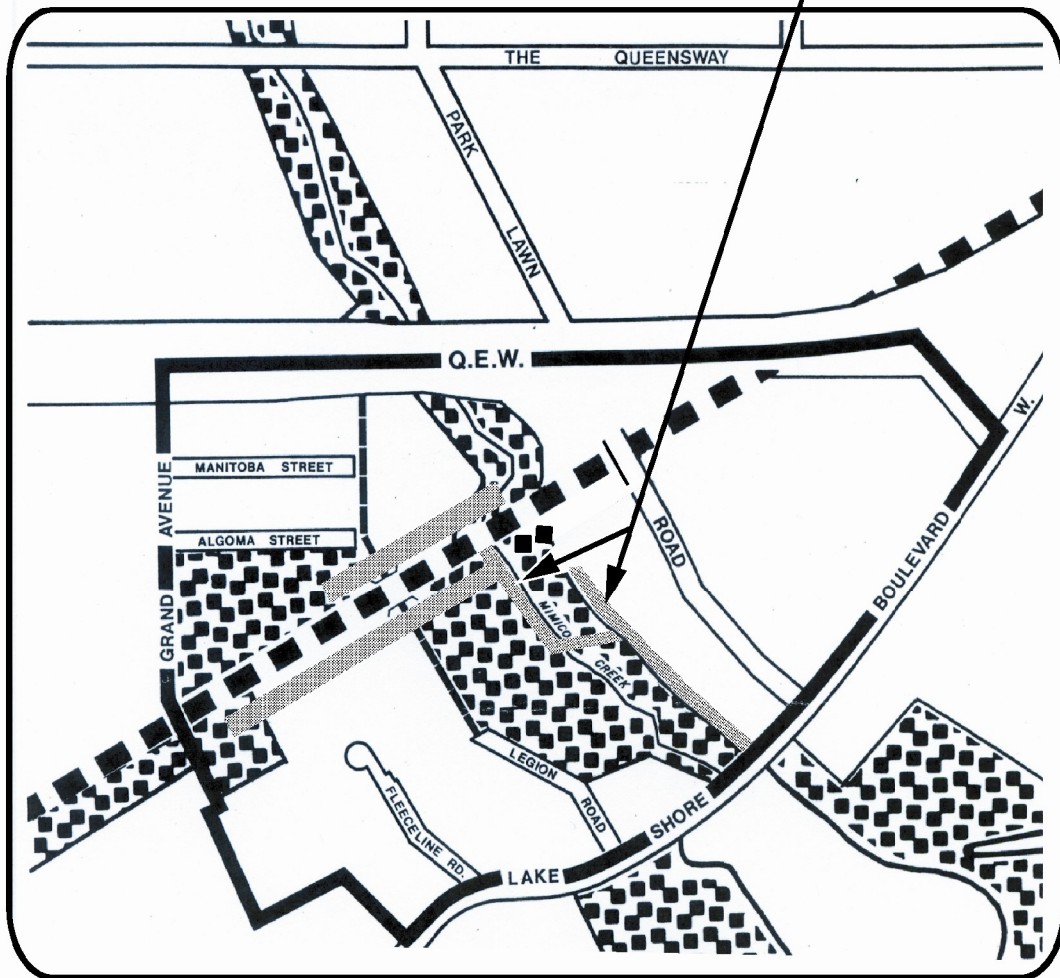
Schedule "C"

**36 & 42 Park Lawn Road,
60-80 Park Lawn Road and
10 Park Lawn Road &
2200 Lake Shore Blvd W.**

File # TA CMB 2002 0021 &
TA CMB 2002 0006

Schedule 3

of the Park Lawn Road / Lake Shore
Boulevard Secondary Plan is
amended by adding
pedestrian public connections.



SCHEDULE 3 PARK LAWN ROAD / LAKE SHORE BOULEVARD PROPOSED OPEN SPACE SYSTEM

LEGEND

- Secondary Plan Area
- Open Space
- Public Connection



Not to Scale
11/09/06 - MH