

Authority: Etobicoke York Community Council Item EY5.1, as adopted by City of Toronto Council on May 5, 6 and 7, 2015

CITY OF TORONTO

BY-LAW No. 571-2016

To adopt Amendment No. 308 to the Official Plan for the City of Toronto respecting the lands known municipally as 2161-2165 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 enacts:

1. The attached Amendment No. 308 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on June 9, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT NO. 308 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2015 AS
2161-2165 LAKE SHORE BOULEVARD WEST**

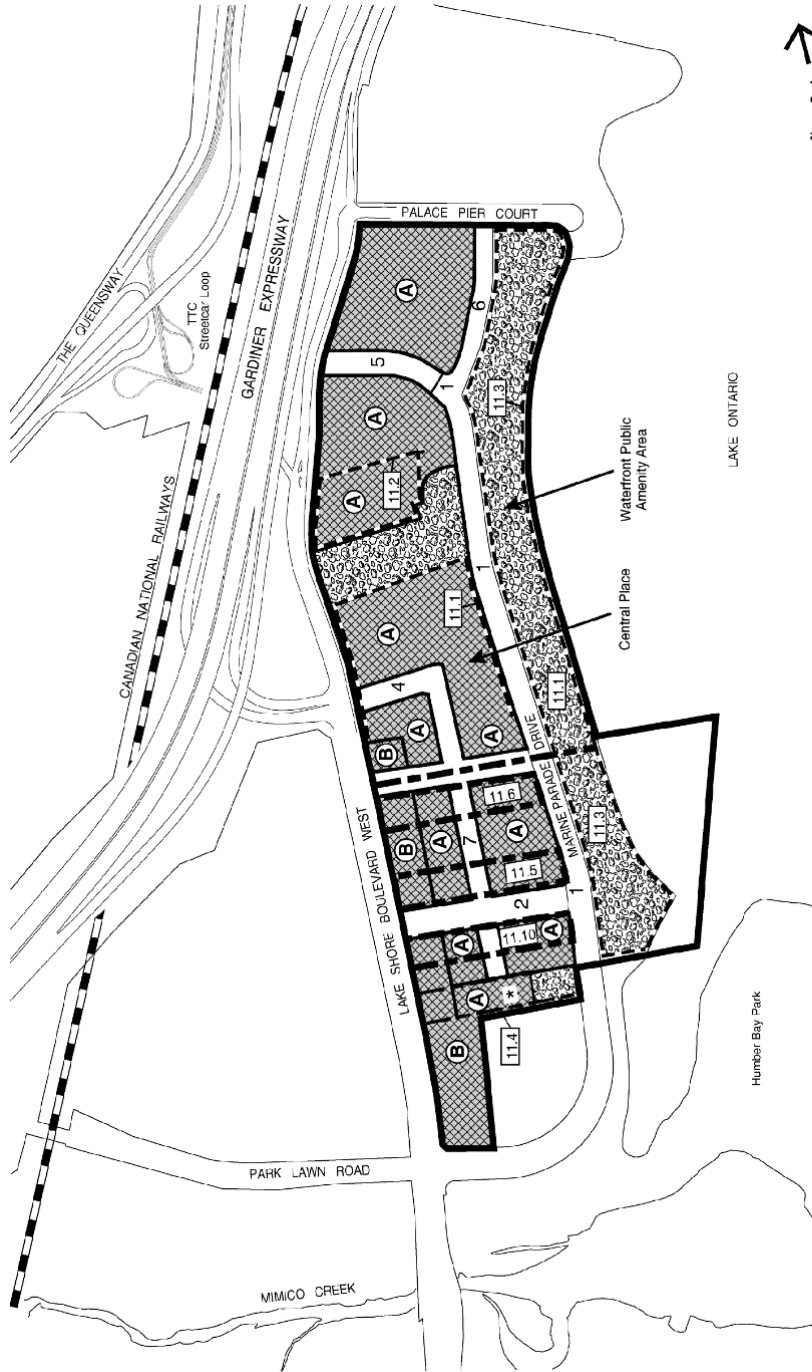
The Official Plan of the City of Toronto is amended as follows:

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 10 to Sub-Section 11.10 as follows:
 - "10. Notwithstanding Sections 2.4, 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 660 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 2.9 times the gross lot area. The gross lot area of the site is 18,431 square metres.
 - iii. A maximum total GFA of 50,489 square metres is permitted, which excludes grade-related retail/commercial developed in combination with any other use having equal or larger floor area in the same building within *Mixed Use Area* 'A'.
 - iv. The maximum building height permitted in *Mixed Use Area* 'A' west of Internal Road 7, as shown on Map 11-1, shall be 167 metres (including mechanical) measured from established grade of 83.7 metres above sea level.
 - v. The maximum building height permitted in *Mixed Use Area* 'A', between Internal Road 7 and Marine Parade Drive, as shown on Map 11-1, shall be 55 metres (including mechanical), measured from established grade of 83.7 metres above sea level.
 - vi. The maximum building height permitted in *Mixed Use Area* 'B' between Laneway 'E' and Lake Shore Boulevard West is 23 metres (including mechanical), measured from established grade of 83.7 metres above sea level.
2. Chapter 6, Section 11, Motel Strip Secondary Plan, Map 11-1 is amended by adding Site and Area Specific Policy 11.10 as shown on the attached map.
3. Chapter 6, Section 11, Motel Strip Secondary Plan, Map 11-2 is amended by reducing Internal Roads No. 2 and 7 from 23 metres to 18.5 metres as shown on the attached map.

AMENDMENT NO. 308 TO THE OFFICIAL PLAN



Not to Scale

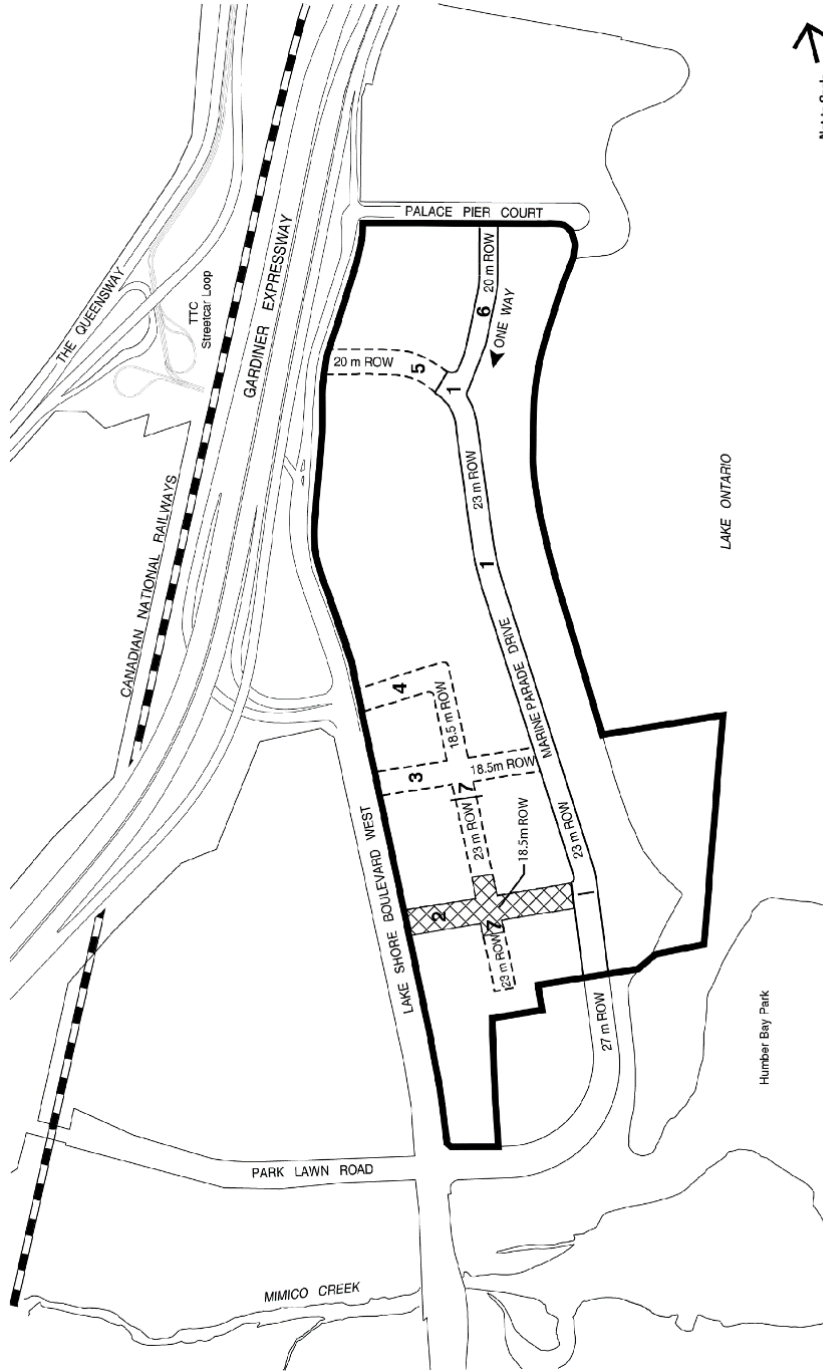
Motel Strip Secondary Plan
MAP 11-1 Land Use Plan



- Secondary Plan Boundary
 - 1-7 Internal Roads
 - Mixed Use Areas
 - Parks and Open Space Areas
 - Site and Area Specific Policies
- * Note: Future Road Alignment to be determined (including Road 7)

December 2010

AMENDMENT NO. 308 TO THE OFFICIAL PLAN



Not to Scale



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

- Secondary Plan Boundary
- 1-7 Internal Public Roads