

Authority: Etobicoke York Community Council Item EY34.4, adopted as amended, by City of Toronto Council on July 8, 9, 10 and 11, 2014 and EY19.5, as adopted by City of Toronto Council on January 31, 2017

**CITY OF TORONTO**

**BY-LAW 77-2018**

**To adopt Amendment 252 to the Official Plan for the City of Toronto with respect to lands located in the Humber Bay Shores Secondary Plan municipally known as 2169 to 2173 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 252 to the Official Plan is adopted pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended.

Enacted and passed on February 1, 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT 252  
TO THE OFFICIAL PLAN OF THE CITY OF TORONTO  
2169 to 2173 LAKE SHORE BOULEVARD WEST**

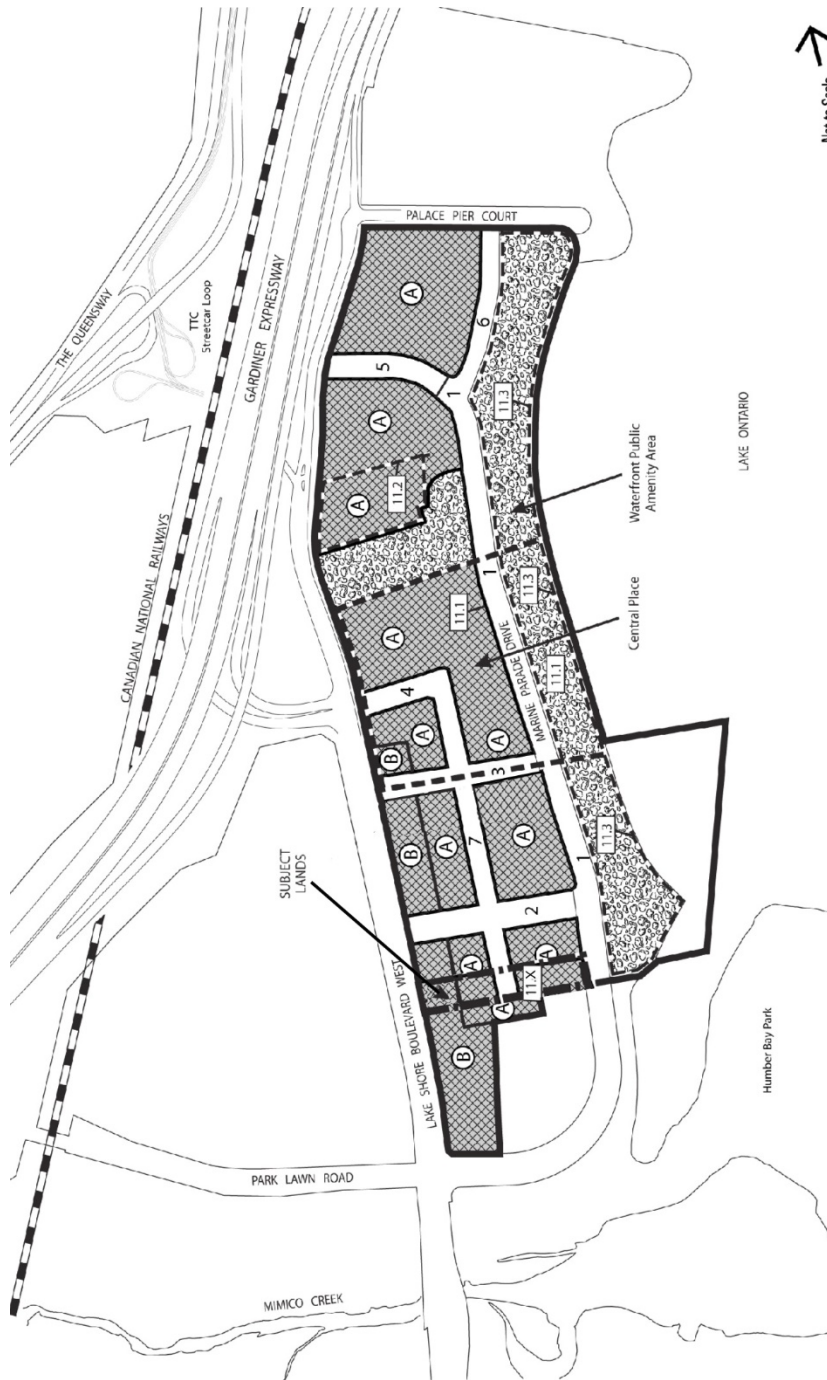
The following text and schedule constitute Amendment 252 to the Official Plan for the City of Toronto.

**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 X to Subsection 11.10 as follows:
  - "X. Notwithstanding Sections 2.4, 3.2, 4.1, 4.2, 7.2, 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 minimum lot frontage of 40 metres;
    - ii. A maximum of 540 residential units on the subject lands to be located entirely within *Mixed Use Area 'A'*;
    - iii. The maximum density within *Mixed Use Area 'A'* and *Mixed Use Area 'B'* shall be 3.28 times the gross lot area. The gross lot area of the site is 11,246 square metres;
    - iv. 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 131.1 metres measured above an elevation of 83.85 metres asl; and
    - v. The value of cash-in-lieu for park land dedication shall not exceed ten percent of the value of the development site, net of any conveyances for public road, public park, or public recreational purposes."
2. Chapter 6, Section 11, Motel Strip Secondary Plan, Map 11-1 is amended by adding Site and Area Specific Policy 11.X 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. 7 from 23 metres to 18.5 metres as shown on the attached map.

AMENDMENT 252 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO



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

1-7 Internal Roads

Secondary Plan Boundary

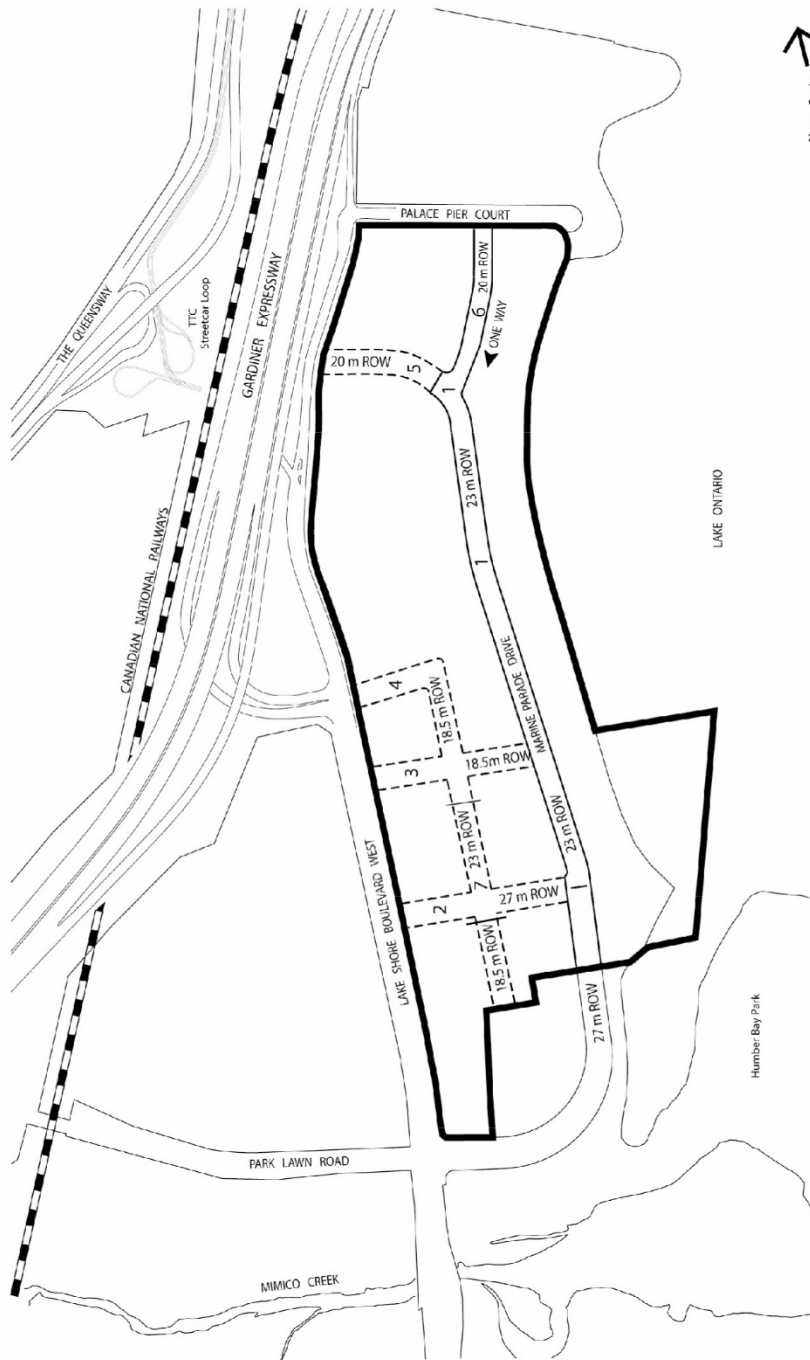
Mixed Use Areas

Parks and Open Space Areas

Site and Area Specific Policies

Site and Area Specific Policies 11.X

AMENDMENT 252 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO



Not to Scale

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



- Secondary Plan Boundary
- 1-7 Internal Public Roads