

Authority: Toronto and East York Community Council  
Item TE28.2 as adopted by City of Toronto Council on  
November 9 and 10, 2021 and Section 169-5.2B of City of  
Toronto Municipal Code Chapter 169, Officials, City

## CITY OF TORONTO

### BY-LAW 942-2021

**To amend former City of Toronto Zoning By-law 438-86, as amended by  
By-law 1174-2010(OMB), with respect to the lands municipally known as  
324 Cherry Street and 429 Lake Shore Boulevard East.**

Whereas City Council has delegated to the City Solicitor, in consultation with the City Clerk, by  
Section 169-5.2B of City of Toronto Municipal Code Chapter 169, authority to submit bills  
directly to Council to correct technical errors; and

Whereas technical amendments are required to By-law 1174-2010(OMB) in order to ensure that  
the by-law is in compliance with road alignments and the draft plan of subdivision;

The Council of the City of Toronto enacts:

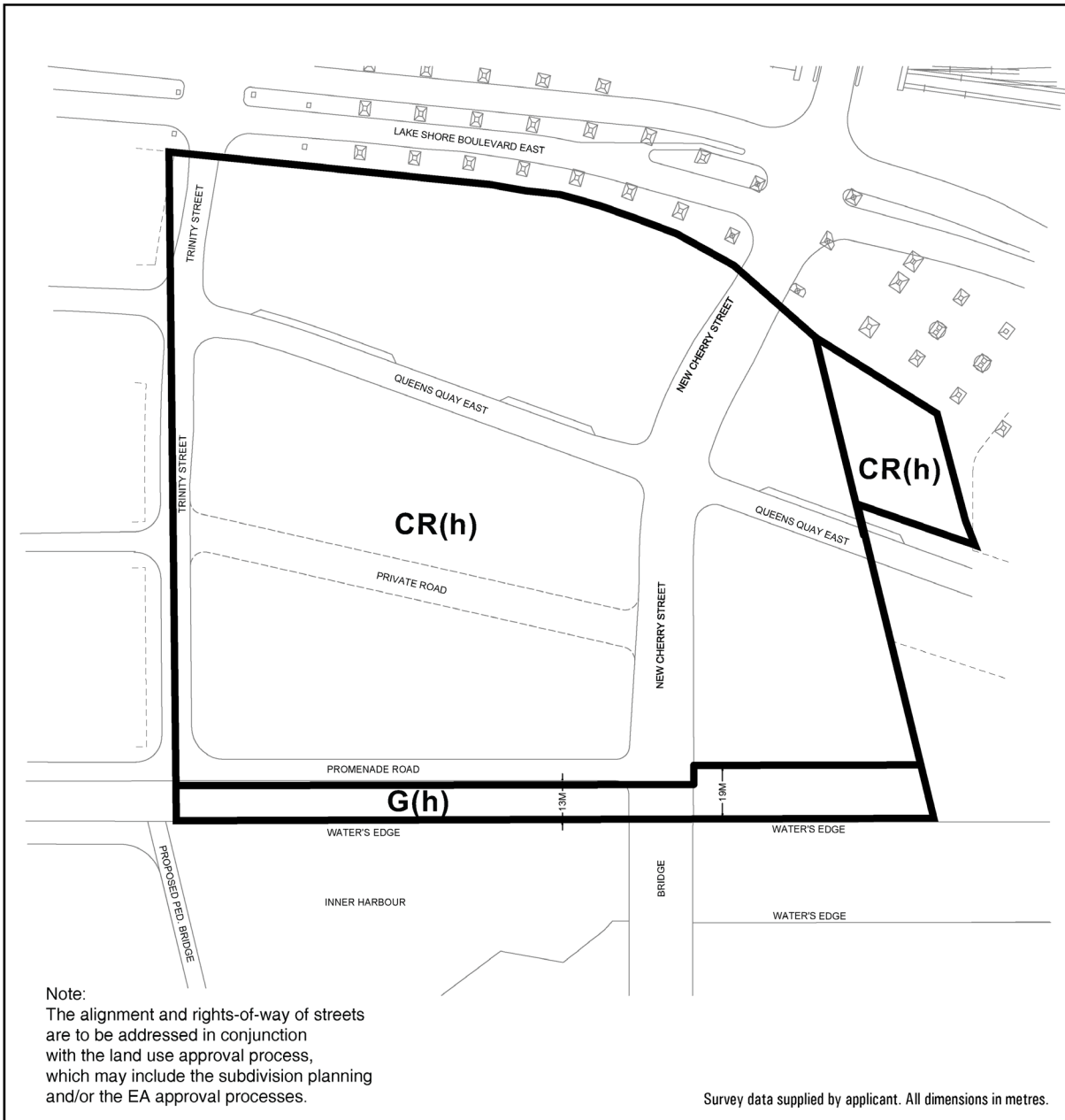
1. Zoning By-law 438-86, as amended by By-law 1174-2010(OMB), is hereby further  
amended by deleting Maps A and B and Maps 1 through 6, inclusive, and replacing them  
with Maps A and B and Maps 1 through 6, inclusive, as attached to this by-law.
2. Despite Exception 12(1)(487)(oo)(A.) of By-law 1174-2010(OMB), the area of the *plaza*  
is a minimum area of 1000 square metres.
3. Despite Appendix "1" to Exception 12(1)(487), 12(A) of By-law 1174-2010(OMB), the  
area of the *plaza* is a minimum area of 1000 square metres.

Enacted and passed on November 12, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



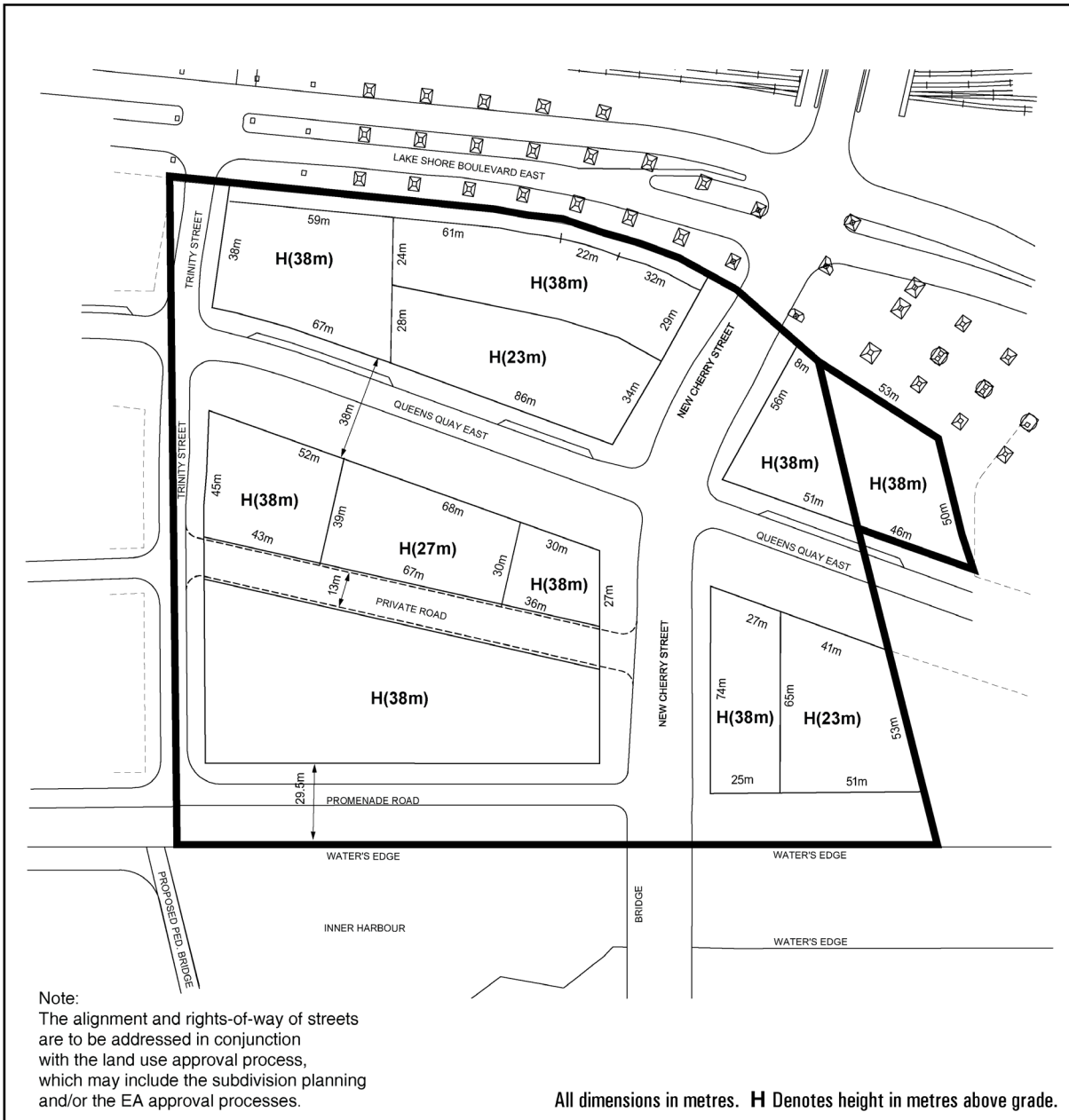
429 Lake Shore Boulevard East  
and 324 Cherry Street

Map A - Lands Subject to Exception

File # 10 117319



Not to Scale  
09/21/2021



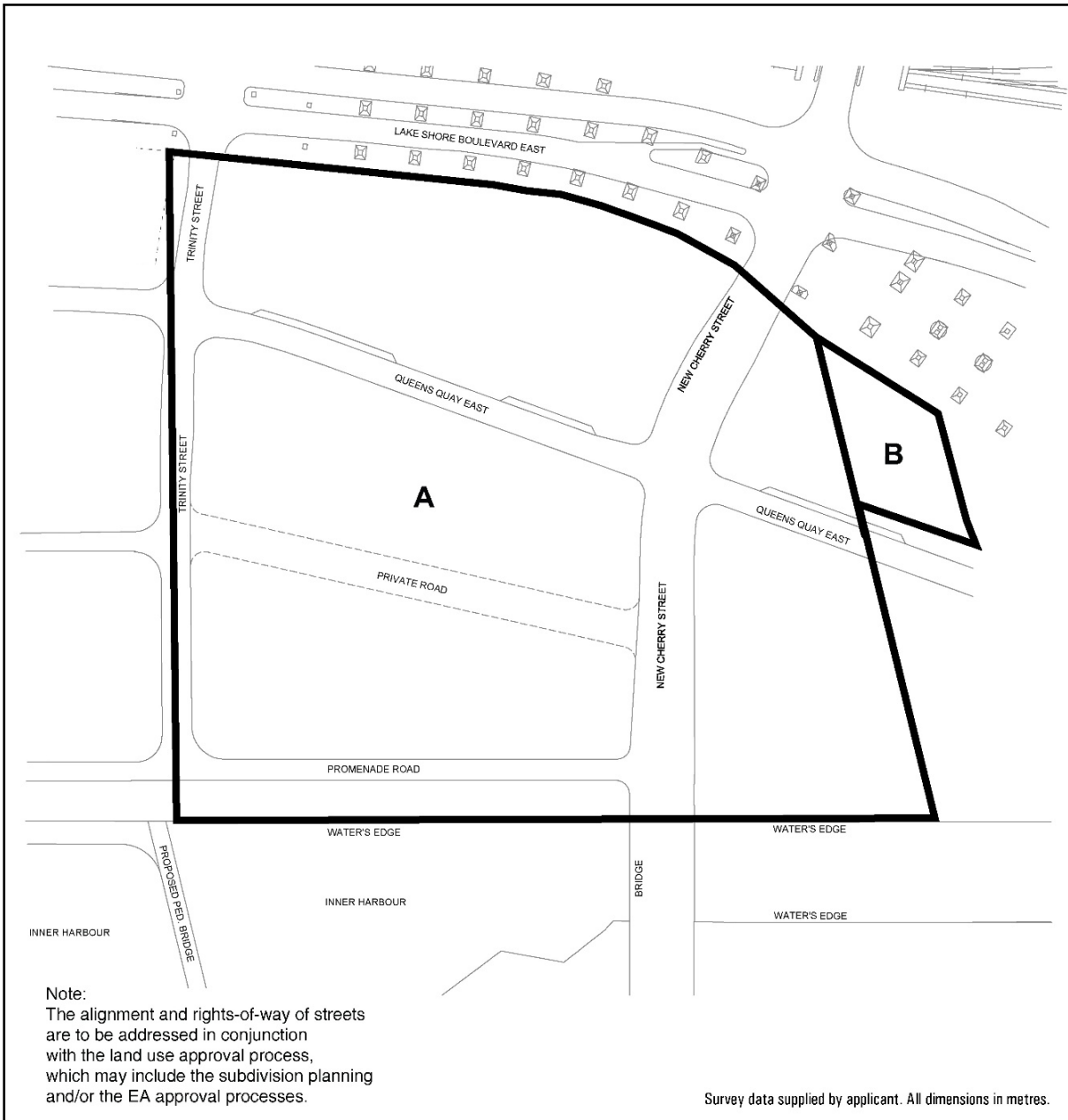
## 429 Lake Shore Boulevard East and 324 Cherry Street

### Map B - Maximum Base Building Heights

File # 10 117319



Not to Scale  
 09/21/2021



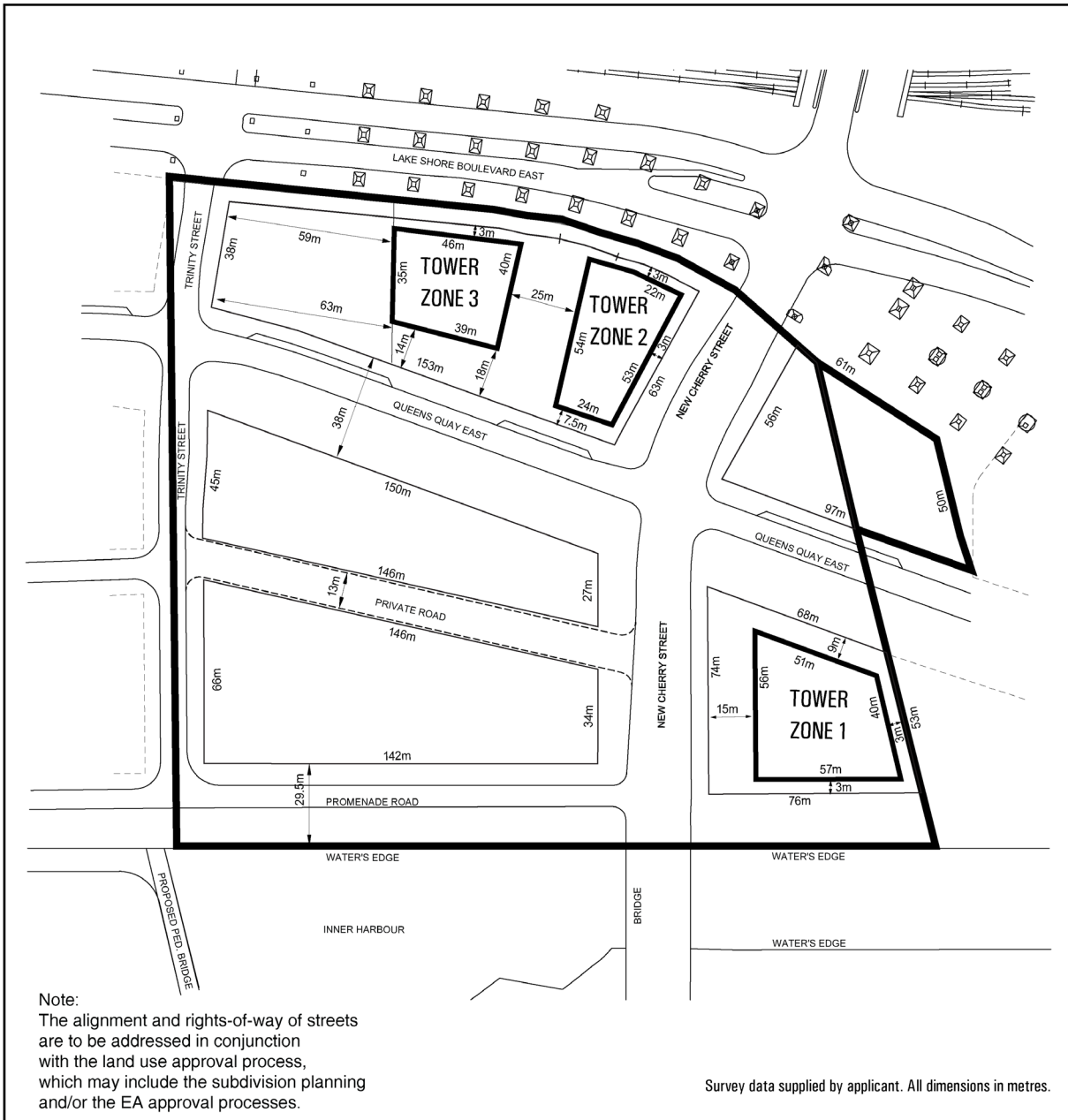
**429 Lake Shore Boulevard East  
and 324 Cherry Street**

**Map 1- Lot and Areas Subject to Maximum Density**

File # 10 117319



Not to Scale  
08/30/2021

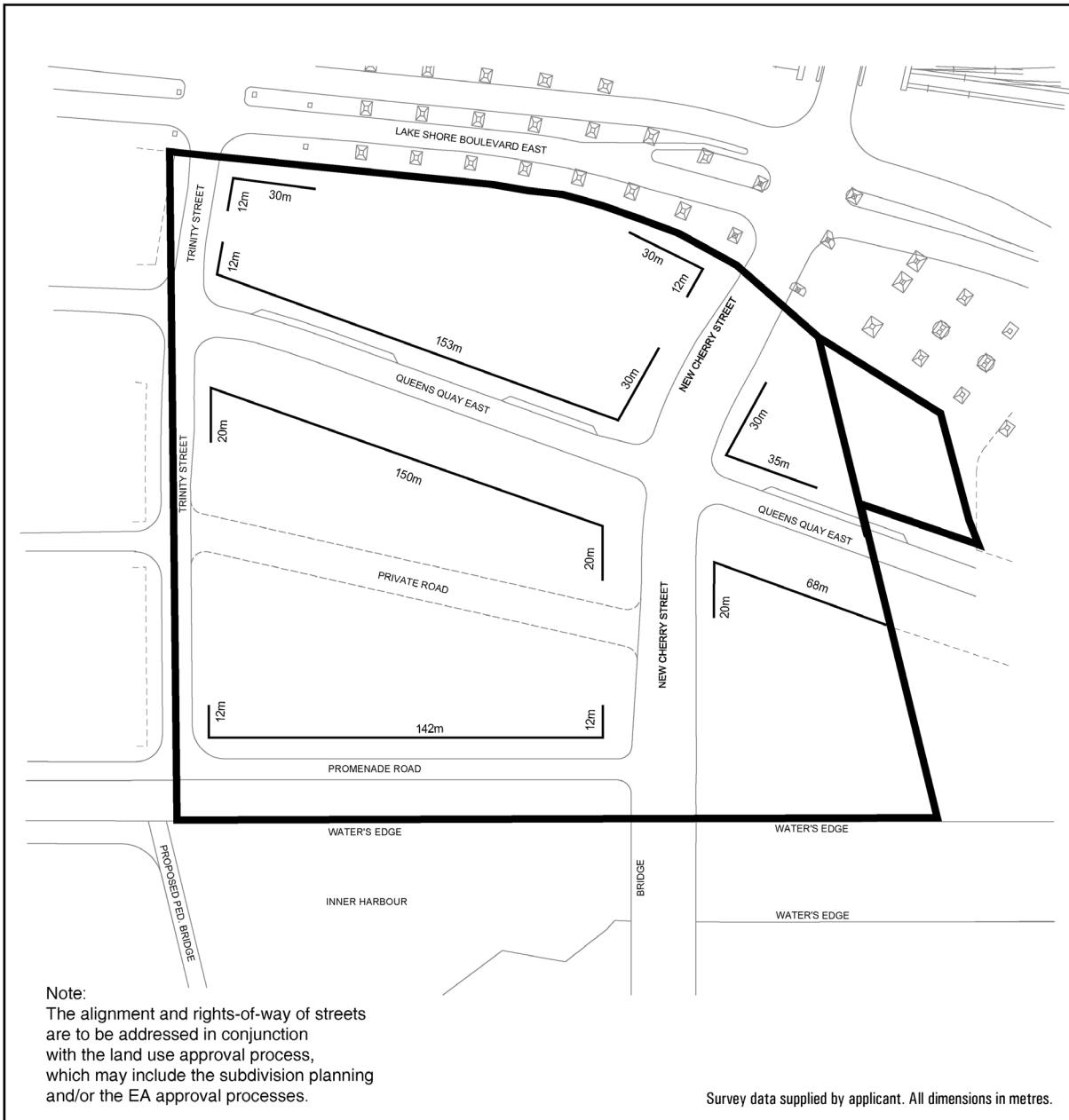


## 429 Lake Shore Boulevard East and 324 Cherry Street

### Map 2 - Permitted Tower Areas

File # 10 117319

↑  
Not to Scale  
09/21/2021



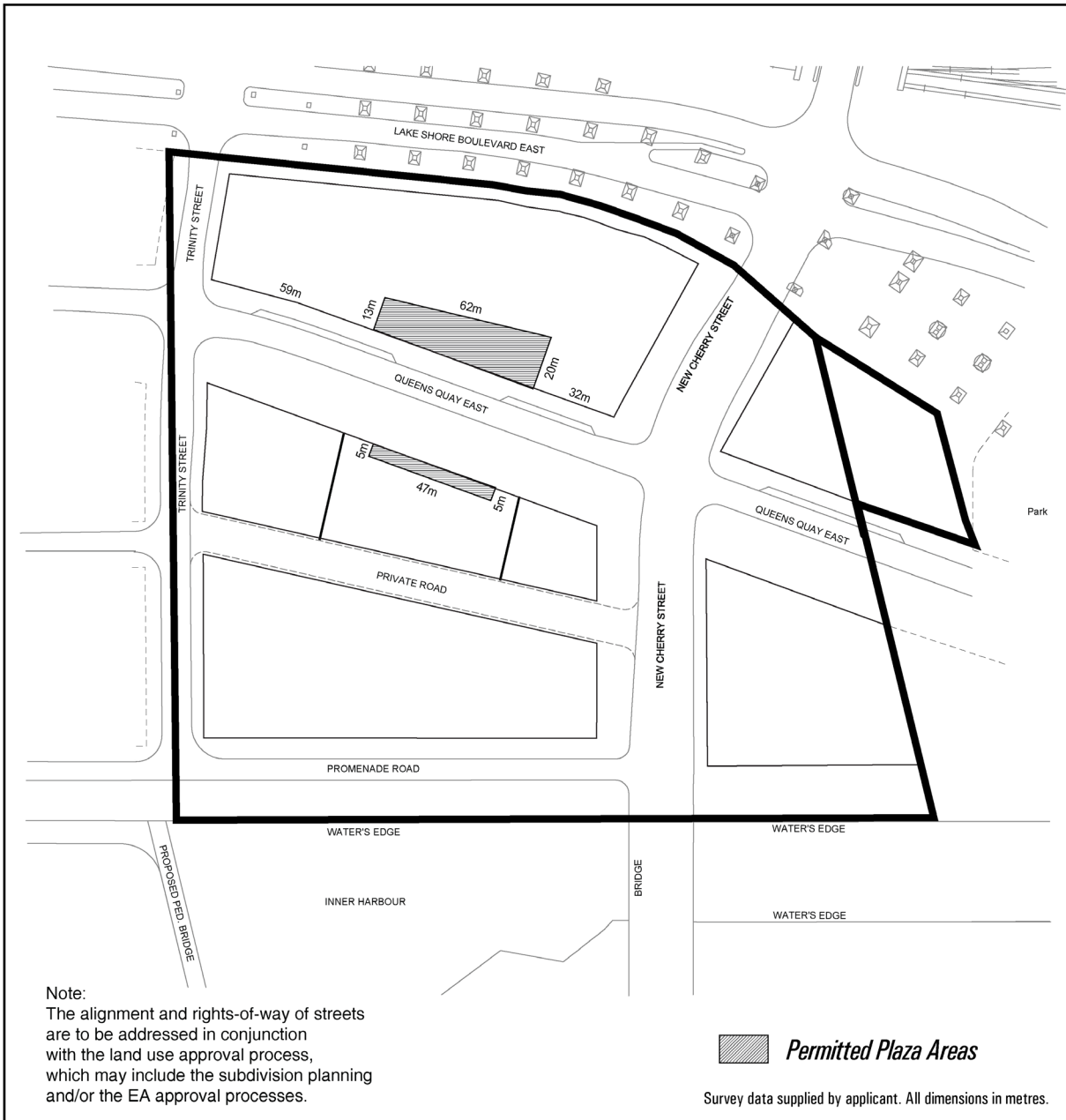
# 429 Lake Shore Boulevard East and 324 Cherry Street

## Map 3 - Build-to Lines

File # 10 117319



Not to Scale  
09/21/2021

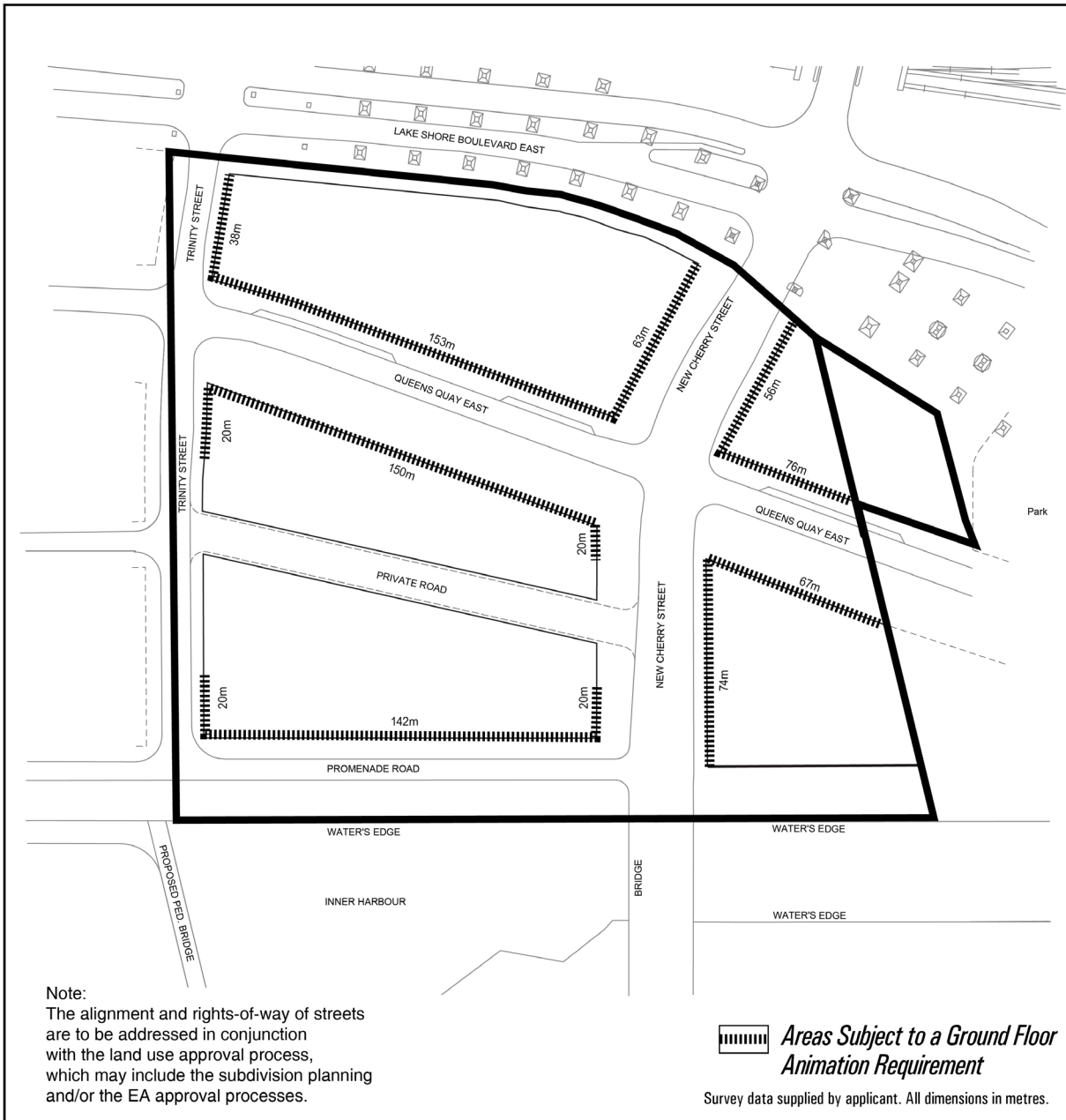


# 429 Lake Shore Boulevard East and 324 Cherry Street

## Map 4 - Permitted Plaza Areas

File # 10 117319

↑  
Not to Scale  
09/21/2021



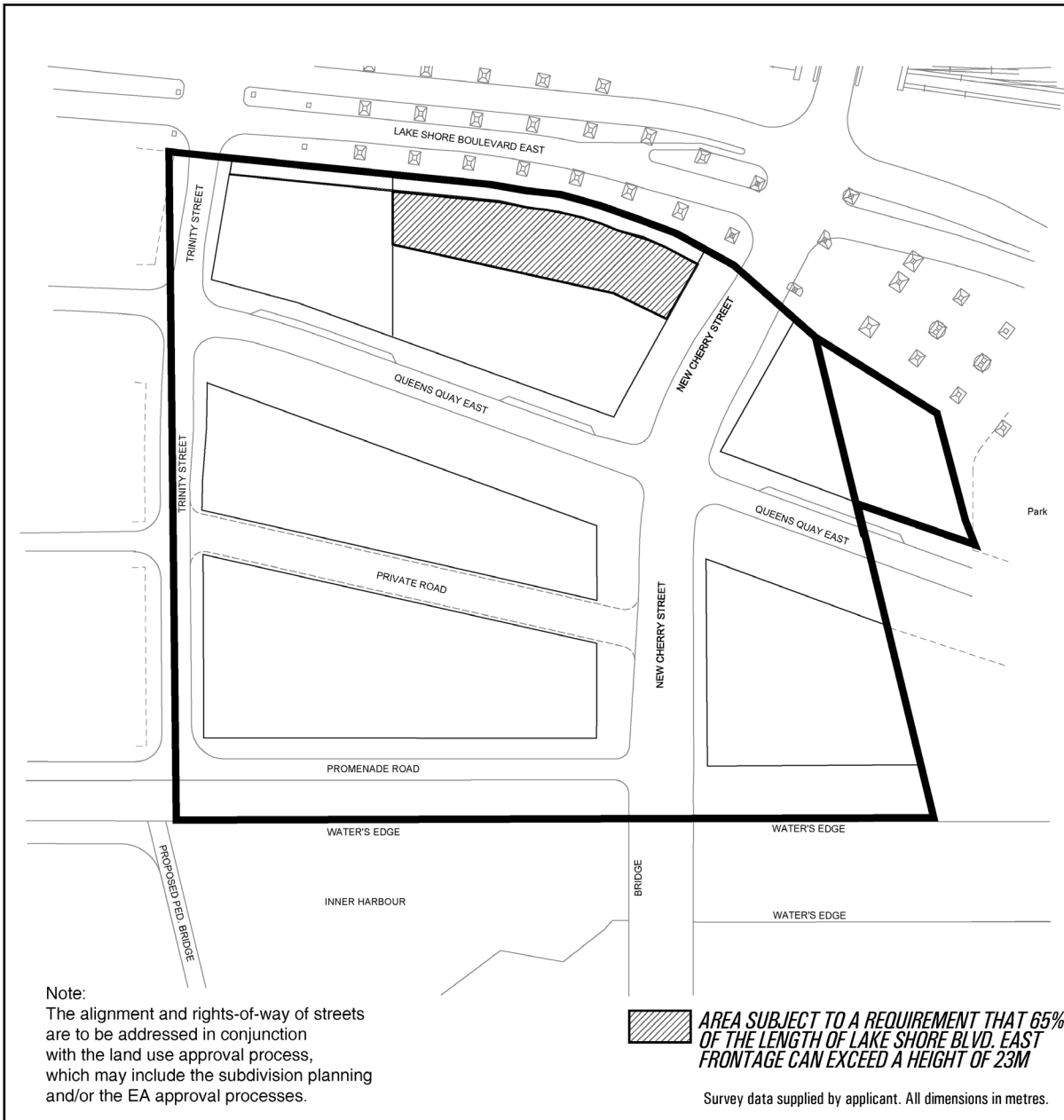
# 429 Lake Shore Boulevard East and 324 Cherry Street

## Map 5 - Ground Floor Animation Areas

File # 10 117319

↑  
Not to Scale  
09/21/2021





**Map 6 - Tower Zones 2 & 3 - Base Height Area  
Along Lake Shore Boulevard East**

**429 Lake Shore Boulevard East  
and 324 Cherry Street**

File # 10 117319



Not to Scale  
09/21/2021