

Authority: Etobicoke York Community Council Item
EY33.3, as adopted by City of Toronto Council on July 29,
30 and 31, 2026

CITY OF TORONTO

Bill 1213

BY-LAW -2026

To adopt Amendment 951 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2025, as lands generally along Lake Shore Boulevard West, between Forty Second Street to Dwight Avenue, certain lands north and south of Lake Shore Boulevard West generally between Forty Second Street and Dwight Avenue, and adding views to Lake Ontario from 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 951 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 951 TO THE OFFICIAL PLAN
LANDS KNOWN MUNICIPALLY IN THE YEAR 2025 AS LANDS GENERALLY
ALONG LAKE SHORE BOULEVARD WEST, BETWEEN FORTY SECOND STREET
TO DWIGHT AVENUE, CERTAIN LANDS NORTH AND SOUTH OF LAKE SHORE
BOULEVARD WEST GENERALLY BETWEEN FORTY SECOND STREET AND
DWIGHT AVENUE, AND ADDING VIEWS TO LAKE ONTARIO FROM LAKE
SHORE BOULEVARD WEST**

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

1. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 21 in its entirety.
2. Chapter 7, Site and Area Specific Policy 23, is amended by adding new Policy k) as follows:

"k) A precinct plan should be provided with the existing requirement for a Block Context Plan for new development on the lands."
3. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 822 in its entirety.
4. Map 7A, Identified Views from the Public Realm, is amended by adding the following views to "Important Natural Features":

"a. view south to Lake Ontario from the intersection of the following public streets:

 - i. Second Street and Lake Shore Boulevard West;
 - ii. Third Street and Lake Shore Boulevard West;
 - iii. Fourth Street and Lake Shore Boulevard West;
 - iv. Fifth Street and Lake Shore Boulevard West;
 - v. Sixth Street and Lake Shore Boulevard West;
 - vi. Seventh Street and Lake Shore Boulevard West;
 - vii. Ninth Street and Lake Shore Boulevard West;
 - viii. Tenth Street and Lake Shore Boulevard West;
 - ix. Eleventh Street and Lake Shore Boulevard West;
 - x. Twenty Third Street and Lake Shore Boulevard West;
 - xi. Twenty Fifth Street and Lake Shore Boulevard West;
 - xii. Long Branch and Lake Shore Boulevard West;
 - xiii. Thirty Fifth and Lake Shore Boulevard West;
 - xiv. Thirty Sixth and Lake Shore Boulevard West;
 - xv. Thirty Eighth and Lake Shore Boulevard West;
 - xvi. Fortieth and Lake Shore Boulevard West; and
 - xvii. Forty Second Street and Lake Shore Boulevard West."

5. Map 15, Land Use Plan, is amended by re-designating the lands municipally known as, 117 Fortieth Street, 87 Thirty Ninth Street, 100 Thirty Ninth Street, 88 Thirty Eighth Street, 89 Thirty Eighth Street, 87 Thirty Seventh Street, and 92 Thirty Sixth Street from *Neighbourhoods* to *Mixed Use Areas* as shown on the attached Appendix"1".
6. Map 15, Land Use Plan, is amended by re-designating the lands municipally known as 2 Thirtieth Street, 1 Twenty Sixth Street, 4 Twenty Second Street, 5 Twenty Second Street, 2 Twenty First Street, a portion of 3190 Lake Shore Boulevard West, 3 Twentieth Street, 3A Twentieth Street, 4 Nineteenth Street, 4 Fourteenth Street from *Neighbourhoods* to *Mixed Use Areas* as shown on the attached Appendix"2".
7. Map 26, Site and Area Specific Policies, is amended by removing the lands shown as Site and Area Specific Policy 21.
8. Map 26, Site and Area Specific Policies, is amended by removing the lands shown as Site and Area Specific Policy 822.
9. Schedule 4, Important Natural Features, Policy C9. Lake Ontario, is amended by adding the following words after the words "Twelfth Streets." And before the words "These windows on the Lake":

"Lake Ontario can be viewed at the intersection of Lake Shore Boulevard West and each of Second Street, Third Street, Fourth Street, Fifth Street, Sixth Street, Seventh Street, Ninth Street, Tenth Street, Eleventh Street, Twenty Third Street, Twenty Fifth Street, Long Branch Avenue, Thirty Fifth Street, Thirty Sixth Street, Thirty Eight Street, Fortieth Street, and Forty Second Street."

APPENDIX "1"



Official Plan Amendment # 951

Proposed changes to redesignate lands from Neighbourhoods to Mixed Use Areas



Mixed Use Areas

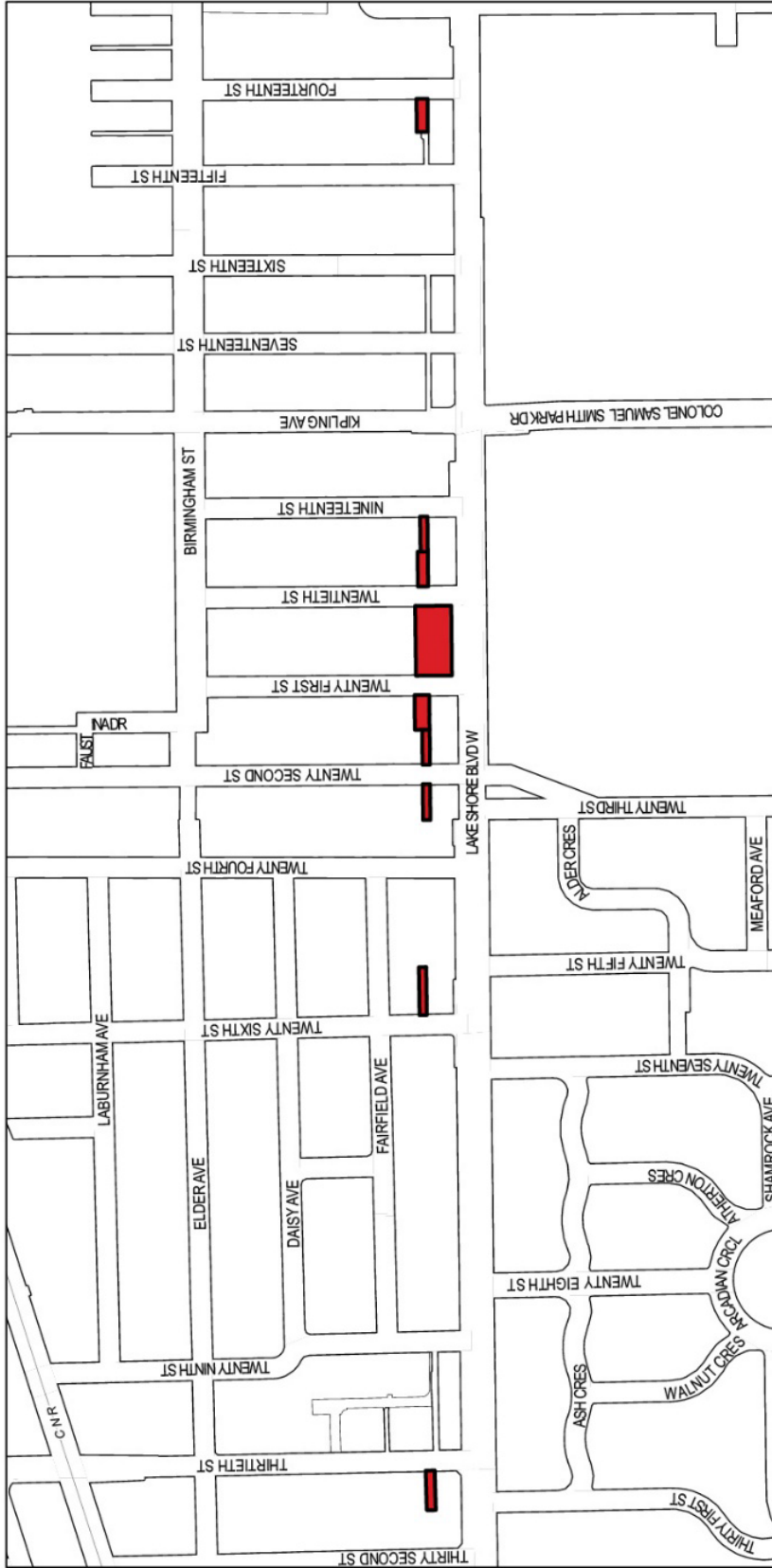
Lakeshore Boulevard West Study

File # 24 131323 WPS 00 TM



Not to Scale
06/04/2026

APPENDIX "2"



Lakeshore Boulevard West Study

Official Plan Amendment # 951

Proposed changes to redesignate lands from Neighbourhoods to Mixed Use Areas

File # 24 131323 WPS 00 TM

 Mixed Use Areas



Not to Scale
06/04/2026