

Authority: Etobicoke Community Council Report No. 12, Clause No. 15, as adopted by City of Toronto Council on October 29, 30 and 31, 2002, and Etobicoke Community Council Report No. 1, Clause No. 19, as adopted by City of Toronto Council on February 4, 5 and 6, 2003

Enacted by Council: February 7, 2003

CITY OF TORONTO

BY-LAW No. 94-2003

To adopt Amendment No. 104-2002 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting lands located on the north side of Lake Shore Boulevard West, between Legion Road and Mimico Creek, municipally known as 2242 and 2246 Lake Shore Boulevard West.

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. The text and maps attached hereto as Schedule "A" are hereby adopted as Amendment No. 104 to the Official Plan of the former City of Etobicoke.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 7th day of February, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

MAP CHANGES

- 1.1 Map 4, ‘Land Use’ is hereby amended by the insertion therein of the Map attached as Figure 1 to this Amendment to change the designation from Office to High Density Residential.
- 1.2 ‘Land Use Plan’ (Schedule 2) of the Park Lawn Road/Lake Shore Boulevard Secondary Plan is hereby amended to accommodate the proposed development by the modifications shown on Figure 2 to this Amendment.

TEXT CHANGES

- 2.1 Section 16.1.3 (Objectives) is hereby amended to read as follows:

“To provide a balance between employment and residential opportunities with the intention of achieving approximately 2395 additional jobs and 5936 additional residents within the Secondary Plan Area”.
- 2.2 Section 16.2.2.1 (Development Capacity) is hereby amended to reflect changes in development capacities in the area of the Secondary Plan by replacing the second sentence of the first paragraph with the following:

“Transportation studies have identified an initial maximum development capacity of approximately 2682 residential units and 92 900 m² (1,000,000 sq. ft.) of additional industrial/commercial floor space”.
- 2.3 Section 16.3.3.1 (Number of Units) is hereby deleted and replaced with the following:

“The maximum number of residential units permitted within Area 2 shall be 517, 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 on Site 4”.

SECTION 37 AGREEMENT

3. City Council may pass by-laws respecting the land shown delineated by heavy lines on Figure 1 to permit the erection of a residential development provided the owner, at its expense and in accordance with and subject to the agreement referred to in Section 4 of this By-law:
 - 3.1 Provides a cash contribution in the sum of \$250,000 to the City for the purpose of public improvements to the Bonar Creek Wetland within the Mimico Creek Corridor;
 - 3.2 Incorporates into the development on the land features, including built form, massing, architectural design, streetscape design and pedestrian connections, that

substantially reflect and maintain the spirit of the conceptual plans presented to the City at the public meeting on October 17, 2002 in conjunction with the application for development of the lands and utilizes building materials of high quality that have regard for the general character of the area and minimize the glare and reflection of light into nearby existing residential properties;

- 3.3 Provides a cash contribution in the sum of \$50,000 to the City for the purpose of streetscape improvements to the Lake Shore Boulevard West streetscape.
4. The density and height of development permitted by this By-law is permitted provided the owner enters into one or more agreements satisfactory to the City of Toronto, pursuant to Section 37 of the Planning Act, to secure the facilities, services and matters required to be provided by Section 3 and such agreement or agreements have been registered as a first priority against the title to the land.

IMPLEMENTATION

5. The policy established by this Amendment will be implemented through a site-specific amendment to the Zoning Code, Council's conditions to approval, and the signing of appropriate agreements.

INTERPRETATION

6. The provisions of the Official Plan as they may be amended from time to time with respect to the interpretation of the Plan shall apply with respect to this Amendment.

Etobicoke Official Plan Amendment No. 104 - 2002

Figure 1

2242, 2246 Lake Shore Blvd. W.

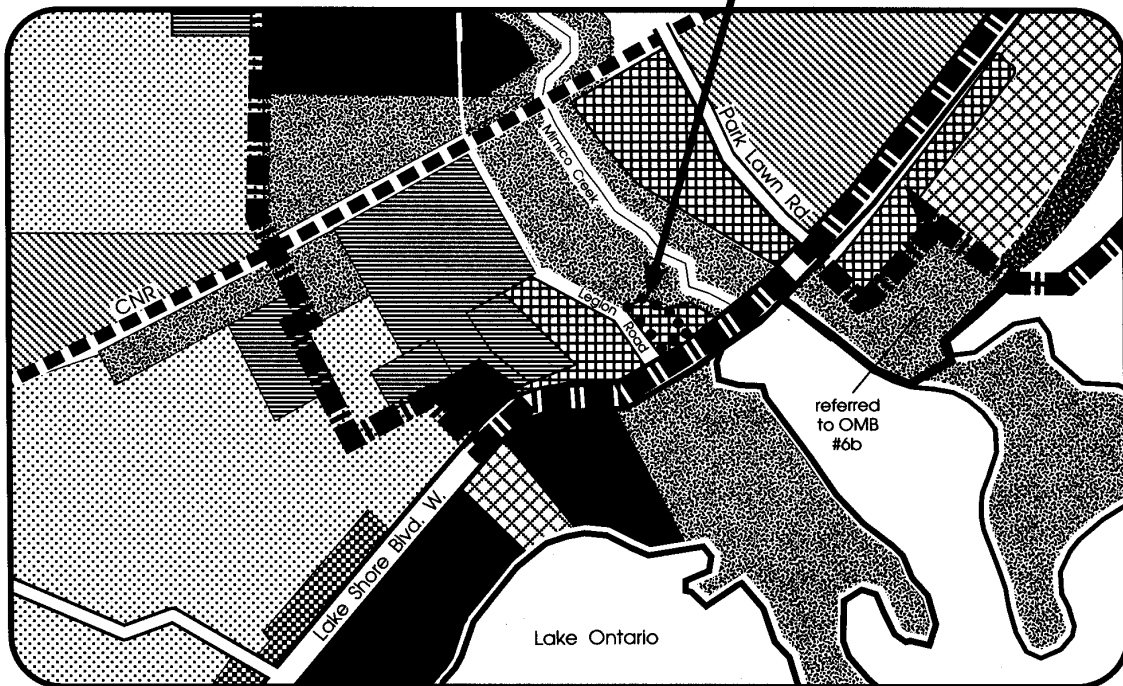
File # TA CMB 2001 00017



Area of Amendment

Map 4

is amended by redesignating Office to High Density Residential and amends Schedule 2 of the Park Lawn Road/Lake Shore Boulevard Secondary Plan. A maximum F.S.I. of 3.83 shall be permitted on the lands.

**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 07/29/02 - GW

Etobicoke Official Plan Amendment No. 104 - 2002

Figure 2

2242, 2246 Lake Shore Blvd. W.

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