

Authority: Etobicoke York Community Council Report No. 1, Clause No. 30,
as adopted by City of Toronto Council on February 1, 2 and 3, 2005
Enacted by Council: February 16, 2005

CITY OF TORONTO

BY-LAW No. 148-2005

To adopt Amendment No. 127-2004 to the Official Plan for the former City of Etobicoke in order to implement a site specific amendment to permit the redesignation of the southerly portion of the lands municipally known as 2175 Lake Shore Boulevard West, and located within the Humber Bay Shores Development Area, from Commercial to Mixed Use.

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 HEREBY ENACTS as follows:

1. That the attached Amendment No. 127-2004 to the Official Plan of the Etobicoke Planning Area, consisting of Part Two of the accompanying amendment, is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 16th day of February, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PART ONE – PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 127-2004 applies to a 0.3 hectare parcel of land located on the south side of Lake Shore Boulevard West, east of Park Lawn Road, and known municipally as 2175 Lake Shore Boulevard West.

The purpose of this amendment is to redesignate the subject lands from Commercial/Office to Mixed Use.

1.2 BASIS

In April 2004, the owner submitted an application to amend the Etobicoke Official Plan from Commercial to Mixed Use, for the southerly (rear) portion of property known as 2175 Lake Shore Boulevard West (Shore Breeze Motel). The Amendment would render these lands more in keeping with the general land use pattern surrounding the site. The front portion of the property would be maintained as commercial, thus preserving a land use buffer separating the property from the industrial lands (Kraft Foods) to the north.

PART TWO – THE AMENDMENT

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text and attached map designated as Schedule “A” constitutes Amendment No. 127-2004, to the Official Plan for the Etobicoke Planning Area. The Official Plan is hereby amended as follows.

2.2 MAP CHANGES

Map 4 of the Etobicoke Official Plan is hereby amended as shown on Schedule “A” attached hereto to reflect the redesignation of the southerly portion of the site from Office to Mixed Use.

The former City of Etobicoke Official Plan (Chapter 15) Motel Strip Secondary Plan, Schedule “A” Land Use Map, as shown on Schedule “B” of Official Plan Amendment No. 127-2004, attached hereto, is hereby amended by redesignating the southerly portion of the subject site from Commercial to Mixed Use.

Etobicoke Official Plan Amendment No. 127 - 2004

Schedule "A"

2175 Lake Shore Blvd West

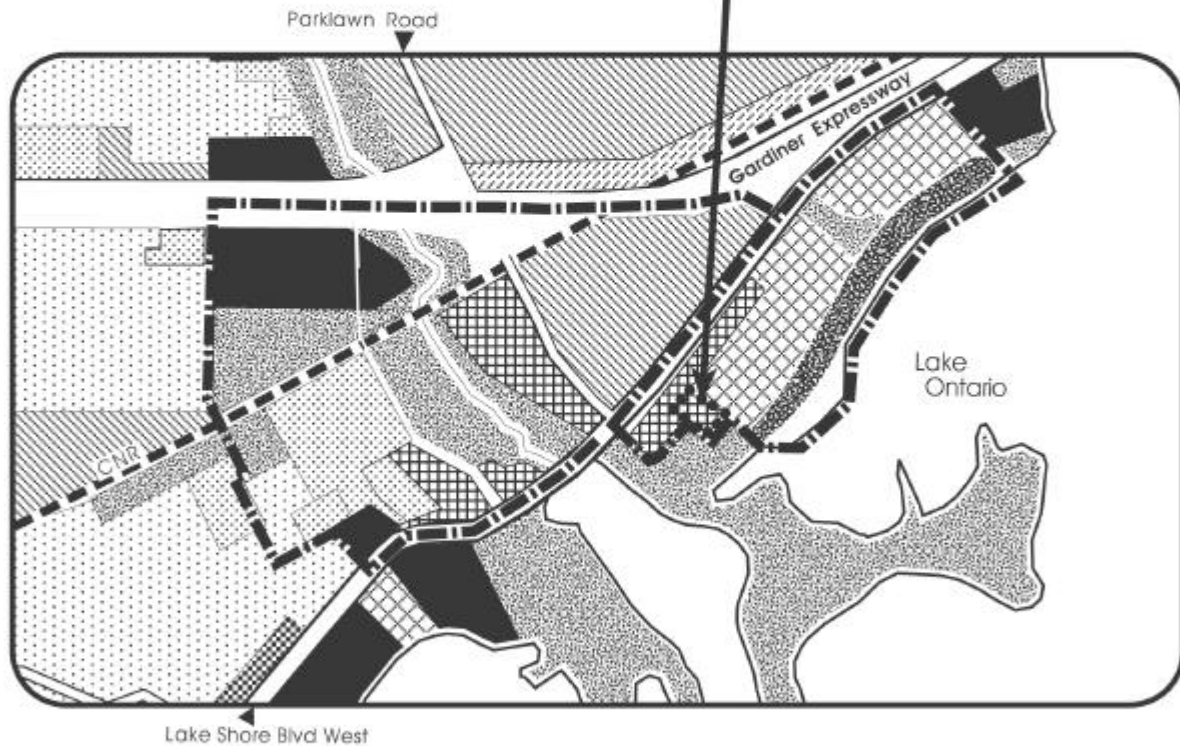
File # 04_120397



Area of Amendment

Map 4

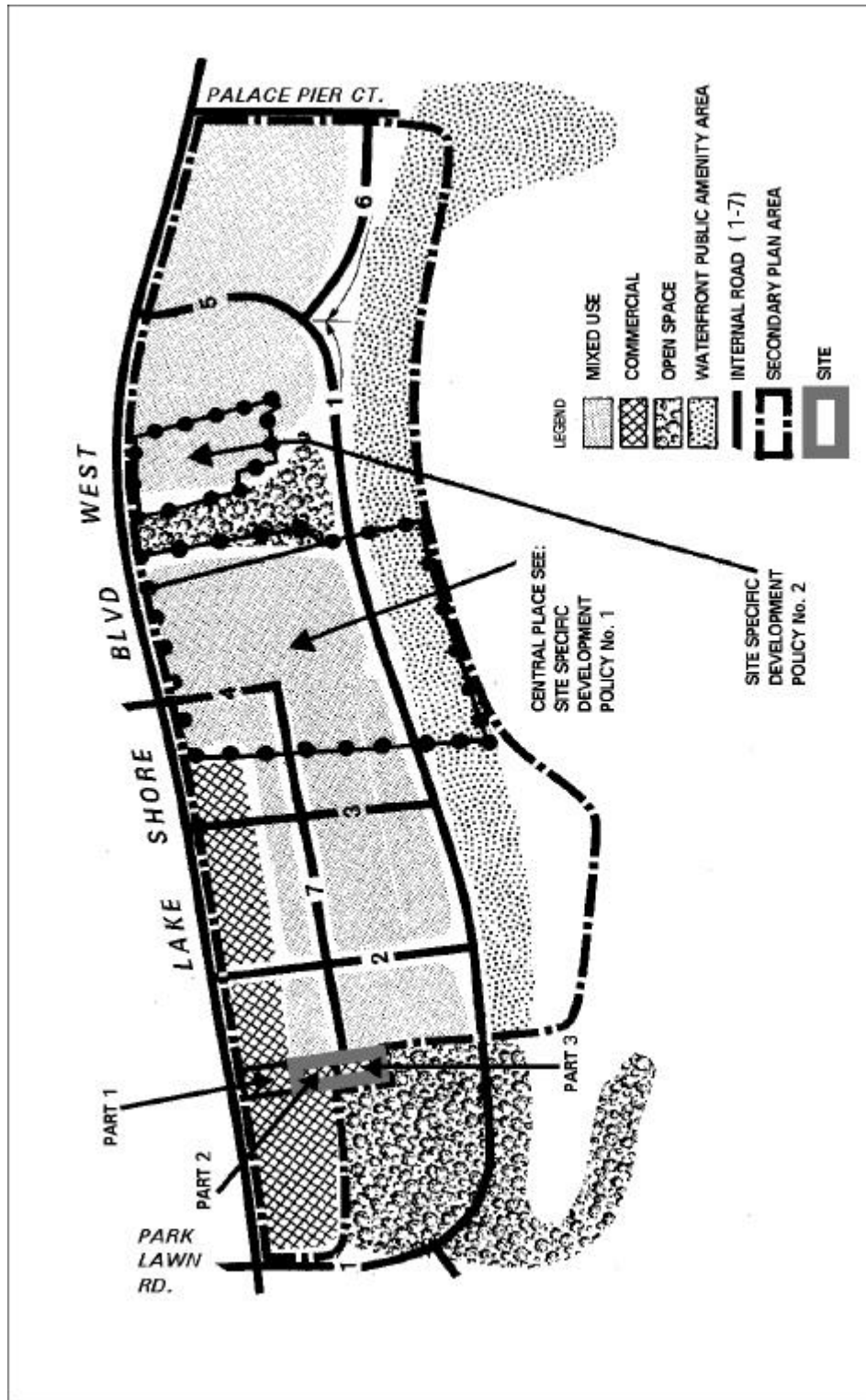
is amended by redesignating
of the southernly portion of the
subject lands from Office to
Mixed Use.



Land Use



Not to Scale
Extracted 01/31/05 - MH



Etobicoke Official Plan Amendment No. 127-2004 - Schedule B

2175 Lake Shore Boulevard West

File #04_120397



Site Location - (Chapter 15) Model Strip Secondary Plan, Schedule A Land Use Map is amended by redesignating Parts 2 and 3 from Commercial to Mixed Use



Not to Scale
12/16/04