

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. 149-2005**

**To amend Chapter 324 of the Etobicoke Zoning Code on lands located within the Humber Bay Shores Development Area (formerly the Motel Strip), known municipally as 2175 Lake Shore Boulevard West.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the matters herein set out are in conformity with Official Plan Amendment No. 127-2004 as adopted by the Council of the City of Toronto; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the *Planning Act*;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. That By-law No. 1994-197, as amended pursuant to an Ontario Municipal Board order dated July 18, 1996, be further amended by changing the classification of the lands as shown shaded in gray on Schedule 'A' annexed hereto from Limited Commercial Holding (CL-H) to Mixed Use Holding (MU-H).
2. That Schedule 'C' of By-law No. 1994-197, as amended pursuant to an Ontario Municipal Board Order dated July 18, 1996, be further amended by substituting Schedule 'C' attached hereto.
3. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
149-2005 February 16, 2005	Lands located on the south side of Lake Shore Boulevard West, just east of Park Lawn Road, municipally know as 2175 Lake Shore Boulevard West.	To change the classification of the rear portion of property from Limited Commercial Holding (CL-H) to Mixed Use Holding (MU-H).

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

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE 'C'**

PARCEL	COMMERCIAL DEVELOPMENT SITE (m <sup>2</sup> )	MIXED-USE DEVELOPMENT SITE (m <sup>2</sup> )	NUMBER OF UNITS
1	1200	N/A	N/A
2	1600	N/A	N/A
3	5513	N/A	N/A
4	930	2105	35
5	1575	7171	118
6	1158	7781	127
7	1154	8338	139
8	1158	8732	140
9	578	4392	71
10	1157	8472	140
11	1157	9029	149
12	1159	8754	144
13	984	6411	107
14	475	2675	43
18	N/A	1931	31
20	N/A	1529	25
21	N/A	11260	186
22, 23	N/A	9930	162
24	N/A	2369	40
25	N/A	11790	262 (incl. 105 Seniors' Dwelling Units)
27	N/A	5552	92
28	N/A	4328	72
29	N/A	3669	61
30	N/A	2500	41
TOTAL UNITS			2185

**Toronto** Schedule 'A' BY-LAW

