

Authority: Etobicoke York Community Council Item 25.8,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

CITY OF TORONTO

BY-LAW No. 1092-2013

**To adopt Amendment No. 220 to the Official Plan of the City of Toronto respecting lands
known municipally as 2151-2155 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 No. 220 to the Official Plan is hereby adopted pursuant to the
Planning Act, R.S.O. 1990, c.P. 13, as amended.

Enacted and passed on July 19, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

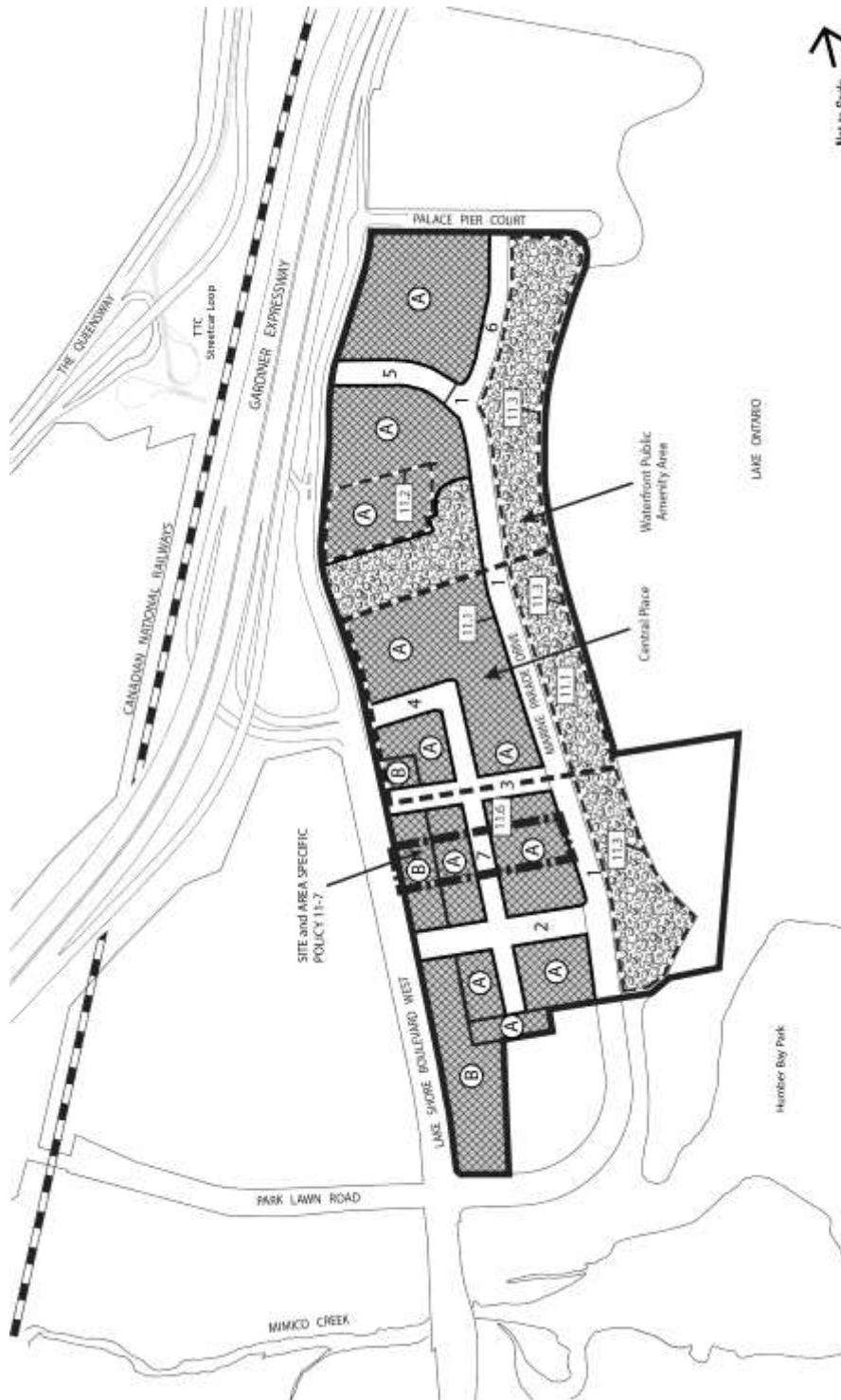
**AMENDMENT NO. 220 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

2151 to 2155 Lake Shore Boulevard West

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

1. Chapter 6, Section 11, Motel Strip Secondary Plan, is amended by adding Site and Area Specific Policy 7 to Subsection 11.10 as follows:
 - "7. Notwithstanding Sections 3.2, 4.1, 4.2, 8.5 and 8.6, the subject lands within *Mixed Use Areas "A" and "B"* shall be developed for a mixed use project and shall be subject to the following policies:
 - i. A maximum of 625 residential units on the subject lands to be located entirely within *Mixed Use Area "A"*.
 - ii. The maximum density within *Mixed Use Area "A"* and *Mixed Use Area "B"* shall be 6.34 times the lot area. The lot area of the site is 8,316 m².
 - iii. A maximum total GFA of 52,700 m² is permitted of which no residential gross floor area shall be permitted within *Mixed Use Area "B"*.
 - iv. The maximum building height permitted in *Mixed Use Area "A"* west of Internal Road No. 7 is 168 metres (including mechanical) and 55 metres (including mechanical) between Internal Road No. 7 and Marine Parade Drive, all measured from an established grade of 84.10 metres above sea level.
 - v. The maximum building height permitted in *Mixed Use Area "B"* between Laneway "E" and Lake Shore Boulevard West is 25 metres all measured from an established grade of 84.10 metres above sea level."
2. Chapter 6, Section 11, Motel Strip Secondary Plan, Map 11-1 is amended by adding Site and Area Specific Policy 11.7 as shown on the attached map.
3. Chapter 6, Section 11, Motel Strip Secondary Plan, Map 11-2 is amended by reducing the rights-of-way for Internal Road No. 7 from 23 metres to 18.5 metres as shown on the attached map.

AMENDMENT NO. 220 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO



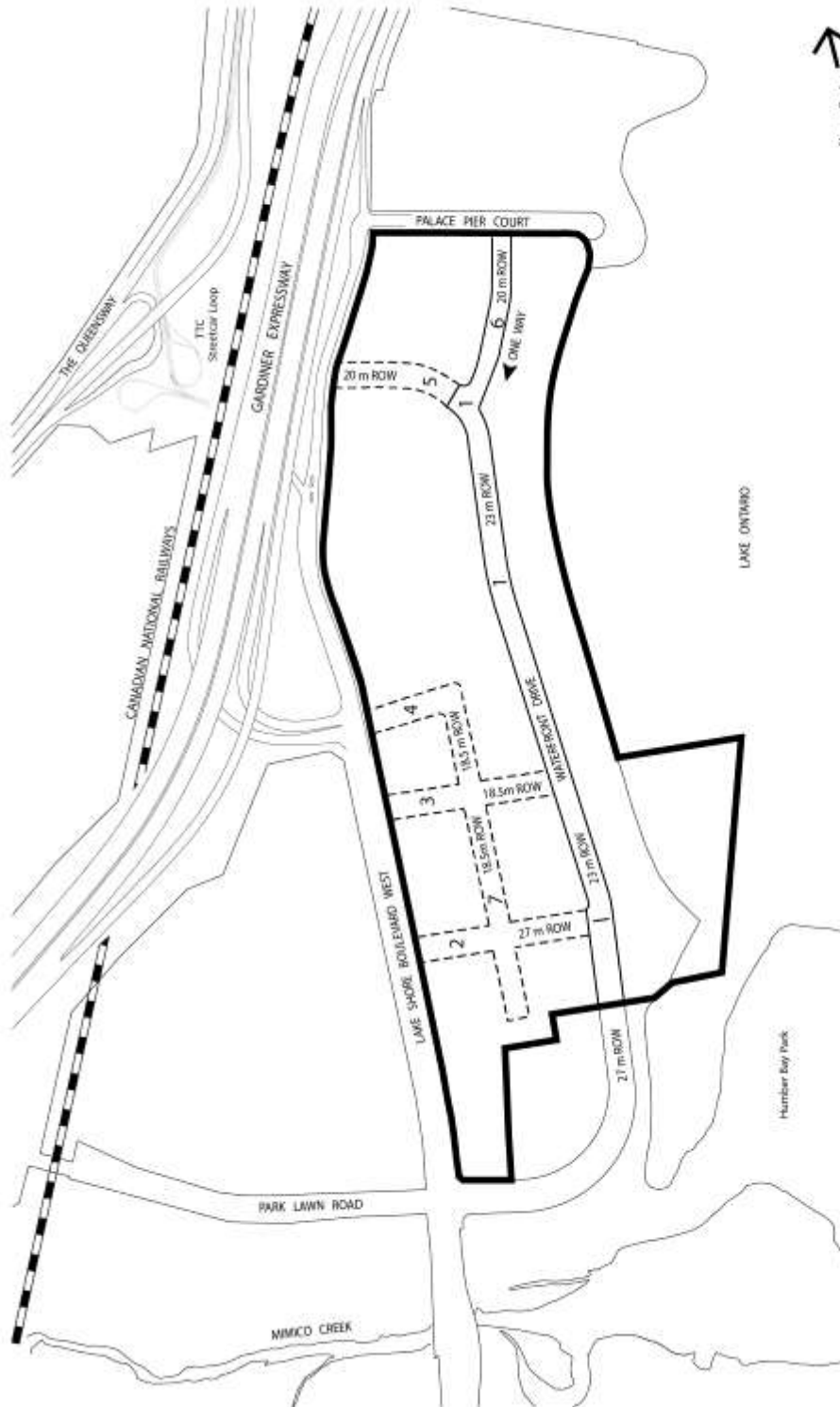
Motel Strip Secondary Plan MAP 11-1 Land Use Plan

- Secondary Plan Boundary
- 1-7 Internal Roads
- Mixed Use Areas
- Parks and Open Space Areas
- Site and Area Specific Policies

Site and Area Specific Policies 11.6

August 2007

AMENDMENT NO. 220 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO



Toronto
City Planning Division

Motel Strip Secondary Plan

MAP 11-2 Internal Public Roads System

— Secondary Plan Boundary

1-7 Internal Public Roads

August 2009