

Authority: Ontario Municipal Board Orders issued on April 17, 2014 and July 8, 2014 in Board File No. PL130522

**CITY OF TORONTO**

**BY-LAW No. 835-2015(OMB)**

**To adopt Amendment No. 254 to the Official Plan for the City of Toronto respecting the lands known municipally as 2183 Lake Shore Boulevard West.**

Whereas the Ontario Municipal Board, pursuant to its Orders dated April 17, 2014 and July 8, 2014 in Board File No. PL130522 deems it advisable to amend the City of Toronto Official Plan with respect to certain lands municipally known as 2183 Lake Shore Boulevard West;

The Official Plan for the City of Toronto is further amended by the Ontario Municipal Board as follows:

1. The text and map attached hereto as Schedule "A" and Schedule "B" are approved as Amendment No. 254 to the Official Plan of the City of Toronto.

PURSUANT TO THE DECISIONS/ORDERS OF THE ONTARIO MUNICIPAL BOARD  
ISSUED APRIL 17, 2014 AND JULY 8, 2014 IN BOARD FILE NO. PL130522.

**EMPIRE COMMUNITIES  
2183 LAKE SHORE BOULEVARD WEST  
OFFICIAL PLAN AMENDMENT NO. 254**

**PART ONE – PREAMBLE**

**1.1 PURPOSE/LOCATION**

Official Plan Amendment No. 254 applies to a 1.51 hectare site located between Lake Shore Boulevard West and Marine Parade Drive, near Park Lawn Road, and is known municipally as 2183 Lake Shore Boulevard West.

The purpose of this amendment is to adopt site-specific density and height policies to provide for a mixed-use development that includes two residential towers of 63 and 49 storeys with publicly accessible open space and walkways, and a new public street that will connect Lake Shore Boulevard West and Marine Parade Drive.

**1.2 BASIS**

In 2008, The Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan was adopted by the City of Toronto ("The HBS Plan Update") which provided additional guidance and a new built form and public realm vision for redevelopment of the former "Motel Strip". Planning for this area remains subject to the Motel Strip Secondary Plan and area-specific Zoning By-law No. 1994-197.

The most westerly part of this site at 2183 Lake Shore Boulevard West is generally designated "Mixed Use Area" in Toronto's Official Plan and in the Motel Strip Secondary Plan. This part of the site is zoned Limited Commercial-Holding (CL-H) by By-law No. 1994-197 and previously accommodated a low-rise motel (The Beach Motel), which has been demolished, and surface parking along Lake Shore Boulevard West.

The balance of the site remains vacant and undeveloped. These lands are not part of the Motel Strip Secondary Plan or By-law No. 1994-97 but are governed by the Toronto Official Plan and Etobicoke Zoning Code. These lands are currently designated "Parks" in the Toronto Official Plan and zoned R4 – Residential Fourth Density.

Lake Shore Boulevard West is also identified as an "Avenue" on Map 2 of the City's Official Plan, and is a focus for growth and intensification.

The 2008 HBS Plan Update adopted by Council anticipated that there would be site-specific amendments to the both the Zoning By-law and former Motel Strip Secondary Plan to implement a new vision as individual mixed-use redevelopment applications came forward for the City's consideration and evaluation. At that time, City Council also required the completion of a Precinct Plan for all the remaining undeveloped lands in Humber Bay Shores to ensure coordination and cost-sharing between the landowners for the road network, servicing infrastructure, streetscape and urban design.

In 2010, City Council adopted a Precinct Plan for the remaining undeveloped lands in Humber Bay Shores. Although not fully in the Motel Strip Secondary Plan, this site is fully within the Precinct Plan adopted by City Council in 2010. The Precinct Plan anticipated approximately 92,979 square metres of gross floor area on this site and identified it fully as a *Mixed Use Area* with a new public street (16.5m) along its north edge. This Mixed Use site in the Precinct Plan abuts a proposed public park on lands owned by the Toronto and Region Conservation Authority (TRCA) and managed by the City to the south and along Marine Parade Drive.

This amendment to the Official Plan is comparable to and consistent with the approach and policies recently approved by the City for other mixed-use redevelopments adjacent to and nearby this site in Humber Bay Shores. It clarifies the permitted density and height of development allowed on this site and implements a planned public street.

The mixed-use redevelopment of this site and the site-specific Official Plan amendment is consistent with the Provincial Policy Statement and Growth Plan, conforms to the general objectives and policies of the City's Official Plan and, where applicable, conforms to the overall goals and objectives of the Motel Strip Secondary Plan.

## **PART TWO – THE AMENDMENT**

### **2.1 INTRODUCTION**

All of this part of the Amendment, consisting of the following text and attached maps designated as Schedule "A" (Land Use) and Schedule "B" (Site and Area Specific Policy) constitute Amendment No. 254 to the Official Plan for the City of Toronto. The Official Plan is hereby amended as follows.

### **2.2 MAP CHANGES**

1. Map 15 – Land Use Plan – by re-designating the lands shown on Schedule "A" from "*Parks*" to "*Mixed Use Area*".
2. Map 26 – Site and Area Specific Policies – is amended by adding Site and Area Specific Policy 486 for the lands shown on Schedule "A".

### **2.3 TEXT CHANGES**

The subject lands identified on Schedule "A" shall be subject to the Site and Area Specific Policy which is to be incorporated into Chapter 7 of the Toronto Official Plan as Policy Number 486.

"Policy Number 486

- (a) Lands shown on Schedule "B" and designated *Mixed Use Areas "A" and "B"* may be developed for an integrated, mixed-use building that may be developed in phases, and which will be subject to the following policies:

- (i) A maximum 1,285 residential units are located entirely within *Mixed Use Area "A"*;
- (ii) A maximum total gross floor area of 88,300 square metres is permitted of which no residential gross floor area (excluding residential amenity area) shall be permitted within *Mixed Use Area "B"*;
- (iii) Ground floor retail and commercial space that is integrated with a mixed-use building in Mixed Use Area "A" shall be exempt from the total gross floor area permitted on the lands.
- (iv) A new public road with a 16.5 metre right-of-way width shall be provided from Lake Shore Boulevard West to Marine Parade Drive along the north part of the lands;
- (v) A new publicly accessible walkway shall be provided on the south part of the lands from Lake Shore Boulevard West to Marine Parade Drive, integrated at grade with other publicly accessible and landscaped open spaces in the middle of the lands and the connecting to the adjacent future public park to the south of the lands;
- (vi) Two residential towers shall be permitted on the lands designated *Mixed Use Area "A"* with a maximum height of 49 and 63 storeys above-grade, which are well-separated from each other and setback from adjacent public streets and properties in the locations approximately shown as (\*) on Schedule "B";
- (vii) All required parking shall be located below grade in an underground garage and which shall include parking exclusively for residents of the buildings on site, and parking for residential building visitors, employees and patrons of the businesses on site and the general public on a shared, non-exclusive basis.
- (viii) The mixed-use development permitted by this Site and Area Specific Policy shall be implemented through a site-specific amendment to the former City of Etobicoke Zoning Code;
- (ix) Chapter 11, the Motel Strip Secondary Plan, shall not apply to the lands subject to this Site and Area Specific Policy 486. However, the mixed-use development of the lands shall generally be consistent with, coordinated by and subject to the provisions of a Precinct Plan and Core Infrastructure Servicing Agreement between adjacent participating landowners in the Humber Bay Shores community and the City of Toronto; and
- (x) The following community benefits shall be secured pursuant to Section 37 of the *Planning Act*:

- a. The Owner will provide \$1,327,500 (indexed in accordance with City standards), prior to the issuance of an above-grade Building Permit, as a contribution to be used for capital improvement projects in Ward 6 at the direction of the ward Councilor in consultation with City Legal and the Chief Planner and Executive Director, City Planning;
- b. The Owner will provide 42 parking spaces as publicly accessible in the parking garage;
- c. The Owner will provide public access easements over the at-grade walkways and landscaped courtyard on site; and
- d. The Owner shall construct and maintain the development substantially in accordance with the Tier 1 performance standards of the Toronto Green Standard, as adopted by Toronto City Council at its meeting on October 26 and 27, 2009 through adoption of item PG32.3 of the Planning and Growth Management Committee.

## Schedule "A"

Official Plan – Land Use Schedule – Map 15

**Toronto** City Planning  
Official Plan

2183 LAKE SHORE BOULEVARD WEST

File 11 301234 WET 06 OZ

Site Location

Parks & Open Space Areas

Natural Areas  
Parks

Mixed Use Areas

Employment Areas

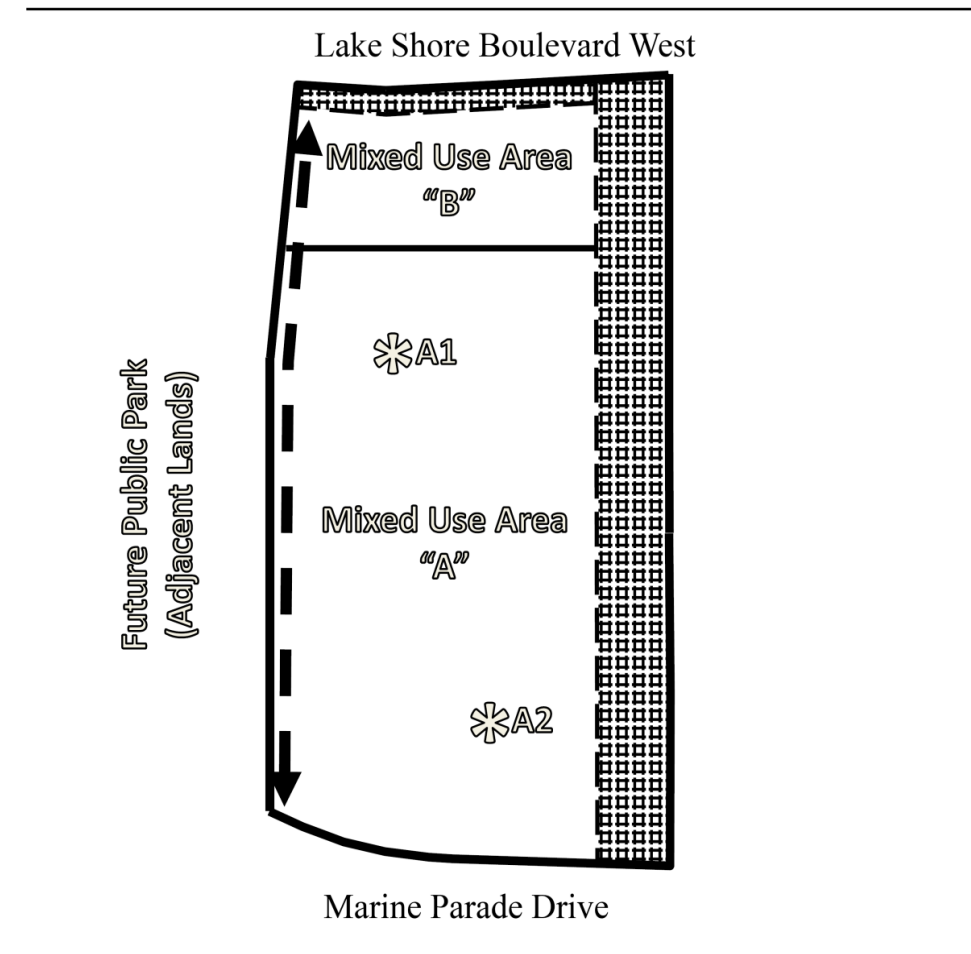
Not to Scale  
01/13/2012



Redesignate from "Parks" to "Mixed Use Area"

Date: July 22 2015

## Schedule "B"



Future Public Street (Street D) & Road Widening (Lake Shore Boulevard West)



Approximate Residential Tower Locations

\*A1 – 63 Storeys  
 \*A2 – 49 Storeys (above grade)



Future Publicly Accessible Walkway



Date: July 22 2015