

Authority: Etobicoke York Community Council Item
EY2.1, as adopted by City of Toronto Council on February
7 and 8, 2023
City Council voted in favour of this by-law on February 8,
2023
Written approval of this by-law was given by Mayoral
Decision 2-2023 dated February 8, 2023

CITY OF TORONTO

BY-LAW 140-2023

To adopt Amendment 639 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022 as 3353-3359 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 639 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on February 8, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 639 TO THE OFFICIAL PLAN

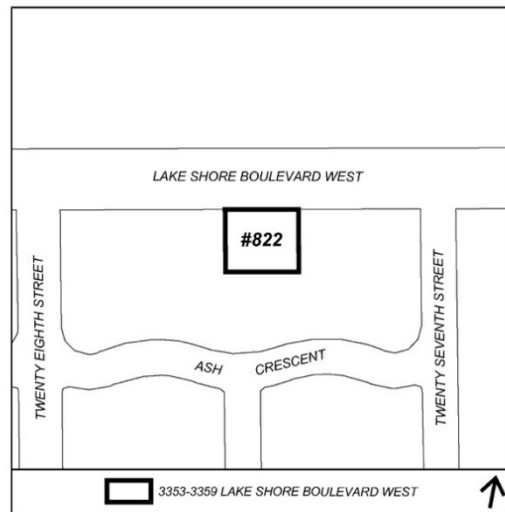
LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 3353-3359 LAKE SHORE BOULEVARD WEST

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

1. Chapter 7, Site and Area Specific Policies, is amended by removing the lands known municipally in 2022 as 3353-3359 Lake Shore Boulevard West from Site and Area Specific Policy 21 (Lake Shore Boulevard between Etobicoke Creek and Dwight Avenue).
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 822 for the lands known municipally in 2022 as 3353-3359 Lake Shore Boulevard West, and associated map as follows:

"822. 3353-3359 Lake Shore Boulevard West

- a) Development blocks should provide a continuous building face for at least 70 per cent of the frontage on Lake Shore Boulevard West. A mixed commercial-residential building with a height of 6 storeys is permitted;



- b) Any development/redevelopment on the lands must ensure that no part of any building is located above the angular plane drawn 7.5 metres from the rear lot line, commencing at a height of 10.5 metres above the 7.5 metre setback line, and then angling upwards at an angle of 45-degrees away from the rear lot line over the lands;
- c) Maximum net density of mixed commercial-residential buildings with commercial uses on the ground floor is 3.6 times the lot area."

3. Chapter 7, Map 26, Site and Area Specific Policies, is revised to remove the lands known municipally in 2022 as 3353-3359 Lake Shore Boulevard West, shown on the map above from Site and Area Specific Policy 21.
4. Chapter 7, Map 26, Site and Area Specific Policies, is revised to add the lands known municipally in 2022 as 3353-3359 Lake Shore Boulevard West, shown on the map above as Site and Area Specific Policy 822.