STAFF REPORT
ACTION REQUIRED

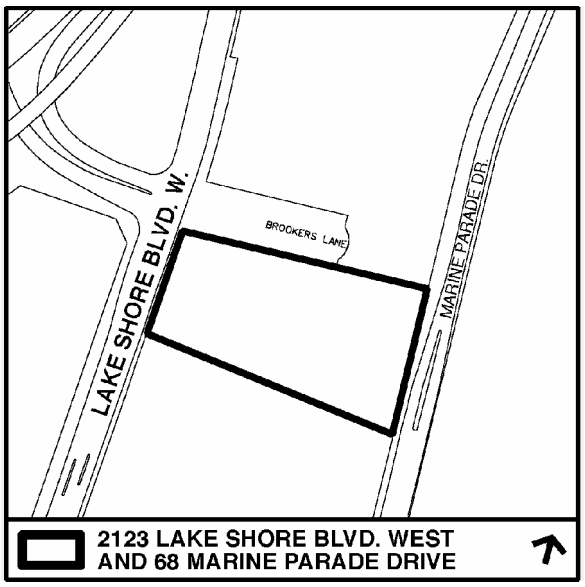
2123 Lake Shore Boulevard West and 68 Marine Parade Drive – Official Plan and Zoning Amendment Applications – Final Report

Date:	August 27, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	08 231693 WET 06 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application to amend the Official Plan and Zoning By-law proposes to increase the permitted building height of 37 storeys, to allow a 39-storey condominium building on the lands at 2123 Lake Shore Boulevard West. The two 16-storey mid-rise buildings previously approved at 68 Marine Parade Drive have been redesigned to a single 30-storey building with retail uses at grade.



The redesign of the point tower to an elliptical form and its enhancement along the waterfront street edge, respond to and support the principles contained within the recently adopted Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. The construction of the final phases will bring about the completion of the Village Court and will achieve the entry to the waterfront and major focal point intended for Humber Bay Shores.

An application to lift the Holding provision for the final stage of development at 68

Marine Parade Drive will be filed in the near future

The project is consistent with the Provincial Policy Statement's call for intensification of residential growth in a manner that implements the City's Official Plan.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 6.

2. City Council amend Zoning By-law 1994-149 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

4. The Land Owners Precinct Plan be finalized to the satisfaction of the City Solicitor and City Planning, in consultation with Technical and Transportation Services.

5. The City Solicitor in consultation with the Owner be required to amend any of the agreements, already registered on-title, as necessary to secure the community benefits, parks and road infrastructure improvements described in this report.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The site is located within the Humber Bay Shores Secondary Plan (formerly the Motel Strip). By-laws pertaining to Humber Bay Shores include By-law 1994-149 (approved December 22, 1996), applying to the "Central Site", and By-law 1994-197 (approved February 28, 1996) applying to the balance of the lands within this community. Both By-laws apply to the site.

Central Site

In 2005, City Council considered a Planning Staff Report recommending approval of a number of changes to the Humber Bay Shores Secondary Plan and Zoning By-law for the Central Site. These changes included adjusting the boundary of the Central Site to reflect the consolidated Waterview site, increasing the permitted residential gross floor area (to 140 665 square metres) and units (to 1,460 units), increasing building heights on the final phases of development and clarifying public road and parking arrangements. There were no changes to the underlying Mixed Use land use designation and commercial land use permissions and zoning. After the execution of a Section 37 Agreement, City Council approved the implementing By-laws in April 2006 (OPA 135-2005) and Zoning By-law 297-2006.

The City recently completed the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan, which recommends new initiatives that are more in keeping with the recently adopted Design Criteria for the Review of Tall Buildings. To address these new initiatives, the applicant has redesigned the last phase of development and has made corresponding refinements.

2123 Lake Shore Boulevard West – Phase 4 (Nautilus)

In 2006, two residential buildings were envisioned for this site at a height of 29 storeys (90 metres) and 17 storeys (52 metres), linked by a common commercial and residential base and underground parking garage. In May 2007, following consultation with the City and community, the proposal and related Site Plan application were amended in order to increase the height and refine the design of the landmark residential building by 7 storeys from 29 to 37 storeys (90 metres to 115 metres). The second 17 storey tower was eliminated. The Committee of Adjustment approved these changes on May 17, 2007. The processing of the Site Plan application is well advanced and will require some refinement (Application Number 06-181692).

68 Marine Parade Drive – Phase 5 (Waterscapes)

For Phase 5, the Official Plan and Zoning previously provided for two 16-storey buildings connected by a podium along the entire Marine Parade Drive frontage. The new Humber Bay Shores Guidelines envision a single, narrower and taller building which the applicant has responded to in the current submission.

ISSUE BACKGROUND

Proposal

2123 Lake Shore Boulevard West – Phase 4 (Nautilus)

The proposal for Phase 4 “Nautilus” is to increase the approved building height of 37 storeys, to allow a 39-storey building. Retail and commercial uses continue to be located at grade.

68 Marine Parade Drive – Phase 5 (Waterscapes)

For the fifth and final phase of development, a 30-storey mixed use residential tower with ground floor retail is proposed on the southwest block of the Central Site. In response to the City's recently approved Humber Bay Shores Urban Design Update and Public Realm Plan, the proposal has been refined to include reduced public street road widths, and street-related building design details, and a taller and more slender building to create better separation and sky views.

Site and Surrounding Area

For the purpose of this report, Lake Shore Boulevard West will be referred to as north of the subject lands, and Marine Parade Drive will be referred to as south of the subject lands. The site is located on the south side of Lake Shore Boulevard West, east of Park Lawn Road, opposite the ramp from the QEW/Gardiner Expressway. The assembled area of the land is 4.92 hectares, and includes lands municipally known as 2115-2139 Lake Shore Boulevard West, and 68 Marine Parade Drive.

Surrounding uses include Kraft Canada/Mr. Christies Bakery to the north and Marine Parade Drive to the south. Further south is the waterfront park, trails and Lake Ontario. To the east are the completed phases of the Central Site (Waterview Community) – Voyager 1 and 2, and Explorer. Immediately to the west are parcels of land that are currently vacant, but subject to high-rise residential development applications.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Map 2 of the City's Urban Structure map identifies the lands along Lake Shore Boulevard West as an *Avenue.* The site is subject to the Motel Strip Secondary Plan (Humber Bay Shores), and is referred to as the Central Site. The northwest corner is designated Mixed Use Area "B" while the remaining block is designated Mixed Use Area "A".

Permitted uses in *Mixed Use Area* "A" include a diversity of waterfront recreational, commercial, residential, institutional, cultural, entertainment and open space uses. Lands

designated *Mixed Use Area* "B" are intended to provide an area of transition between the existing industrial use north of Lake Shore Boulevard and residential uses within Mixed Use Area "A". Uses within Mixed Use Area "B" will be compatible with the industrial use through the use of building design, orientation and landscape features.

Zoning

The site is predominantly zoned Mixed Use Holding (MU(H)) subject to site-specific provisions for the Central Site in By-law 1994-149. The holding symbol has been lifted for the initial phases of the development. A small portion of the overall land holdings that are being master planned as part of the final phases of development are zoned Mixed Use (MU(H)) and Limited Commercial Holding (CL(H)) subject to By-law 1994-197.

Site Plan Control

Applications for Site Plan Control have been filed for both 2123 Lake Shore Boulevard West, Phase 4 Nautilus, and for 68 Marine Parade Drive, Phase 5 Waterscapes.

Reasons for Application

The Official Plan and zoning by-law amendments are needed to implement the design changes of the recently approved Humber Bay Shores Urban Design Update and Public Realm Plan. Amendments will include: an increase in residential gross floor area (500 square metres), and maximum permitted residential units for the Central Site (from 1,460 to 1,520); increasing the building height in Phase 4 from 37 storeys to 39 storeys; increasing the building height in Phase 5 from a maximum permitted height of 45 metres to 95 metres; and reducing the planned right-of-way width for the remaining two streets from 23 metres to 18.5 metres (Internal Public Roads 3 and 7, Map 11-2).

Community Consultation

A Community Consultation Meeting was held at the Polish Hall on Lake Shore Boulevard West on June 17, 2009. Approximately 22 people were in attendance, in addition to consulting staff, the Local Councillor and City Planning staff. A detailed presentation describing the proposal was given. Comments raised were related to unenforced street parking and lack of public parking, building and podium heights, streetscape improvements for Brookers Lane and Marine Parade Drive, and the future park design for the lands south of Marine Parade Drive.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. As a residential development it supports the policy objectives of focusing growth in existing settlement areas. The revised development proposal promotes efficient land use, reduces land consumption related to the residential component and utilizes existing services and infrastructure.

The proposal conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact form of mixed use residential development promotes intensification along a transit corridor in an area identified to absorb growth.

Land Use

The site is designated Mixed Use Areas in the both the Official Plan and Motel Strip Secondary Plan. No changes are proposed to the land use designations. Staff are of the opinion that the development conforms to the intent of the Mixed Use Area, its development criteria, as well as the principles and recommendations contained in the new Humber Bay Shores Urban Design Guidelines.

The high rise residential use of this land is appropriate as it is compatible with the surrounding context and form of buildings that currently exists and is planned for the area. The proposal will have good access to parks, waterfront amenity, local retail shops, and will also have access to transit services.

Density, Height, Massing

The Official Plan requires redevelopment in Mixed Use Areas to demonstrate an appropriate style of development and transition in terms of height, density and form to ensure that the general amenity of the existing area is not negatively affected. Factors to be considered include shadows, views, density, bulk and building mass. It calls for proposals to frame existing streets, provide entrances that are visible and accessible from the public street, and that development minimize the visual impact of parking and service areas from public streets.

Staff have assessed the design modifications to the Central Site (Waterview Community). These changes have been reviewed in the context of the new guidelines with regard to shadow impacts, sky views, building separation, the pedestrian environment and the public streetscape.

The redesign of the final phases and elimination of the residential tower provides a new concept that appropriately frames and animates the public street, and also maintains a visual balance to fit and correspond with the existing Village Court and Central Site design. Reasonable access to sunlight and sky views are maintained, and building separations have been enhanced. To enhance the public realm, pedestrian routes have

been designed to provide a seamless visual transition between the public and private circulation areas.

The City's Urban Design Review Panel unanimously endorsed the proposed design at its meeting in October 2008. City staff and the Panel positively noted that it followed the recent Council-endorsed Urban Design Guidelines general principles and design details for this site within Humber Bay Shores.

Traffic Impact, Access, Parking

The City's recently adopted Humber Bay Shores Urban Design Guidelines will require a number of amendments to the Motel Strip Secondary Plan. Those amendments will proceed in the near future in tandem with the finalization of the Land Owners Precinct Plan.

The implementation strategy contained within the guidelines, and directed by City Council, requires the preparation of a Land Owners Precinct Plan to be completed prior to the lifting of the Holding symbol which applies to the lands within Humber Bay Shores. As there are a number of active development applications in the area, all property owners have collaborated and submitted a draft Precinct Plan to the City for review.

The street and block pattern of the Central Site has been established for some time and is identical to that proposed in the Humber Bay Shores Guidelines. To be consistent with the guidelines, the change being sought is the reduction in the right-of-way widths of Street 'A' and Street 'C'.

The Official Plan and Precinct Plan require the dedication of Street 'A' (north-south street) along the west property line and Right of Way 'C' (east-west street) which bisects the Waterview site. This allows access to the Nautilus and Waterscapes sites as provided for in the Development Agreement. The applicant has committed to dedicate and construct the portion of Right-of-Way 'C ' that is outside the boundaries of the Precinct Plan, and to construct a portion of Street 'A' as part of the already approved Nautilus development, and as called for in the guidelines.

It is noted that Street 'A' straddles the Monarch site and the property to the west, currently subject to a development application by The Conservatory Group. It remains an objective of the City to achieve full build-out of Street 'A'. Monarch has been participating with the landowners group to determine which landowner will construct the road, and whether it will be constructed all at once or in phases. The implementation and timing to construct Street 'A' will be determined through further review and approval of the Precinct Plan. This report recommends that By-law 1994-149 be amended to reflect half of Street 'A' which is located within the Central Site. To provide for the remaining portion of Street 'A', located outside the Central Site, By-law 1994-197 will be amended by The Conservatory Group.

The measures to legally secure the timing and phasing of the road dedication, environmental review, construction of the road at the applicant's expense, and the agreement to respond to the ultimate road network as structured in the guidelines will be provided for as part of the existing Section 37 Agreement, and/or the Development Agreement. These agreements will need to be amended to reflect the details of the Precinct Plan.

Servicing

The minor increase in residential floor area and residential units are related to the revised built form adjustments and will have an unnoticeable effect on planned transportation and servicing infrastructure. As discussed with staff, there is no need for additional functional transportation or servicing studies to address these modifications. Any technical details with respect to loading, access and parking layout and operations will be addressed through Site Plan approval for each remaining development phase.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. The lands that are the subject of this application are in the highest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. The site is in a parkland priority area, and subject to Motel Strip Secondary Plan provisions.

Parks, Forestry and Recreation staff have advised that the development site is subject to the alternate rate park levy. The application is subject to the alternative parkland rate of 0.5 hectares per 300 residential units, or the combination of land and cash. The Official Plan also provides for a reduction of parkland payment where the applicant has made a contribution towards the completion of the waterfront amenity area, the local park and community facilities within Humber Bay.

In this regard, Planning staff in consultation with Parks and Recreation, and Appraisal Services, has reviewed the land dedications and community facilities already committed. Subject to confirmation of the surveyed land areas, these contributions can be applied to satisfy cash-in-lieu payments and parkland dedication.

Previously accepted parkland dedications include the lands allocated to the Village Court, and its future completion; lands dedicated for the existing parkland area to the east; and the improvement and lands dedicated to complete the waterfront amenity area. Subject to final confirmation of the qualifying land areas, the applicant has already met and has potentially exceeded requirements and as such, no further dedications or parkland cash contributions are required.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the City's Green Standards adopted by Council in July 2006.

Section 37

The owner has agreed to make financial contributions as part of previously approved developments, which include:

(a) $480,000 towards finalization of park improvements south of Marine Parade Drive, including $30,000 for improvements to the adjacent local park;

(b) $30,000 towards the Cruise Motel clock sign;

(c) $250,000 towards the improvement of and further acquisition requirements of Amos Waites Park and recreation facility;

(d) $500,000 towards the proposed outdoor ice skating oval facility at the Colonel Samuel Smith Park;

(e) $50,000 towards improvements to Mimico Memorial Park;

(f) $45,000 towards the restoration of Mimico Station; and

(g) $45,000 towards Mimico BIA Public Art, in consultation with the Ward Councillor.

No further contributions or payments have been negotiated as part of these applications given the extent and scope of the original package. The local Councillor has been consulted in this regard.

Development Charges

It is estimated that the development charges for this project will be $4,588,000. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

Michael McCart, Senior Planner
Tel. No. (416) 394-8228
Fax No. (416) 394-6063
E-mail: mmccart@toronto.ca

Shelly Tulloch, Acting Planner
Tel. No. (416) 394-8208
Fax. No. (416) 394-6063
E-mail: stulloc@toronto.ca

SIGNATURE

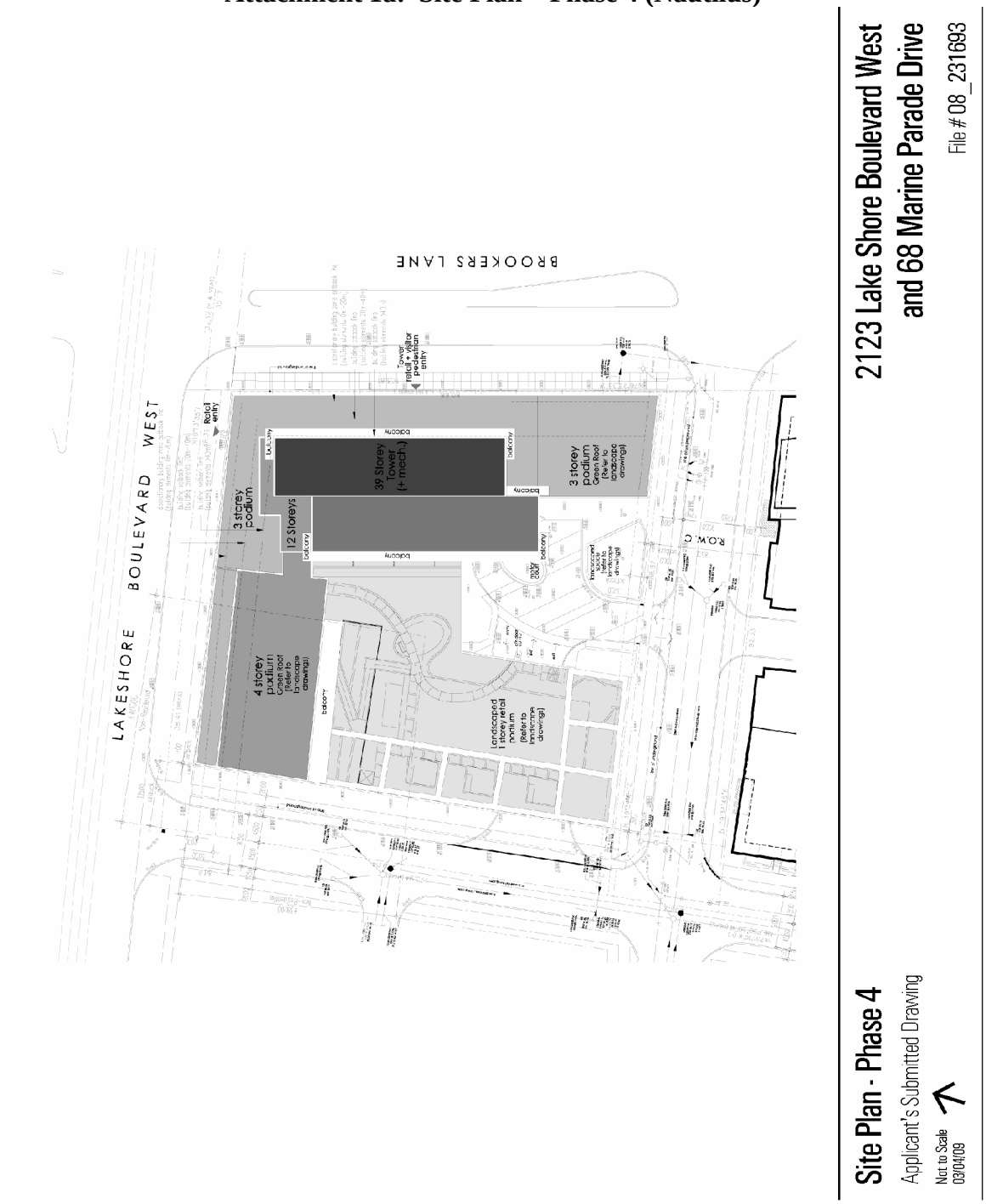
_____

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

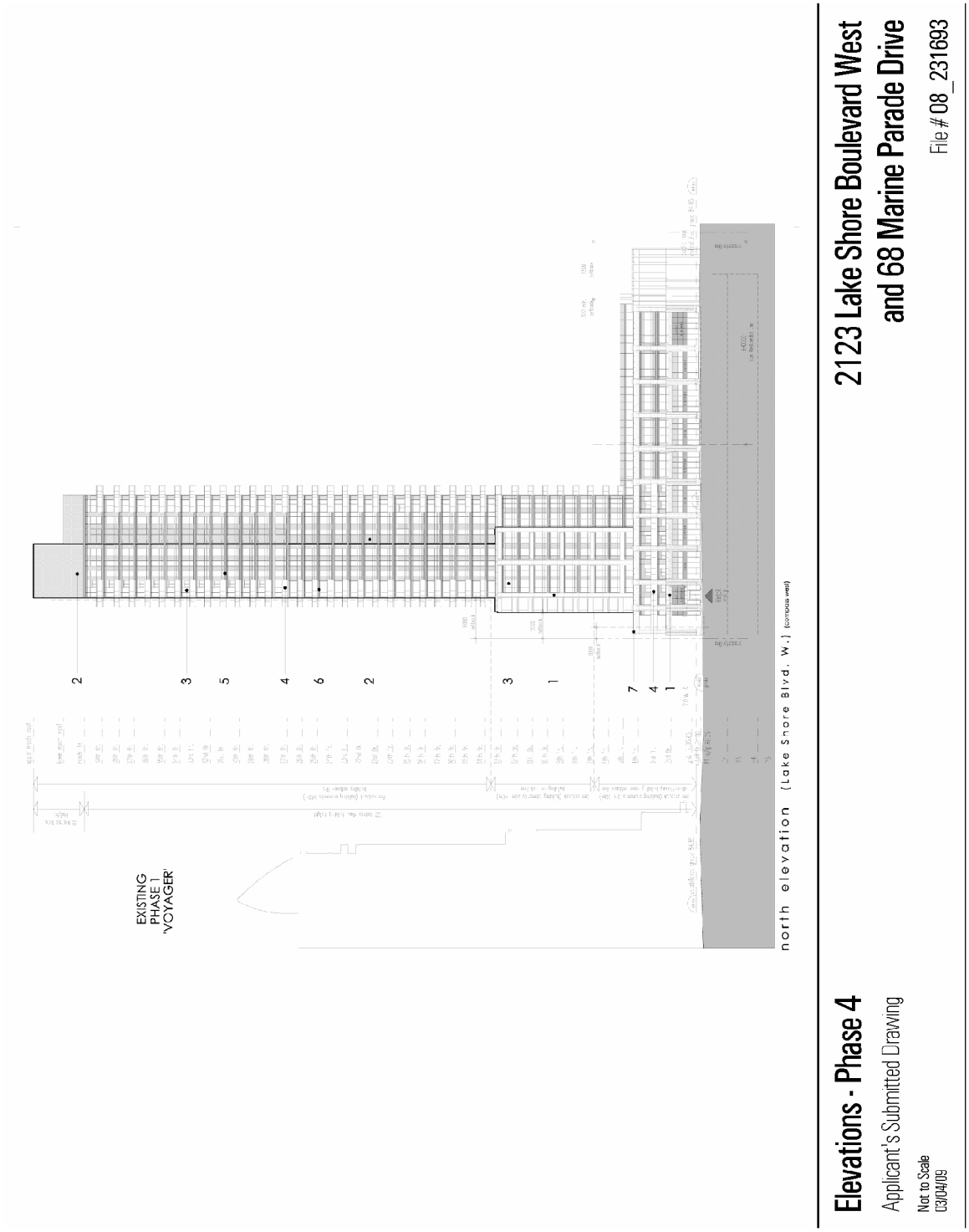
Attachment 1a: Site Plan – Phase 4 (Nautilus)
Attachment 1b: Site Plan – Phase 5 (Waterscapes)
Attachment 2a: Elevations - Phase 4 (Nautilus)
Attachment 2b: Elevations- Phase 4 (Nautilus)
Attachment 2c: Elevations Phase 4 (Nautilus)
Attachment 2d: Elevations- Phase 5 (Waterscapes)
Attachment 2e: Elevations – Phase 5 (Waterscapes)
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5a: Application Data Sheet - Phase 4 (Nautilus)
Attachment 5b: Application Data Sheet - Phase 5 (Waterscapes)
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment

Attachment 1a: Site Plan – Phase 4 (Nautilus)

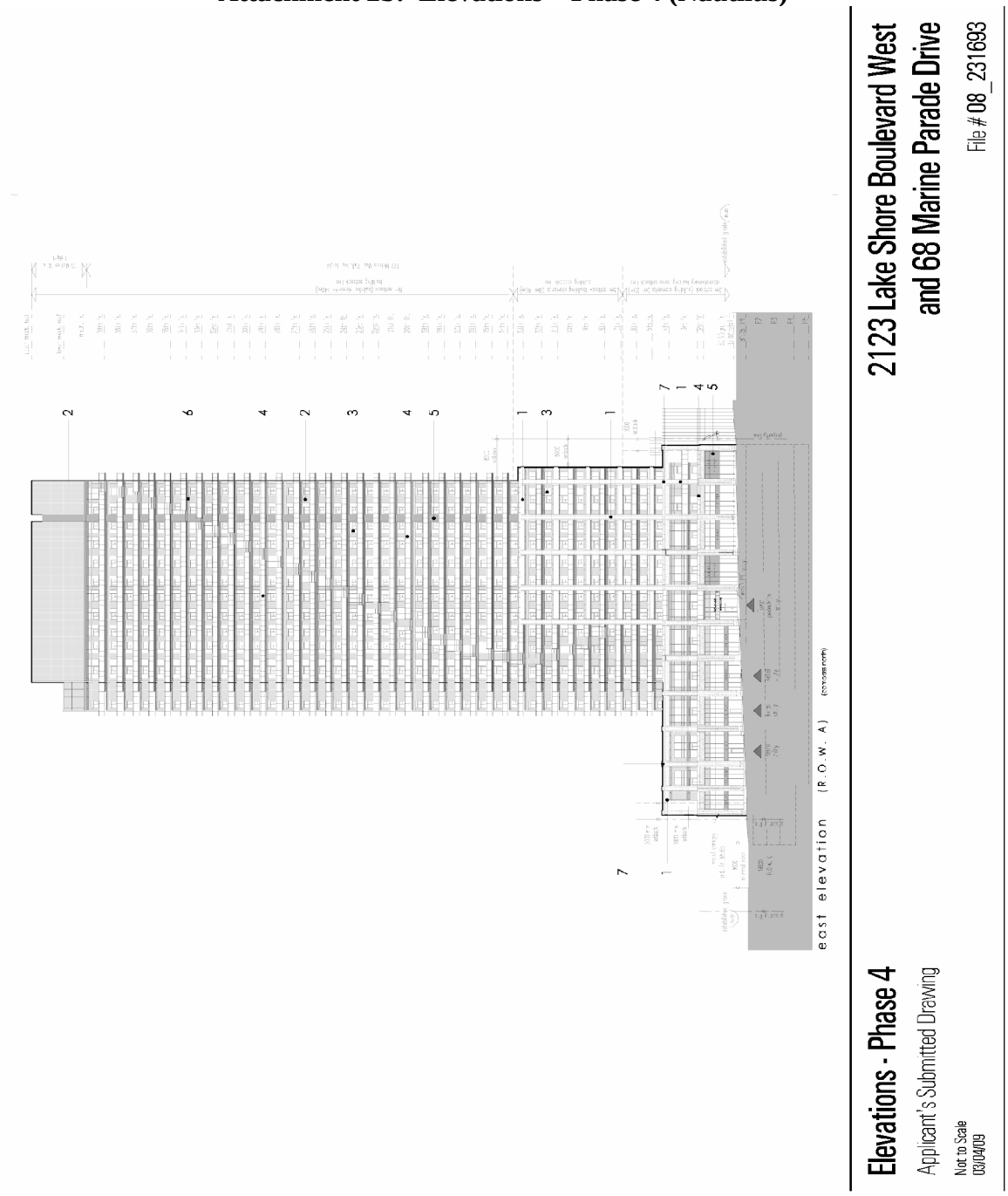


Attachment 1b: Site Plan – Phase 5 (Waterscapes)

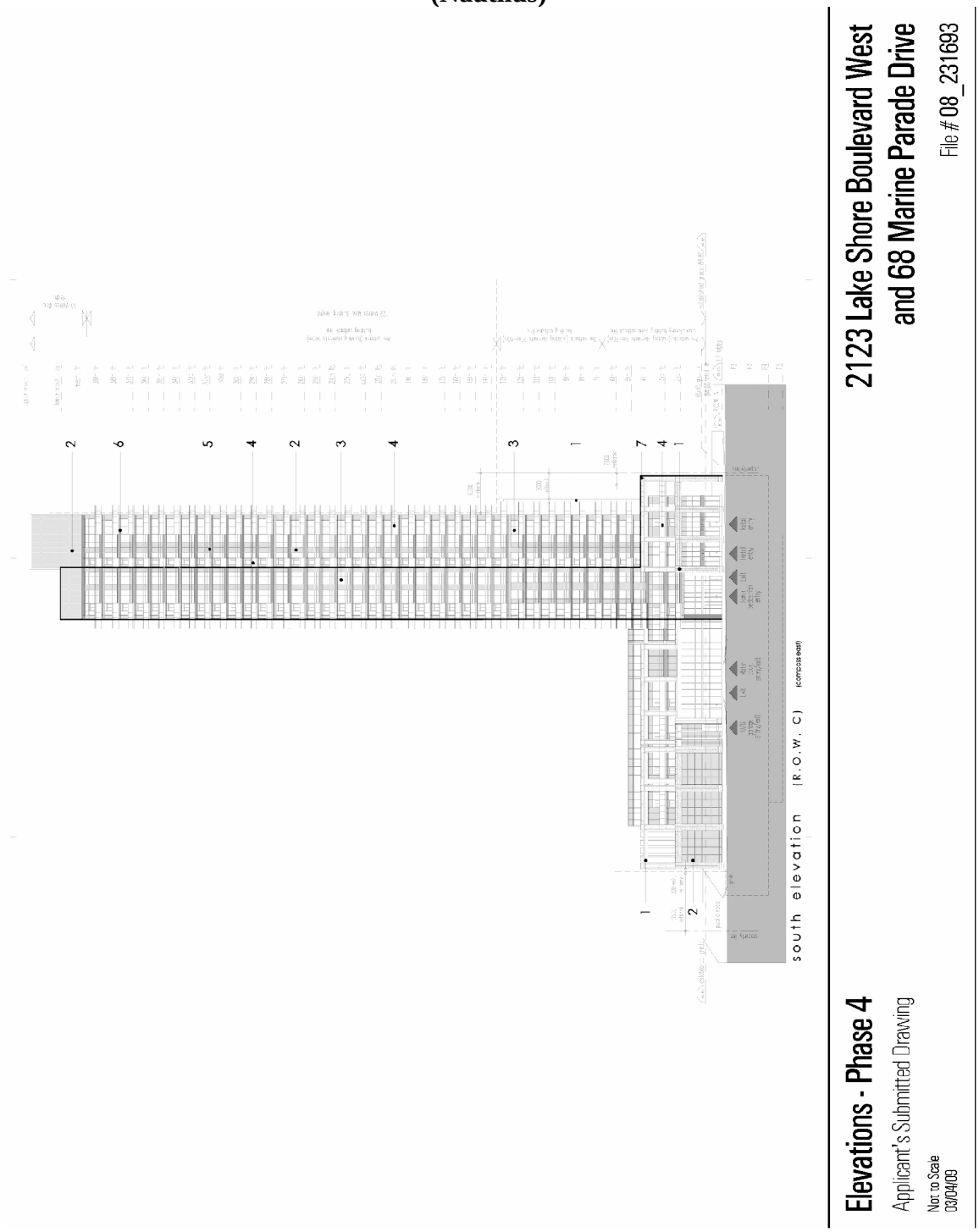
Attachment 2a: Elevations – Phase 4 (Nautilus)



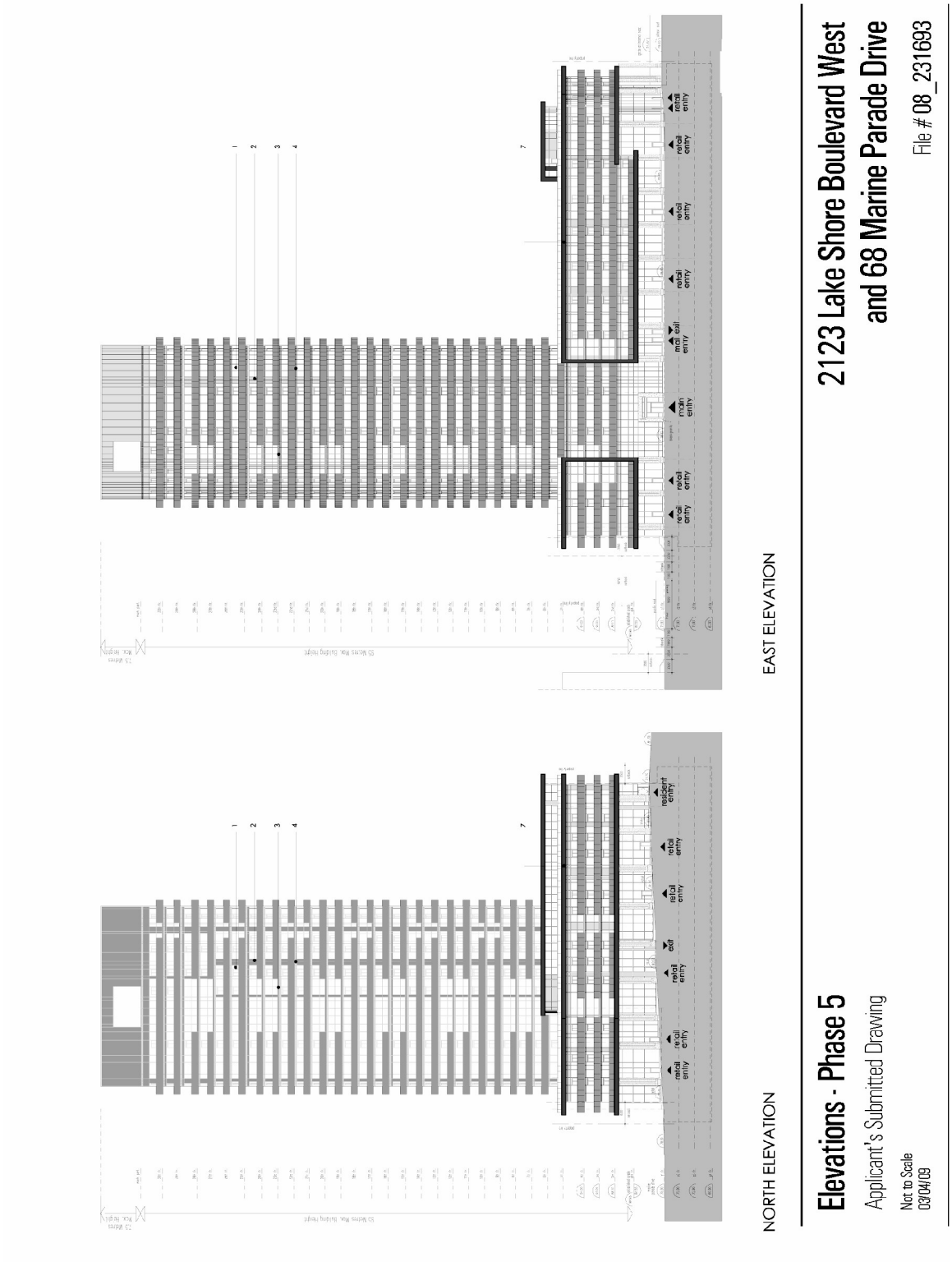
Attachment 2b: Elevations – Phase 4 (Nautilus)



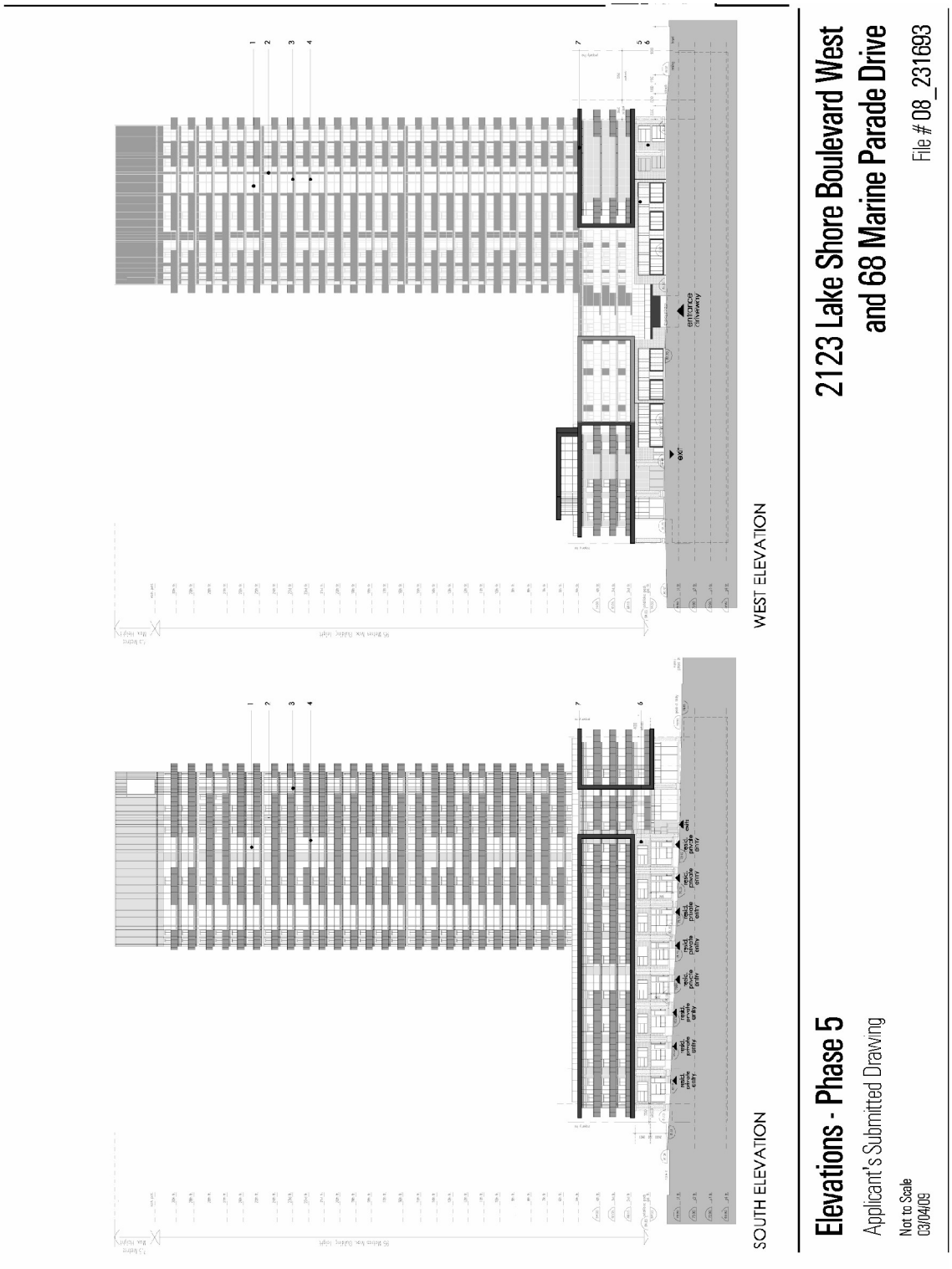
Attachment 2c: Elevations – Phase 4
(Nautilus)



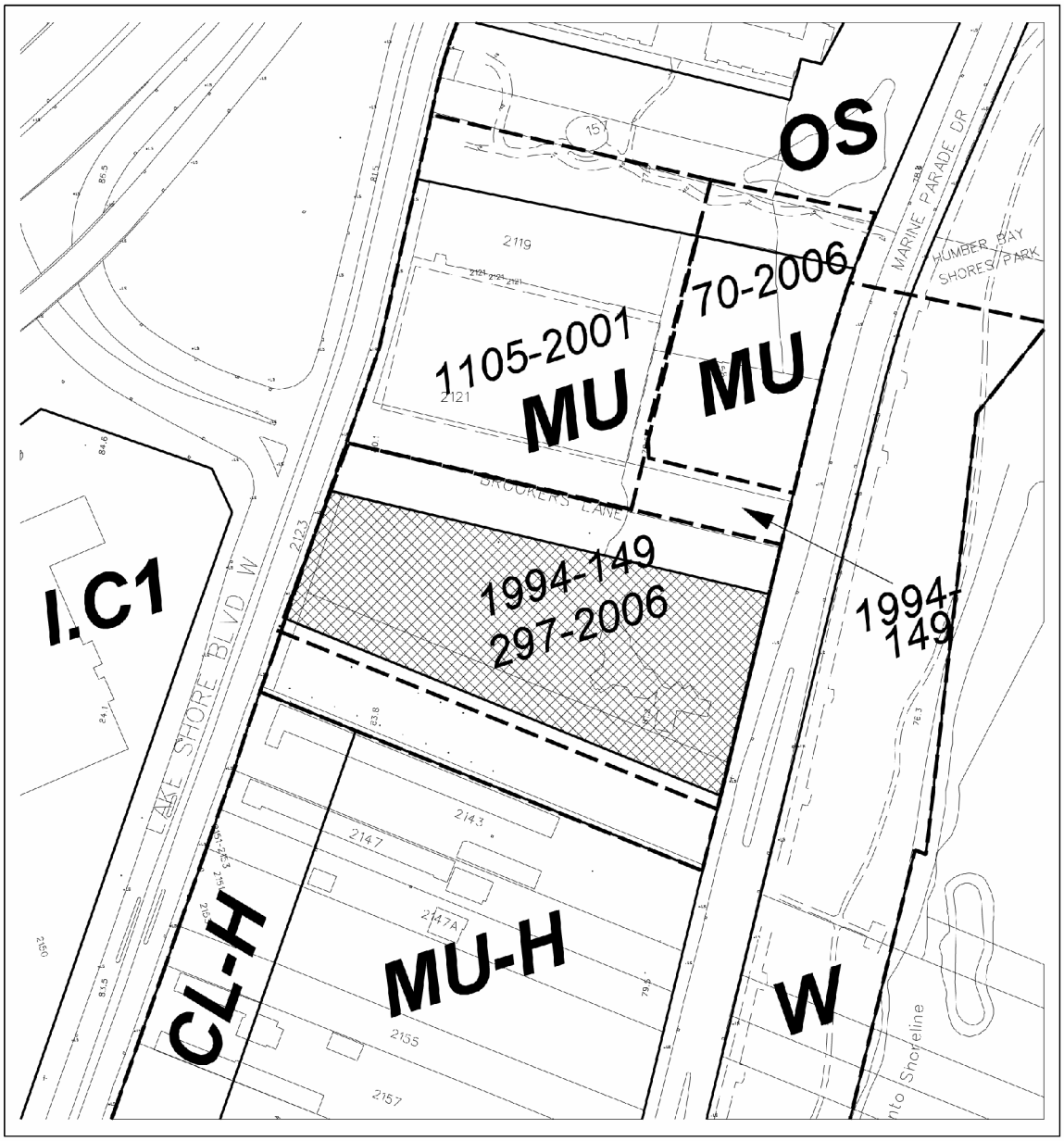
Attachment 2d: Elevations – Phase 5
(Waterscapes)



Attachment 2e: Elevations – Phase 5 (Waterscapes)



Attachment 3: Zoning



TORONTO Urban Development Services
Zoning

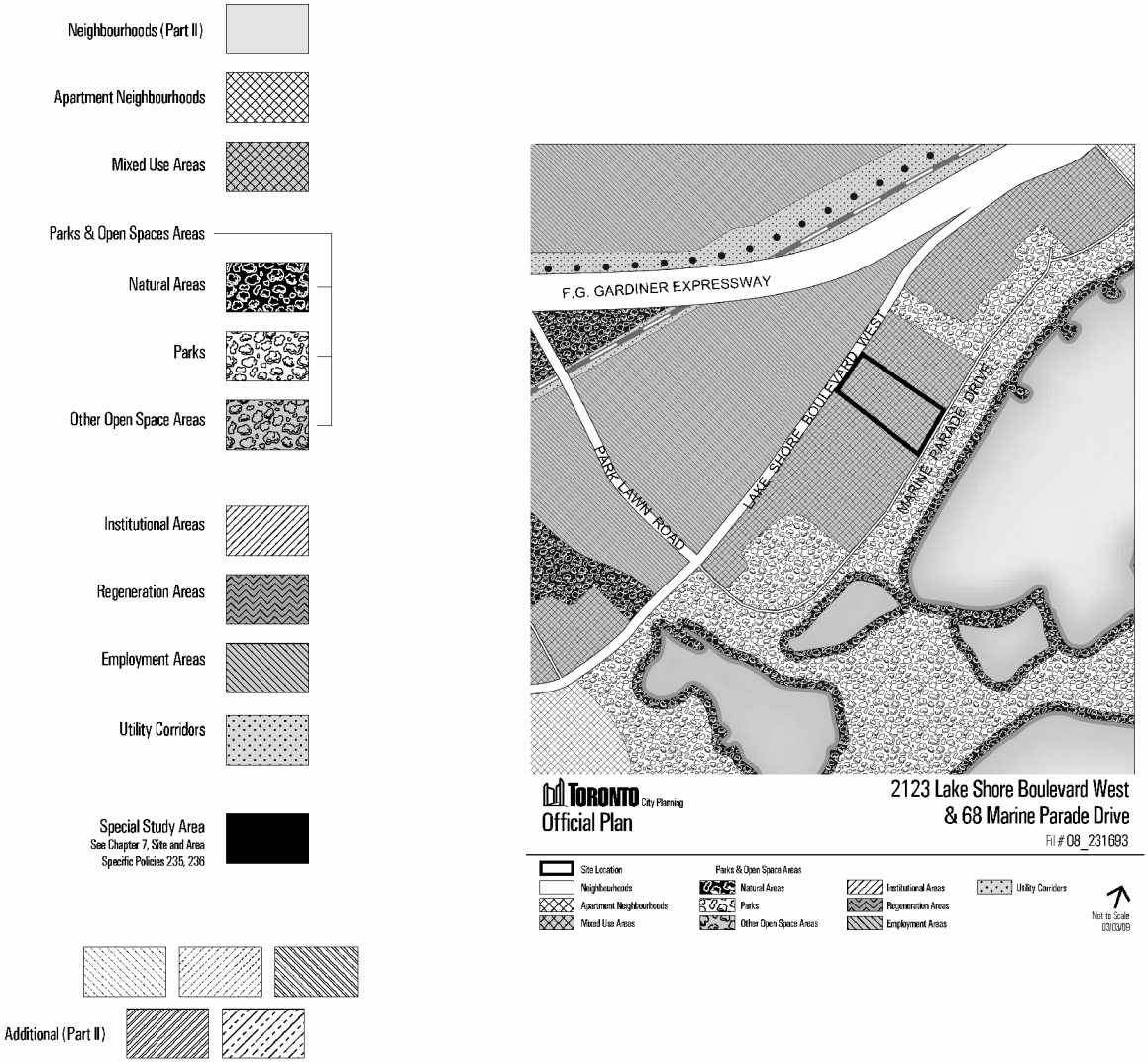
2123 Lake Shore Blvd.W.
& 68 Marine Parade Drive
File # 08_231693

I.C1 Industrial Class 1
MU Mixed Use
CL Commercial Limited

(H) Holding District
W Waterfront
OS Public Open Space

Not to Scale
Zoning By-law 11,737 as amended
Extracted 03/03/09 - RAZ

Attachment 4: Official Plan



Attachment 5a: Application Data Sheet (Phase 4 – Nautilus)

Application Type	Rezoning	Application Number:	08 231693
Details		Application Date:	December 23, 2008

Municipal Address:	2123 LAKE SHORE BLVD W S/S
Location Description:	PL 1176 PT LT27 WATER LT BY-LAW 1994-149 PT LTS E & F **GRID W0608
Project Description:	Proposed development of a 37 Storey buildings containing a total of residential units with of grade related retail space. (Phase 4). Revised Application to construct one 37-storey residential tower with a commercial component. Committee of Adjustment Decision No. A243/07EYK approved a height increase to allow for 115 metres . Currently 377 units are proposed.

Applicant:	**Agent:**	**Architect:**	**Owner:**
MONARCH WATERVIEW DEVELOPMENT LIMITED			WATER VIEW CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	1994-149, 1994-197, C-65-86 (15.10.0)
Zoning:	MU-H	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	5413	Height:	Storeys:	39
Frontage (m):	0		Metres:	122
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			**Total**
Total Residential GFA (sq. m):	33039		Parking Spaces:	555
Total Non-Residential GFA (sq. m):	4460		Loading Docks	1
Total GFA (sq. m):	37499			
Lot Coverage Ratio (%):	0			
Floor Space Index:	6.93			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	2
1 Bedroom:	207
2 Bedroom:	180
3 + Bedroom:	0
Total Units:	389

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	**Below Grade**
Residential GFA (sq. m):	33039	0
Retail GFA (sq. m):	3093	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	1367	0

Attachment 5b: Application Data Sheet (Phase 5 – Waterscapes)

Application Type	Rezoning	Application Number:	08 231693 WET 06 OZ
Details	Rezoning, Standard	Application Date:	December 23, 2008

Municipal Address:	68 MARINE PARADE DR
Location Description:	**GRID W0608
Project Description:	To construct a 30-storey condominium building on the south portion of the lands, referred to as Phase 5

Applicant:	**Agent:**	**Architect:**	**Owner:**
LINO PELLICANO			MONARCH WATERVIEW DEVELOPMENT LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	MU
Zoning:		Historical Status:	
Height Limit (m):		Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	6994	Height:	Storeys:	30
Frontage (m):	130		Metres:	95
Depth (m):	80			
Total Ground Floor Area (sq. m):	33356			**Total**
Total Residential GFA (sq. m):	30714		Parking Spaces:	481
Total Non-Residential GFA (sq. m):	2642		Loading Docks	1
Total GFA (sq. m):	33356			
Lot Coverage Ratio (%):	0			
Floor Space Index:	4.76			

DWELLING UNITS **FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:			**Above Grade**	**Below Grade**
Rooms:		Residential GFA (sq. m):	30714	0
2 Storey Loft:	8	Retail GFA (sq. m):	1347	0
1 Bedroom:	219	Office GFA (sq. m):	0	0
2 Bedroom:	118	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	1295	0
Total Units:	345			

Attachment 6: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ [or Report No.~. Clause No.~] as adopted by City Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

BY-LAW No.

To adopt Amendment No. 96 to the Official Plan

respecting the lands located in the Humber Bay Shores municipally known as 2123 Lake Shore Boulevard West and 68 Marine Parade Drive (Central Site)

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. The attached Amendment No. 96 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI WATKISS
City Clerk

AMENDMENT No. 96 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO

2312 Lake Shore Boulevard West and 68 Marine Parade Drive

AMENDMENT No. 96 TO THE OFFICIAL PLAN

OF THE CITY OF TORONTO

The following text and schedule constitute Amendment No.96 to the Official Plan for the City of Toronto.

OFFICIAL PLAN AMENDMENT

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

1. Chapter 6, Section 11, Motel Strip Secondary Plan, is amended, as follows:

    a. By amending Sub-Section 11.10.1(a)(i) by deleting the number "1,460" and replacing it with "1,520";

    b. By amending Sub-Section 11.10.1(b) by deleting the number "140 665" and replacing it with "141 165";

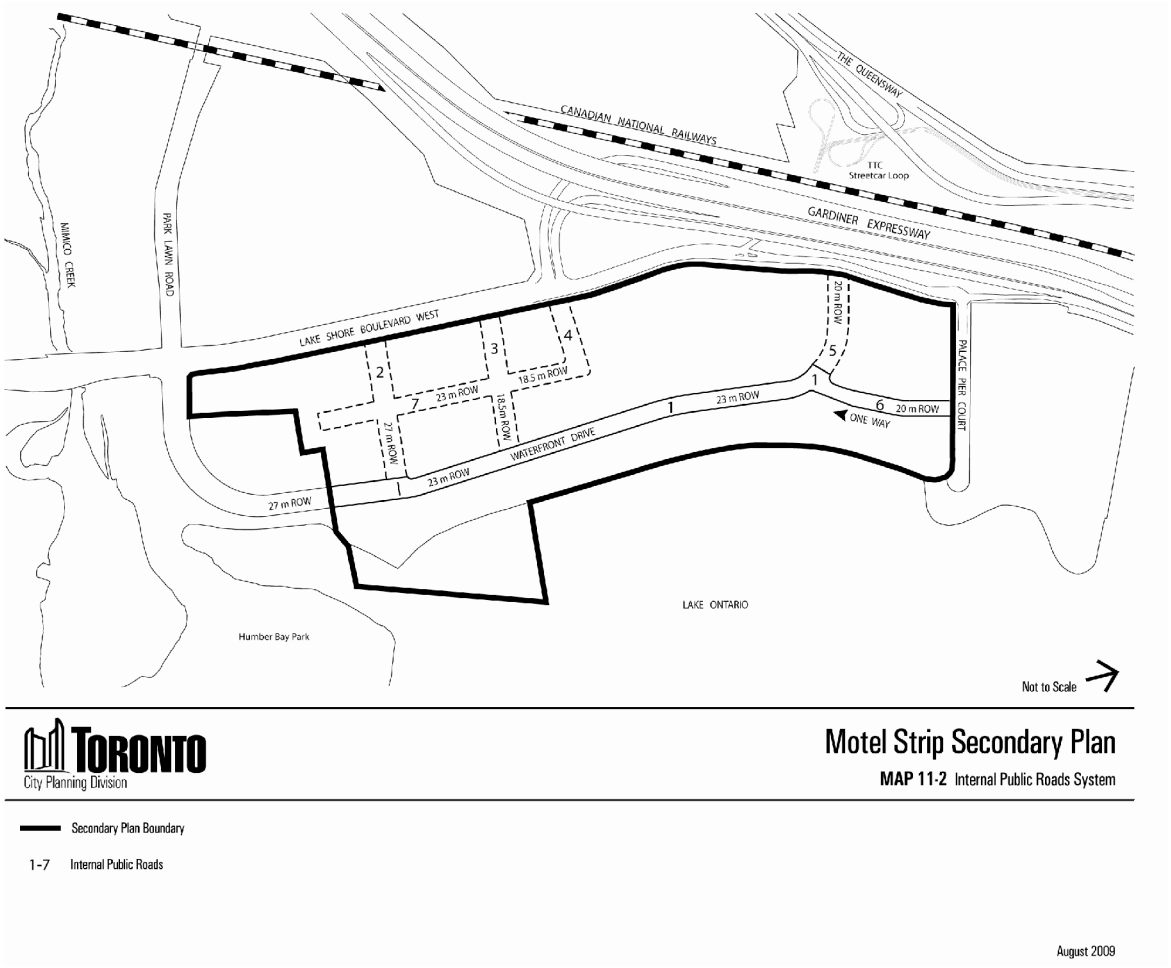
    c. By amending Sub-Section 11.10.1(f) by deleting the words "90 metres" and replacing it with "122 metres"; and

    d. By amending Sub-Section 11.10.1(f) by deleting the 2nd paragraph and replacing it with the words "On the south portion (Waterfront Drive tier) of the site, no building will exceed a height of 95 metres. Buildings along the Waterfront Drive will not exceed 23 metres in height at podium level."

2. Chapter 6, Section 11, Motel Strip Secondary Plan, Map 11-2 is amended by reducing Internal Road No. 3 and 7 from 23 metres to 18.5 metres as shown on the map attached thereto.

AMENDMENT No. 96 TO THE OFFICIAL PLAN

OF THE CITY OF TORONTO



Attachment 7: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend Zoning By-law No.1994-149, as amended,
With respect to the lands municipally known as 2123 Lake Shore Boulevard West and 68 Marine Parade Drive**

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 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 By-law No. 1994-149, as amended, be further amended by including Right-of-Way "A*", an east-west road, located at the southern boundary of the Central Site. Right-of-Way "A*" will be 9.25 m, on Schedule "C" as illustrated on the map attached hereto.

2. That By-law No. 1994-197, as amended, be further amended, in as far as it relates to Schedule "C", and making all necessary technical modifications and amendments, resulting from those changes.

3. That By-law No. 1994-149 be further amended by making the following changes to the text of that By-law.

(a) By modifying Section 5 (a) by replacing the number "1,460" with "1,520".

(b) By modifying Section 5 (c) (iv) as follows: "Notwithstanding 5 (c) (i), the maximum residential gross floor area permitted on the Mixed Use lands shown on Schedule 'A' shall not exceed 141,165 square metres".

(c) By modifying Section 5 (e) (iii) as follows: "Two Landmark Buildings shall be permitted at two locations identified on Schedule 'C' provided that building or portion thereof north of R.O.W. 'A' does not exceed 75 m in height, and does not exceed 122 m in height south of R.O.W. 'A'.

(d) By modifying Section 5 (e) (iv) related to maximum building heights on the final phases of development as follows: "In addition to the two Landmark Buildings, for the balance of lands south of R.O.W. "A" on Schedule 'C', the maximum building height shall be 95 m east of R.O.W 'B' along Marine Parade Drive.

4. 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:

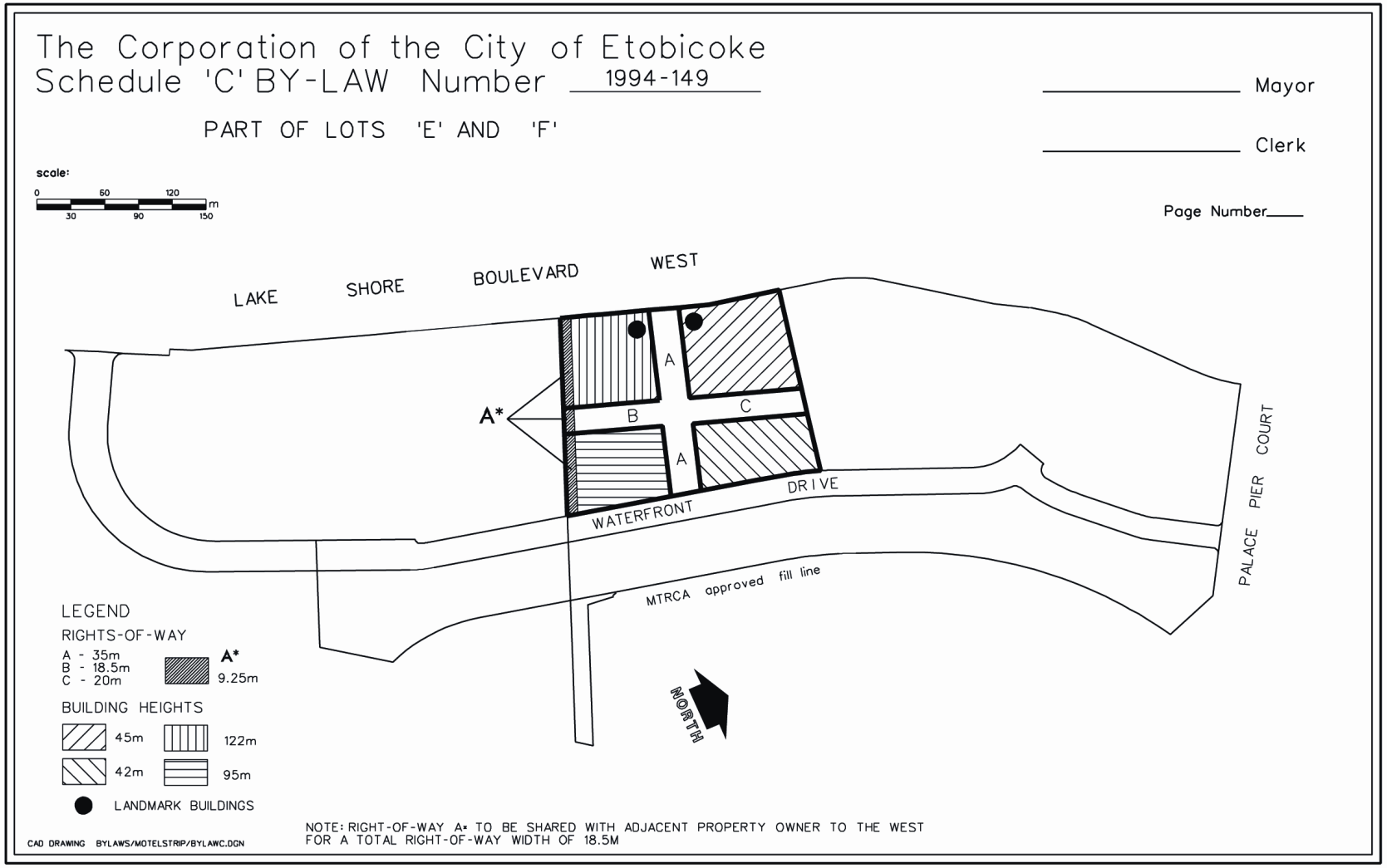
BY-LAW NUMBER ADOPTION DATE	**DESCRIPTION OF PROPERTY**	***PURPOSE OF BY-LAW***
_____ 2009	Lands located on the south side of Lake Shore Boulevard West, east of Park Lawn Road at the off-ramp to the Gardiner Expressway, municipally known in the year 2009 as 2123 Lake Shore Boulevard West and 68 Marine Parade Drive	To make modifications to implement Official Plan Amendment including: increasing the maximum residential gross floor area and number of units, increased building height on the final phases of development, reducing right-of-way widths, and other minor technical/house-keeping amendments thereto

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)


The Corporation of the City of Etobicoke
Schedule 'C' BY-LAW Number 1994-149
PART OF LOTS 'E' AND 'F'
Mayor
Clerk
Page Number
scale:
0 60 120 m
30 90 150
LAKE SHORE BOULEVARD WEST
A
A*
B
C
A
WATERFRONT DRIVE
PALACE PIER COURT
MTRCA approved fill line
NORTH
LEGEND
RIGHTS-OF-WAY
A - 35m
B - 18.5m
C - 20m
A*
9.25m
BUILDING HEIGHTS
45m
122m
42m
95m
LANDMARK BUILDINGS
NOTE: RIGHT-OF-WAY A* TO BE SHARED WITH ADJACENT PROPERTY OWNER TO THE WEST
FOR A TOTAL RIGHT-OF-WAY WIDTH OF 18.5M
CAD DRAWING BYLAWS/MOTELSTRIP/BYLAWC.DGN