

**CITY OF TORONTO**

**BY-LAW No. XXXX-2013**

**To adopt Amendment No. XXX to the City of Toronto Official Plan  
respecting lands located on the northeast corner of  
Park Lawn Road and Lake Shore Boulevard West, municipally known as  
23 Park Lawn Road and 2150 Lake Shore Boulevard West.**

WHEREAS authority is given to Council by Section 17 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the 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*;

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

1. THAT the attached Amendment No. XXX 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. 2013.

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## AMENDMENT NO. XXX TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

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### 23 Park Lawn Road & 2150 Lake Shore Boulevard West

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The following Text and Maps constitute Amendment No. XXX to the City of Toronto Official Plan (being an amendment to the provisions of the Official Plan, Urban Structure Map 2, Land Use Map 15 and Chapter 7, Site and Area Specific Policies).

#### OFFICIAL PLAN AMENDMENT:

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

1. Map 15, Land Use Plan is amended by re-designating the lands municipally known as 23 Park Lawn Road and 2150 Lake Shore Boulevard West from Employment Areas to Regeneration Areas in accordance with Schedule 'A' attached hereto.
2. Map 2, Urban Structure is amended by deleting the Employment Districts identification on the lands municipally known as 23 Park Lawn Road and 2150 Lake Shore Boulevard West in accordance with Schedule 'B' attached hereto.
3. Chapter 7, Site and Area Specific Policy 15, is deleted and replaced with the following:

#### **15. 23 Park Lawn Road and 2150 Lake Shore Boulevard West**

On the lands known as 23 Park Lawn Road and 2150 Lake Shore Boulevard West, a broad mix of uses in an urban form is envisioned, including office, retail and service commercial, institutional, light industrial, live/work, residential, parks and open space, and utility uses.

Prior to the approval of significant development, an area study of the lands will be completed, which will address such matters such as:

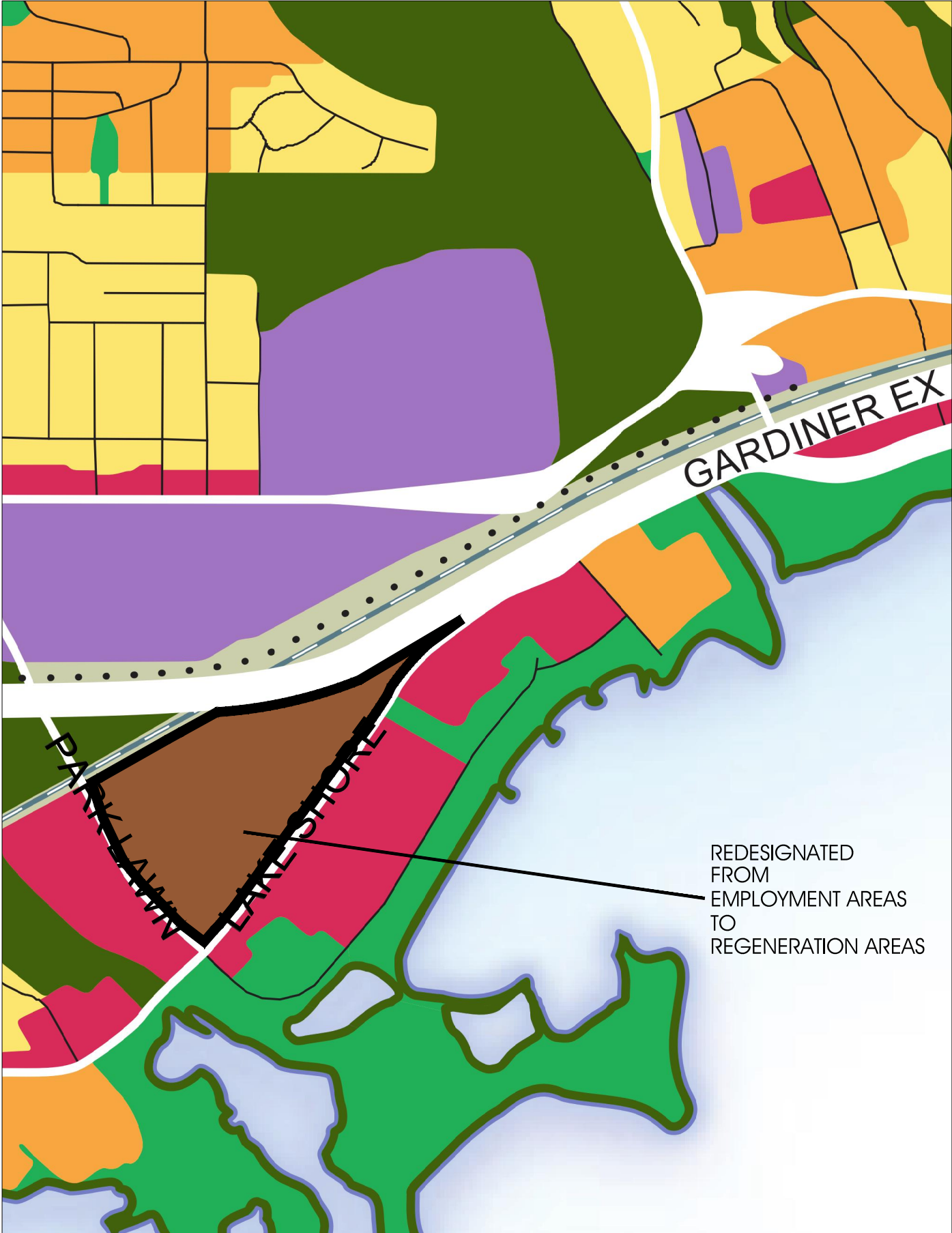
- (a) appropriate height, density and massing for the development of the lands;
- (b) appropriate range and scale of office, retail and residential uses;
- (c) urban design guidelines;
- (d) a greening strategy;
- (e) a heritage strategy;
- (f) a community improvement strategy to identify improvements to streets, sidewalks, boulevards and open spaces;
- (g) an environmental strategy to identify any necessary site and building cleanup and deal with the issue of separation/buffering from rail corridors;



- (h) a transportation strategy to encourage transit, walking and cycling, including the possible relocation of the Mimico GO Station;
- (i) employment policies requiring a minimum of 1,500 jobs on the lands; and,
- (j) a phasing strategy to provide for interim development to meet market needs, while not precluding the ultimate vision for the lands as an urban mixed use area.

Notwithstanding Policy 4.7.3, large scale, stand-alone retail uses or power centres may be permitted through the phasing strategy in order to facilitate the creation of jobs and active uses in the near to mid-term. Any proposed development of this nature must be addressed within the required urban design guidelines in order to ensure compliance with the overall urban design objectives for the site.

# SCHEDULE "A"



# SCHEDULE "B"



DELETE  
EMPLOYMENT DISTRICTS