

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 2020

Enacted by Council: ~, 2020

**CITY OF TORONTO
BY-LAW No. ~2020**

To amend Zoning By-law No. 338-2010, as amended, with respect to the lands municipally known as 2157 Lake Shore Boulevard West

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws; 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. Definitions

The provisions of Section 304-2 Definitions of the Zoning Code, as amended and Section 1 of By-law No. 338-2010, as amended, shall apply unless inconsistent with the provisions of this By-law or otherwise expressly defined herein.

For the purposes of this By-law the following definitions will apply:

"Minor Projections" – means minor structure or building elements which may project from a structure or a building or a part thereof into required yards and beyond the Building Envelope setbacks, including roof eaves, window sills, railings, cornices, guard rails, balustrades, porches, balconies and bay windows, doors, including revolving doors, canopies, exterior stairs and covered ramps, parapets, vents, patios, wheelchair ramps, site servicing features, window washing equipment, awnings, retaining walls, light fixtures, guardrails or dividers, architectural frames or features, pipes, platforms, and screens to a maximum projection of 2 metres.

"Non-residential Gross Floor Area" - means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level. The Gross Floor Area of a non-residential building is reduced by the area in the building used for:

- (a) Parking, loading and bicycle parking below-ground;
- (b) Required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- (c) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (d) Shower and change facilities required by this By-law for required bicycle parking spaces;

- (e) Elevator shafts;
- (f) Mechanical penthouse; and
- (g) Exit stairwells in the building.

“Stacked Parking Space” means a parking space that is position above or below another parking space and is accessed only by means of an elevating device.

“Type B Loading Space” – means an area used for the loading or unloading of goods or commodities from a vehicle having dimensions of minimum 11.0 metres in length, minimum 3.5 metres in width, and minimum 4.0 metres in height.

2. Section 320-20 of the Etobicoke Zoning Code shall not apply to the Lot.
3. Except as otherwise provided herein, the provisions of the Etobicoke Zoning Code, as amended by By-law No. 1994-197 and By-law No. 338-2010, shall continue to apply to the Lot.
4. This amendment shall apply to the subject lands as identified on Schedule ‘A-1’.
5. Number of Hotel Suites

The maximum number of hotel suites permitted on the Lands shall be 165.

6. Gross Floor Area

Notwithstanding Section 7 of By-law No. 338-2010, the following provisions shall apply to the lands zoned CL-H as identified on Schedule ‘A-1’:

- (a) The Floor Space Index (‘FSI’) permitted on the Lands zoned CL-H on Schedule ‘A-1’ shall be 6.54, based on the Commercial site area of 1,158 square metres.
- (b) For the purposes of calculating Non-residential Gross Floor Area, grade-related retail/service uses such as restaurants and ancillary uses, shall be excluded from Non-residential Gross Floor Area.

7. Parking and Loading Requirements

Notwithstanding Section 9 of By-law No. 338-2010, By-law No. 1994-197, as well as Section 320-18, 320-19, and 320-23 of the Zoning Code, or any other provision of the zoning code relating to parking or loading which may be inconsistent with the following provisions, the following requirements shall apply to the lands:

- (a) 0 parking spaces are required for an eating establishment less than 200 square metres;
- (b) A minimum of 54 parking spaces shall be provided on-site and off-site.;
- (c) Required parking spaces can be provided as Stacked Parking Spaces;

- (d) A minimum of 5 bicycle parking spaces shall be provided on the Lot, of which a minimum of 4 short-term bicycle parking spaces and 1 long-term bicycle parking spaces; and
 - (e) One Type B loading space shall be provided on the Lands zoned CL-H on Schedule 'A'.
8. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, as amended, the provisions of this By-law shall apply.
 9. Chapter 324, Site Specifics, of the 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 AND ADOPTIONS DATE	DESCRIPTION OF PROPERTY	PURPOSES OF BY-LAW
~ ~, 2020	Lands located on the south side of Lake Shore Boulevard West, east of Silver Moon Drive, municipally known as 2157 Lake Shore Boulevard West.	To amend certain provisions of By-law 338-2010 to permit a hotel building.

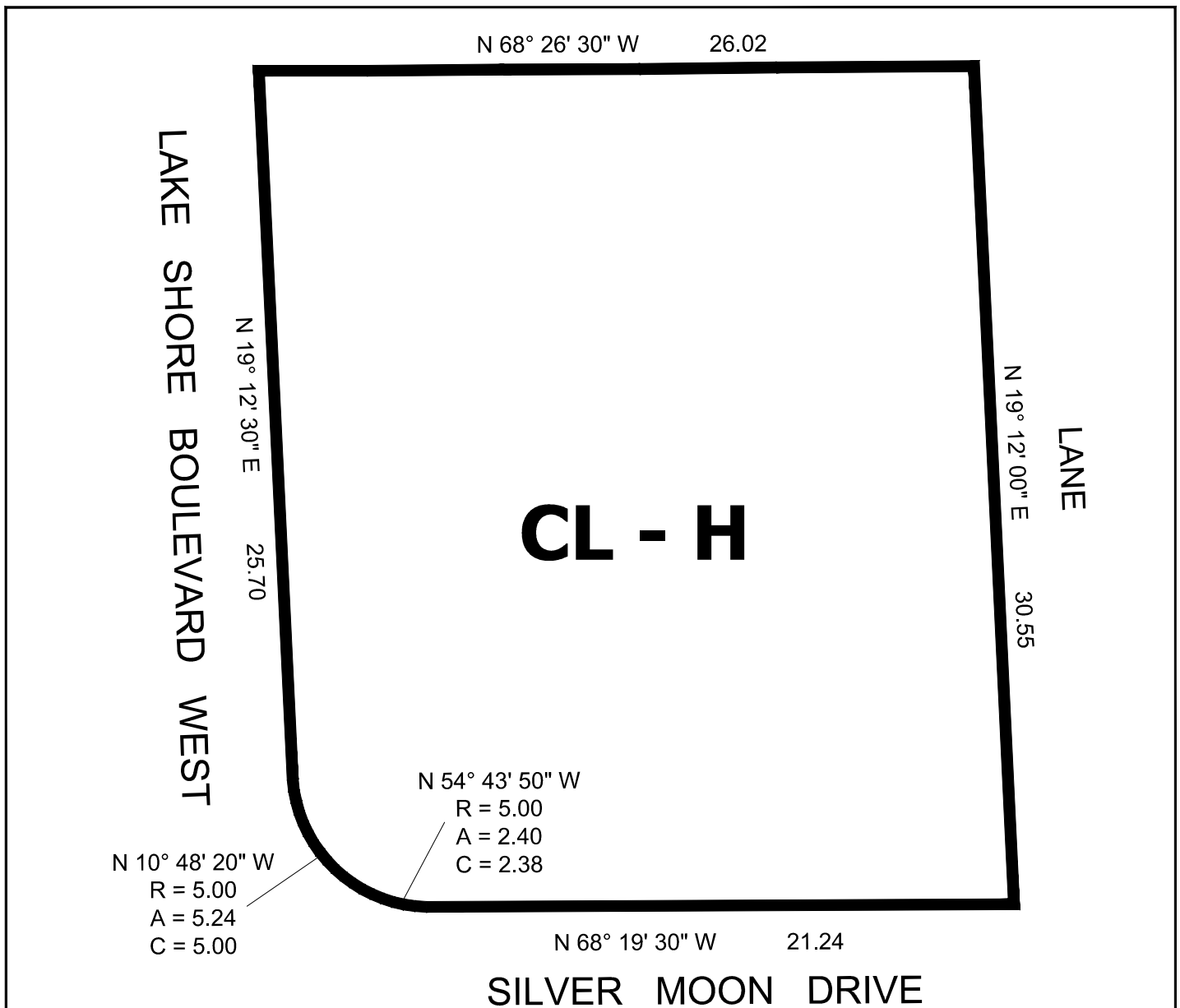
Enacted and passed on _____, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule "A1" By-Law



NOTE :
 Bearings and dimensions taken from a survey
 (Job no. GLS-0177) Submitted by Genesis Land Surveying Inc.

Part of Lots 9 & 10, Registered Plan 1229
City of Toronto (formerly City Of Etobicoke)

Applicant's Name :

Address : 2157 Lake Shore Boulevard West, Toronto

File #:

Drawing #:

Not to Scale 