

**51 Lake Shore Drive - Official Plan and Zoning
Amendment - Preliminary Report**

Date:	September 18, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No. 6, Etobicoke-Lakeshore
Reference Number:	File No. 07 227937 WET 06 OZ

SUMMARY

This application was made on June 5, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to permit the construction of a 3-storey single family dwelling at 51 Lake Shore Drive. A Site Plan Approval application has also been submitted for the proposal.

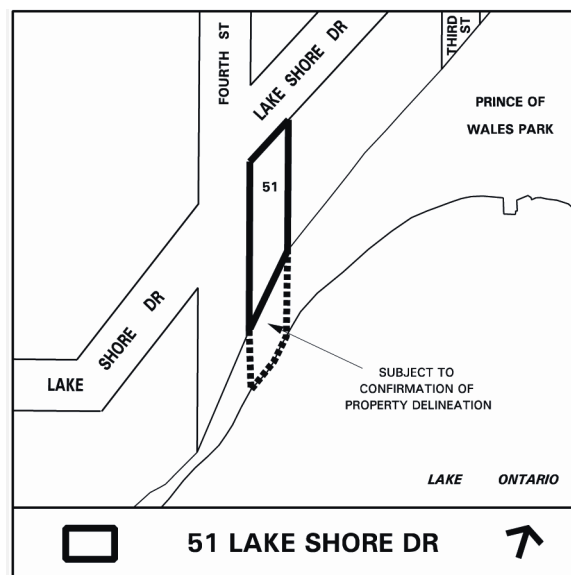
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Staff anticipate holding a community consultation meeting in the last quarter of 2007.

RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting



- together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
 3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The development proposal is to permit a 3-storey single family dwelling having a gross floor area of 440.92 square metres (4,746 square feet). The new single family dwelling will be located to the rear of the property. The main entrance to the house will face Fourth Street. Driveway access to the new house will be from Fourth Street. For a summary of the application, please refer to Attachment No. 6, the Application Data Sheet.

Site and Surrounding Area

The site is located at the southeast corner of Lake Shore Drive and Fourth Street, and is adjacent to Lake Ontario. The property is almost rectangular in shape and generally flat. A two-storey building exists at the front of the property beside Lake Shore Drive and was formerly used by Lake Side Lodge, a seniors retirement home. The applicant proposes to demolish the existing building. Attachment No. 5 is an air photo of the site.

The surrounding uses are as follows:

North: low density residential dwellings and a parkette

South: Lake Ontario

East: a 7-storey apartment building

West: low density residential dwellings

The property boundaries of the site are currently being confirmed, as City maps do not reflect the boundaries of the property extending to Lake Ontario.

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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is shown as part of the Green Space System on the City's Urban Structure Map (Map 2). The Toronto waterfront is a major feature of the Green Space System. Lands within the Green Space System should be protected, improved and added to whenever feasible. Lands in the Green Space System function to:

- i) provide habitat for flora and fauna;
- ii) improve our environment by recharging groundwater, cleaning the air and water and limiting damage that might arise from flooding and soil erosion;
- iii) provide natural beauty and a variety of landscapes for reflection, contemplation and appreciation of nature;
- iv) offer opportunities for passive and active recreation, community gardens and environmental education; and
- v) offer unique tourism and entertainment destinations attracting visitors from across the region and elsewhere.

The site is split-designated Neighbourhoods and Parks and Open Space Areas-Natural Areas. Neighbourhoods are considered as physically stable areas primarily made up of low density type residential uses. The proposed single family dwelling would be provided for in the Neighbourhoods designation. The new house is to be located partly in the Neighbourhoods designation and partly in the Parks and Open Space Areas-Natural Areas designation.

The Parks and Open Space Areas policies state that areas shown as Natural Areas will be maintained primarily in a natural state, while allowing for:

- (a) compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions; and
- (b) conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on natural features and functions.

The proposed location of the single family dwelling is not provided for in this designation.

Policy 7 of “Development Criteria in Parks and Open Space Areas” of the Official Plan states that:

“Parks and Open Space Areas that are privately owned are not necessarily open to the general public nor intended to be purchased by the City. If an application is made to develop such lands and the City or a public agency does not wish to purchase them to extend the public open space system, the application will be considered on the basis of its consistency with the policies of this Plan”.

A portion of the site is also shown as part of the Natural Heritage System on Map 9, Natural Heritage. The Natural Environment policies of the Official Plan seek to promote good stewardship through the protection and enhancement of the natural environment while building the City. Map 9 identifies significant natural features and functions as the natural heritage system. The Plan specifies that the natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority. Development is generally not permitted in the natural heritage system shown on Map 9. When development is proposed on or near lands shown as part of the natural heritage system, the proposed development’s impact on the system is to be evaluated and an impact study may be required.

The proposed single family dwelling is to be located within the natural heritage system. The applicant has submitted a Natural Heritage Impact Study. City staff and the Toronto and Region Conservation Authority are currently reviewing the impact study as part of the processing of this application.

Zoning

The property is zoned Second Density Residential (R2) subject to By-law No. 3754 and G District in the Etobicoke Zoning Code. The R2 Zone permits a single family detached dwelling. By-law No. 3754 permits buildings, structures and lands used on the date of the passing of By-law No. 3754 that were legal under the former R3 and R4 Zones. The G Zone does not permit a single family detached dwelling. The G Zone permits, among other uses: public parks and recreation facilities, including arts and cultural facilities; golf-courses; playgrounds; playfields; community recreation buildings; and garden allotments.

Site Plan Control

A Site Plan Approval application for the proposed single family detached dwelling has been submitted by the applicant. Staff is reviewing matters, such as, grading, landscaping, building design and access in more detail.

Reasons for the Application

The proposed single family dwelling does not conform with the provisions of the City of Toronto Official Plan and is not a permitted use in the G Zone of the Etobicoke Zoning Code.

COMMENTS

Issues to be Resolved

The location of the proposed house on the site is partly within the Parks and Open Space Areas - Natural Areas designation of the Official Plan and part of the site is shown as natural heritage system. Issues that arise in relation to this proposal include but are not limited to:

- a) conformity with the City of Toronto Official Plan policies;
- b) design issues including appropriate setbacks of the proposed house and fit into the context of the neighbourhood, including consideration of the location of the existing building on the property;
- c) public access to the waterfront and views to Lake Ontario;
- d) assessment of environmental issues, including the Natural Heritage Impact Study and the Lake Ontario shoreline (ie. an appropriate setback from the proposed house to the shoreline) and consultation and resolution of Toronto and Region Conservation Authority concerns;
- e) tree preservation; and
- f) archaeological assessment.

Staff will be encouraging the applicant to incorporate bird friendly design features given the location of this site.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

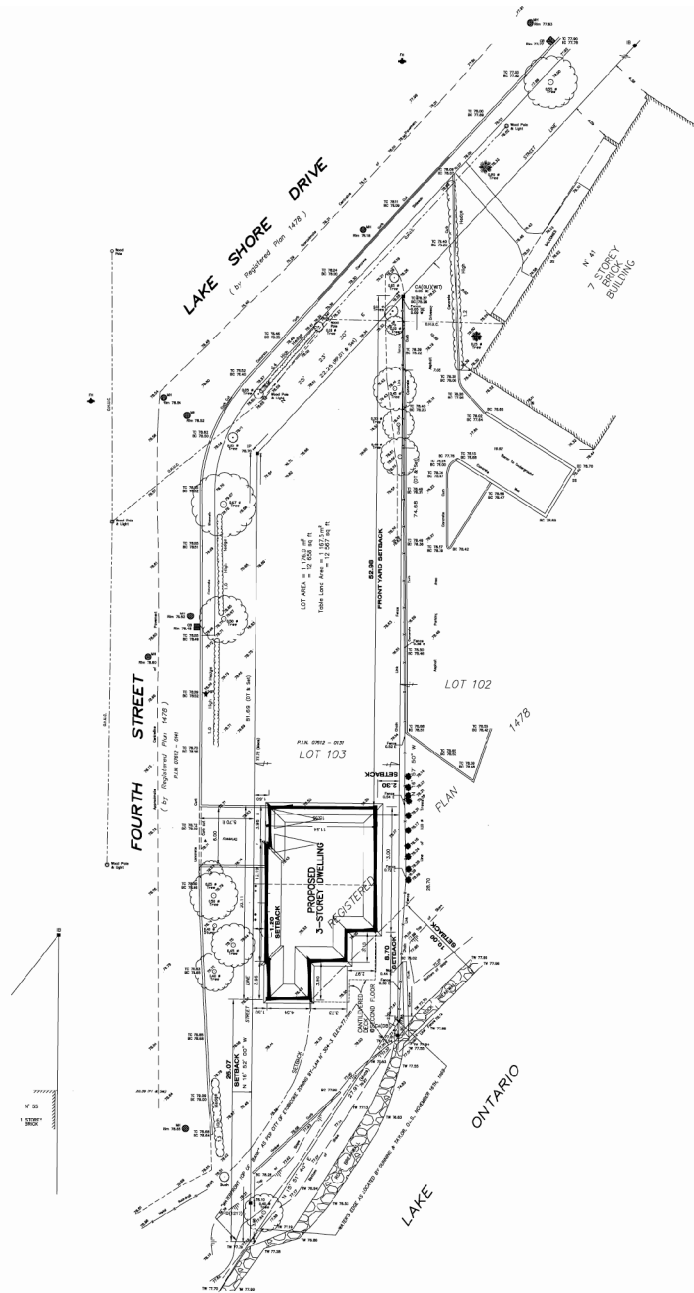
Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Air Photo of Site

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicants Submitted Drawing

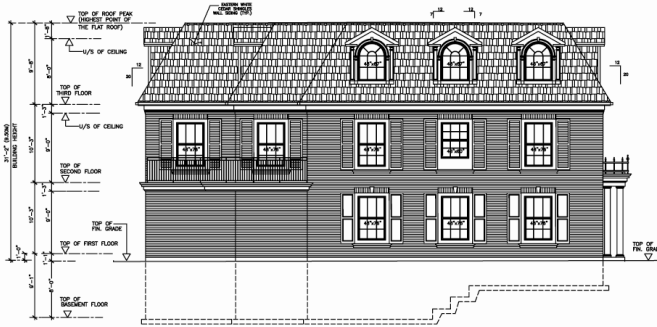
Not to Scale 

08/31/07

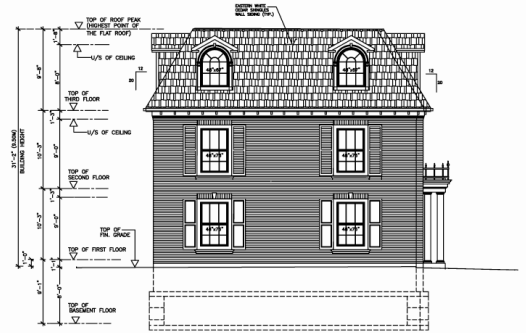
51 Lake Shore Drive

File # 07_227937

Attachment 2: Elevations



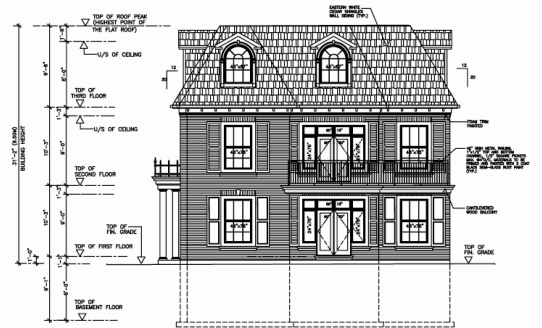
EAST SIDE Elevation
SCALE 1/8"=1'-0"



NORTH SIDE (FRONT) Elevation
SCALE 1/8"=1'-0"



WEST SIDE Elevation
SCALE 1/8"=1'-0"



LAKE SIDE (SOUTH) Elevation
SCALE 1/8"=1'-0"

Elevations

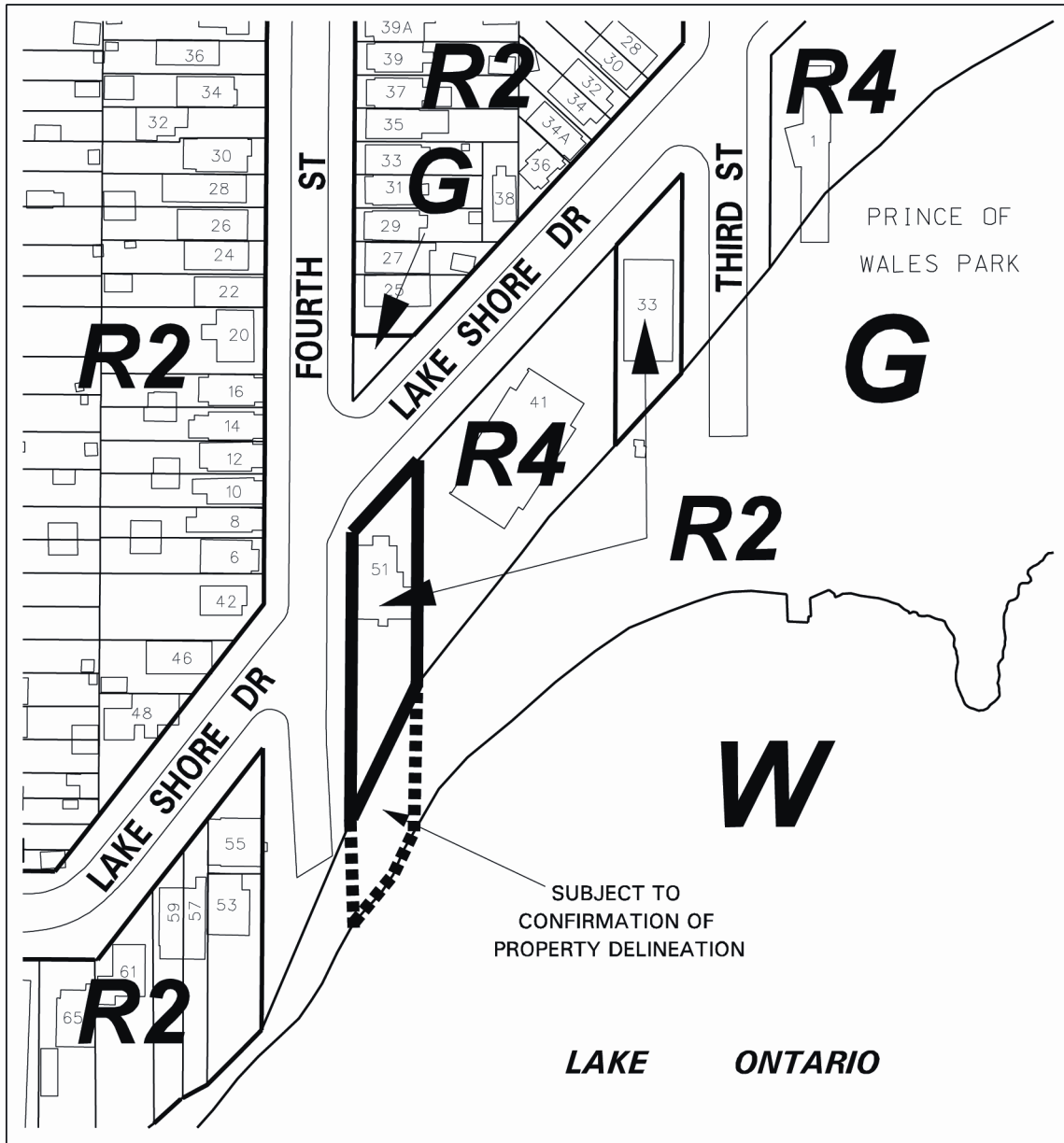
Applicants Submitted Drawing

Not to Scale
08/31/07

51 Lake Shore Drive

File # 07_227937

Attachment 3: Zoning



TORONTO City Planning
Zoning

51 Lake Shore Drive
File # 07_227937

Former New Toronto

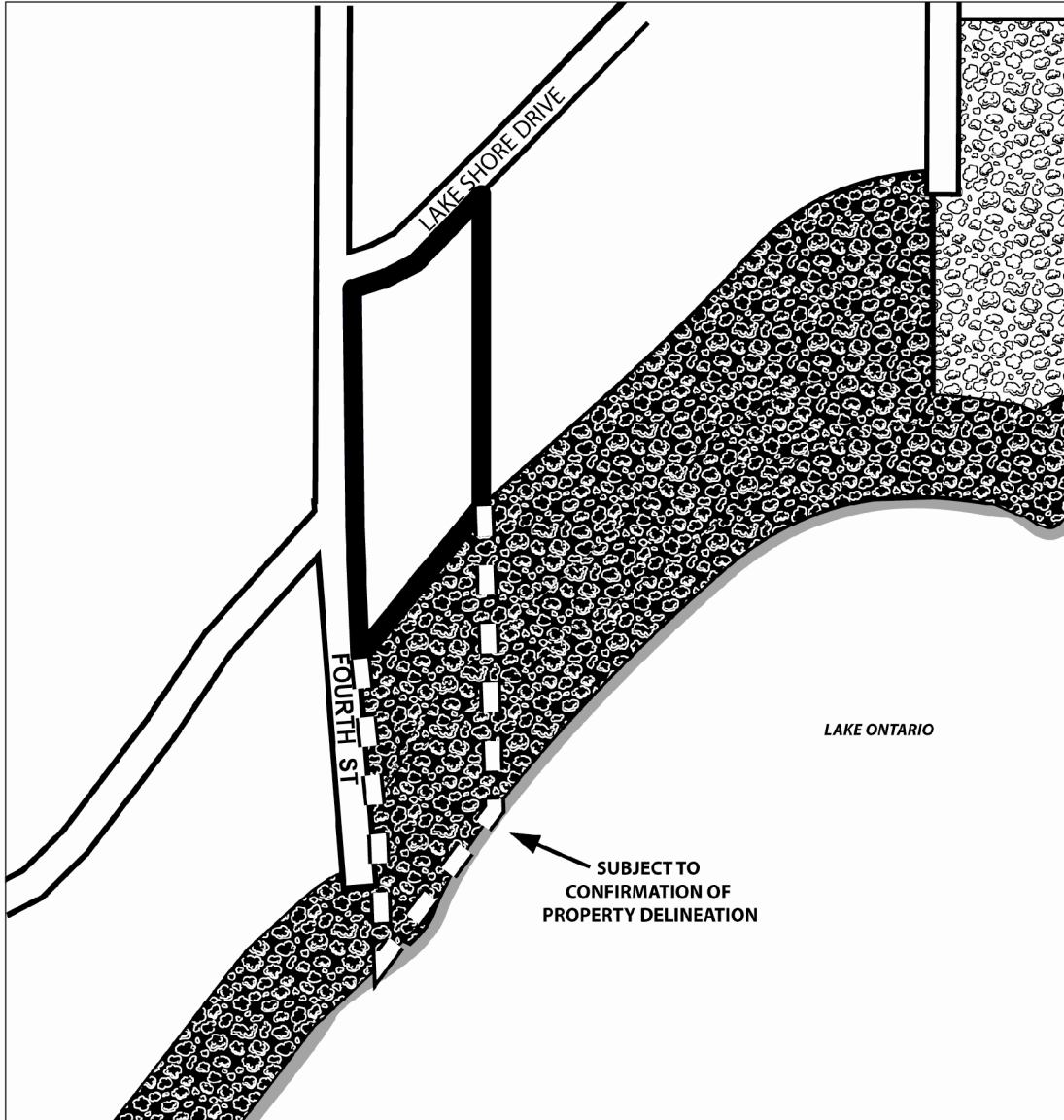
R2 Residential Second Density
R4 Residential Fourth Density
G Park

W Waterfront

Not to Scale
Former New Toronto Zoning By-law 2215 as amended
Extracted 09/10/07 - MH




Attachment No. 4: Official Plan



 **TORONTO** City Planning
Official Plan

51 Lakeshore Drive

File # 07_227937

-  Site
-  Neighbourhoods
-  Natural Areas
-  Parks


Not to Scale
09/06/07

Attachment No. 5: Air Photo of Site



 **TORONTO** City Planning
Aerial Photography

51 Lake Shore Drive

Not to Scale 
09/17/07

File # 07_227937

Attachment No. 6

APPLICATION DATA SHEET

Application Type Official Plan Amendment & Application Number: 07 227937 WET 06 OZ
 Rezoning
Details OPA & Rezoning, Standard Application Date: June 5, 2007

Municipal Address: 51 LAKE SHORE DR, TORONTO ON M8V 1Z3
Location Description: PL 1478 LT103 **GRID W0606
Project Description: To permit a 3-storey single family dwelling having a floor area of 440.92 sq. m.

PLANNING CONTROLS

Official Plan Designation: Neighbourhoods and Natural Site Specific Provision: By-Law No 3754
 Areas
Zoning: R2 and G Historical Status:
Height Limit (m): 9.5 m in R2 Zone Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	1,176	Height: Storeys:	3
Frontage (m):	22.25	Metres:	9.5
Depth (m):	74.68		
Total Ground Floor Area (sq. m):	92.07		Total
Total Residential GFA (sq. m):	440.92	Parking Spaces:	3
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	440.92		
Lot Coverage Ratio (%):	7.8		
Floor Space Index:	0.37		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Single Family Detached Dwelling	Above Grade	Below Grade	
Rooms:	0	Residential GFA (sq. m):	440.92	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	1			

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