

**2298 Lake Shore Boulevard West, Zoning Application –  
Final Report**

<b>Date:</b>	October 16, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward No. 6 – Etobicoke Lakeshore
<b>Reference Number:</b>	File No: 05 208744 WET 06 OZ

**SUMMARY**

This application proposes to demolish the existing daycare building to permit a 4-storey, 12-unit stacked townhouse condominium in two buildings.

The proposal maintains the intent of the Official Plan and is compatible with the development pattern in the area.

This report reviews and recommends approval of the application to amend the Zoning By-law, subject to conditions.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council determine that the proposed development of the lands at 2298 Lakeshore Boulevard West is compatible with the development pattern on this Avenue segment and adjacent Neighbourhoods, and that development can proceed prior to the completion of an Avenue Study.



2. City Council amend the former City of Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the issuance of the Notice of Approval Conditions for the Site Plan Application.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to demolish the existing daycare building to permit a 4-storey, 12 unit stacked townhouse condominium development, consisting of 2 buildings containing 6 2-bedroom units each. A private shared driveway is proposed for access to integral garage occupant parking spaces and sub-grade visitor parking area. The main access to the units will be through front doors facing Lake Shore Boulevard West to an internal corridor and staircase system. Each unit will also have access to the rear yard landscaped outdoor amenity area which includes common grounds with gazebo structure. Access to the common area for the four ground level units will be via a private screened patio area.

A statistical summary of the proposal is detailed in Attachment 5 of this report.

### **Site and Surrounding Area**

The property is located on the west (north) side of Lake Shore Boulevard West, and presently contains a single family dwelling which has been converted to a daycare facility. The property has 30.6 metres (100.5 feet) of frontage and a total area of 1 212.8 square metres (0.3 acres).

The surrounding land uses are as follows:

North: Low density residential  
South: Medium density residential  
East: High density residential  
West: Low density residential

## **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. This proposal complies with the Provincial Policy Statement.

## **Official Plan**

The property is designated Mixed Use Area under the Official Plan, which provides for a broad range of commercial, residential and institutional uses, subject to certain development criteria for new development. These criteria include: building massing to provide a transition between areas of different development intensity and to limit shadow impacts on adjacent Neighbourhoods; well proportioned street edge framing; adequate access to community services including transit; and provision of adequate site access, circulation and parking. In this case, the proposed stacked townhouse use with the employment of suitable building setbacks, heights and massing provides a reasonable transition to the rear adjacent low density residential neighbourhood, and is compatible with the adjacent residential uses along Lake Shore Boulevard West. The provision of on-site outdoor amenity areas and a suitable vehicle access and parking area will ensure a high quality living standard for the building's occupants. The built form proposed respects the planned street proportion and provides an opportunity to incorporate an attractive streetscape design. While not a typical main street design where a land use mix is often incorporated (i.e. street level commercial with residential above), Planning staff are nevertheless satisfied that the proposal meets the development criteria policies for Mixed Use Areas.

The property is also identified an Avenue on Map 2 – Urban Structure of the Official Plan. Avenues are important corridors along major streets where reurbanization is anticipated and encourages the creation of new housing and job opportunities while improving the pedestrian environment, shopping opportunities and transit service for community residents. It is noted that a formal Avenue Study has not been undertaken for this section of Lake Shore Boulevard West to date. Also, as this application was submitted prior to the new Official Plan coming into effect and given the relatively minor scale of the project, the preparation of an Avenue Segment Study was not required by staff. However, this application was considered within the larger context and implications for the segment of the Avenue in which the proposed development is located. Planning staff is satisfied that the form, scale and intensity of this proposal will not set an unwanted precedent in terms of impact to the adjacent Neighbourhoods and Apartment Neighbourhoods land uses, and will not compromise the orderly reurbanization or function of the remaining Avenues area. Moreover, staff are satisfied that this intensification proposal: supports increased transit use; contributes to the creation of a range of housing options in the community; strengthens local retailing; and, is served by adequate community and infrastructure facilities.

## **Zoning**

The site is zoned Second Density Residential (R2), which generally permits low density forms of housing, but does not permit stacked townhouse uses. A By-law amendment with site specific development standards is required to permit the proposed use.

## **Site Plan Control**

A Site Plan Control Application has been submitted and is now under review. The site plan will address landscape design details including appropriate grading/drainage, plantings, fencing, tree protection, and an attractive front yard/streetscape and rear yard common amenity area.

## **Reasons for Application**

An application to amend the Zoning Code is required to permit and establish appropriate site specific development standards for the proposed 12 stacked townhouse units.

An amendment to the former Etobicoke Official Plan as originally applied for is not required as it is no longer in effect. The proposal conforms to the in-force Toronto Official Plan.

## **Community Consultation**

A community consultation meeting for this application was held on July 26, 2006 with approximately 20 members of the public, the local Ward Councillor staff, the applicant, and Planning staff in attendance. Concerns expressed by the public included:

### Built Form:

- a) appropriateness of unit count/density
- b) aesthetic quality of proposed buildings
- c) consideration for proposing other land uses on property, including replacement of daycare space

### Neighbourhood Character

- a) precedent setting for more future multi-unit development proposals

### Parking/Transportation

- a) adequate on-site circulation and parking supply
- b) adequate and safe vehicular access to/from Lake Shore Boulevard West
- c) increased traffic and on-street parking on nearby local streets

### Technical

- a) location and adequacy of local utilities/services

### Tree Preservation

- a) protection of existing trees and adequacy of proposed new plantings

Planning staff has received one opposition letter from a nearby resident.

## **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**

### **Land Use**

Although townhouses are not typical of a main street design for the City of Toronto, Planning staff are satisfied that adequate care and consideration has been undertaken to introduce an intensified housing form that is specifically appropriate for this residential section of Lake Shore Boulevard West. In this case, the proposed building form and use is compatible with the existing adjacent residential uses to the north and south, and provides a reasonable transition in height and density from the low density neighbourhood to the rear and the medium to high density development on the opposite side of Lake Shore Boulevard. In terms of precedent, staff is also satisfied that no negative impacts will result should the remaining portions of the block fronting Lake Shore Boulevard between Alexander Street and Louisa Street be developed in a similar manner. Planning staff is satisfied that adequate opportunity for non-residential development is available within the vicinity, and therefore will not affect the overall integrity and intended function of the Lake Shore Boulevard 'Avenue'.

In addition on a site specific basis, the proposal also achieves the following: adequate integral resident and underground visitor vehicle parking that does not affect the available open landscaped areas; a generous common rear yard with gazebo structure amenity area; a front yard appropriately dimensioned to provide for an attractive landscaped area; and reduced side yard setbacks to create a stronger street wall presence that is more typical of development for a City main street.

The proposal has also addressed the main concerns expressed by the public including the provision of adequate parking and site access, appropriate building setbacks including buffering from the low density neighbourhood at the rear, and general compatibility in terms of use and building massing with the surroundings. Adequate open space will be preserved on site to ensure that aesthetic and landscaping issues are appropriately addressed during the site plan approval process.

### **Development Charges**

It is estimated that the development charges for this project will be \$99,456.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **CONCLUSION**

Upon review of the application, Planning staff is of the opinion that the proposal meets the intent of the Official Plan, incorporates sound land use planning principles, sets an appropriate precedent for future development along this residential 'Avenues' segment, and is sensitive to the concerns of local residents. Therefore, Planning recommends that the application be approved.

## **CONTACT**

Matthew Premru, Planner  
Tel: 416-394-6004  
Fax: 416-394-6063  
E-mail: mpremru@toronto.ca

## **SIGNATURE**

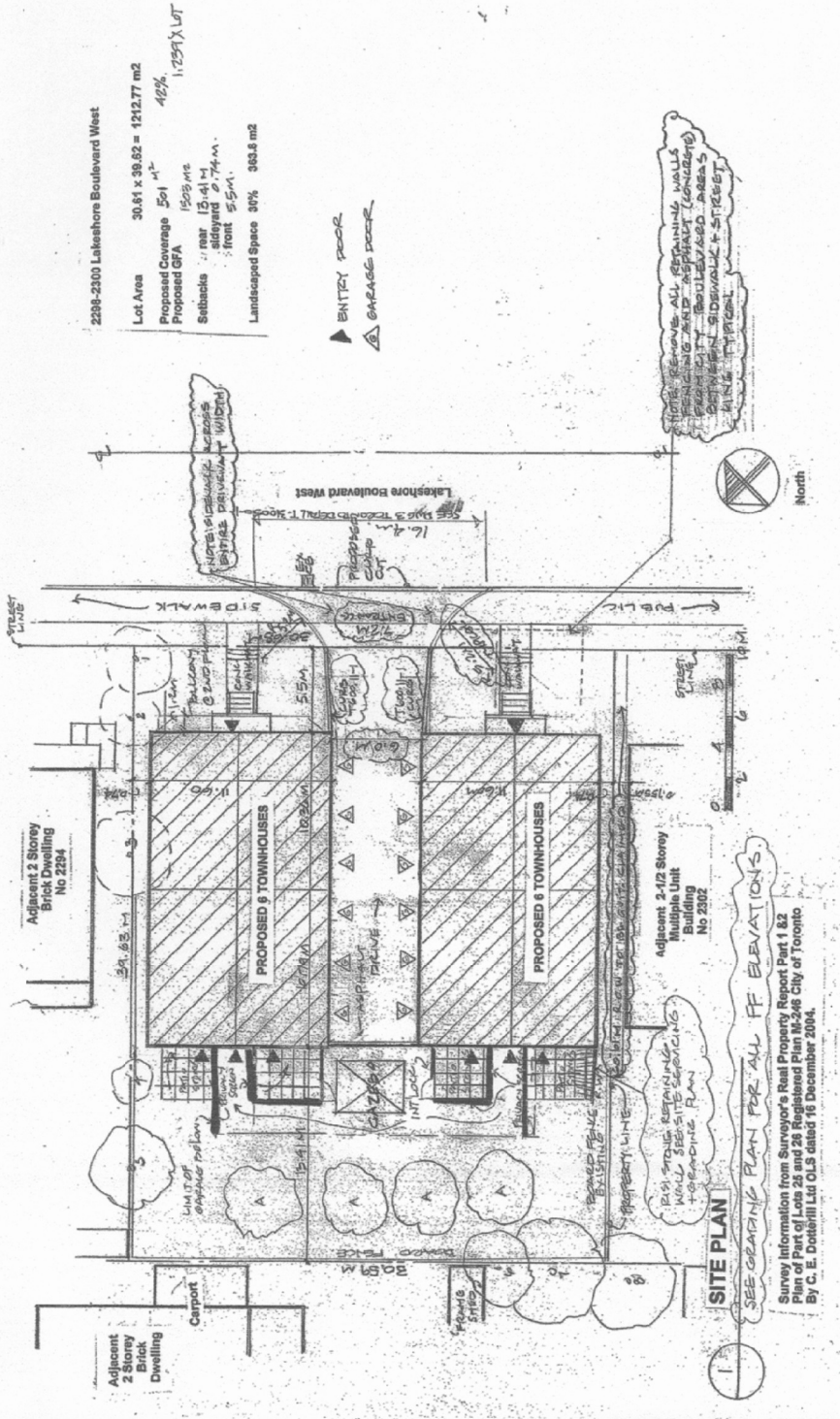
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



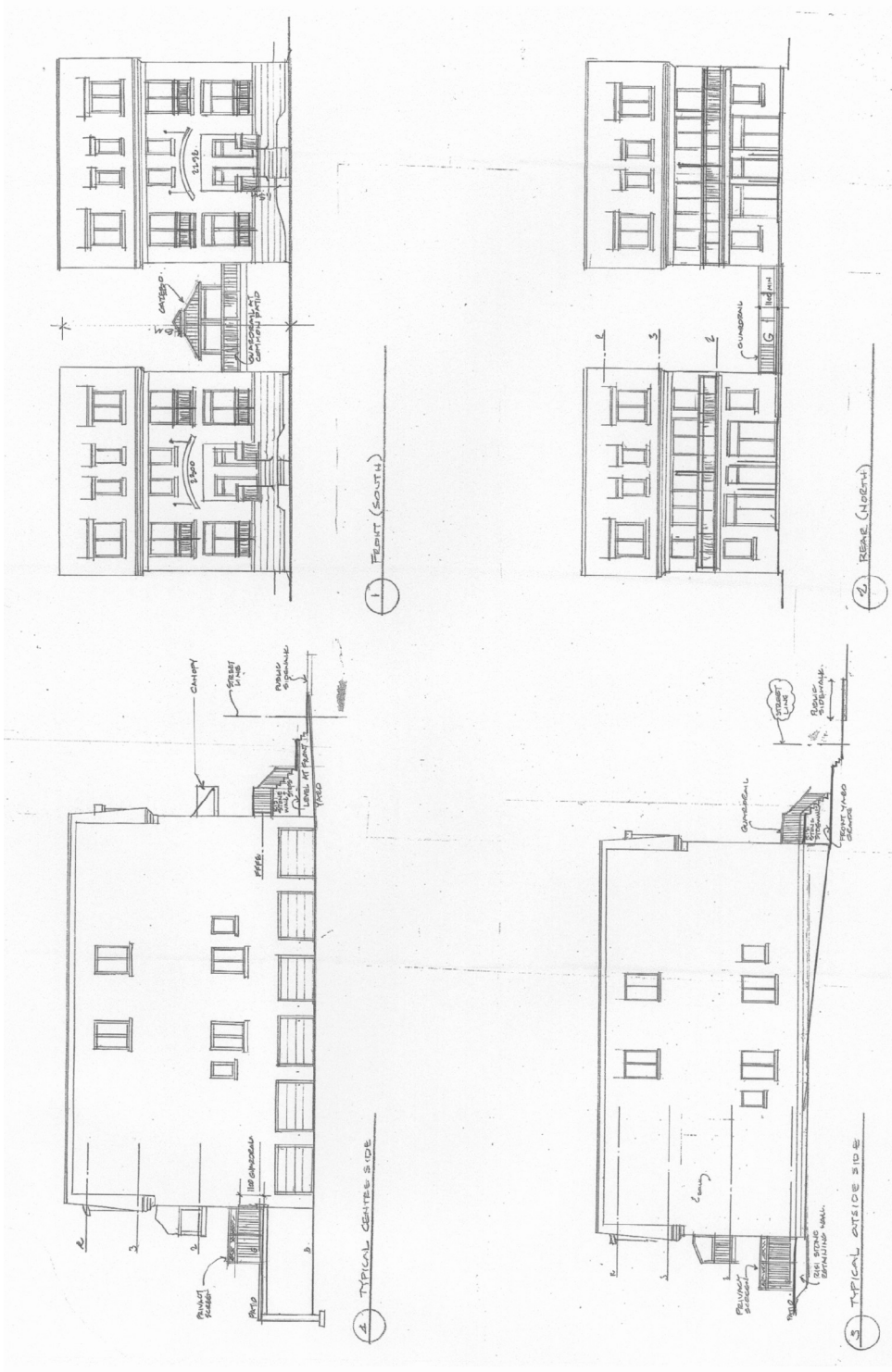
2298 Lake Shore Boulevard West

Site Plan  
 Applicant's Submitted Drawing

File # 05\_208744

Not to Scale  
 09/26/07

Attachment 2: Elevations



2298 Lake Shore Boulevard West

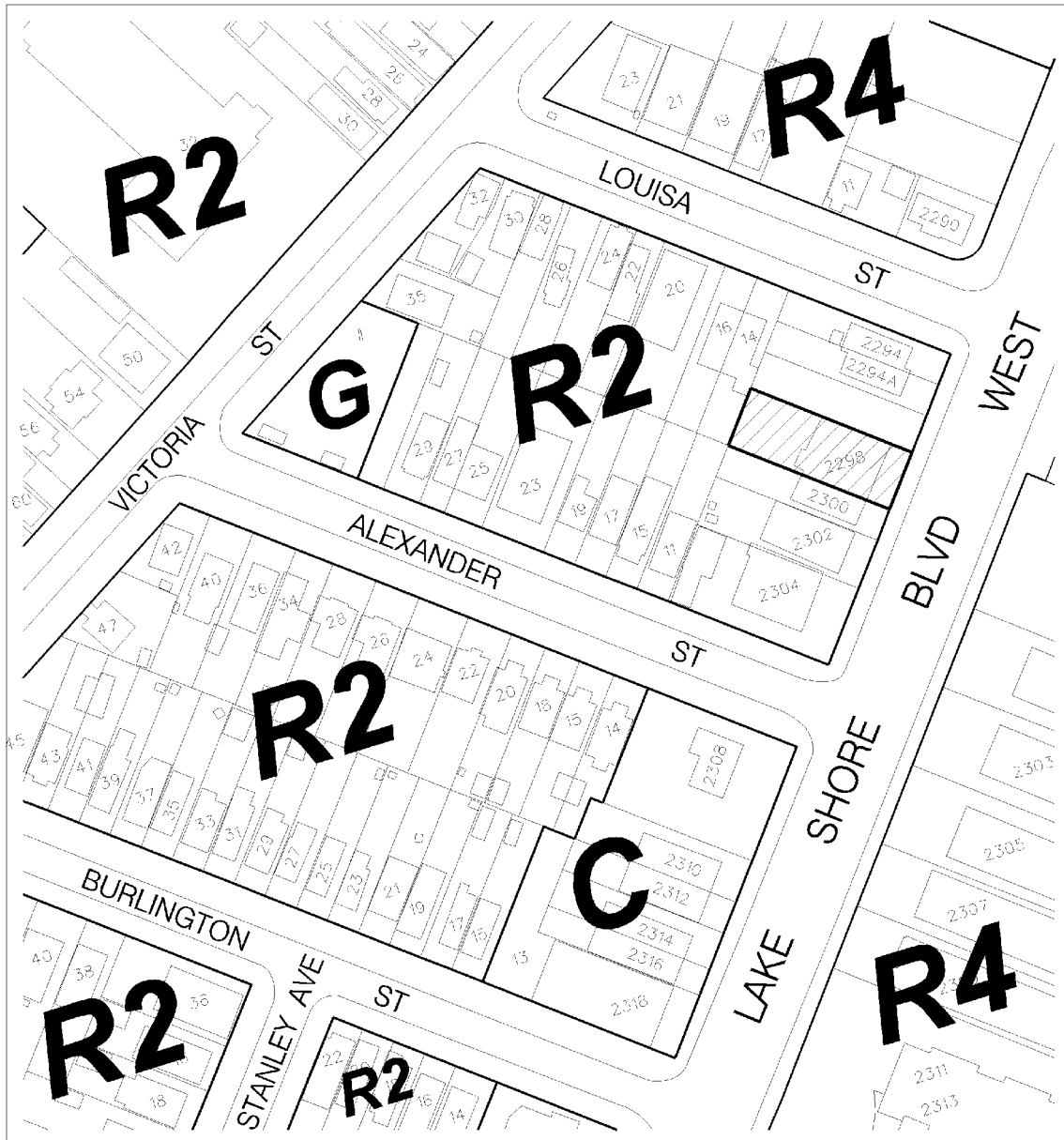
**Elevations**  
 Applicant's Submitted Drawing

File # 05\_208744

Not to Scale  
 09/26/07



Attachment 3: Zoning



2298 Lake Shore Boulevard West

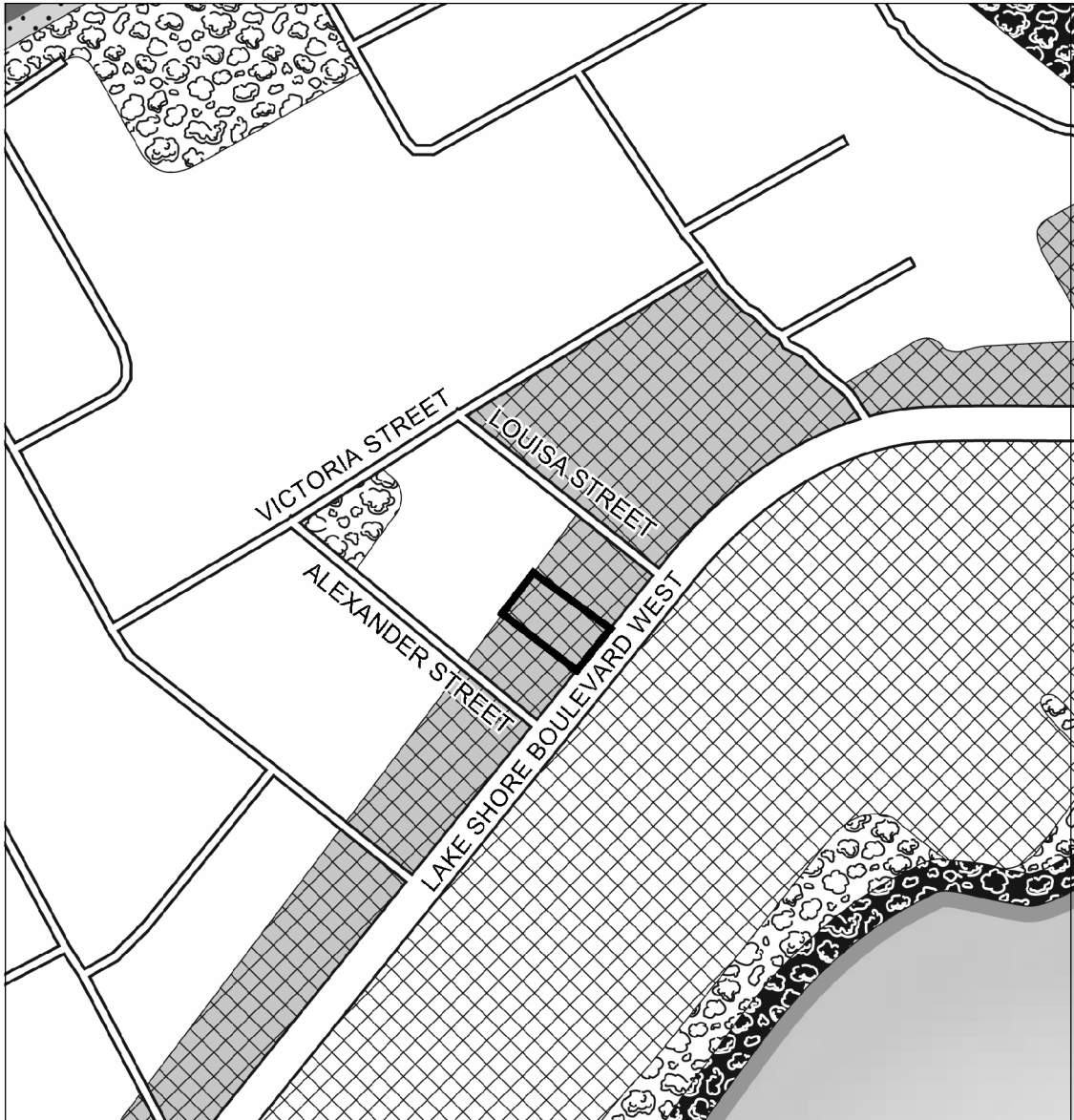
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- Former Mimico
- R2 Residential 1, 2, & 3 Family
- R4 Residential Multiple
- C Commercial
- G Greenbelt



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Zoning By-law 1930 as amended  
Extracted 02/21/06 - MH

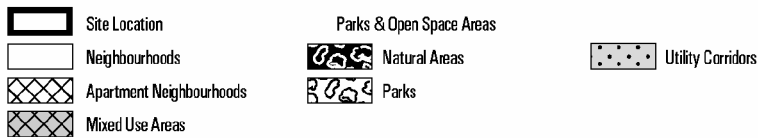
## Attachment 4: Official Plan



**Toronto** City Planning  
Official Plan

2298 Lake Shore Boulevard West

File # 05\_208744



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Not to Scale  
10/15/07

## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	05 208744 WET 06 OZ
Details	Rezoning, Standard	Application Date:	December 9, 2005

Municipal Address: 2298 LAKE SHORE BLVD W, TORONTO ON M8V 1B4  
 Location Description: PL M246 PT LTS 25 26 \*\*GRID W0607  
 Project Description: Proposed rezoning to permit the development of 12-stacked townhouse (future condominium) units. The existing daycare building would be demolished in the event of approval.

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Avenues	Site Specific Provision:
Zoning:	R2	Historical Status:
Height Limit (m):	9.5m	Site Plan Control Area: Yes

#### PROJECT INFORMATION

Site Area (sq. m):	1213	Height:	Storeys:	4
Frontage (m):	30.6		Metres:	14
Depth (m):	39.63			
Total Ground Floor Area (sq. m):	491			<b>Total</b>
Total Residential GFA (sq. m):	1472		Parking Spaces:	22
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1472			
Lot Coverage Ratio (%):	41.6			
Floor Space Index:	1.21			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	1472	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	12	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	12			

**CONTACT: PLANNER NAME: Matthew Premru, Planner**  
**TELEPHONE: (416) 394-6004**

## **Attachment 6: Draft Zoning Code Amendment**

Authority: Etobicoke York Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~ 2007.  
Enacted by Council: ~ 2007

### **CITY OF TORONTO**

#### **BY-LAW No. ~ -2007**

To amend Chapters 340 and 342 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Lake Shore Boulevard West, municipally known as 2298 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 this By-law; and

WHEREAS the matters herein set out are in conformity with Official Plan Amendment No. 140-2005 as adopted by the Council of the City of Toronto; and

WHEREAS 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*;

*THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:*

1. That the Etobicoke Zoning Code, Division D, Town of Mimico, Section 340-27 be amended to include apartment houses as a permitted use, and Section 340-31.A. be amended to include site specific development standards for the apartment houses listed in this By-law as follows:

- (a) Permitted Uses

A maximum 12 apartment house (stacked townhouse) units shall be permitted. Each unit shall have direct or shared access to the rear yard patio and/or common amenity area.

- (b) Setbacks

The minimum setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main walls of each building.

- (c) Permitted Encroachments

Required front and rear yard building setbacks and separations shall not be obstructed by any construction other than the following:

- (i) uncovered steps to grade
- (ii) maximum 2m rear yard projection for balconies located on second level above rear yard grade only
- (iii) maximum 1.2m front yard projection for balconies and entrance canopy
- (iv) chimney breasts, eaves, bay windows, of 1m maximum,
- (v) no side yard at-grade projections permitted

(d) Total Gross Floor Area

A total gross floor area of 1,550 square metres is permitted.

(e) Accessory Structures

A gazebo/open covered structure shall be located within the rear common amenity area having an area of 12.8 to 16 square metres, at a maximum height of 4.5 metres, and in accordance to the setbacks (6m rear yard and 10m side yard) shown on Schedule 'B'.

(f) Private Patio Areas

The direct access private patios for the ground floor units shall be screened, and have a maximum area of 25 square metres.

(g) Parking

(i) Vehicle parking shall be provided at a minimum ratio of 2.0 stalls per dwelling unit, of which a minimum of .15 stalls/dwelling unit shall be reserved for visitors.

(ii) Resident parking stalls located in enclosed garages shall be permitted in tandem, provided that the interior garage dimensions for two tandem parking stalls measures at least 3.0m wide by 11.0m in length.

(h) Building Height

Notwithstanding the height and grade definition in Section 304-3, the maximum building height shall be 4 stories with a maximum height of 14m, measured as the perpendicular distance between the average grade for the sidewalk along the property frontage to the highest point of the roof (not including mechanical suites).

The rear yard gazebo shall have a maximum height of 4.5m, measured from it's base elevation to the highest point of the roof.

(i) Front Stoop Elevation

The elevation of the front stoops of the ground floor level units shall be constructed at an elevation of 2.3m above the elevation of the point of the sidewalk perpendicular to the main front door of the building.

(j) Floor Space Index

A maximum Floor Space Index of 1.3 shall be permitted.

(k) Building Coverage

A maximum building coverage (combined, including the rear yard gazebo) shall not exceed 45% of the total land area.

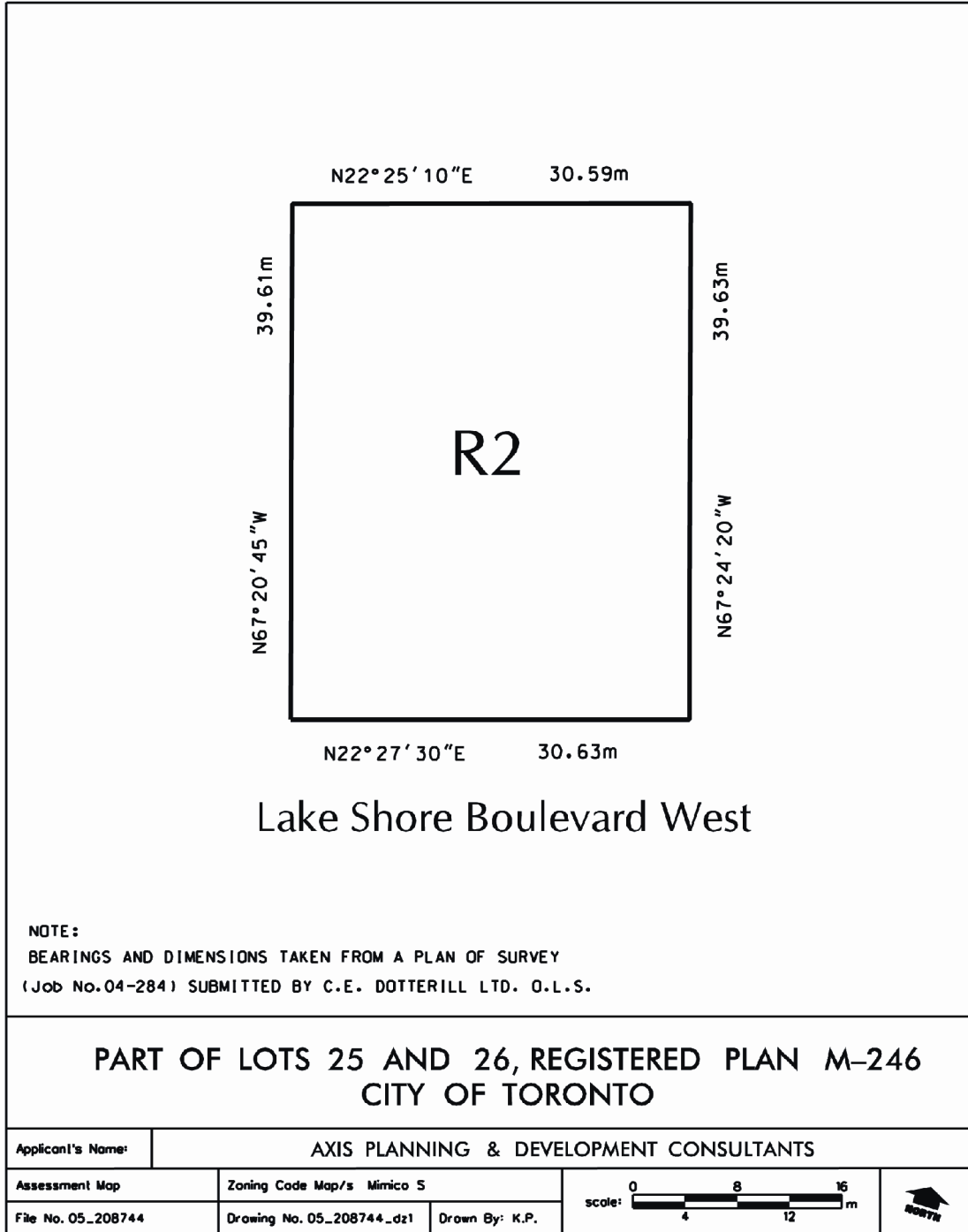
2. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
3. Notwithstanding the above By-law and Zoning Code standards, a sales trailer and/or construction trailer is permitted without restriction during the development of the lands.
4. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 342-1, Table of Site Specific By-laws:

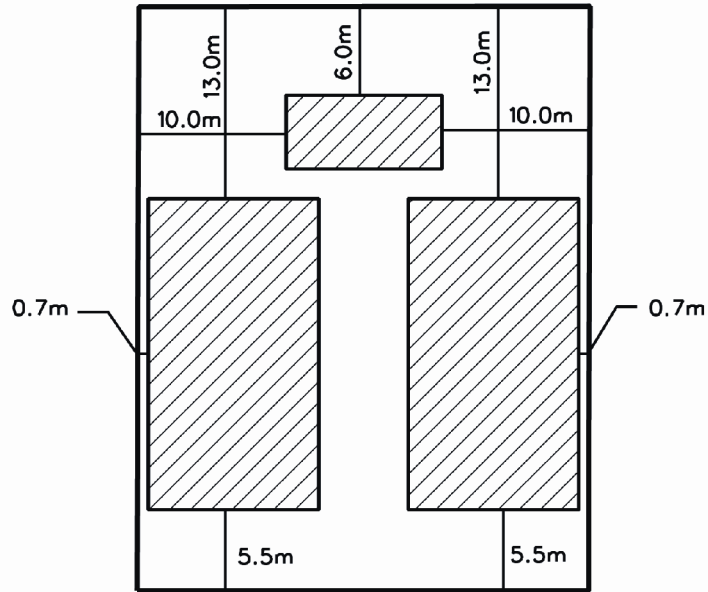
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
~ -2007 ~ , 2007	Lands located on the north side of Lake Shore Boulevard West, municipally known as 2298 Lake Shore Boulevard West.	To permit a maximum of 12 apartment house (stacked townhouse) units on the property, along with site specific development standards.

ENACTED AND PASSED this ~ day of ~ , 2007.

DAVID MILLER,  
Mayor  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk





Lake Shore Boulevard West

PART OF LOTS 25 AND 26, REGISTERED PLAN M-246  
CITY OF TORONTO

Applicant's Name:	AXIS PLANNING & DEVELOPMENT CONSULTANTS		
Assessment Map	Zoning Code Map/s	Mimico S	scale:
File No. 05_208744	Drawing No. 05_208744_dz2	Drawn By: K.P.	