

351 – 369 Lake Shore Blvd East - Zoning Application - Preliminary Report

Date:	August 15, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward No. 28 –Toronto Center Rosedale
Reference Number:	File No. 07 143093 STE 28 OZ

SUMMARY

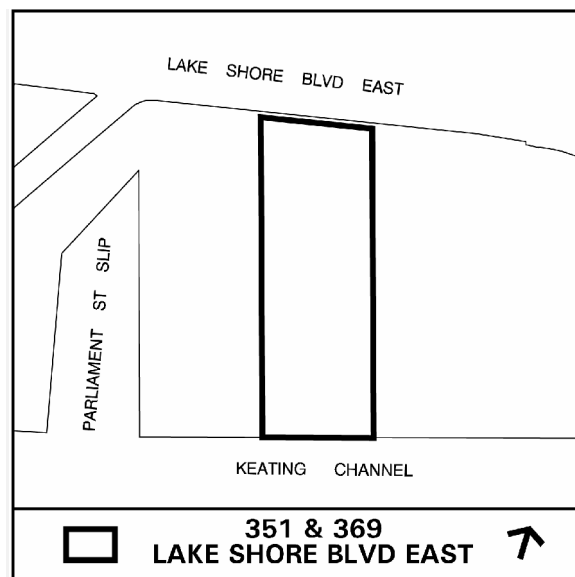
This application made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. Council consider the application premature pending sufficient direction from the Don Mouth Naturalization and Port Lands Flood Protection Project and the preparation of a Precinct Plan and Environmental Assessment Master Plan for the East Bayfront East area and further, that staff work with Waterfront Toronto, appropriate agencies and the applicant to determine a schedule for the completion of these initiatives;



2. Council direct appropriate City staff together with Waterfront Toronto to engage the area land owners in the development of the precinct plan for the area;
3. staff be directed to schedule at the appropriate time a community consultation meeting together with the Ward Councillor; and
4. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The site is part of the Central Waterfront Plan approved by City Council April 16, 2003.

The Victory Soya Mills silos were listed under the *Ontario Heritage Act* in October 2004.

ISSUE BACKGROUND

Proposal

The application presents a proposal for concept plans for development of lands at 351 to 369 Lake Shore Blvd. East, referred to as the Victory Soya Mill site or Silo site. The concept proposes alternate designs: one with the silos retained and one with the silos demolished. In both cases, the mix and density of uses remains the same, while the distribution of the density and local road pattern differ. The total combined gross floor area is proposed at 112,000 square metres in both concepts.

Option 1: Retention of the Silos:

This option calls for the development of a signature mixed use tower of 40 storeys (120 metres) at the corner of the harbour, marking the mouth of the Don River. A second tower of 25 storeys (80 metres) is situated adjacent to the Trinity Street extension. The Trinity Street Extension is proposed as open space.

The alignment of Queens Quay East in this option splits into a divided roadway around the silos. The silos would be retained as a heritage feature with uses proposed for the structure that would highlight its industrial heritage on the waterfront.

Option 2: Demolition of the Silos:

This option proposes demolition of the silos as a result of the straight alignment of Queens Quay East through the property. A mixed use tower of 50 storeys (150 metres) is proposed north of Queens Quay. This option proposes that south of Queens Quay the

development concepts of the East Bayfront – West Precinct be followed with building heights stepping from the water’s edge from 20 to 55 metres at Queens Quay.

Site and Surrounding Area

The property is the center of a large block of land on the south side of Lake Shore Blvd. East, between Parliament Street and Cherry Street. The site is 2.1 ha in area. The site is currently vacant and includes the vacant industrial silos. Lands to the east and west of the site are vacant. Lands to the east of the site have been subject to an earlier application by Home Depot which is currently before the Ontario Municipal Board. The lands to the west of the site, the former Bungee site is owned by Waterfront Toronto and is also vacant. The Keating Channel forms the southern boundary of the property.

The Victory Soya Mills are currently listed but not designated under the *Ontario Heritage Act*. The silos are identified as one of two surviving examples of this type of structure along the waterfront.

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 Official Plan designates this property as Regeneration Area and Parks. The area adjacent to the water’s edge is designated parks while the remainder of the property is designated Regeneration Area. Regeneration Areas provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses in an urban form. With respect to lands designated as Parks and Open Spaces, the Official Plan states that development is generally prohibited except for recreational and cultural facilities, conservation projects, public transit and essential public works and utilities. According to the Official Plan, for each Regeneration Area, a framework for new development will be set out in a Secondary Plan. In this case, this framework for new development has been set in the Central Waterfront Secondary Plan.

Central Waterfront Secondary Plan

The Central Waterfront Secondary Plan (CWSP) was adopted by City Council in April, 2003. The Secondary Plan is currently before the Ontario Municipal Board. The next pre-hearing conference to deal with outstanding appeals, including an appeal by the owners of 429 Lake Shore Blvd. East (Home Depot) is scheduled for November 2007.

The CWSP identifies the East Bayfront as becoming a prominent new waterfront address for working and living with an abundance of waterfront activities, including new water's edge promenade and other public activities in a series of new public spaces. The Plan further states that development adjacent to the water's edge promenade shall consist of low and medium scale buildings that will reinforce the safety and usability of the public spaces.

The subject site is designated as "Regeneration Areas" and "Parks and Open Space Areas" in the Secondary Plan.

The Secondary Plan identifies parks and open space areas as used for parks, open spaces, natural areas and plazas, and can also include compatible community, recreation, cultural, restaurant and entertainment facilities.

Regeneration Areas are blocks of land that may be subdivided into smaller areas for a wide variety of mixed-use development and are generally subject to Precinct Implementation Strategies. The Plan calls for water's edge sites to be subject to the highest quality of design excellence. Development along the Public Promenade at the water's edge should be generally low to moderate in scale and views of the lake from the city protected. Precinct implementation strategies will address design issues by identifying appropriate scale, range of uses and ensuring design excellence.

Zoning

The existing zoning on the site is IC D3 N1.5, which permits a variety of industrial uses.

Site Plan Control

The property is subject to site plan control. A site plan control application has not yet been submitted but will be required.

Reasons for the Application

A rezoning application is required as the existing zoning does not permit the proposed uses.

COMMENTS

Issues to be Resolved

This area is in the East Bayfront Precinct planning area within the Central Waterfront Plan Area. Precinct planning for the area was commenced but it was determined that there were a number of issues in the area east of Parliament Street that were unresolved

that would delay the planning process. Consequently, the planning area was divided into a west section from Lower Jarvis Street to Parliament Street and an east section from Parliament Street to Cherry Street. The East Bayfront – West Precinct Plan was approved by City Council on December 15, 2005. The East Bayfront – West Precinct Zoning By-law Amendment was approved by City Council in September 2006. The East Bayfront – East Precinct planning would commence at an appropriate time when issues were resolved.

At this time, the issues facing the area have not reached a resolution but are in progress. The site, 351 - 369 Lake Shore Blvd. East, is included in the Don Mouth Naturalization and Port Lands Flood Protection Project Study area. The TRCA in co-operation with Waterfront Toronto and the City has been leading this study that will develop a preferred design to transform the existing mouth of the Don River, including the Keating Channel, into a more natural river outlet to the lake. The project will also result in the removal of flood risk from a large area of land south and east of the river. The property at 351 – 369 Lake Shore Blvd. East could be impacted by design alternatives. Until a preferred alternative is recommended the land area for development cannot be determined. The TRCA anticipate the recommendation of a preferred alternative in the first quarter of 2008.

Waterfront Toronto in co-operation with TRCA and the City launched the Lower Don Lands Innovative Design Competition in February 2007. The purpose of the competition was to select a design team to produce an overall vision for the area integrating the various initiatives in the Lower Don including road and transit infrastructure and an alignment of the mouth of the Don and land uses while at the same time accommodating the complex technical challenges of the area. The design is currently being integrated into the EA as part of the alternatives being considered through the EA process. The design team of Michael Van Valkenburg and Associates was selected and is working with the TRCA and Waterfront Toronto. The design submitted to the competition included 351 - 369 Lake Shore Blvd. East as part of its overall vision.

A number of additional environmental assessments are currently or shortly to be underway in the area, including the East Bayfront Transit EA, the West Don Lands Transit EA, Queens Quay Revitalization Class EA from Lower Yonge Street to Lower Jarvis Street, Queens Quay Extension EA and the Port Lands Transit EA. The preferred alternatives for each of these environmental assessments will impact the urban structure of the East Bayfront East area.

Given the number of studies underway in the area and the number of yet to be resolved issues, consideration of this proposal is premature. However, the concepts and the work that has been done to support the concept could be useful input to the preparation of the precinct plan for the area. The precinct plan will provide the mechanism for the orderly development of the three properties which comprise the East Bayfront – East Precinct area, in coordination with the preferred alternative for the future Don River mouth outlet. It will also provide a reference for the evaluation of the current application as well as the Home Depot application for the neighbouring property.

At this time, City staff and Waterfront Toronto and its consultants should engage the owner of this site and the site further to the east in the preparation of a precinct plan for the area. Waterfront Toronto is also a landowner of the western site as well as lead on the precinct planning process.

Home Depot is the owner of the lands to the east of the site and has previously submitted Official Plan and Zoning By-law amendment applications for redevelopment. Council refused the applications on the basis of a lack of supporting studies, a number of concerns relating to the scale of the development and prematurity. The applications are currently before the OMB as part of the Central Waterfront Plan hearings.

As detailed land uses cannot be determined until the preferred alternative for the mouth of the Don River has been recommended which is expected in the first quarter of 2008, staff anticipate the following timeframe for work in the area:

- background work and vision for the precinct; fall 2007 to winter 2008
- detailed planning work (by-law preparation); winter /spring 2008
- report to Council; spring /summer 2008

Detailed scope of work and timeframes can be further refined in discussions with the landowners and are subject to the outcome of the various Environmental Assessments.

CONTACT

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SIGNATURE

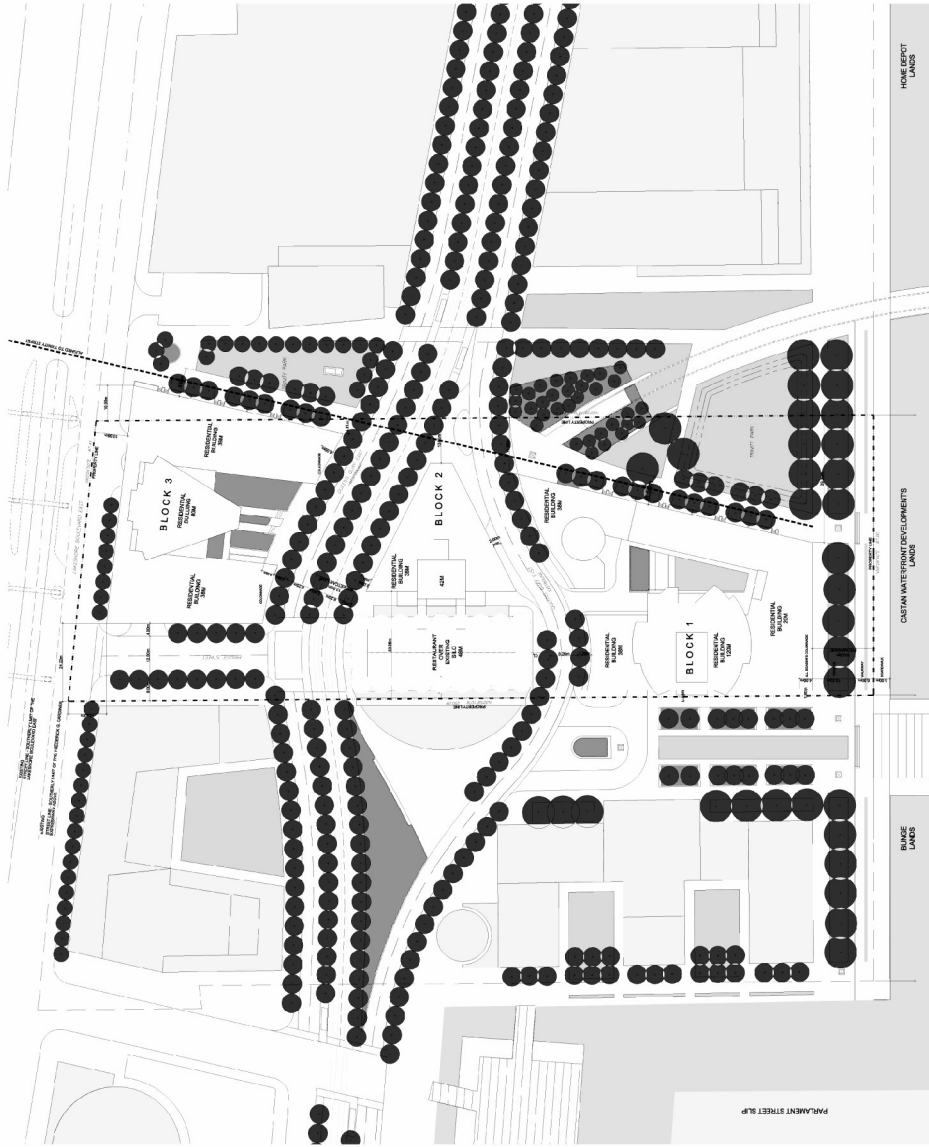
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan: Option 1
- Attachment 2: Site Plan: Option 2
- Attachment 3: Zoning
- Attachment 4: Application Data Sheet

Attachment 1: Site Plan: Option 1



Option 1: With Silos

Applicant's Submitted Drawing

Not to Scale
05/30/07



File # 07_143093

Attachment 2: Site Plan: Option 2



Option 2: Without Silos

Applicant's Submitted Drawing

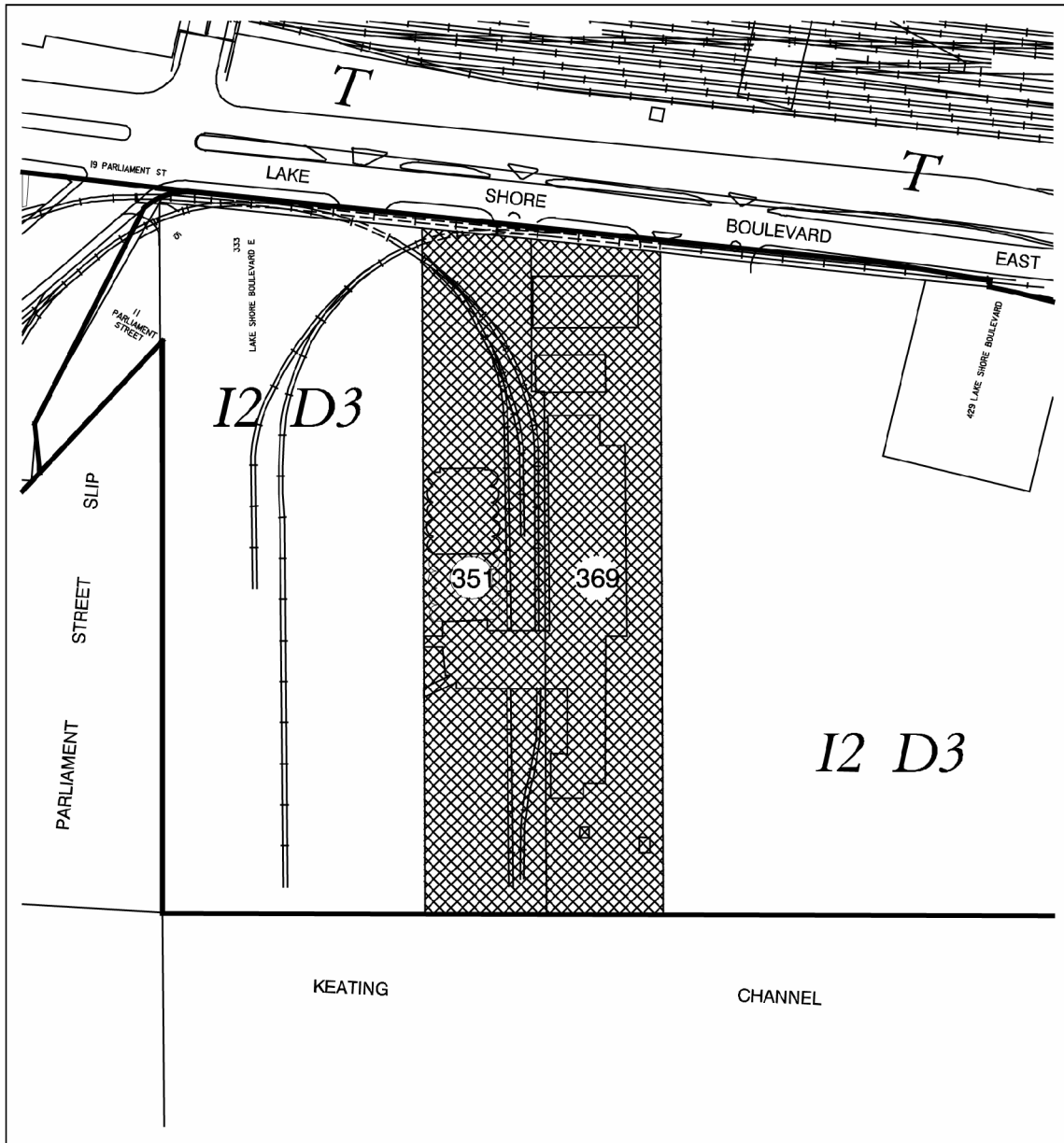
Not to Scale
05/30/07



351 & 369 Lake Shore Boulevard East

File # 07_143093

Attachment 3: Zoning



TORONTO City Planning
Zoning

351 & 369 Lake Shore Boulevard East

File # 07_143093

- I2 Industrial District
- T Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/30/07 - DR

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 143093 STE 28 OZ
Details	Rezoning, Standard	Application Date:	April 5, 2007
Municipal Address:	351 LAKE SHORE BLVD E, TORONTO ON		
Location Description:	PL 159E PT MARSH LANDS PT ROAD RP 63R4604 PTS 1, 3, 5, 7 9 & 11 **GRID S2813		
Project Description:	PROPOSED MIXED-USE BUILDING CONTAINING 109 000 TO 110 000 SQUARE METRES OF RESIDENTIAL GFA AND 2000 TO 3000 SQUARE METRES OF NON-RESIDENTIAL GFA (MAX 112000 M2 GFA). OPTION 2 – TO DEMOLISH THE SILOS.		

Applicant:	Agent:	Architect:	Owner:
AIRD & BERLIS BARRISTERS & SOLICITORS CHRISTOPHER WILLIAMS			2017919 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: IC D3 N1.5	Historical Status:
Height Limit (m):	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	21386.8	Height:	Storeys:	50
Frontage (m):	87.49		Metres:	20 TO150
Depth (m):	250.09			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	110000		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	2000		Loading Docks	0
Total GFA (sq. m):	112000			
Lot Coverage Ratio (%):	35			
Floor Space Index:	5.2			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	986

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	110000		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	2000		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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