

**2230 Lake Shore Boulevard West – Official Plan & Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	June 17, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	File No.: 08 166911 WET 06 OZ

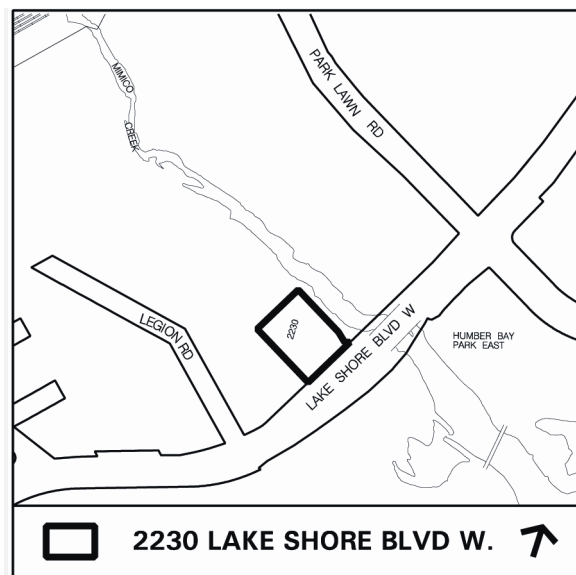
**SUMMARY**

These applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An Official Plan and zoning amendment application has been submitted to permit one residential condominium building at 2230 Lake Shore Boulevard West.

This report provides preliminary information on the above-noted applications 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 for review and comment. Staff anticipate holding a community meeting in the third quarter of 2008.



**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.
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 for a 44-storey mixed-use tower that will contain 341 condominium units, and approximately 697 square metres of commercial/retail and office space. The tower will have a floor plate size of 665 square metres, with a main building height of 133 metres, plus mechanical penthouse, and a density of 6.7 times lot area. The building is proposed to have a podium base ranging from two to four storeys in height. This podium feature is intended to provide definition to the street and be integrated with the recently approved adjacent buildings at 2242 and 2246 Lake Shore Boulevard West. This proposal will physically and functionally connect to these residential towers, and will complete all phases of development between Legion Road and Mimico Creek.

Pedestrian entry to the building will be from Lake Shore Boulevard West. Loading and parking will occur inside the podium and will be hidden from the street.

The proposal includes four levels of underground parking and will provide 313 stalls for the residential units and 69 for visitor and commercial use. As the intent is to functionally integrate this proposal with 2242 and 2246 Lake Shore Boulevard West, commercial/retail and office underground parking will be shared throughout the project. Surface vehicle parking will continue to be accessed from Lake Shore Boulevard West, and access will be designed to function as right-in/ right-out movements.

### **Site and Surrounding Area**

The site is located on the north side of Lake Shore Boulevard West, just east of Legion Road. The site has a lot area of 0.43 hectares, and is generally rectangular. The property is currently occupied by a one-storey commercial plaza, with parking located at the front.

The surrounding uses are as follows:

North: Immediately north of the site is a vacant City-owned asphalted area. This property will be converted into parkland and will form part of the future park planned around the junction of the Mimico and Bonar Creeks.

South: Humber Bay Park, and further south is Lake Ontario.

East: The west bank of Mimico Creek, followed by a mid-rise office building at 2200 Lake Shore Boulevard West. This property has development approvals to permit three condominium towers, with an approved height of 124 metres, and 1,200 residential units.

West: 2242 and 2246 Lake Shore Boulevard West, which is intended to be integrated with the proposal at 2230 Lake Shore Boulevard West. This site has zoning approvals to construct two residential mixed-use condominium towers with a height of 27 and 36 storeys.

## **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 PPS advocates the development of strong communities based on densities which efficiently use land, resources, infrastructure, public service facilities and support the use of public transit in areas where it exists or is to be developed. 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 has a land use designation of Mixed Use, and is located on an Avenue as indicated on the City's Urban Structure Map. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in either single use or mixed use buildings. Development in Mixed Use Areas will create a balance of high quality residential, commercial, and open space uses that will meet the needs of the local community. Development Criteria for Mixed Use Areas and other relevant policies of the Plan including Built Form and the Environment will provide a basis for review of the application.

This portion of Lake Shore Boulevard West is identified as an Avenue. Avenues are important corridors along major streets where reurbanization is anticipated and

encouraged to create new housing and job opportunities, while improving the pedestrian environment. Each Avenue is different in terms of lot sizes and configuration, existing uses, neighbouring uses, transit service and streetscape potential.

When an application for rezoning has been submitted prior to the undertaking of a local Avenue Study, development will be considered on the basis of all the policies in the Official Plan, and the policies in Mixed Use Areas. The review will also address the larger context and examine the implications for the segment of the Avenue in which the proposed development is located.

The site is also subject to Official Plan Site-Specific Policy No. 17. This policy allows the existing use to continue up until redevelopment of the site occurs, and only permits a maximum building height of 30 metres.

## **Zoning**

The property is zoned Limited Commercial (CL), and By-law No. 1985-252 applies to the site. Permitted uses within CL zones include low and medium density residential forms, and a broad range of business and institutional activity.

The property was rezoned to Limited Commercial from Class 1 Industrial (IC.2) and site-specific provisions permit the existing commercial plaza. This site-specific by-law does not allow for residential uses, and restricts certain commercial uses on site. A rezoning is needed in order to allow the proposed redevelopment.

## **Site Plan Control**

The property is subject to Site Plan Control. To date, an application has not been submitted. Once the Site Plan application has been filed, staff will have an opportunity to review matters in detail such as landscaping, servicing, building design, in addition to site circulation and access.

## **Tree Preservation**

The applicant has submitted a Tree Inventory Preservation Plan with the application. A separate process will be required for any trees to be removed. The application is subject to the provisions of the private tree by-law.

## **Ravine Control**

The site is within the City's Ravine Protection Area and is partially regulated by the Toronto and Region Conservation Authority.

Urban Forestry Ravine Protection, and the Toronto and Region Conservation Authority have been circulated the application for their review and comment.

## Reasons for the Application

Official Plan and zoning amendments are required as the Official Plan Site Specific (Policy No. 17) only allows for a building height of 30 metres, and the site specific zoning by-law (1985-252) does not permit residential uses. Notwithstanding these site-specifics, residential is listed as a permitted use in the Official Plan under the Mixed Use Areas designation.

## COMMENTS

### Issues to be Resolved

The applicant proposes to develop the property for high-rise residential condominium development. Issues that arise in relation to this development include, but are not limited to:

- (a) design issues including appropriate height and massing of the buildings in light of the Council adopted Design Criteria for Review of Tall Building Proposals; mitigation of physical and visual impact on the surrounding buildings, open space, and issues including, but not limited to, light, sunlight penetration, shadow, and wind;
- (b) appropriate design and integration of the proposal within the public realm, and integration and transition of the development within its existing and planned context, including consideration of service uses which support pedestrian activity and objectives for transit-oriented development;
- (c) treatment of the grade-related floors of the buildings and their relationships to the streetscape and to proposed open spaces;
- (d) assessment of traffic, on site parking and impact on transit facilities;
- (e) the relationship of the proposed building to the adjacent river corridors and City-owned park, and adequate setbacks and flood protection required for Toronto and Region Conservation Authority;
- (f) tree preservation, natural heritage conservation, and the protection of Mimico Creek and Bonar Creek; and
- (g) pedestrian connections to Mimico Trail, and/or connections to the future recreational trail system.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the *Planning Act*. City Planning staff, in consultation with the local Councillor, will be discussing with the applicant how these policies will be addressed by this application.

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

## **CONTACT**

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## **SIGNATURE**

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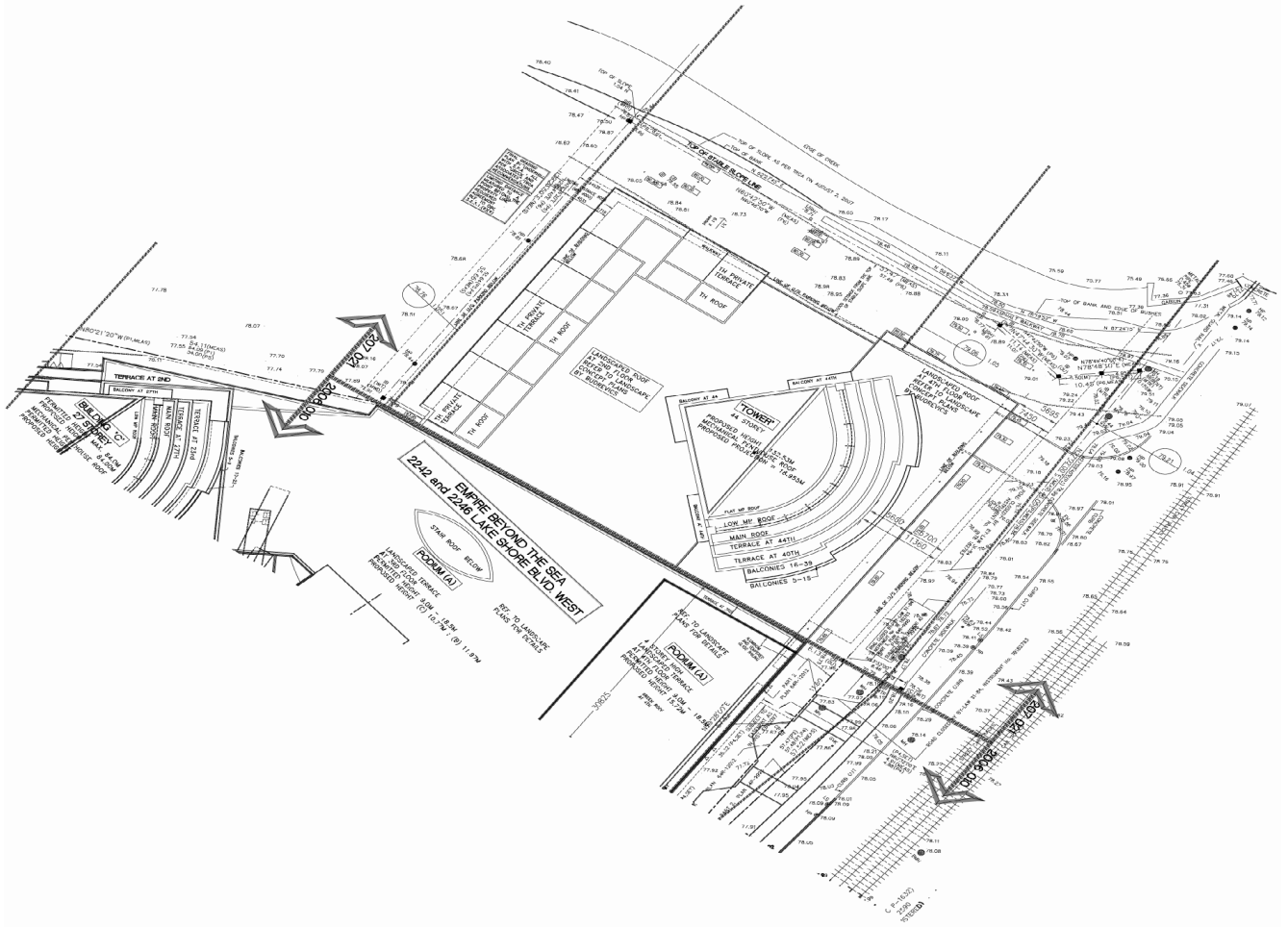
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations – North and West  
Attachment 3: Elevations - Podium  
Attachment 4: Elevation - South  
Attachment 5: Zoning  
Attachment 6: Official Plan  
Attachment 7: Application Data Sheet

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# Attachment 1: Site Plan



## Site Plan

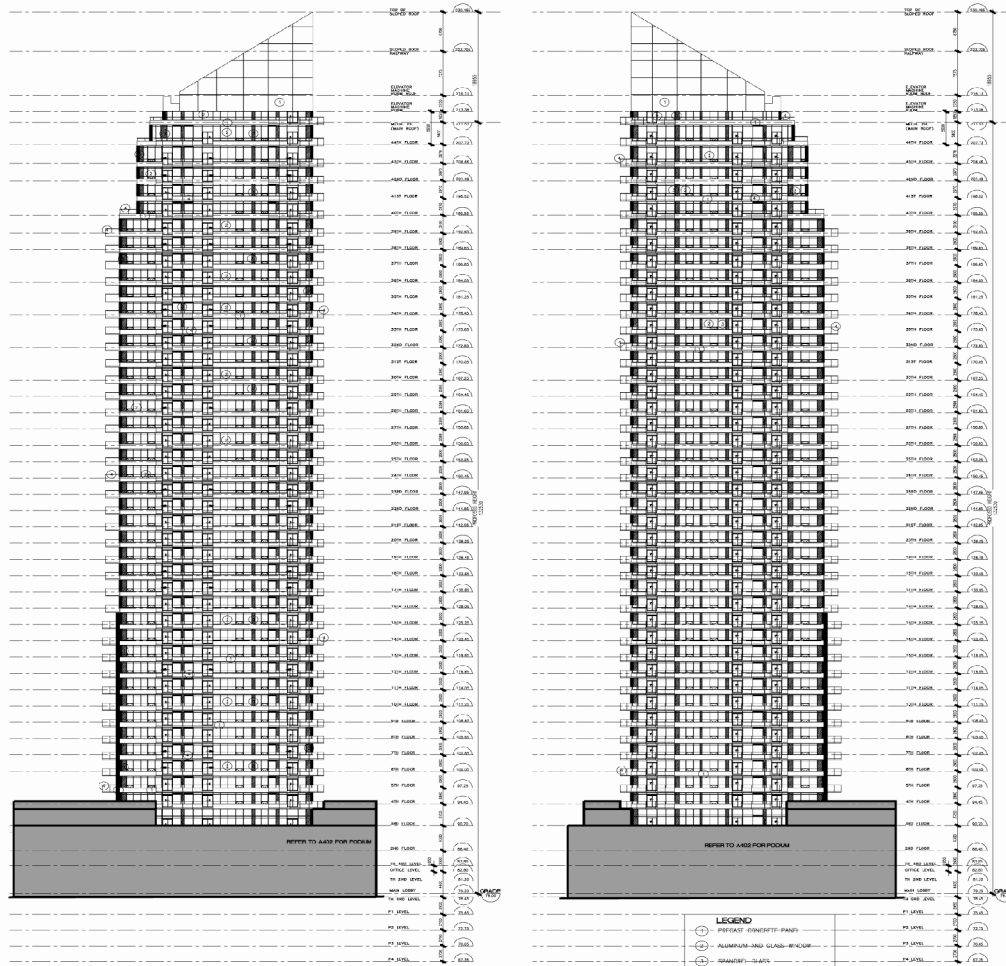
## 2230 Lake Shore Boulevard West

Applicant's Submitted Drawing

Not to Scale 

File # 08\_166911

## Attachment 2: Elevations – North and West



NORTH Elevation (PHASE III)

WEST Elevation (PHASE III)

### Elevations

Applicant's Submitted Drawing

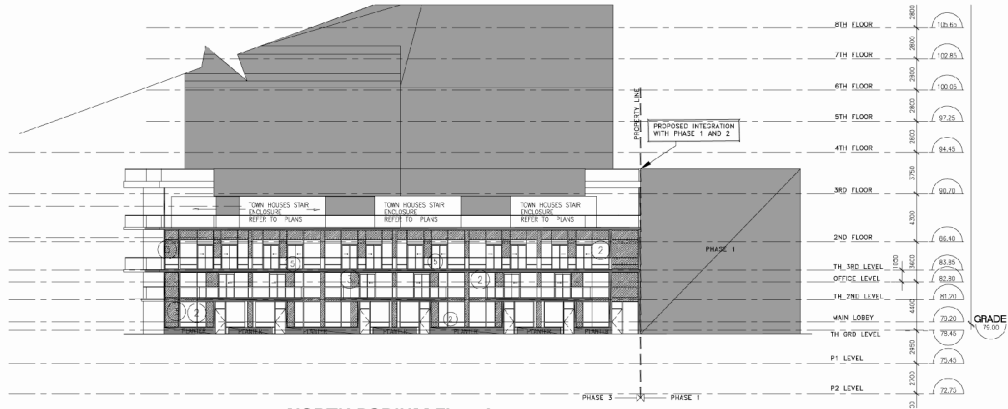
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### 2230 Lake Shore Boulevard West

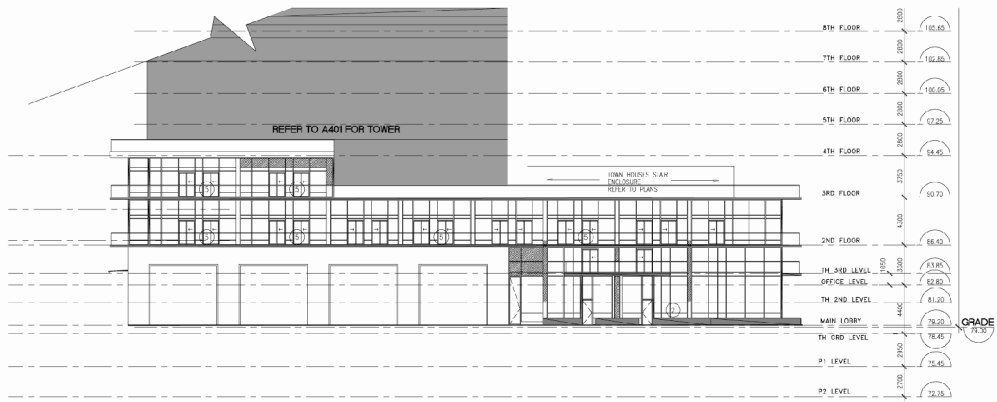
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### Attachment 3: Elevations- Podium



**NORTH PODIUM Elevation**



**EAST PODIUM Elevation**

## Elevations

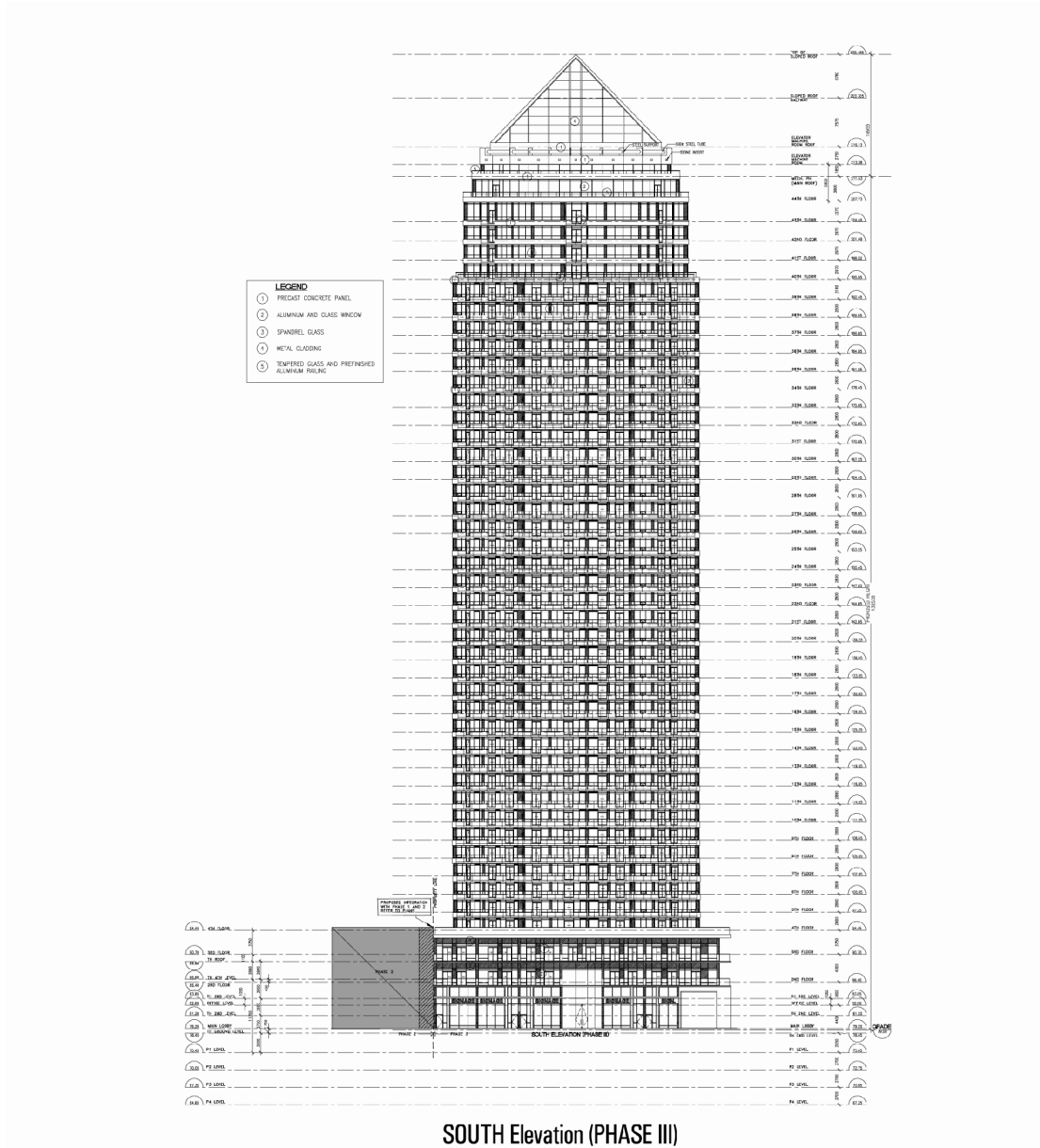
Applicant's Submitted Drawing

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## 2230 Lake Shore Boulevard West

File # 08\_166911

# Attachment 4: Elevations- South



## Elevations

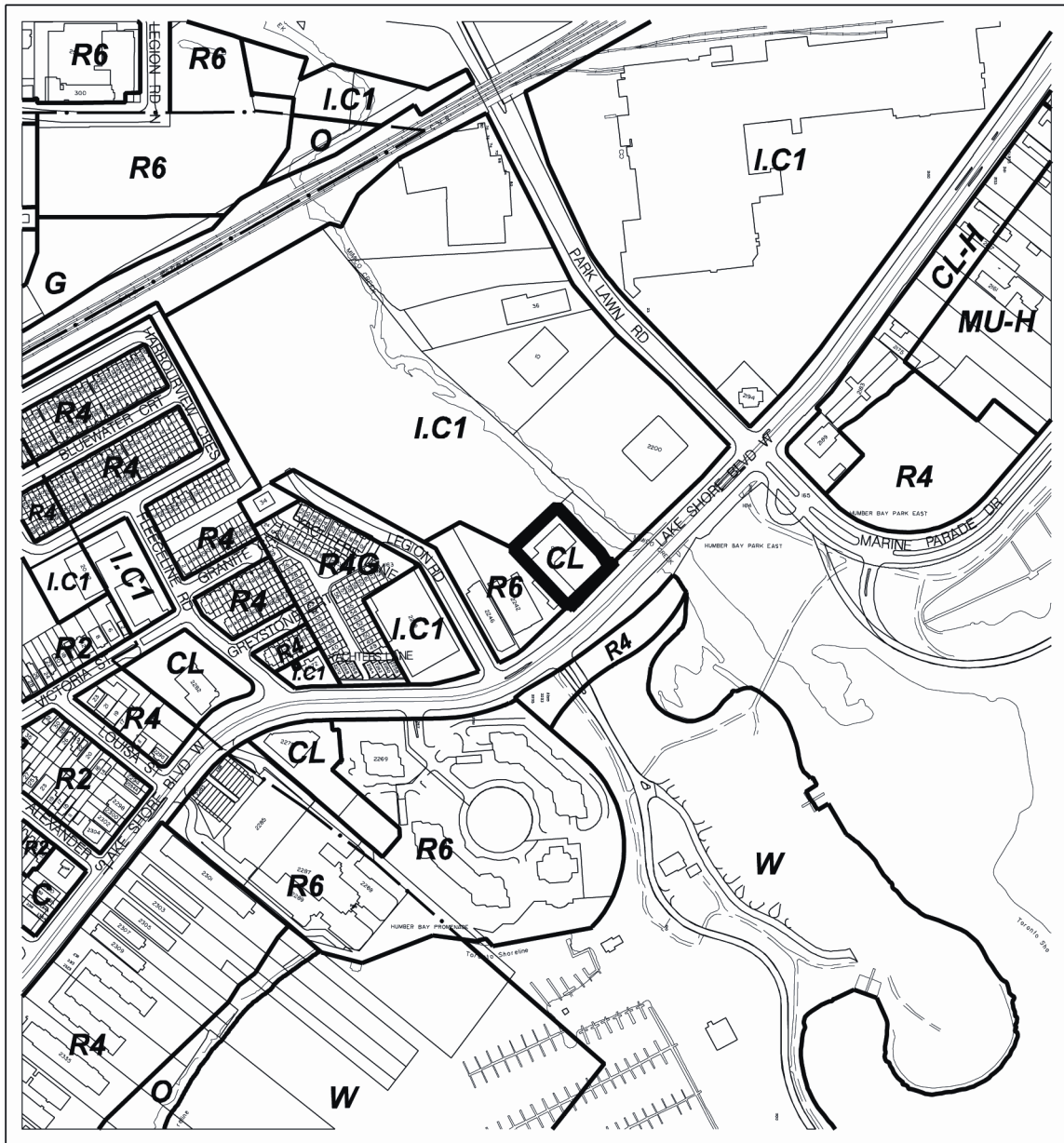
Applicant's Submitted Drawing

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06/11/08

## 2230 Lake Shore Boulevard West

File # 08\_166911

### Attachment 5: Zoning



**TORONTO** City Planning  
**Zoning**

**2230 Lake Shore Boulevard West**

File # 08\_166911

Former Etobicoke By-law 11,737  
 R4 Residential Fourth Density  
 R6 Residential Sixth Density  
 I.C1 Industrial Class 1  
 CL Commercial Limited

Former Mimico By-law 1930  
 R2 Residential 1, 2, & 3 Family  
 R4 Residential Multiple  
 G Greenbelt  
 MU Mixed Use

O Temporary Open Space  
 W Waterfront  
 (H) Holding District



Not to Scale  
 Zoning By-law 11,737 as amended  
 Extracted 06/11/08- MH

Attachment 6: Official Plan



**TORONTO** City Planning  
Official Plan

2230 Lake Shore Boulevard West

File # 08\_166911



↑  
Not to Scale  
06/11/08

## Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 166911 WET 06 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 6, 2008

Municipal Address: 2230 LAKE SHORE BLVD W  
 Location Description: PL 164 PT LT370 RP 64R9995 PT 3 \*\*GRID W0608  
 Project Description: Official Plan and Rezoning to permit a 44-storey residential condominium tower with commercial/office uses at the ground level.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ARMSTRONG HUNTER AND ASSOCIATES			2230 LAKE SHORE BLVD LTD

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas & Avenue	Site Specific Provision:	1985-252
Zoning:	CL	Historical Status:	
Height Limit (m):	30	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	4320	Height:	Storeys:	44
Frontage (m):	60		Metres:	133
Depth (m):	72			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	28502		Parking Spaces:	382
Total Non-Residential GFA (sq. m):	698		Loading Docks	1
Total GFA (sq. m):	29200			
Lot Coverage Ratio (%):	0			
Floor Space Index:	6.7			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	28502	0
Bachelor:	0	Retail GFA (sq. m):	297	0
1 Bedroom:	154	Office/Commercial GFA (sq. m):	401	0
2 Bedroom:	185	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2	Institutional/Other GFA (sq. m):	0	0
Total Units:	341			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Michael McCart, Senior Planner; Shelly Tulloch, Assistant Planner</b>
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