

2157 Lake Shore Boulevard West – Official Plan and Zoning By-law Amendment Application - Preliminary Report

Date:	January 21, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	08 223121 WET 06 OZ

SUMMARY

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

This application proposes an official plan and zoning amendment to permit a mixed use residential-commercial development at 2157 Lake Shore Boulevard West.

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.

This application has been circulated to relevant divisions and agencies. It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act to consider this application is targeted for the third quarter of 2009, provided all required information is submitted in a timely manner.



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.

DECISION HISTORY

The site is located within the Humber Bay Shores Development Area (also known as the Motel Strip). The site is governed by the Motel Strip Secondary Plan, and Humber Bay Shores general By-law No. 1994-197. Both governing documents establish land uses, development standards as well as a number of Holding provisions that must be satisfied prior to the lifting of the “H” symbol to allow the underlying land use and zoning to come into effect.

In July 2008, City Council adopted the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. This document replaces the former Urban Design Guidelines for the Motel Strip, and now recommends new initiatives that are more in keeping with the recently adopted Design Criteria for the Review of Tall Buildings. Among many directives, the new guidelines address relationships of taller buildings to the public realm, local streets and block patterns. In addition to these guidelines, a Land Owner’s Precinct Plan must be developed in consultation with the City to ensure co-ordinated road networks, streets and blocks, servicing and grading for the area, prior to the lifting of the Holding Provisions.

(Urban Design Guidelines Update and Public Realm Plan.

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13991.pdf>)

Pre-Application Consultation

The applicants have met with Planning and other City staff prior to the submission of the applications. The proposal has been developed with a regard for the recently approved Humber Bay Shores Urban Design Guidelines and Public Realm Plan.

The proposed development scheme was presented before the Design Review Panel on July 24, 2008 to obtain comments on the application. The mandate of the Design Review Panel is to provide professional, objective advice on matters of design that affect the public realm, including the design of proposed buildings, streets, parks and open spaces as well as new urban design policy.

ISSUE BACKGROUND

Proposal

The application proposes a 4-storey office/commercial building on the block to front onto Lake Shore Boulevard West. An 80-unit, 8-storey residential building is proposed in the centre block of the property which is separated by proposed Laneway “E” and Street “C”. A 306-unit, 36-storey mixed use residential with ground floor retail building is proposed on the southernmost block of the property that extends to Marine Parade Drive. A 4-level underground garage is proposed to be shared by all three buildings to be accessed from the north side of Street “C”.

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

Site and Surrounding Area

The site is located within the Humber Bay Shores Area and is municipally known as 2157 Lake Shore Boulevard West. The area of the property is 5 459 square metres (1.35 acres) with a frontage of 30.5 metres along Lake Shore Boulevard West. The property was previously occupied by the Silver Moon Motel. The Motel was demolished in February 2008 and the property is currently vacant.

Surrounding land uses include:

North: Kraft Canada/Mr. Christies Bakery

South: Waterfront park, trails and Lake Ontario

East: vacant parcel/future mixed use high-density residential and commercial

West: Casa Mendoza Motel, future mixed use high-density residential and commercial

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 the property as *Mixed Use Areas*. *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.

The northernmost proposed block fronting Lake Shore Boulevard West is identified as an *Avenue* on the Urban Structure Map (Map 2) of the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing, job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. While an Avenue Segment Study would normally be contemplated, the recently completed Humber Bay Shores Urban Design Guidelines and Secondary Plan address this matter, precluding the need for additional study at this time.

The site is also subject to the Motel Strip Secondary Plan (Humber Bay Shores). Secondary Plans establish local development policies to guide growth and change in a defined area with respect to height, number of units and total permitted commercial gross floor area (GFA). The proposed north block is designated *Mixed Use Areas "B"*. Lands designated *Mixed Use Areas "B"* are intended to provide for a range of commercial uses as an area of transition between the existing industrial use north of Lake Shore Boulevard and residential uses within *Mixed Use Areas "A"*. Uses within *Mixed Use Areas "B"* will be compatible with the industrial use through land uses and the use of building design, orientation and landscape features.

The proposed central and south blocks are designated *Mixed Use Areas "A"*, which permits a diversity of waterfront recreational, commercial, residential, institutional, cultural, entertainment and open space uses.

Generally, the Official Plan Amendment seeks to increase building height, the net density, number of residential units and commercial gross floor area.

Zoning

The site is regulated by By-law No. 1994-197. The proposed north block is zoned Limited Commercial Holding (CL-H), and the remainder of the site is zoned Mixed Use Holding (MU-H).

In order for the proposal to reflect the recently adopted Humber Bay Shores Guidelines, amendments to the by-law in terms of setbacks, height, number of residential units, parking, and gross floor area/floor space index are required.

The proposed zoning by-law amendment does not include removal of the Holding provision however, will be done in the future under a separate application.

Site Plan Control

The property is subject to Site Plan Control, for which an application has not yet been submitted.

Tree Preservation

Trees are present on site that will be affected under the Private Tree By-law. All relevant and supporting material has been submitted as part of this application for review by staff.

Reasons for the Application

The proposed development requires amendments to both the secondary plan and zoning by-law for increases to building height, the number of residential units, and net density to 3.75 times the lot area. In addition, a rezoning is required to establish standards for alternate parking rates and building setbacks/encroachments.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Planning Justification Report (includes Community Facilities overview)

Phase I and II Environmental Site Assessments

Soil Investigation Report

Preliminary Wind Assessment

Preliminary Traffic and Parking Assessment

Arborist Report

Functional Servicing Report

Preliminary Precinct & Grading Plan

Sun/Shadow Study

Stage 1 & 2 Archaeological Assessments

Emission Summary and Dispersion Modelling Report

Urban Design Brief

A Notification of Complete Application was issued on December 18, 2008.

A noise, air quality, and final traffic assessment would be required prior to final approval and lifting of the “H” Holding provision which is currently in place.

Issues to be Resolved

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard recently adopted by City Council.

Section 37 Agreement

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, and secured in a Section 37 Agreement.

Humber Bay Shores Guidelines Implementation

The proposal will need to be reviewed in the context of a Land Owners Precinct Plan which is to be developed in consultation with the City to ensure the development of a co-ordinated road network, streets and block, servicing and grading for the area, prior to the lifting of the Holding provisions.

The proposal has been developed to respond to the new north-south road connection (Street “B”) as provided for in the Humber Bay Shores Guidelines, which shows a road generally along the west property boundary. This development provides for interim phased access from Lake Shore Boulevard West, until such time as the future north-south road to the west of the property is resolved.

Transportation

Development will be considered in light of a number of on-going transit and transportation initiatives, including the proposed extension of Legion Road, the Lakeshore West Light Rail Transit (LRT) line, the relocation of the Humber streetcar loop, and the proposed Waterfront West LRT.

Built Form Policies

Staff will review the proposed additional height and gross floor area in the context of the Humber Bay Shores Guidelines, Tall Buildings Guidelines, and other policies of the Official Plan and applicable by-laws.

Application to Lift the “H” Provision

The applicant would be required to submit a number of studies including air quality, noise and vibration, microclimate, community facilities, hydrological and geotechnical reports, as needed to review the deletion of the “H” symbol in By-law No. 1994-197, and to address any potential impact and mitigating measures as it may relate to the industrial use to the north of Lake Shore Boulevard West.

Staff will evaluate the need for additional studies pursuant to the on-going technical review with the relevant agencies in anticipation of a forthcoming application to remove the Holding provision under the Zoning By-law.

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

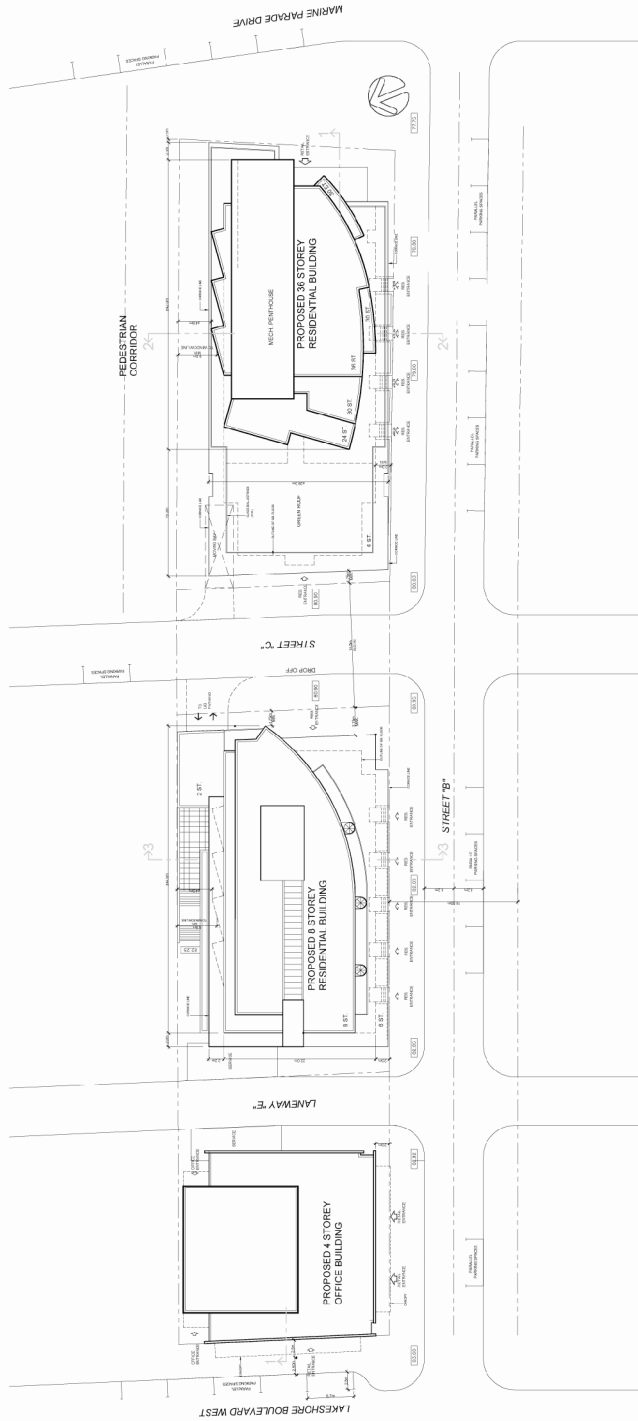
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

2157 Lake Shore Boulevard West

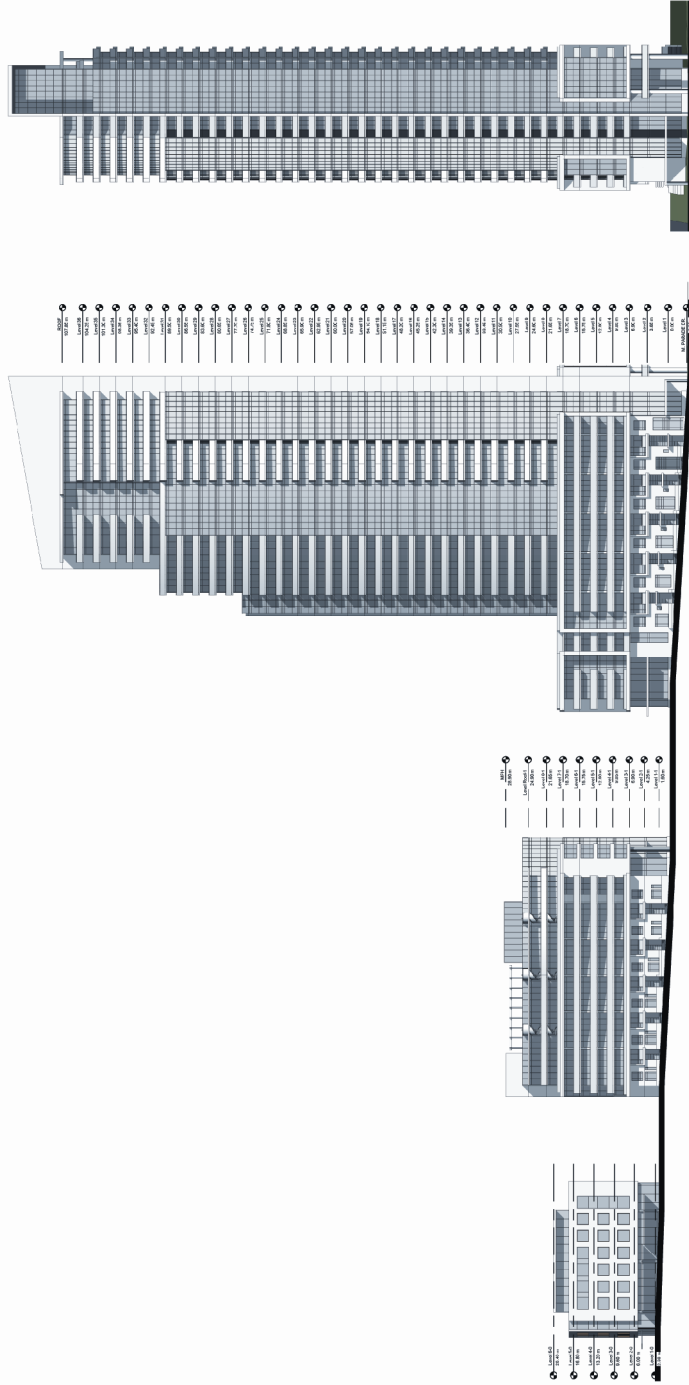
Applicant's Submitted Drawing

Not to Scale
01/15/09

File # 08_223121



Attachment 2: Elevations



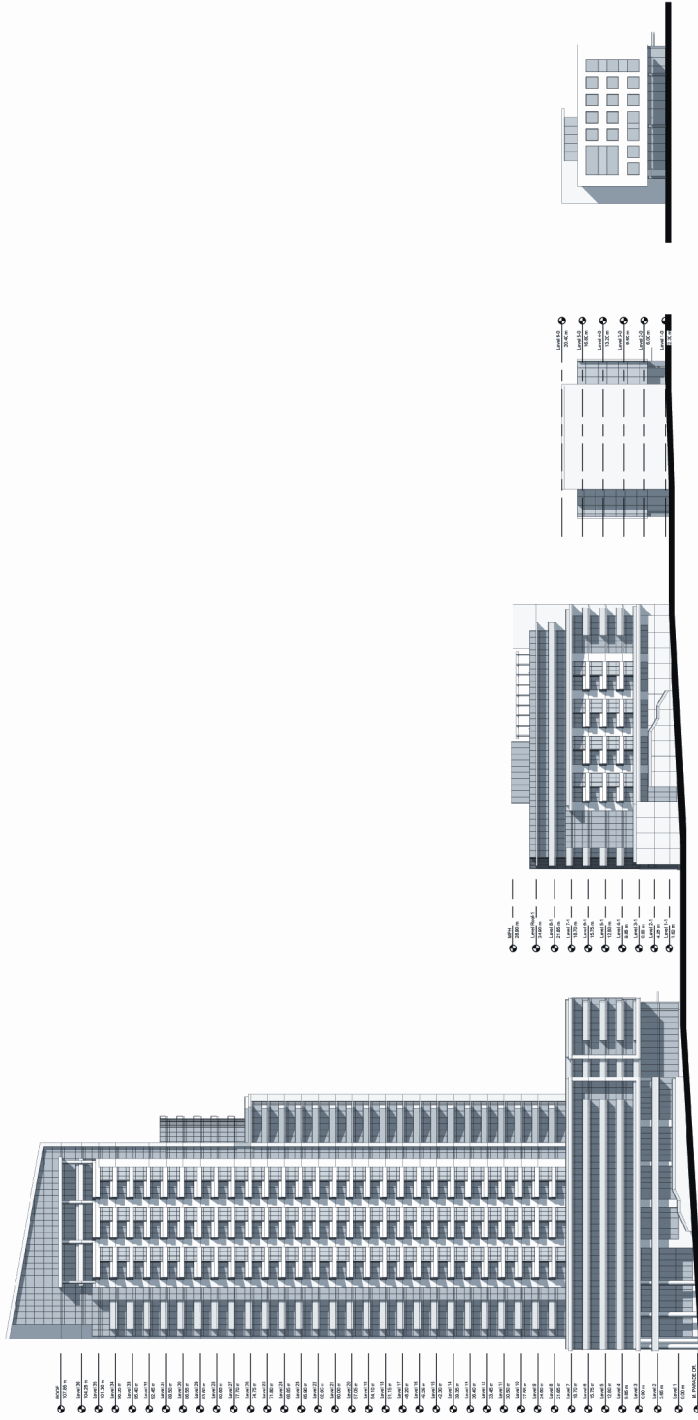
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Elevations

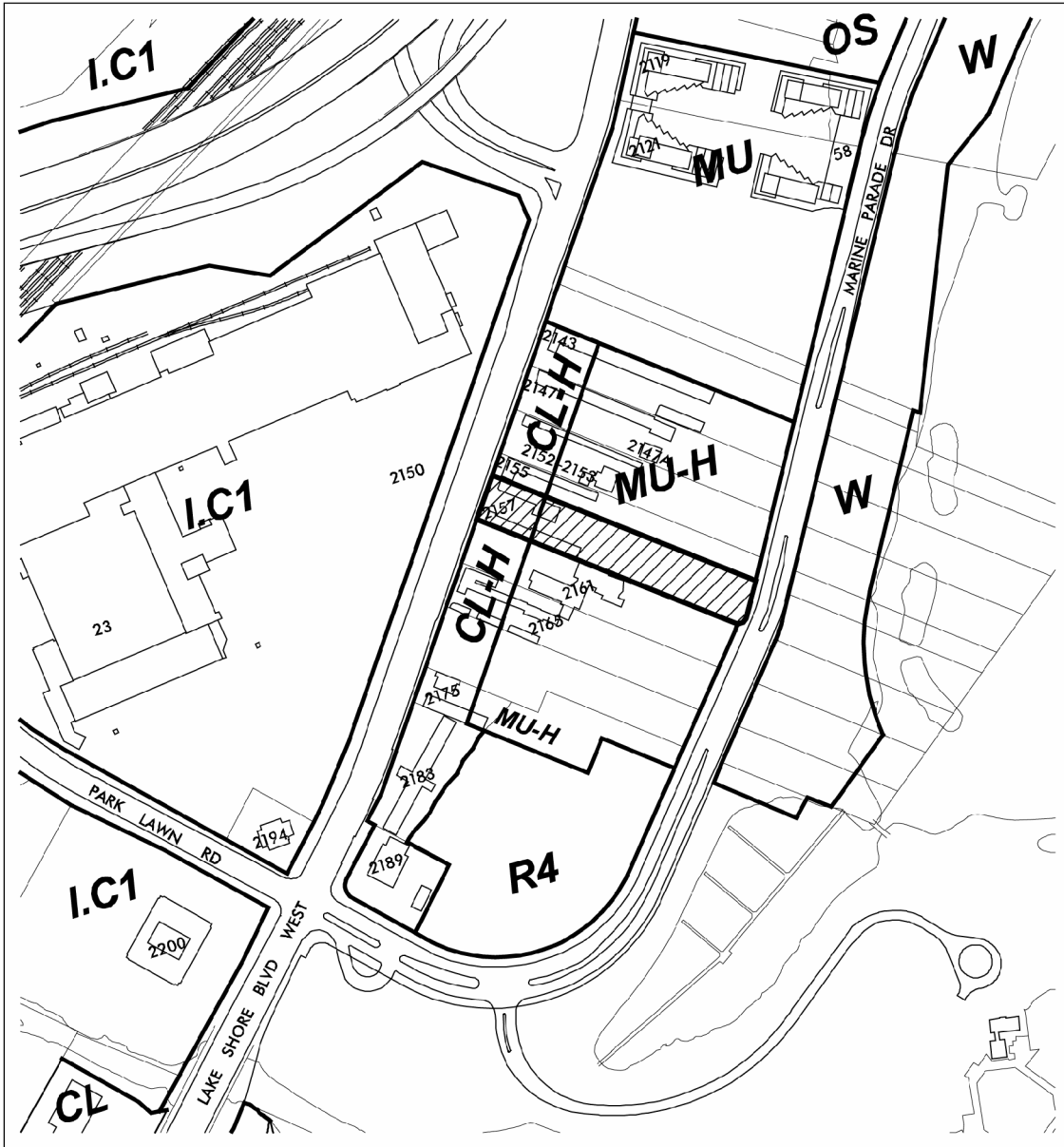
Applicant's Submitted Drawing

Not to Scale
01/15/09

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File # 08_223121

Attachment 3: Zoning



TORONTO City Planning
West District
Zoning

2157 Lake Shore Boulevard West

File # 08_223121

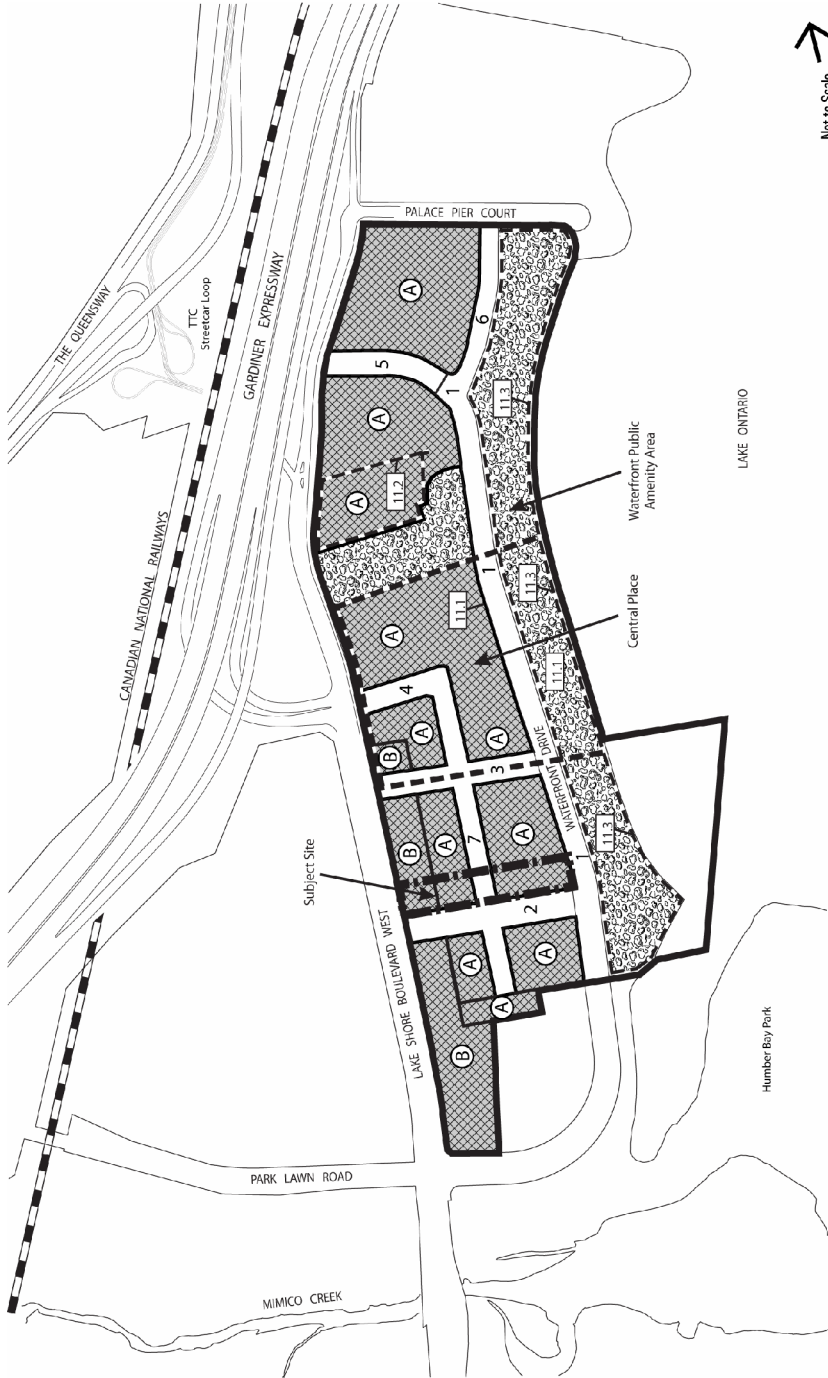
R4 Residential Fourth Density
I.C1 Industrial Class 1
OS Public Open Space
MU Mixed Use

CL Commercial Limited
W Waterfront
(H) Holding District



Not to Scale
Zoning By-law 11,737 as amended
Extracted 01/14/09- KP

Attachment 4: Official Plan



Not to Scale

Motel Strip Secondary Plan MAP 11-1 Land Use Plan



- Secondary Plan Boundary
- 1-7 Internal Roads
- ▨ Mixed Use Areas
- ▨ Parks and Open Space Areas
- - - Site and Area Specific Policies

August 2007

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 223121 WET 06 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 19, 2008

Municipal Address: 2157 LAKE SHORE BLVD W
 Location Description: PL 1229 LTS 9 & 10 WATER LT **GRID W0608
 Project Description: Official Plan Amendment and Zoning By-law Amendment Application to propose a mixed use development that includes three buildings , a total of 386 residential dwelling units and 2,815 square metres of commercial space.

Applicant:	Agent:	Architect:	Owner:
GRAYWOOD DEVELOPMENT LIMITED			LORRAINE PROPERTIES LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	area specific by-law 1994-197, 149-2005
Zoning:	Commercial/Mixed use residential-Commercial	Historical Status:	
Height Limit (m):		Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	5459	Height:	Storeys:	0
Frontage (m):	30.5		Metres:	0
Depth (m):	177.5			
Total Ground Floor Area (sq. m):	2925			Total
Total Residential GFA (sq. m):	32704		Parking Spaces:	587
Total Non-Residential GFA (sq. m):	2815		Loading Docks	0
Total GFA (sq. m):	35519			
Lot Coverage Ratio (%):	53.5			
Floor Space Index:	6.5			

DWELLING UNITS

Tenure Type:
 Rooms: 0
 Bachelor: 0
 1 Bedroom: 203
 2 Bedroom: 183
 3 + Bedroom: 0
 Total Units: 0

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	32704		0
Retail GFA (sq. m):	689		0
Office GFA (sq. m):	2126		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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