

**20 and 22 Marina Avenue - Zoning Amendment and Site Plan Applications - Preliminary Report**

<b>Date:</b>	March 9, 2009
<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>	09 103998 WET 06 OZ

**SUMMARY**

This application was made on January 21, 2009 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the construction of four, four-storey condominium apartment buildings, each containing 5 dwelling units at 20 and 22 Marina Avenue.

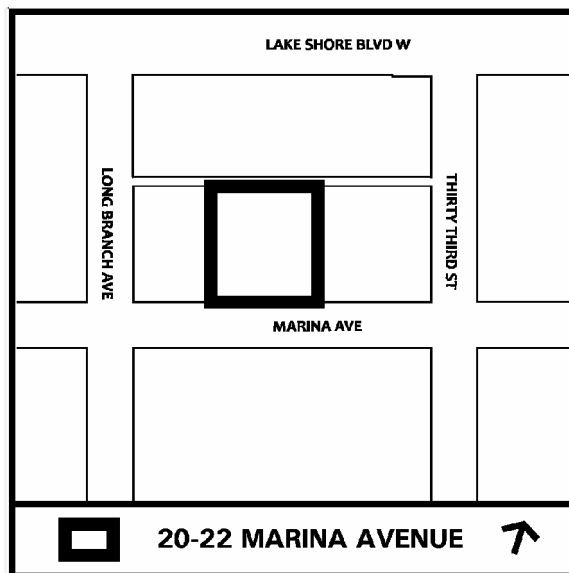
This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Staff anticipate holding a community consultation meeting in the second quarter of 2009.

**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.

### **Pre-Application Consultation**

The proposal has been considerably revised through the pre-application consultation meeting process. At the first pre-application meeting the applicant presented staff with a larger development that in addition to the subject site also included the site at 3563 and 3567 Lake Shore Boulevard and the church site at 69 Long Branch Avenue. That proposal envisioned two eight-storey buildings, extending south from Lakeshore Boulevard to Marina Avenue, linked by a bridge-like structure over the mid-block laneway. Staff suggested that proposal was too large for the site and asked the applicant to reconsider the proposal.

The applicant later revised the proposal to four blocks of 8 townhouses each, for a total of 32 townhouse units. That proposal included the lands subject of the current application (20 and 22 Marina Avenue) and the church site at 69 Long Branch Avenue. Due to issues of building type compatibility and compliance with the City's Development Infrastructure Policy and Standards (DIPS) that proposal was further revised.

A further pre-application consultation meeting was held on January 12, 2009 with the applicant to discuss this proposal and complete application submission requirements resulting in the current application.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to construct four, four-storey condominium apartment buildings, each containing 5 dwelling units with a total of approximately 2 250 square metres and an FSI of approximately 1.16. Two of the proposed apartment buildings would front onto Marina Avenue and the other two are proposed to front onto a proposed private east-west oriented driveway (Attachment 1).

The applicant proposes to provide 5 parking spaces within each of the proposed four-storey buildings and an additional two spaces at the rear of the property, accessed from the public laneway that runs in an east-west direction, immediately north of the subject site.

## **Site and Surrounding Area**

The site is located in the immediate vicinity of Lakeshore Boulevard and Long Branch (Attachment 3).

North: Lake Shore Boulevard West, retail and office uses, a three-storey stacked live/work apartment building and a four-storey condominium apartment building.

South: Marina Avenue and two to three storey residential buildings.

East: Residential duplex building and other small scale residential uses.

West: Church, Long Branch Avenue, Funeral Home and some small-scale retail uses.

The lands on the north side of Lake Shore Boulevard West in this location are comprised of a mix of industrial and commercial uses, including a beer store, an automotive dealership and several large manufacturing plants. One of the larger manufacturing operations, Arvin Merator has recently announced its closure and relocation outside Canada.

## **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 designated Neighbourhoods within the Toronto Official Plan. Neighbourhoods are physically stable areas providing for a variety of lower scale residential uses. Policies and development criteria in the Plan require that physical changes to established neighbourhoods be sensitive, gradual and generally "fit" the existing character of the neighbourhood.

The Plan requires that Development within Neighbourhoods respect and reinforce the existing physical character of buildings, streetscapes and open space patterns. Among other criteria, new development shall have particular regard to:

- patterns of streets, blocks and lanes;
- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- prevailing building type;
- setbacks of buildings from the street(s); and
- prevailing patterns of rear and side yard setbacks and landscape open space.

The proposal will be evaluated against the criteria of the Plan.

### **Zoning**

A review of the Etobicoke Zoning Code indicates that the lands are zoned Residential Multiple 1 (RM1) and Commercial (C1). These land classifications permit residential and commercial uses but the subject application will likely require further permissions for height, setbacks, lot area, etc (Attachment 3).

The Building Division has been circulated this application and will confirm the current Zoning permissions.

### **Site Plan Control**

The proposed development is subject to site plan control. An application was submitted concurrently with the Zoning Amendment application.

### **Tree Preservation**

There are a number of trees located at the edge of the property along Marina Avenue, many of which the applicant proposes to remove to allow for the proposed development. The applicant has submitted an Arborist report with the application that is currently under review by staff.

A separate process will be required for any trees to be removed and the application will be subject to the provisions of the private tree by-law.

### **Reasons for the Application**

An Amendment to the Etobicoke Zoning Code is required because the current proposal is not allowed under the current zoning permissions.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Archaeological Assessment
- Traffic Report
- Planning Rationale
- Sun/Shadow Study
- Stormwater Management Report
- Arborist/Tree Preservation Report

A Notification of Incomplete Application was issued on February 2, 2009 which identifies the outstanding material required for a complete application submission as follows:

- Complete Site Servicing Plan and Report

City staff will continue to review the application for completeness and will issue a Notice of Complete Application once the outstanding materials have been submitted.

### **Issues to be Resolved**

The applicant proposes to redevelop an existing surface parking lot located within a Neighbourhood. Issues that arise in relation to developments of this type include but are not limited to:

- a) conformity with the Official Plan Neighbourhood policies and other relevant policies of the Plan;
- b) design issues including: appropriate height and massing of the proposed buildings; mitigation of physical and visual impact on the surrounding buildings and open space; and issues including but not limited to light, privacy, sunlight penetration, shadow, and wind protection;
- c) appropriate design and integration of the public and private realm with particular consideration of the streetscape treatment along Marina Avenue;
- d) treatment of the ground floor of the buildings and its relationship to the streetscape;
- e) assessment of traffic and transportation impacts;
- f) the current parking situation in the immediate vicinity including parking opportunities for the existing church and funeral home; and

- g) a review of the proposed development in respect to the of the Council adopted Toronto Green Standard, which contains performance targets and guidelines that relate to site and building design to promote better environmental sustainability of development.

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

## **CONTACT**

Pedro Lopes, Planner  
Tel. No. (416) 394-2608  
Fax No. (416) 394-6063  
E-mail: plopes2@toronto.ca

## **SIGNATURE**

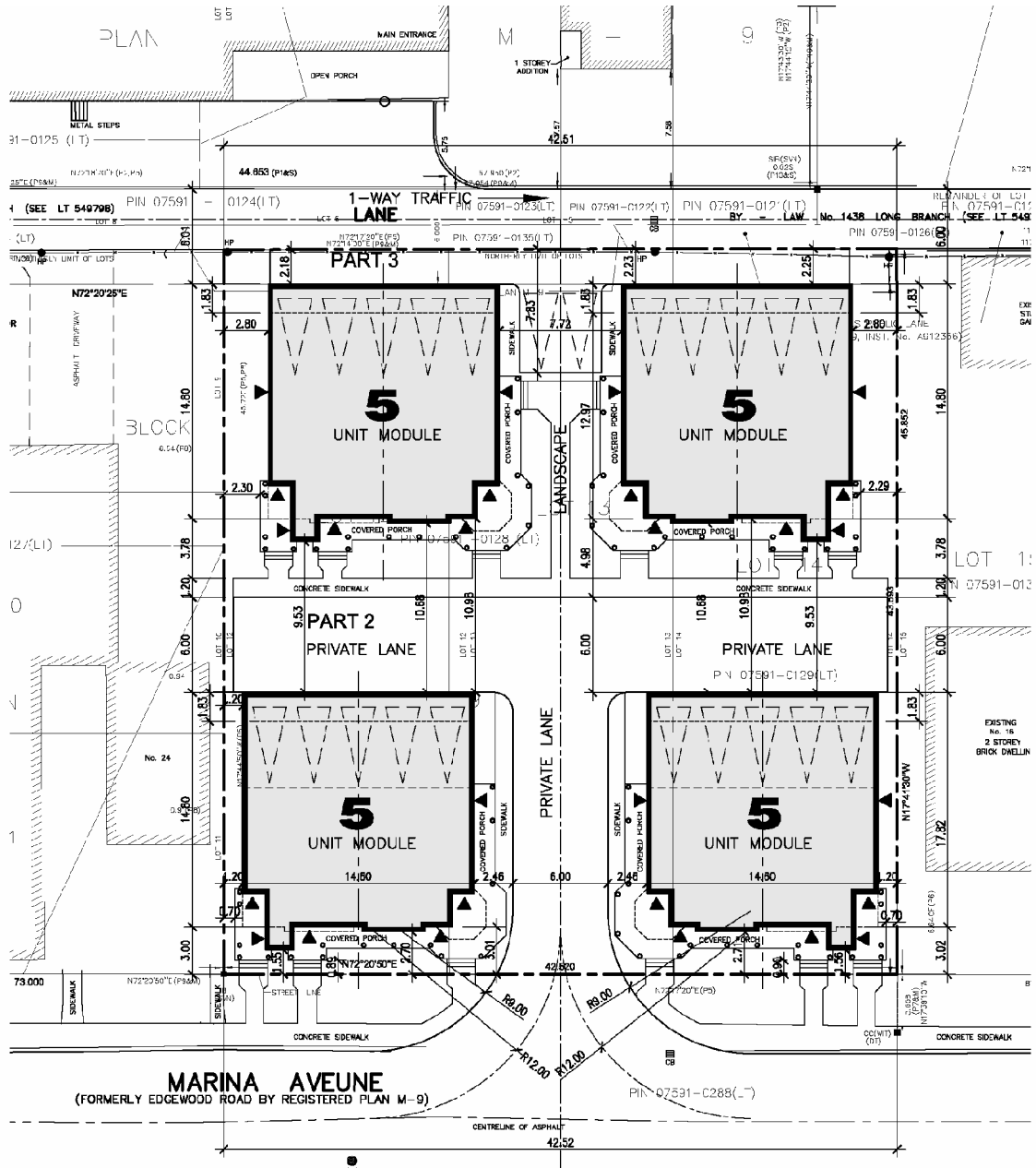
---

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

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations [as provided by applicant]  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicants Submitted Drawing

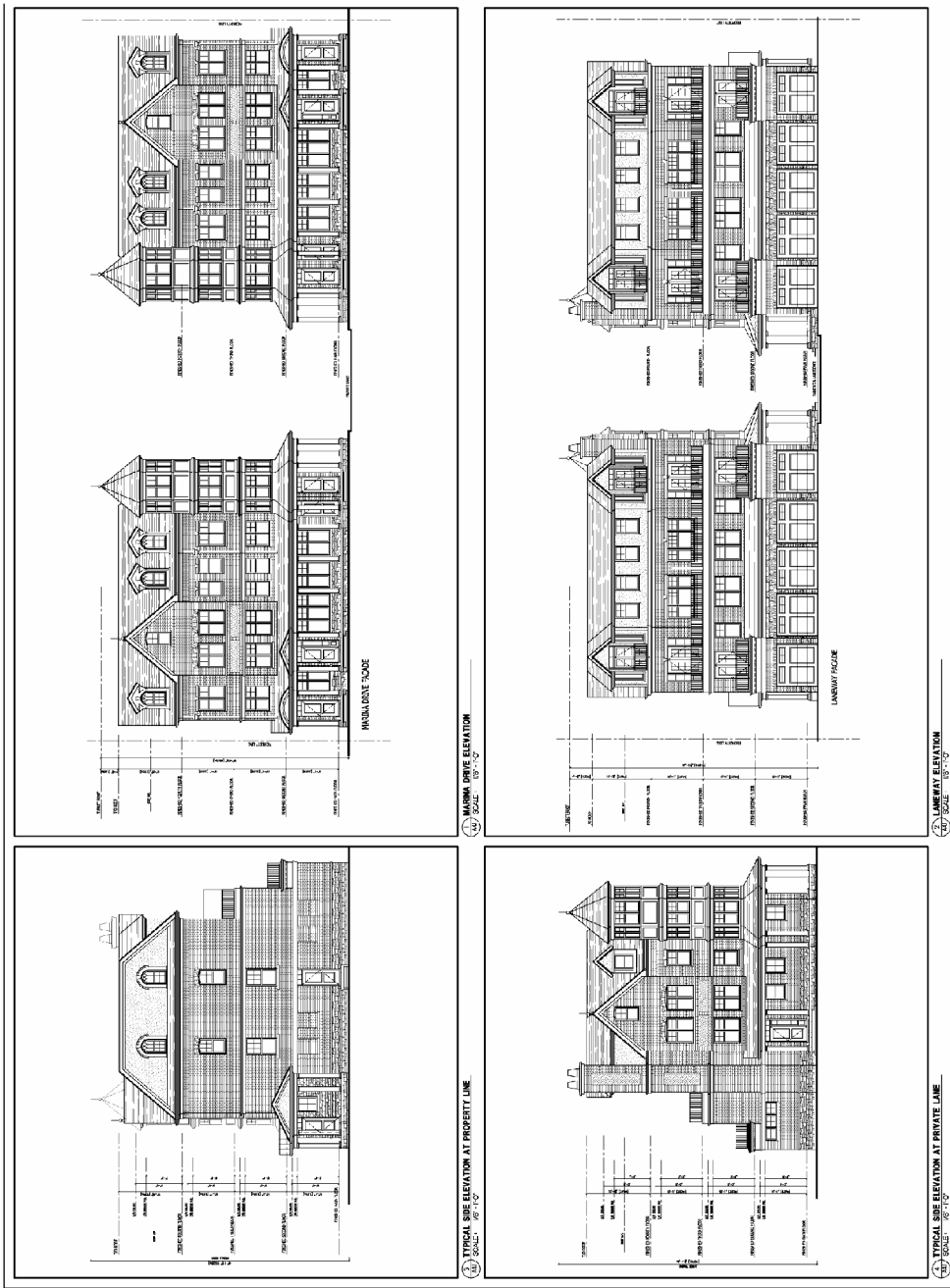
Not to Scale  
03/03/2009



20-22 Marina Ave

File # 09\_103998

# Attachment 2: Elevations



20 - 22 Marina Avenue

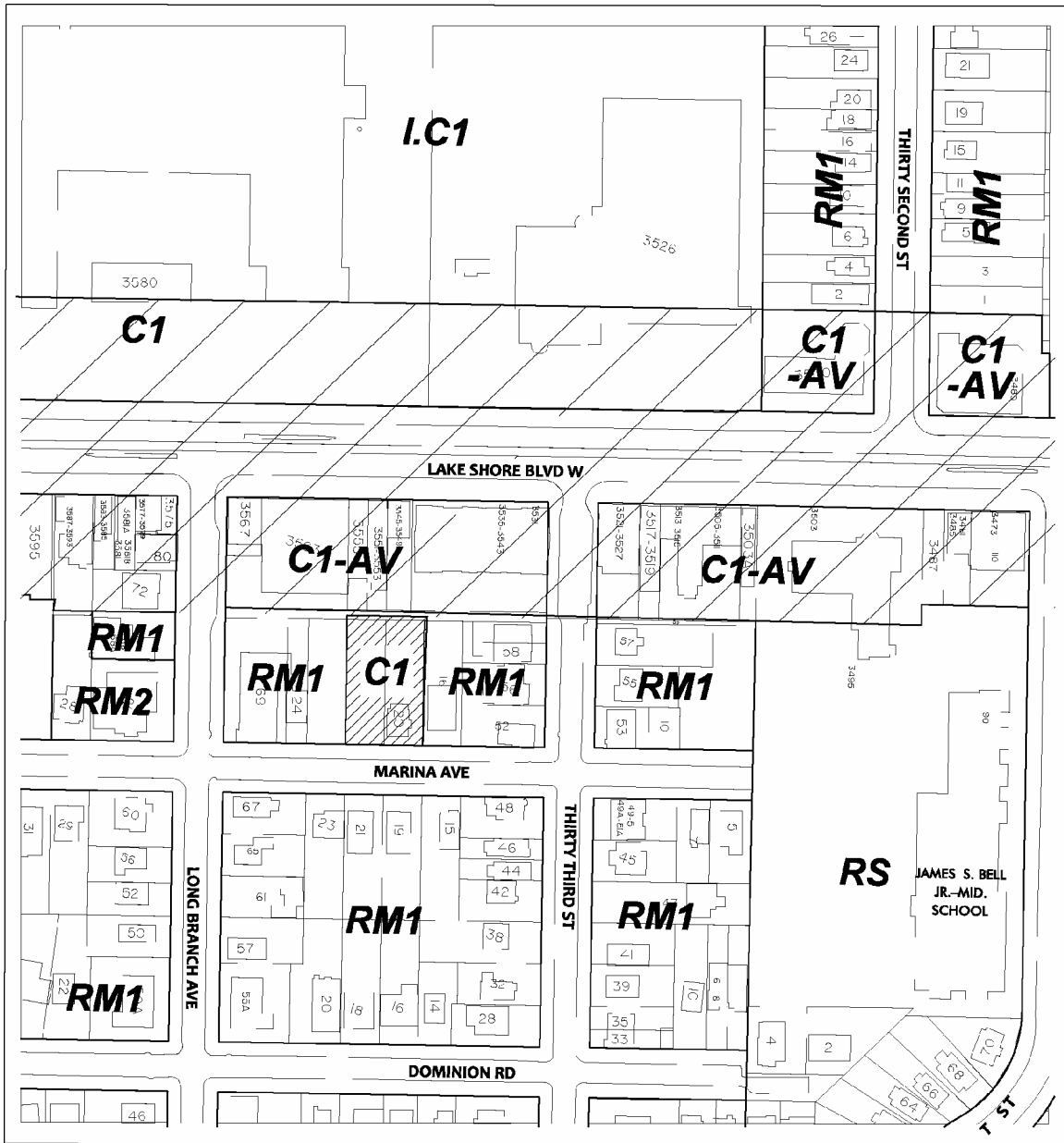
**Elevations**  
 Applicant's Submitted Drawing

File # 09\_103998

Not to Scale  
 03/09/2009



### Attachment 3: Zoning



**Toronto** City Planning  
**Zoning**

**20-22 Marina Ave**

File # 09\_103998\_

- RS Residential Single
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- C1-AV General Commercial Zone



Not to Scale  
 Zoning By-law 7625  
 Extracted 03/02/2009 JM

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 103998 WET 06 OZ
Details	Rezoning, Standard	Application Date:	January 21, 2009

Municipal Address:	20 MARINA AVE
Location Description:	PL M9 BLK E LT14 **GRID W0605
Project Description:	Proposal for the construction of four apartment buildings containing 5 units each at 20 & 22 Marina Avenue.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
QUEENSCORP INC			QUEENSCORP (LONG BRANCH)

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	C1 RM1
Zoning:		Historical Status:	
Height Limit (m):		Site Plan Control Area:	

#### PROJECT INFORMATION

Site Area (sq. m):	1947.62	Height:	Storeys:	4
Frontage (m):	42.52		Metres:	11.8
Depth (m):	45.85			
Total Ground Floor Area (sq. m):	1039.6			<b>Total</b>
Total Residential GFA (sq. m):	2250		Parking Spaces:	22
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2250			
Lot Coverage Ratio (%):	53.3			
Floor Space Index:	1.15			

#### DWELLING UNITS

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

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	2250
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	4	Office GFA (sq. m):	0
2 Bedroom:	16	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Pedro Lopes, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-2608</b>