

2157 Lake Shore Boulevard West – Official Plan and Zoning By-law Amendments – Supplementary Report

Date:	February 19, 2010
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

At its meeting of October 26 and 27, 2009, City Council adopted the Final Report that recommended approval of a mixed-use residential commercial development at 2157 Lake Shore Boulevard West. The report addressed the need to finalize the Section 37 contributions and cash-in-lieu payments as the parkland dedication appraisal had not been completed at the time of the report.

This report recommends amendments to the Section 37 allocation and the draft zoning by-law amendment. The overall parkland dedication and Section 37 contribution amount has not been changed. The report also addresses minor mapping and text changes to the draft Official Plan Amendment.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the revised Section 37 provisions attached as Attachment 1, for the lands at 2157 Lake Shore Boulevard West.



2. City Council adopt the revised Official Plan Amendment attached as Attachment 2, with respect to 2157 Lake Shore Boulevard West.
3. No further public notice of the proposed changes to the draft Official Plan and Zoning by-law amendments is required, pursuant to the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on October 26 and 27, 2009, City Council adopted the Final Report for a mixed-use development at 2157 Lake Shore Boulevard West. The staff report recommended approval of the proposal, subject to conditions. As also noted in the Final Report it had been agreed that a \$2.0 million cap be applied for the combination of Parkland payment and Section 37 contribution.

COMMENTS

The Final Report recognized that the final Parkland dedication payment would be dependent upon an appraisal for cash-in-lieu of parks purposes which was not complete at the time of the report. As a result, the order and magnitude of the financial obligation would need to be completed. Initially, staff estimated a cash-in-lieu payment of \$1,000,000, and a Section 37 benefit of \$1,000,000. The final appraisal has now been determined and the estimated parkland cash-in-lieu payment is \$1,152,360. As such, the Section 37 contribution results in the amount of \$847,640. In discussion with Parks staff, and the local Councillor, it was agreed that the funds for the Section 37 should continue to be allocated to parkland improvements within Humber Bay Shores and the Mimico 20/20 revitalization study area related to recreational amenities and facilities and acquisitions of parkland.

The overall \$2.0 million contribution of funds for Section 37 and parkland cash-in-lieu remain unchanged.

The Final Report also recommended matters of legal convenience be secured in the Section 37 Agreement.

Since Council adopted the Final Report, items listed to be secured as a matter of legal convenience through the Section 37 Agreement either have been satisfied, or will be secured through the registration of a Site Plan Agreement and/or finalization of the Precinct Plan which remains a requirement to the lifting Holding By-law. These matters include the costing, implementation, timing and dedication for the proposed roads and driveway accesses to service the development.

The Section 37 Agreement will maintain the obligation to convey to the City Street “C” and an easement over Laneway “E”, to the satisfaction of the Executive Director of

Technical Services, in consultation with the Chief Planner and the City Solicitor. Therefore items 2, 3, 4 and 5 as outlined in the Final Report will not be secured under the Section 37 Agreement. The draft site-specific zoning amendment has also been revised to reflect these changes and will be provided under separate cover.

Minor mapping changes have been made to the draft Official Plan Amendment and Zoning By-law. The change is to include City Street “C” at a right of way width of 18.5 metres.

Minor changes have also been made to the draft Zoning By-law to reflect a revised unit count of 410 units whereas the documents indicated a total of 408 units. The proposed gross floor area remains the same.

Overall, the above noted changes are considered minor or technical in nature and therefore no further public notice is recommended.

This report was prepared in consultation with staff from Parks, Forestry and Recreation and the Legal Services Division.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Section 37
Attachment 2: Draft Official Plan Amendment

Attachment 1: Section 37

The community benefits recommended to be secured in the Section 37 agreement are as follows:

1. \$847,640 for public and parkland improvements within Humber Bay Shores and the Mimico 20/20 revitalization study area related to recreational amenities and facilities and acquisitions of parkland.

The following matters are also recommended to be secured in the Section 37 agreement as a legal convenience to support development:

1. The securing of building materials for the proposed building, to the satisfaction of the Chief Planner and Executive Director, City Planning;

Attachment 2: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

BY-LAW No. _____

To adopt Amendment No. 102 to the Official Plan for the City of Toronto with respect to lands municipally known as 2157 Lake Shore Boulevard West, located within the Humber Bay Shores Development Area.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 102 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this _ day of _____, A.D. _____.

DAVID R. MILLER
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

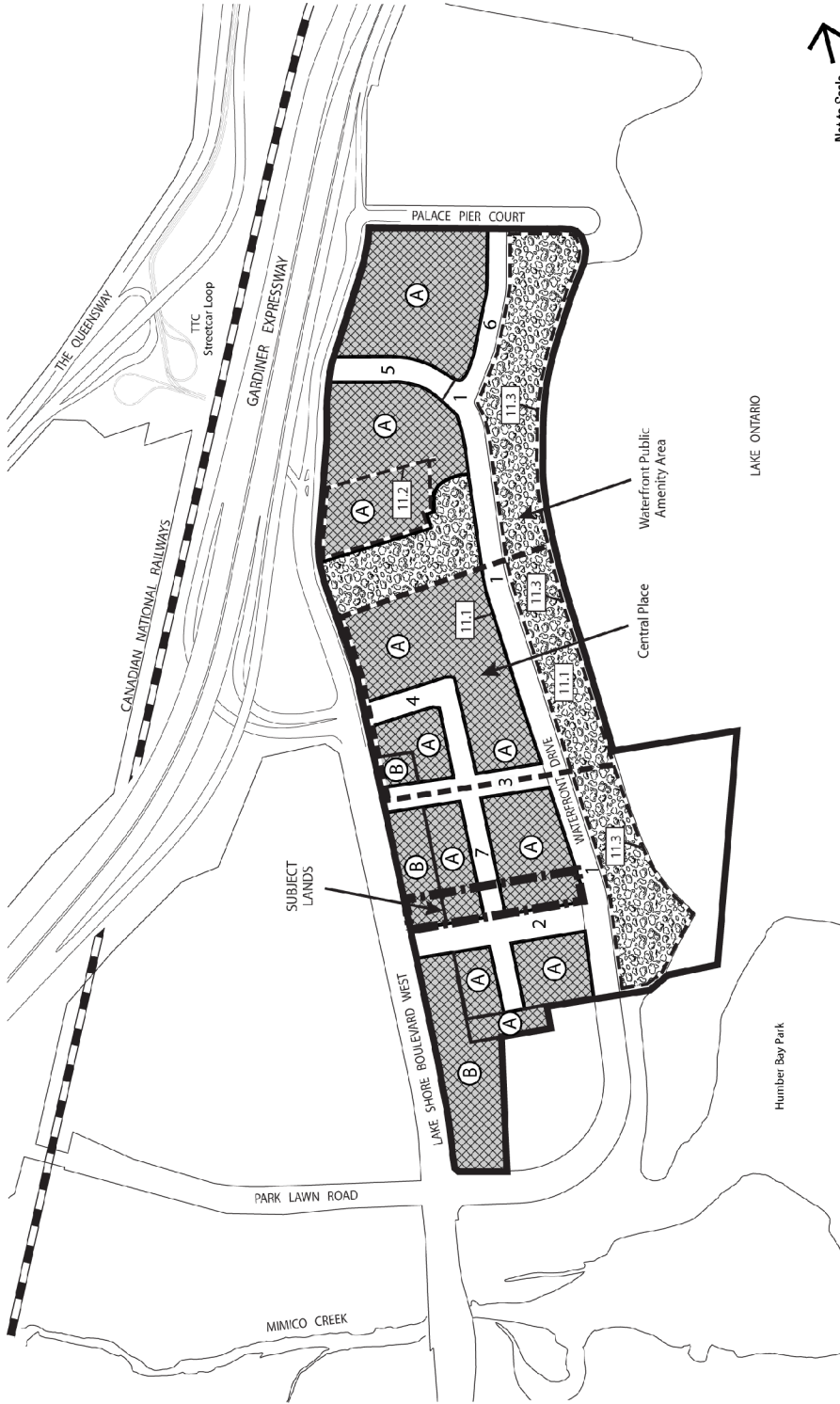
**AMENDMENT No. 102 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

2157 Lake Shore Boulevard West

The following text and maps constitute Amendment No. 102 to the Official Plan for the City of Toronto.

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 11, Motel Strip Secondary Plan, Map 11-1 is amended by adding Site and Area Specific Policy 11.5 as shown on the attached map.
2. Chapter 6, Section 11, Motel Strip Secondary Plan, Map 11-2 is amended by reducing the right-of-way width for Internal Road No. 7 from 23 metres to 18.5 metres for the subject lands.
3. Chapter 6, Section 11, Motel Strip Secondary Plan, is amended by adding Site and Area Specific Policy 5 to Sub-Section 11.10 as follows:
 - “5. The following site and area specific policy relates to the lands shown as Site and Area Specific Policy 11-5 on Map 11-1:
 - (a) Grade-related retail and/or service commercial uses shall be provided along Marine Parade Drive and Lake Shore Boulevard West.
 - (b) The maximum density within Mixed Use Area “A” shall be 3.99 times the gross lot area of 8732 square metres.
 - (c) The maximum building height permitted in Mixed Use Area “A”, between Marine Parade Drive and Street 7, as shown on Map 11-1, shall be 116.05 metres measured above an elevation of 84 metres above sea level.
 - (d) All other provisions of the Motel Strip Secondary Plan will continue to apply.”



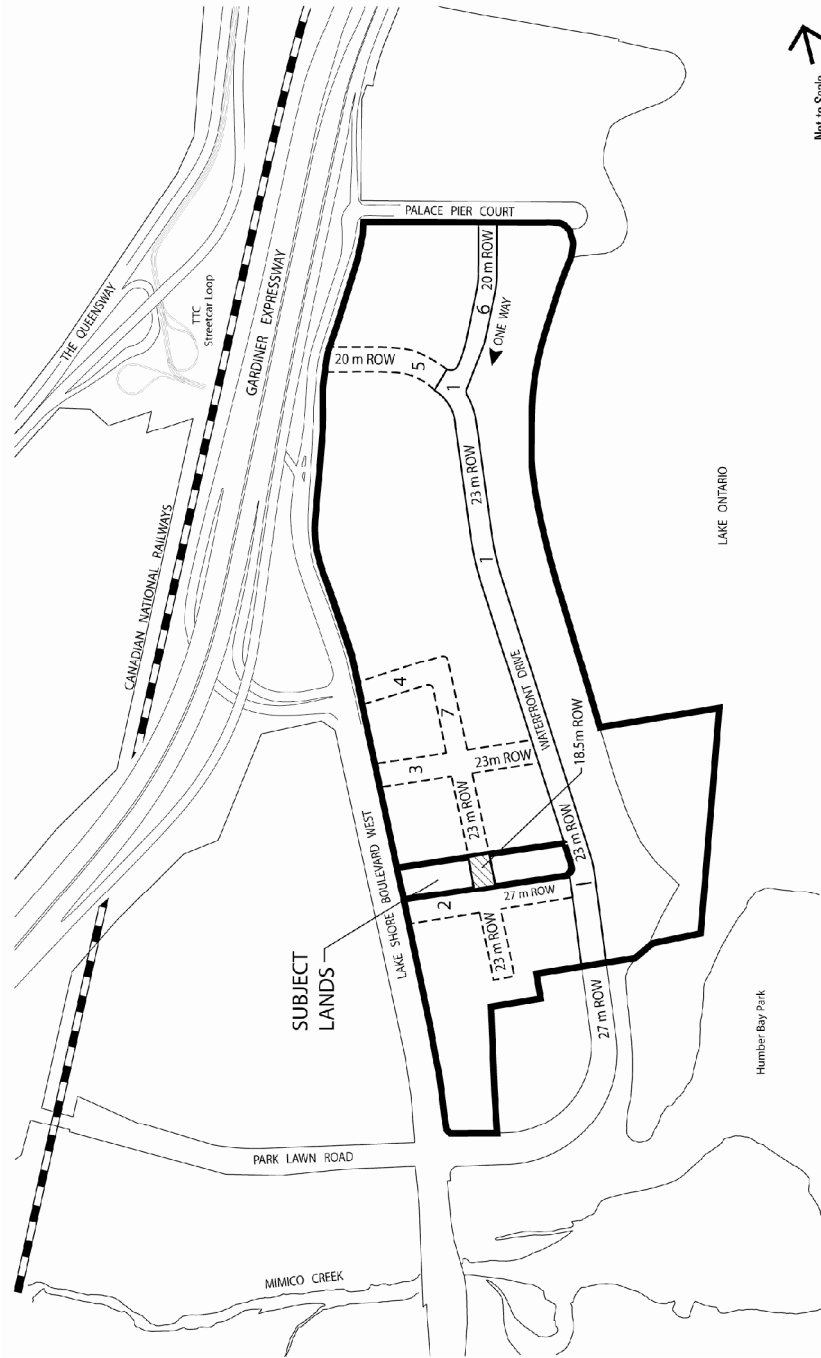
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Motel Strip Secondary Plan

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



Motel Strip Secondary Plan
MAP 11-2 Internal Public Roads System

- Secondary Plan Boundary
- 1-7 Internal Public Roads

Not to Scale →

August 2009