



STAFF REPORT ACTION REQUIRED

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

Date:	March 4, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No. 6 – Etobicoke-Lakeshore
Reference Number:	File No. 08 223121 WET 06 OZ

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the revised Zoning By-law for 2157 Lake Shore Boulevard West, attached as Attachment No. 1; and
2. City Council direct the City Solicitor to bring forward the Bill for enactment.

COMMENT

Community Council is in receipt of a Supplementary Report dated February 19, 2010 which recommended minor changes to the draft Official Plan and Zoning By-law Amendments, and Section 37 contributions. It was noted in the report that a further report would be submitted to Council under separate cover, which would include the revised draft site-specific zoning amendment. The revised draft amendment is attached to this report.

In addition, this report also provides further clarification on the parkland dedication



requirements for the proposed development as described in the February 19, 2010 Supplementary Report. That report had established a Section 37 payment of \$847,640 and a parkland cash-in-lieu payment estimate of \$1,152,360. The latter amount was an estimate only, and was based on the applicable parkland dedication rates and land valuation appraisal of that time. Although the agreed upon Section 37 contribution of \$847,640 will remain fixed, staff wish to clarify that the final statutory parkland dedication payments will be based on a final land valuation appraisal to be completed at the time of building permit issuance in accordance with Section 42 of the Planning Act and Alternative Parkland Dedication By-law.

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SIGNATURE

Gregg Lintern, Director
Community Planning, Etobicoke York District

ATTACHMENTS

Attachment 1: Zoning By-law Amendment

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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

Bill No. ~

BY-LAW No. ~-20~

To amend the former City of Etobicoke Chapters 320 and 324 of the Etobicoke Zoning Code, as amended, with respect to the lands located within the Humber Bay Shores Development Area (formerly the Motel Strip) and municipally known as 2157 Lake Shore Boulevard West

WHEREAS authority is given to Council by Section 34 and 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Section 5.1.1 of the City of Toronto Official Plan contains provisions relating to the authorization of increases in height and density of development; 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;

WHEREAS pursuant to Section 37 of the Planning Act, the Council of a municipality may, in a By-law passed under Section 34 of the Planning Act, authorize increases in the height and density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as set out in the By-law; and

WHEREAS subsection 37(3) of the Planning Act, provides that, where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the Municipality may require the owner to enter into one or more agreements with the Municipality dealing with the facilities, services and matters; and

WHEREAS the owners of the lands referred to herein have elected to provide the facilities, services and matters as hereinafter set forth; and

WHEREAS the increase in density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by the By-law, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto;

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

1. Definitions

The provisions of Section 304-3 Definitions of the Zoning Code, as amended, shall apply unless inconsistent with the provisions of this By-law or otherwise expressly defined herein. For the purposes of this By-law the following definitions will apply:

“Accessory building/structure” – means a building or structure, not intended to be used for human habitation, located on the Lands, including covered ramps, exterior stairs and garbage enclosures.

“Building Envelope” -means the building area permitted within the setbacks established in this By-law.

“Grade” – shall be the geodetic elevation of 84 metres above sea level.

“Height” - means, with respect to a building erected within the Building Envelope, the vertical distance between the “Grade” of the Lands as defined in this By-law and the highest point of the roof surface of the building, but excludes mechanical equipment, mechanical penthouses, elevator rooms, parapets, architectural elements, fences, stairs, stair enclosures, and roof-top amenity areas located on the roof of such building;

"Residential Amenity Space" - means a common area or areas within a lot which are provided for the exclusive use of residents of a building for recreational or social purposes.

“Mechanical Floor Area” - means a room or enclosed area, including its enclosing walls within a building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators), elevator shafts, or telecommunications equipment that serves only such building.

“Minor Projections”- means minor structure or building elements which may project from a structure or a building or a part thereof into required yards and beyond the Building Envelope setbacks, including roof eaves, window sills, railings, cornices, guard rails, balustrades, porches, balconies and bay windows, doors, including revolving doors, canopies, exterior stairs and covered ramps, parapets and vents to a maximum projection of 2 metres.

“Lands” - shall mean the lands outlined by heavy lines on the attached Schedule ‘A-2’ attached hereto.

“Lot” - means the Lands.

“Type G Loading Space” – means an area used for the loading or unloading of goods or commodities from a vehicle having dimensions of minimum 13.0 metres in length, minimum 4.0 metres in width, and minimum 6.1 metres in height.

2. This amendment shall apply to the subject lands as identified on Schedule “A-2”.

3. That By-law No. 1994-197, as amended pursuant to an Ontario Municipal Board Order dated July 18, 1996, be further amended by substituting Schedule ‘C’ annexed hereto, in order to permit increased residential gross floor area and the number of units for Parcel 8.

4. That By-law No. 1994-197, as amended pursuant to an Ontario Municipal Board Order dated July 18, 1996, be further amended by substituting Schedule ‘D’ annexed hereto, in order to permit an increased maximum height on portions of Parcel 8 classified Mixed-Use (MU-H), and to provide for a right-of-way width of 18.5 metres for a portion of right-of-way “C”.

5. Height

Notwithstanding By-law No. 1994-197, as amended pursuant to an Ontario Municipal Board Order dated July 18, 1996:

- (a) The Height of any building or structure, as measured from Grade, shall not exceed 116.05 metres.
- (b) The erection of a chimney stack or other heating, cooling or ventilating equipment; window washing equipment, mechanical penthouse and any fence, wall, erection or structure enclosing any of the foregoing individually or together; cornices, ornamental elements parapets and railings shall be permitted provided that the maximum height thereof does not exceed the sum of 13 metres plus the height limit in Section 4(a).

6. Permitted Uses

In addition to the provisions of Section 5, 6, 7, 8 of By-law No. 1994-197, as amended pursuant to an Ontario Municipal Board Order dated July 18, 1996, the following uses shall also be permitted:

- (a) On Lands designated Limited Commercial (CL-H):
 - (i) Pedestrian walkways, fencing, underground parking garages, bicycle parking spaces at and below grade.
- (b) On Lands designated Mixed Use (MU-H):

- (i) An Apartment Building, live-work units, recreational amenity areas, pedestrian walkways, fencing, underground parking garages, and bicycle parking spaces at and below grade.

7. Gross Floor Area

Notwithstanding Subsections 3 and 11 of By-law 1994-197, as amended pursuant to an Ontario Municipal Board Order dated July 18, 1996, the following provisions shall more specifically apply to Parcel 8 as described on Schedule 'C' attached hereto:

- (a) Commercial Development Site shall mean the area of a parcel of land designated as (CL-H) on Schedule 'A' attached hereto. For the purposes of density calculation, the Commercial Development Site shall be deemed to include the area shown on Schedule 'C' attached hereto.
- (b) Mixed Use Development Site shall mean the area of a parcel of land designated as (MU-H) on Schedule 'A' attached hereto. For the purposes of density calculation, the Mixed Use Development Site shall be deemed to include the area shown on Schedule 'C' attached hereto.
- (c) The Floor Space Index ('FSI') permitted on the Lands zoned MU-H on Schedule 'A' shall be 3.99, based on the Mixed Use Area of 8732 square metres, according to Schedule 'C' attached hereto.
- (d) For the purposes of calculating density for lands zoned MU-H, Section 11(c)(ii)(B) of Zoning By-Law 1994 – 197, shall apply.
- (e) For the purpose of calculating the gross floor area permitted on the Lands described in Schedule 'A', Residential Amenity Space shall be excluded from gross floor area.

8. Number of Units

The maximum number of dwelling units permitted on the Lands shall be 408.

9. Parking and Loading Requirements

Notwithstanding By-law 1994-197, as amended pursuant to an Ontario Municipal Board Order dated July 18, 1996, as well as Sections 320-18, 320-19, and 320-23 of the Zoning Code, or any other provision of the Zoning Code relating to parking or loading which may be inconsistent with the following provisions, the following minimum requirements shall apply to the Lands:

- (a) 1.0 parking spaces per dwelling unit;

- (b) Not less than 0.15 spaces per dwelling unit shall be reserved for the exclusive use of visitors;
- (c) 1 parking space per 100 square-meters of retail space;
- (d) 1 parking space per 100 square-meters of office space;
- (e) The minimum vehicle parking stall dimensions shall be 2.6 metres wide, 5.6 metres in perpendicular length, with a minimum 6 metre wide access aisle.
- (f) One Type G loading space shall be provided.

10. Setbacks/ Underground Garage

- (a) Notwithstanding the provisions of the Zoning Code, and Subsection 11 (k) of By-law 1994-197, as amended pursuant to an Ontario Municipal Board Order dated July 18, 1996, the setbacks for buildings shall be provided as follows:
 - (ii) 0 metres from the side Lot lines
 - (i) 0 metres from the future road widening along Lake Shore Boulevard West. Prior to the road dedication the front yard setback along Lake Shore Boulevard West shall be 5 metres.
 - (iii) 0 metres from the rear Lot line.
 - (iv) 2 metres from right-of-way 'C'
- (b) Below grade structures, including building footings, may be set back a minimum of 0 metres from the lot line.
- (c) Minor Projections shall be permitted.
- (d) The underground garage is permitted to extend the full extent below public and private right of way including proposed right of way 'C'.

11. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.

12. Section 37

- (a) The density and height of development permitted by this By-law is subject to the Owner of the land, at their expense, providing the following capital facilities, cash contributions not exceeding in the aggregate the sum of \$847,640 toward specific capital facilities and other facilities, services and matters in accordance with and subject to the agreement referred to in Section 11 (c) hereof pursuant to Section 37 of the Planning Act in order to permit a residential development with a maximum Floor Space Index within

the lands zoned MU-H as shown on Schedule 'A' shall be 3.99, and a maximum height of 116.05 metres. Prior to the issuance of the first above grade building permit (excluding temporary sales centre and sales office), the cash contributions shall be made to the City as follows:

(i) \$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.

(b) Notwithstanding the date by which the Owner is required to satisfy any obligation under Section 11 of this By-law, nothing in this By-law shall prevent the Owner from obtaining a permit under the Building Code Act for demolition, shoring and excavation work only.

(c) Prior to the issuance of a building permit, other than shoring, excavation, demolition and hoarding permits, the owner of the Lands shall enter into and registers on title to the Land an agreement with the City pursuant to Section 37 of the Planning Act, as a charge to secure the facilities, services and matters set forth in Section 11 (a) herein, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor, prior to this By-law coming into full force and effect.

13. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
_____ - 2010	Lands located on the south side of Lake Shore Boulevard West, east of Park Lawn Road, municipally known as 2157 Lake Shore Boulevard West.	To amend certain provisions of By-Law 1994-197 to permit a mixed use development.

ENACTED AND PASSED this ~ day of ~, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

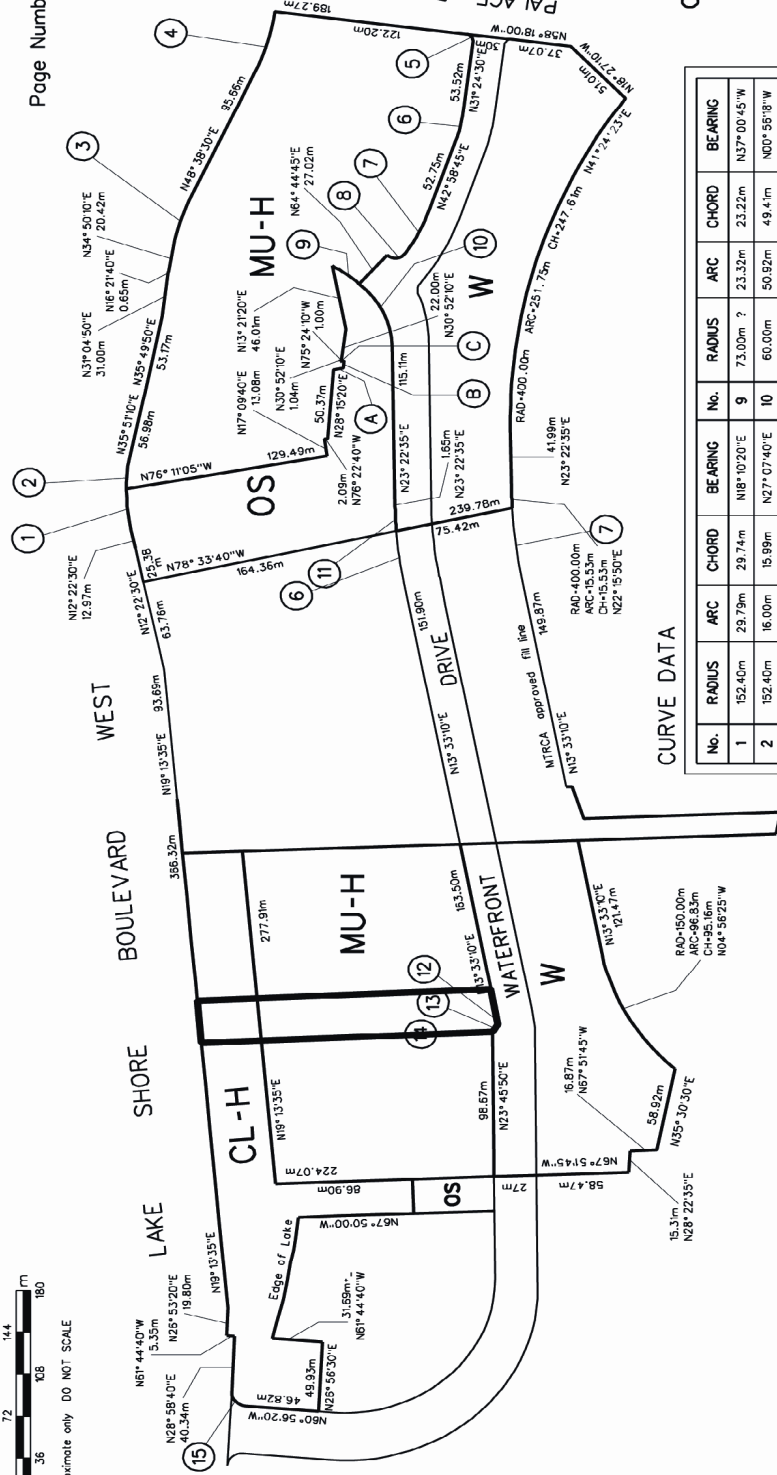
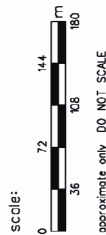
The Corporation of the City of Etobicoke Schedule 'A' BY-LAW Number 1994-197

PART OF LOTS 'D', 'E' AND 'F'

Mayor

Clerk

Page Number



CURVE DATA

No.	RADIUS	ARC	CHORD	BEARING	No.	RADIUS	ARC	CHORD	BEARING
1	152.40m	29.79m	29.74m	N18°10'20"E	9	73.00m	23.32m	23.22m	N37°00'45"W
2	152.40m	16.00m	15.99m	N27°07'40"E	10	60.00m	50.82m	49.41m	N00°58'18"W
3	152.40m	37.39m	37.29m	N41°52'00"E	11	320.00m	17.90m	17.90m	N27°46'30"E
4	172.52m	46.37m	46.23m	N40°55'30"E	12	97.00m	7.26m	7.26m	N15°42'17"E
5	5.00m	7.82m	7.05m	N13°26'50"W	13	5.00m	5.98m	6.43m	N57°48'52"E
6	90.00m	18.18m	18.15m	N37°11'40"E	14	93.00m	4.68m	4.68m	N22°20'01"E
7	140.00m	34.34m	34.25m	N50°00'23"E	15	9.14m	14.07m	12.73m	N15°57'00"W
8	6.00m	13.86m	12.59m	N73°19'03"W					

CURVE DATA

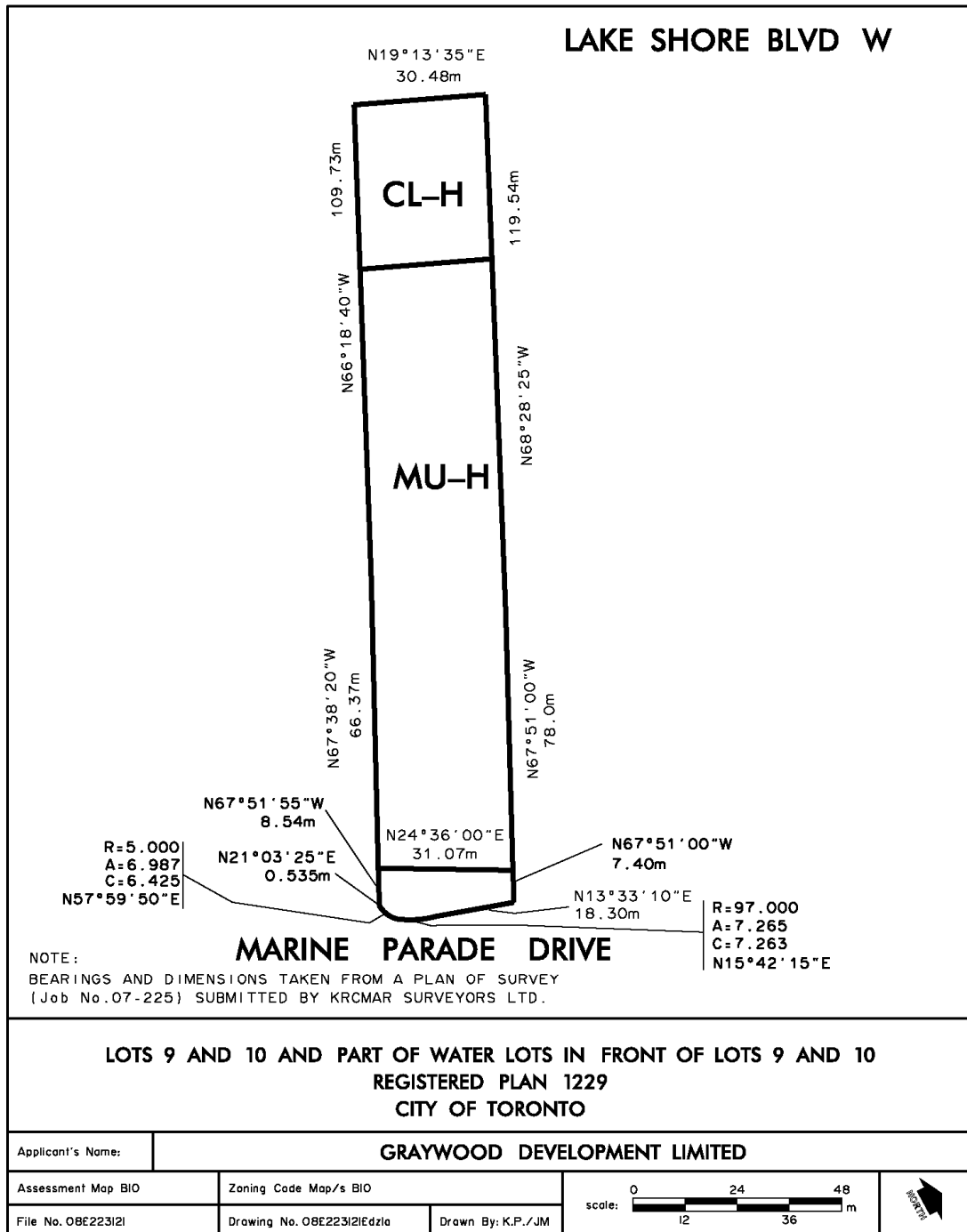
LINE DETAIL

No.	DISTANCE	BEARING
A	6.52m	N75°28'30"W
B	5.12m	N27°25'00"E
C	2.66m	N75°24'10"W

NOTE:
BEARINGS AND DIMENSIONS HAVE BEEN COMPILED FROM
DRAFT SURVEY PLANS (9331 - 9356) SUBMITTED BY
WILDMAN STEWART YOUNG LIMITED, O.L.S.
CAD DRAWING BY LAWS/MOTELSTRIP/SCHEDULED JULY 2005



Schedule 'A-2' BY-LAW



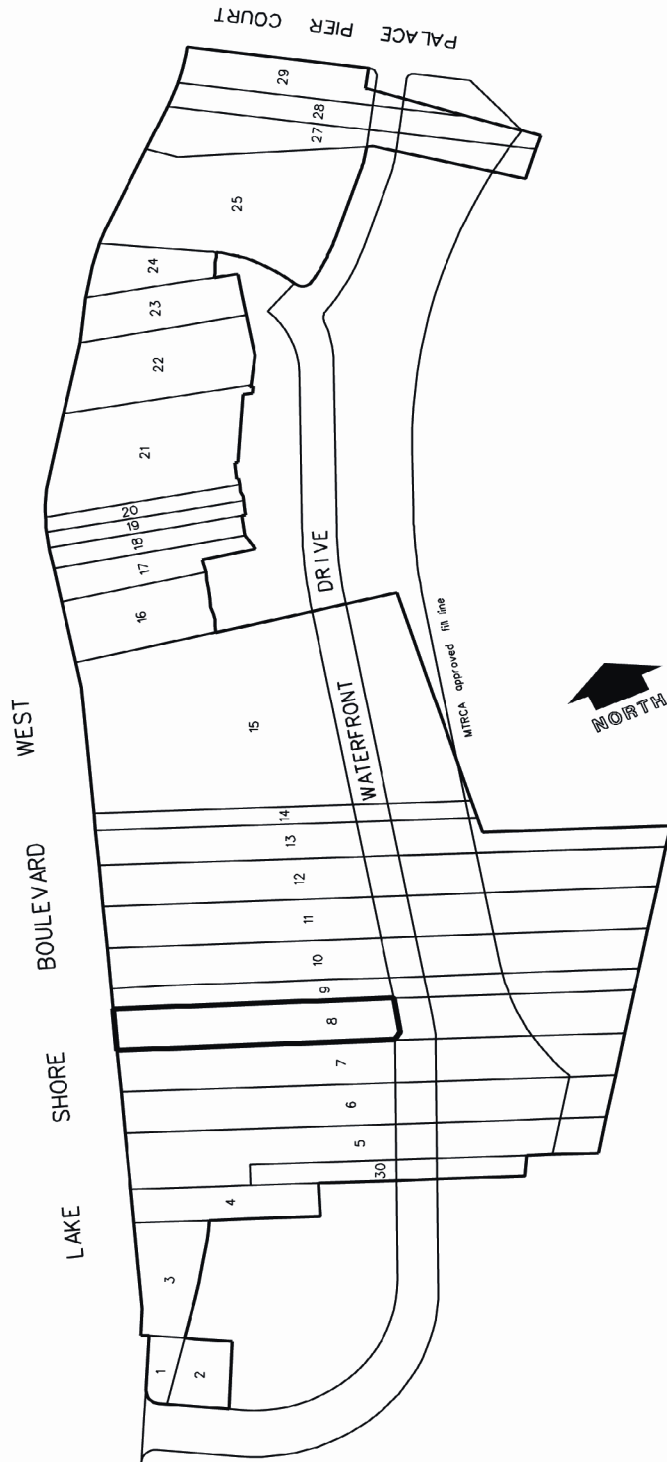
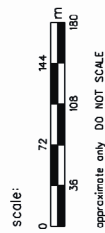
The Corporation of the City of Etobicoke Schedule 'B' BY-LAW Number 1994-149

PART OF LOTS 'D', 'E' AND 'F'

____ Mayor

____ Clerk

Page Number ____



SCHEDULE 'C'

PARCEL	COMMERCIAL DEVELOPMENT SITE (m ²)	MIXED-USE DEVELOPMENT SITE (m ²)	NUMBER OF UNITS
1	1200	N/A	N/A
2	1600	N/A	N/A
3	5513	N/A	N/A
4	930	3357	289
5	1575	7171	118
6	1158	7781	127
7	1154	8338	139
8	1158	8732	408
9	578	4392	71
10	1157	8472	140
11	1157	9029	149
12	1159	8754	144
13	984	6411	107
14	475	2675	43
18	N/A	1931	31
20	N/A	1529	25
21	N/A	11260	186
22, 23	N/A	9930	162
24	N/A	2369	40
25	N/A	11790	262 (incl. 105 Seniors' Dwelling Units)
27	N/A	5552	92
28	N/A	4328	72
29	N/A	3669	61
30	N/A	2500	41
TOTAL UNITS			2439

