

**36 Park Lawn Road – Zoning Amendment and Site Plan Applications - Preliminary Report**

<b>Date:</b>	April 8, 2010
<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>	10 104813 WET 06 OZ and 10 104817 WET 06 SA

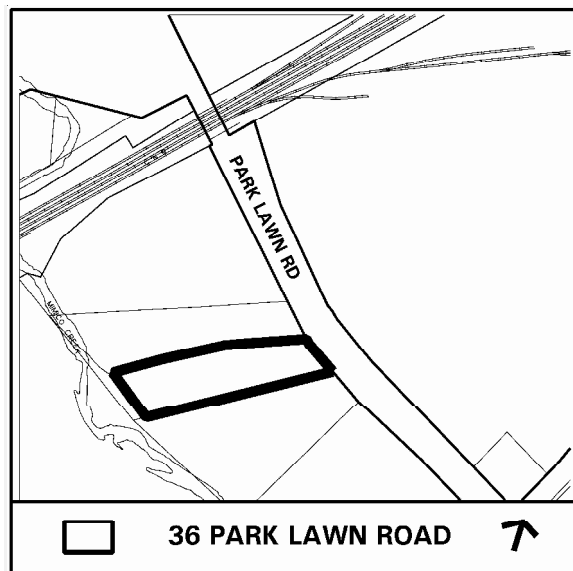
**SUMMARY**

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 a 36-storey residential tower, with an approximate height of 113 metres, plus mechanical penthouse, containing 308 dwelling units. The development proposes three levels of underground parking, and 20-visitor parking spaces located at-grade within the podium.

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

The applications have been circulated to City Divisions and outside agencies for review and comment. A Community Consultation Meeting has been scheduled for April 29, 2010.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 36 Park Lawn Road 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 among four properties referred to as the “Park Lawn Block”: 60-80 Park Lawn Road, 42 Park Lawn Road, 36 Park Lawn Road, and 2200 Lake Shore Boulevard West and 10 Park Lawn Road. In 2005, applications for Official Plan and Zoning amendments to redesignate the properties from Employment to Mixed Use were filed. These applications were subsequently appealed for a decision to be made at the Ontario Municipal Board (OMB). During the OMB proceedings, the owners of 36 Park Lawn Road and 42 Park Lawn Road, became Parties to the hearing, and requested that the OMB modify the proposed Official Plan amendment to enable the Park Lawn Block to be treated as a whole, and be consistent across all four properties in terms of land use designations for permitted uses on the Block.

OMB Decision 2919, dated October 18, 2006, redesignated the Official Plan land use from Employment to Mixed Use for the entire Block. Since 36 Park Lawn Road did not have development applications at the time of the OMB hearing, it was the decision of the OMB that should redevelopment of the site be pursued in the future, the appropriate zoning by-law amendment and site plan applications would need to be made in order to implement the Mixed Use Official Plan permissions. Accordingly, applications for the current proposal have been filed.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

#### **Site and Surrounding Area**

The site is located on the west side of Park Lawn Road, south of the Gardiner Expressway, and north of Lake Shore Boulevard West. The site area is approximately 0.58 hectares, and has an approximate frontage of 33 metres. The site is generally flat, and drops substantially in grade at the rear, adjacent to Mimico Creek. The property is currently occupied by a 2-storey vacant industrial building, formerly used as a print shop.

Surrounding uses:

- North: Immediately to the north is a vacant site, municipally known as 42 Park Lawn Road, and a condominium development, currently under construction. Further north is the CN Railway line.
- South: Office buildings at 10 Park Lawn Road and 2200 Lake Shore Road. Further south, Humber Bay Park and Lake Ontario.
- East: Mr. Christies Bakery (Kraft), and a bank.
- West: The east bank of Mimico Creek. Further east is a commercial-residential condominium development, currently under construction.

#### **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 has an OMB land use approval for Mixed Use Areas, and the Land Use designation map in the Toronto Official Plan will require an update to reflect the redesignation of the property from Employment. The OMB Official Plan amendment allows for industrial uses on an interim basis until redevelopment of the Park Lawn Block occurs, a maximum of 2,194 residential units, and a maximum office/retail floor space index of 27,750 square metres. In addition, the approved Plan requires development

proposals to have regard for beneficial open space relationships to Mimico Creek Valley, including access to open space and trail linkages, and visual relationships with the valley, as well as addressing transportation requirements and access arrangements along Park Lawn Road.

Mixed Use areas are comprised 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.

Official Plan Site-specific Policy 15 also applies to area development, in which access to new development and redevelopment along Park Lawn Road will maintain the integrity of the existing access points into the Christie Brown (Kraft) industrial lands.

Map 9 of the Official Plan identifies the entire site to be in a Natural Heritage System. Development is generally not permitted in the natural heritage system. Where the underlying land use designation provides for development in or near the heritage system, development will recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area, and will minimize adverse impacts, among other criterion listed in the Plan for lands within this system.

Development criteria for Mixed Use Areas and other relevant policies of the Plan including Built Form and Parks and Open Space Areas will provide a basis for review of the application.

## **Zoning**

The site is zoned Industrial Class 1 (IC.1). This zone allows for manufacturing, vehicle-related, education and research, institutional, and storage and warehousing. As the proposed residential development is not permitted within this zone, a zoning amendment is required.

## **Site Plan Control**

The property is subject to Site Plan Control and an application has been filed in conjunction with the zoning amendment. The Site Plan application has been circulated to Divisions and outside agencies for review and comment. In addition to other site planning matters, staff will have the opportunity to review details such as landscaping, servicing, site circulation, building design, and pedestrian connections.

## **Ravine Control**

The western portion of the property is subject to provisions of the City of Toronto Municipal Code Chapter 658 – Ravine Protection. Any development within the City’s ravine and natural feature protection areas ravine protection may require a permit from Urban Forestry, Ravine and Natural Protection.

## **Toronto and Regional Conservation Authority**

The western portion of the site falls within an area subject to Toronto and Regional Conservation Authority Regulation O. Reg. 166/06. A permit is required from the Conservation Authority for any development or site alteration within the regulated area.

## **Tree Preservation**

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant has yet to provide a Tree Preservation and Ravine Stewardship Plan, which will be required as part of the application review process.

## **Reasons for the Application**

A zoning amendment is required to permit the residential use as proposed and establish appropriate development standards.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Community Services and Facilities Study
- Pedestrian Wind Level Study
- Air Quality Report
- Sun/Shadow Study
- Noise & Vibration
- Archaeological Assessment
- Designated Substances & Hazardous Materials Survey
- Phase 1 and Phase 2 Environmental Reports
- Slope Stability Investigation
- Geotechnical Investigation
- Traffic Impact Study
- Servicing Report
- Stormwater Management Report
- Environmental Impact Study

A Notification of Complete Application was issued on February 17, 2010.

## **Issues to be Resolved**

### **Residential Unit Cap/Land Use**

The amending Official Plan for the Park Lawn Block has a maximum residential cap of 2,194 units. Staff will evaluate the distribution of the units in context of transportation capacity and traffic operations for the Block.

Studies submitted as part of the application will be reviewed in order to address compatibility of residential uses with industrial uses in the vicinity in terms of the impact relationships between the proposed residential use and industrial operations. This includes assessment of air quality, noise, and other potential impacts and identification of appropriate locational controls and mitigation measures to ensure a compatible interface.

### **Transportation/Access/Signalization**

Transportation requirements and access arrangements for development of the Park Lawn Block will be comprehensively addressed in order to provide for a co-ordinated vehicle access and circulation pattern, integration of access locations for both sides of Park Lawn Road, and appropriate traffic capacity improvements with sufficient access points and circulation patterns. In addition, given the varying time frames for development of the Park Lawn Block, it will be necessary to resolve the appropriate signalization point and interim access arrangements to ensure appropriate co-ordination of the Block.

### **Development within Top-of-Bank Limit/Mimico Creek**

Interface and protection between the development and Mimico Creek valley, along with the extension of the Mimico Creek trail to maximize appropriate access and amenity for future use will be secured through the zoning amendment and site plan application review process.

### **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.

### **Urban Design/Built Form Policies**

Staff will review the proposed tower and development in the context of the Tall Buildings Guidelines, and other policies of the Official Plan. Special attention will be given to separation distances for the proposed tower, building entrances, and setbacks to ensure compatibility and appropriate buffering to the industrial user (Kraft) on the east side of Park Lawn Road, and future adjacent buildings within the Block. Additional matters will also include visitor parking location, pedestrian linkages, and co-ordinated grading relationships.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006. The TGS Checklist has been submitted by the applicant and is currently under review by city staff for compliance with Tier 1 performance measures.

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

## **CONTACT**

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## **SIGNATURE**

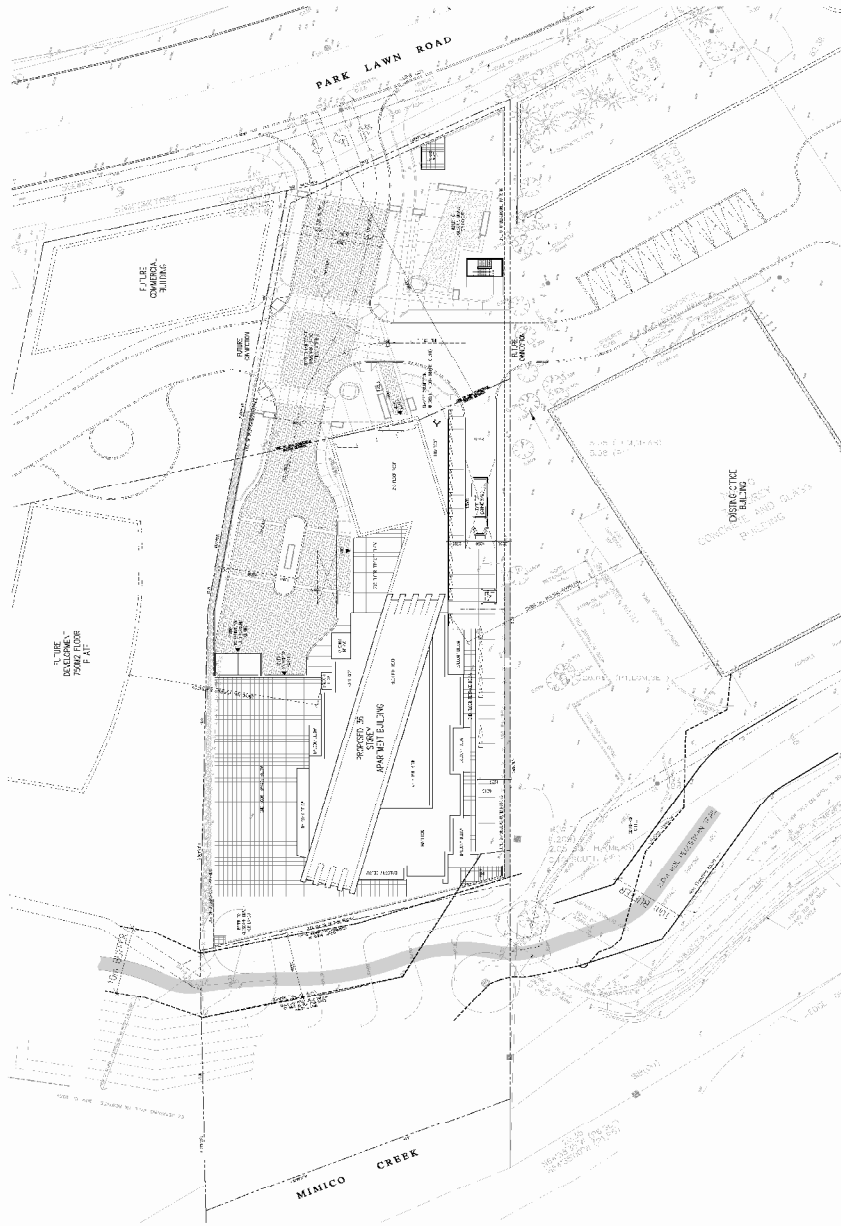
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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

# Attachment 1: Site Plan



36 Park Lawn Road

File # 10\_104813

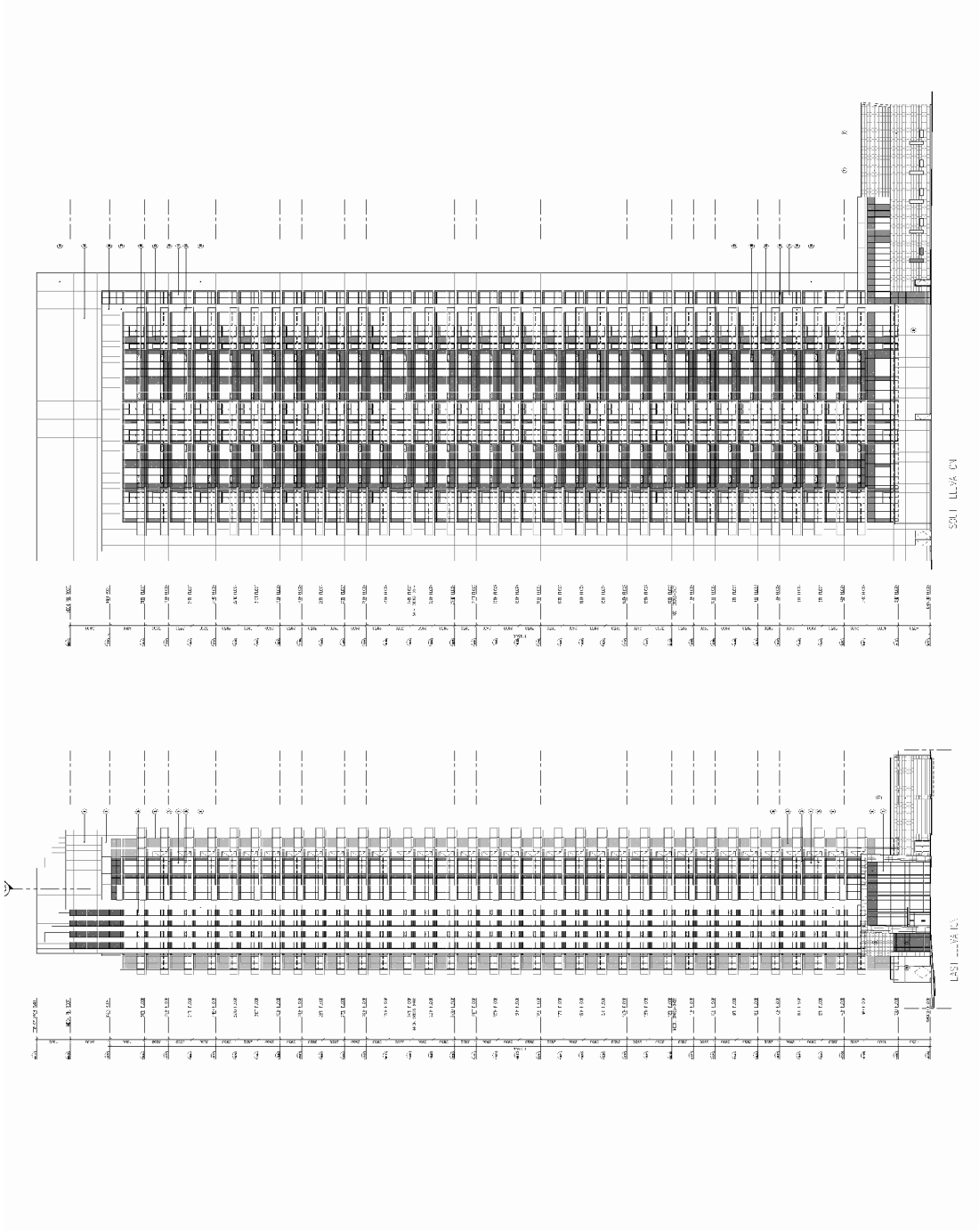
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/17/2010



# Attachment 2: Elevations



36 Park Lawn Road

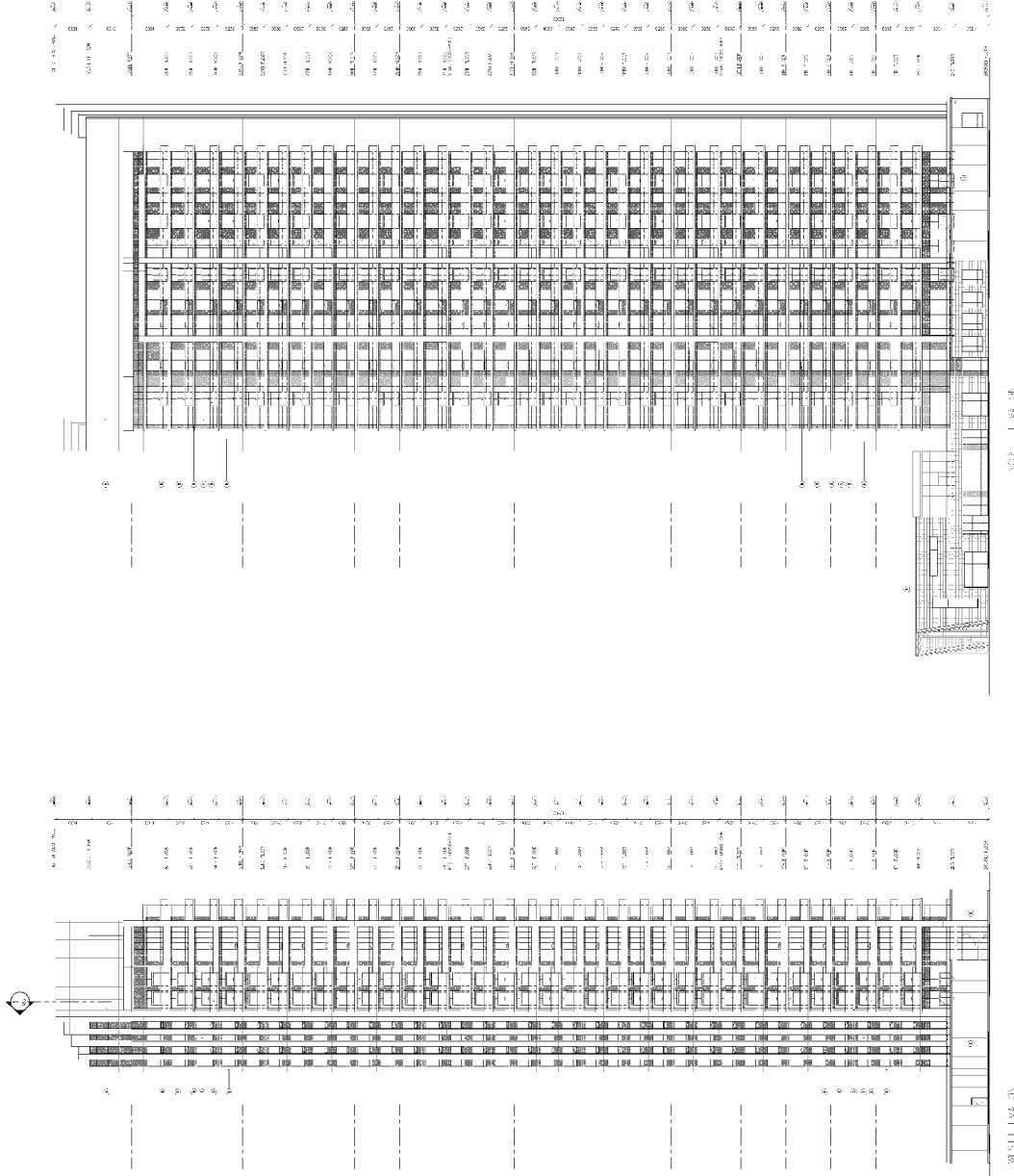
File # 10\_104813

Elevations

Applicant's Submitted Drawing

Not to Scale  
03/17/2010

# Attachment 2b: Elevations



36 Park Lawn Road

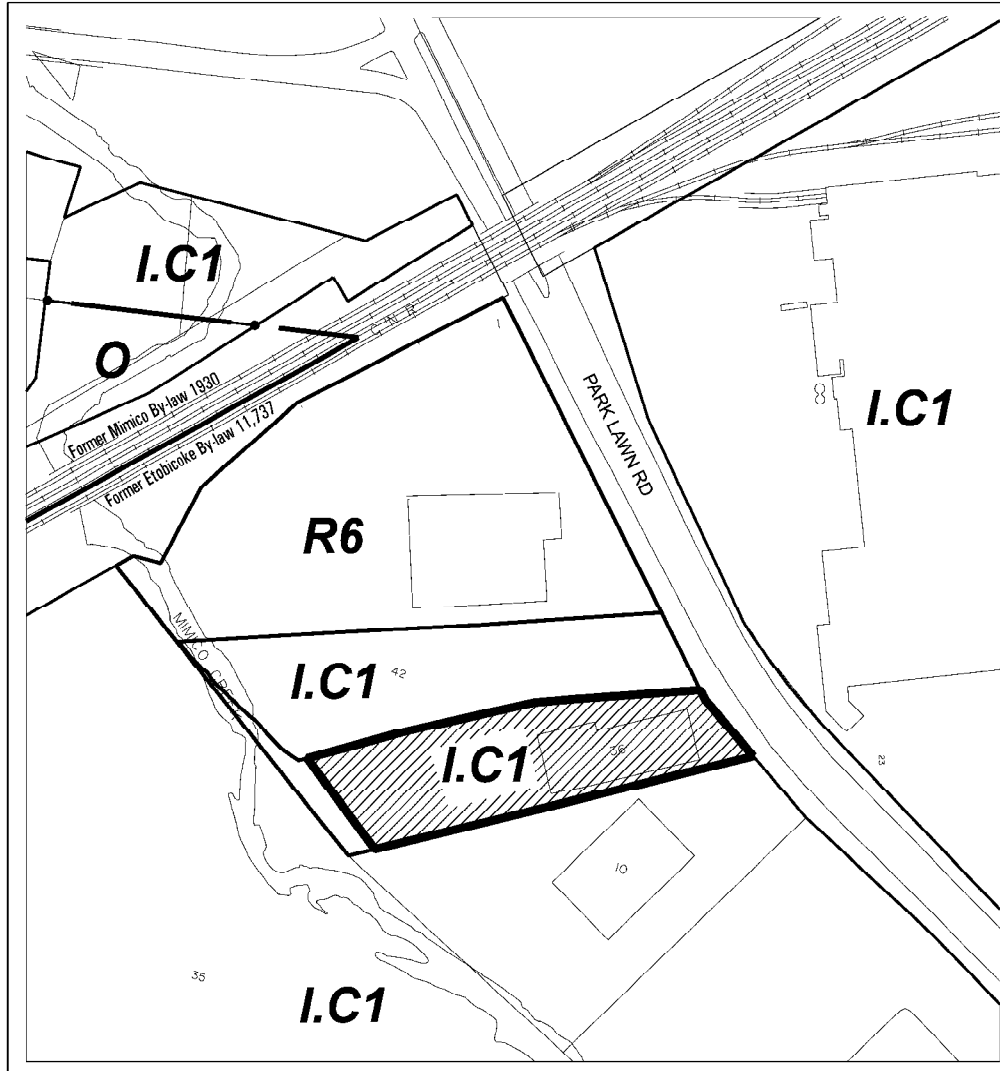
File # 10\_104813

Elevations

Applicant's Submitted Drawing

Not to Scale  
08/17/2010

### Attachment 3: Zoning



**TORONTO** City Planning  
Zoning

36 Park Lawn Road  
File # 10\_104813

Former Mimico By-law 1930  
O Temporary Open Space

Former Etobicoke By-law 11,737  
I.C1 Industrial Class 1  
R6 Residential Sixth Density



Not to Scale  
Zoning By-law 7625 as amended  
Extracted 04/07/2010 - JM

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	10 104813 WET 06 OZ
Details	Rezoning, Standard	Application Date:	January 14, 2010

Municipal Address: 36 PARK LAWN RD  
 Location Description: PL 83 PT LT7 \*\*GRID W0608  
 Project Description: Proposed rezoning to permit new 36 storey residential building with 308 suites , 3 levels of underground parking and covered garage.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
M. BEHAR PLANNING AND DESIGN			1772014 ONTARIO INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	I.C1	Historical Status:
Height Limit (m):	112	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	5856.97	Height:	Storeys:	36
Frontage (m):	33		Metres:	112.65
Depth (m):	151			
Total Ground Floor Area (sq. m):	627.51			<b>Total</b>
Total Residential GFA (sq. m):	26968		Parking Spaces:	347
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	26968.43			
Lot Coverage Ratio (%):	28.8			
Floor Space Index:	4.6			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	1 (guest suite)	Residential GFA (sq. m):	26968.43	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	170	Office GFA (sq. m):	0	0
2 Bedroom:	138	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	309 (includes 1 guest suite)			