



STAFF REPORT ACTION REQUIRED

2686 Lake Shore Boulevard West – Official Plan and Zoning Amendment and Site Plan Applications - Preliminary Report

Date:	May 6, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	10 120886 WET 06 OZ

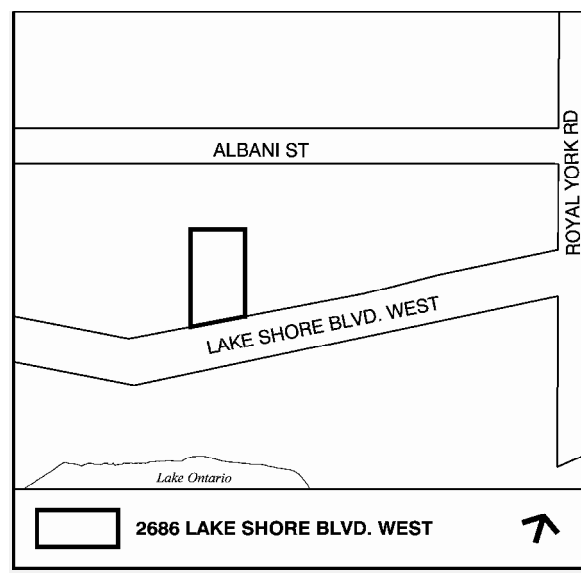
SUMMARY

This application was made on February 19, 2010 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the construction of a three-storey, 20-unit, stacked residential townhouse development at 2686 Lake Shore Boulevard West.

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.

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 2010.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor for the lands at 2686 Lake Shore Boulevard West.
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

In 2000 the City received a zoning by-law amendment application proposing the redevelopment of the subject site for nine, three-storey residential townhouse units laid out in two blocks. One block comprised of four townhouse units was proposed to front onto Lake Shore Boulevard West and a second block comprised of five townhouse units was proposed towards the rear of the site, to be accessed via a driveway from Lake Shore Boulevard West. The applicant did not proceed with the application and the file was closed.

Pre-Application Consultation

Prior to the submission of the subject application, a number of pre-application consulting meetings were held with the applicant.

At the first pre-application meeting in June 2007, the applicant presented a concept for an eight-storey, 59-unit residential condominium building with a total gross floor area of approximately 5,200 square metres. The development was proposed to front onto Lake Shore Boulevard West with two levels of underground parking. Staff suggested that the proposal was too large for the site and the applicant revised their concept to a six-storey, 42-unit building with a total gross floor area of approximately 3,800 square metres and two levels of underground parking.

After considering the development concept, staff advised the applicant that the proposed scale and form of the proposal was not supported by the relevant Official Plan policies for the lands.

The applicant subsequently revised their concept to a four-storey, 36-unit stacked townhouse development with one level of underground parking. Some units were proposed to face onto Lake Shore Boulevard West, with the majority of units located

internal to the site with access via a pedestrian walkway along the east side of the site and a driveway along the west side of the site.

A further pre-application meeting was held on September 16, 2009 to discuss this revised concept and complete application submission requirements. At this meeting staff reiterated concerns with the scale of the proposal.

ISSUE BACKGROUND

Proposal

This application is for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval. The application proposes to redevelop the site with a three-storey, 20-unit stacked townhouse development with a total gross floor area of approximately 2,230 square metres. A single building is proposed with some units facing and having direct access from Lake Shore Boulevard West. The majority of units are located internal to the site and facing east with access via an internal corridor. One unit faces and has access from the north side (rear) of the site. Access to the development will be provided from a driveway along the west side of the site and a pedestrian walkway which extends along the east side of the site and wraps around the building to the north facing unit (Attachment 2).

The development is proposed to be comprised of seven one-bedroom, eleven two-bedroom and two three-bedroom units ranging in size from 57 square metres to 158 square metres. The majority of the one-bedroom units will be single-storey units located on the ground floor (level 1). The majority of the two-bedroom units will occupy the second and third storeys (levels 2 and 3) and be accessed via a stairway from the internal corridor. The two three-bedroom units are three-storey units which will face and have access from Lake Shore Avenue West (Attachment 5).

The building is proposed to be setback approximately 5.5 metres from the south property line along Lake Shore Boulevard West and five metres from the north (rear) property line. The setback to the west property line is approximately 1.2 metres at the front of the site and nine metres for the remainder of the lot. The setback to the east property line varies from a minimum of approximately one metre at the front of the site, to 5.5 metres and 7.5 metres to the main wall of the building interior to the site, not including the enclosed corridor (Attachment 1).

A total of 24 parking spaces are proposed to be provided in an open parking area partially below-grade and partially above-grade, accessible from a six metre-wide driveway located along the west side of the site (Attachment 1).

Amenity space is proposed to be provided in the form of roof-top decks for the 12 units that include occupancy on the third floor. No private amenity area is provided for the remaining eight units. Landscaping is proposed within the development setback areas around the perimeter of the site, a portion of which would be located over the parking garage within the north setback area.

Site and Surrounding Area

The approximately 1,620 square metres site is rectangular, regularly configured and flat, with a frontage of approximately 31 metres and a depth of approximately 56 metres. The site is located on the north side of Lake Shore Boulevard West, mid block between Royal York Road and Dwight Avenue and is currently occupied by a one-storey single detached dwelling. The surrounding land uses are as follows:

North: low scale residential community predominantly consisting of detached residential dwellings (one-storey with some two and three-storey dwellings). There is also a multi-unit, three-storey stacked townhouse development to the northwest of the subject site at the southeast corner of Dwight Avenue and Albani Street.

South: Lake Shore Boulevard West. There is a vacant lot immediately across from the subject property on the south side of Lake Shore Boulevard. To the southeast are two and three-storey single detached residential dwellings, beyond which are residential apartment buildings ranging from three to eight storeys in height at Royal York Road. To the southwest is a mix of two and three-storey single residential dwellings and walk-up apartment buildings.

West: 2½ storey single detached dwelling immediately west, beyond which are two, four-storey apartment buildings and then two-storey single family residential dwellings to Dwight Avenue.

East: Two-storey single detached dwellings and two, four-storey residential apartment buildings approaching Royal York Road.

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* in the Toronto Official Plan and is also identified as being on an *Avenue* on Map 2 – Urban Structure.

Neighbourhoods are physically stable areas providing for a variety of lower scale residential uses including detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. The Official Plan sets out development criteria policies for *Neighbourhoods* to ensure that physical change to established neighbourhoods be sensitive, gradual and generally “fit” the existing character of the neighbourhood.

Neighbourhoods Policy 4.1.5 requires that new development in established neighbourhoods respect and reinforce the existing physical character of the neighbourhood. 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.

Avenues are identified as important corridors along major streets where reurbanization is anticipated and the creation of new housing, job opportunities and an improved pedestrian environment is encouraged. Reurbanization on *Avenues* is expected to be achieved through the preparation of Avenue Studies to provide a direction and framework for growth. However, the policies of the Plan also provide that development may be permitted on the *Avenues* prior to an Avenue Study subject to consideration of the policies of the Plan for the relevant designation. Further, *Avenues* Policy 4 states that where a portion of an *Avenue* is designated as *Neighbourhood*, the *neighbourhood* protection policies of Chapter 4.1 will prevail to ensure that any new development respects and reinforces the general physical character of established neighbourhoods.

Staff will review the application in the context of the policies and development criteria established in the Official Plan including, among other matters, the site’s ability to accommodate additional density, the relationship of the site to abutting land uses, and the effects of the proposed height and setbacks.

Zoning

The site is zoned Second Density Residential Zone (R2) by the Etobicoke Zoning Code. This zone category permits one-family detached dwellings, groups homes, a physician’s office, a dentist’s office, a private home daycare, day nurseries and nursery schools, schools, churches, libraries, community centre. The proposed stacked townhouses are not permitted in the R2 zone. To permit the proposed use, a zoning by-law amendment is required, which would include site specific development standards.

Site Plan Control

The proposed development is subject to site plan control. A site plan application was submitted concurrently with the Official Plan and Zoning Amendment applications.

Tree Preservation

There are a number of trees located on and surrounding the subject property, some 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 being reviewed by staff. A separate process will be required for any trees to be removed and the application will be subject to the provision of the private tree by-law.

Reasons for the Application

The proposed three-storey stacked townhouse residential development does not conform to the *Neighbourhood* policies of the City of Toronto Official Plan or the R2 zone of the Etobicoke Zoning Code. Therefore, amendments to the Official Plan and Zoning Code are required.

COMMENTS

Application Submission

The following reports/studies/drawings were submitted with the application:

- Survey
- Site Servicing and Site Grading Plans
- Landscape Plan
- Site Plan
- Parking Plan
- Floor Plans
- Roof Plans
- Elevations
- Sections
- Planning Rationale
- Sun Shadow Study
- Stormwater Management Report
- Tree Preservation Plan

City staff are reviewing the application for completeness.

Issues to be Resolved

The applicant proposes to redevelop a lot located within a *Neighbourhood* designation and on an *Avenue*. Issues to be addressed and evaluated with this application include but are not limited to:

- a) the appropriateness of the proposed development in relation to the current policies of the Official Plan, particularly in the context of the location of the site in a *Neighbourhood* designation and within an *Avenue* corridor;

- b) the appropriateness of the applicant's proposal in terms of building type, height, massing, scale, setbacks and amenity space, transition to and physical and visual impact on surrounding properties, as well as light, privacy, sunlight penetration, shadow, and wind protection;
- c) the design and integration of the public and private realm, in particular the relationship of the development to Lake Shore Boulevard West;
- d) the layout and organization of the proposal, including the relationship of units to the ground floor level, to each other, as well as to the street and surrounding properties; and
- e) assessment of traffic and transportation impacts.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the 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

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

ATTACHMENTS

Attachment 1: Site Plan and Parking Plan

Attachment 2: Landscape Plan

Attachment 3: Elevations

Attachment 4: Cross Sections

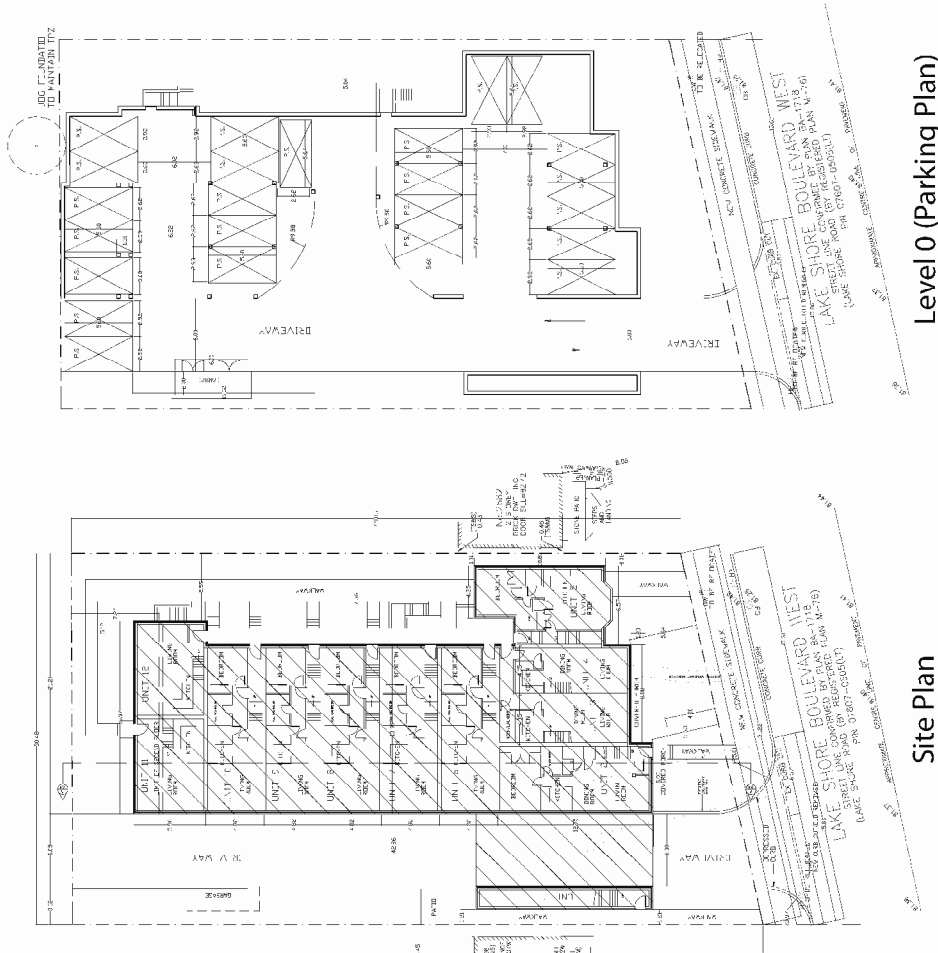
Attachment 5: Floor Plans

Attachment 6: Official Plan

Attachment 7: Zoning Map

Attachment 8: Application Data Sheet

Attachment 1: Site Plan and Parking Plan



Site Plan

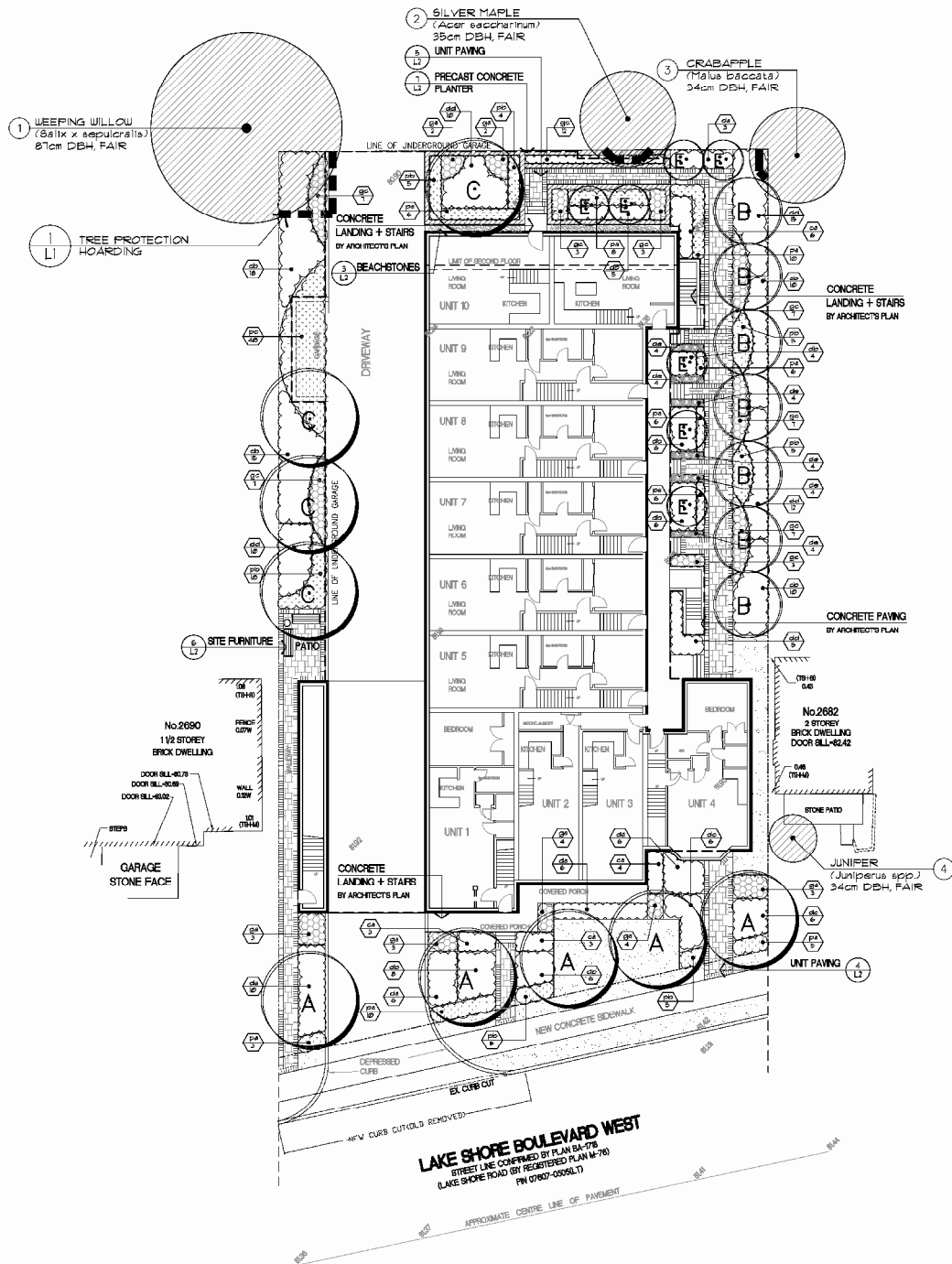
Applicant's Submitted Drawing

Not to Scale
03/30/2010

2686 Lake Shore Blvd. West

File # 10_120886

Attachment 2: Landscape Plan



Landscaped Plan

Applicant's Submitted Drawing

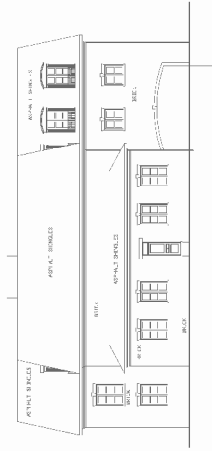
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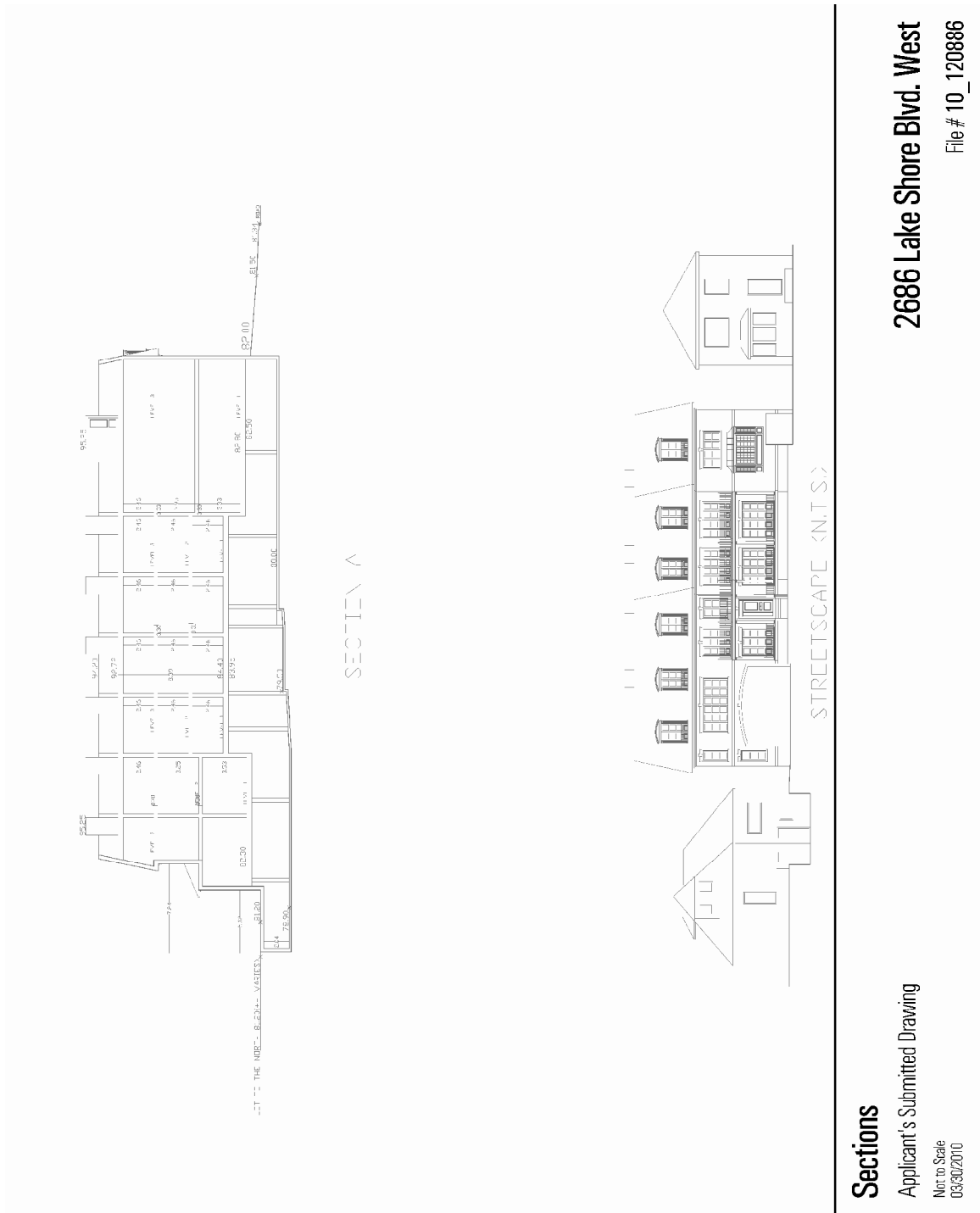
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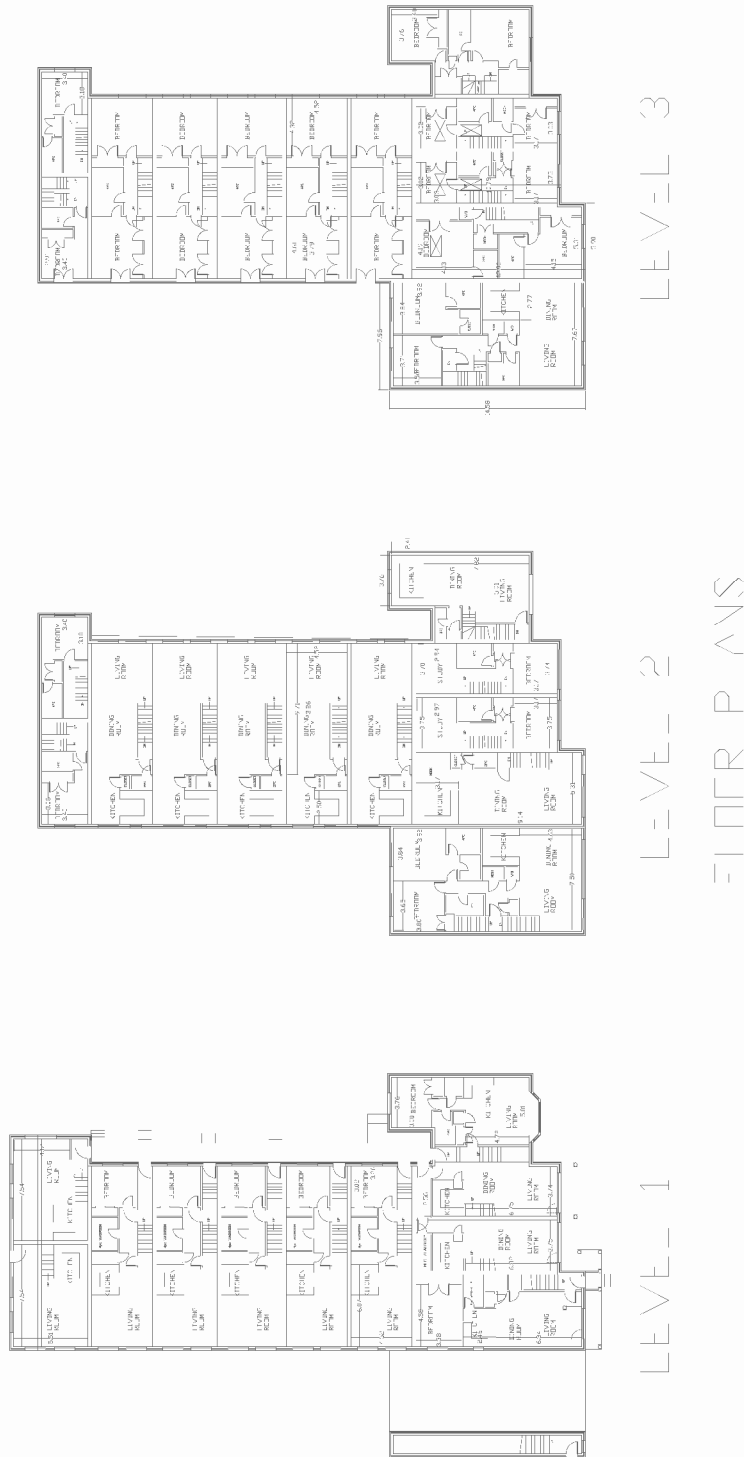
Staff report for action – Preliminary Report - 2686 Lake Shore Boulevard West



Attachment 4: Section



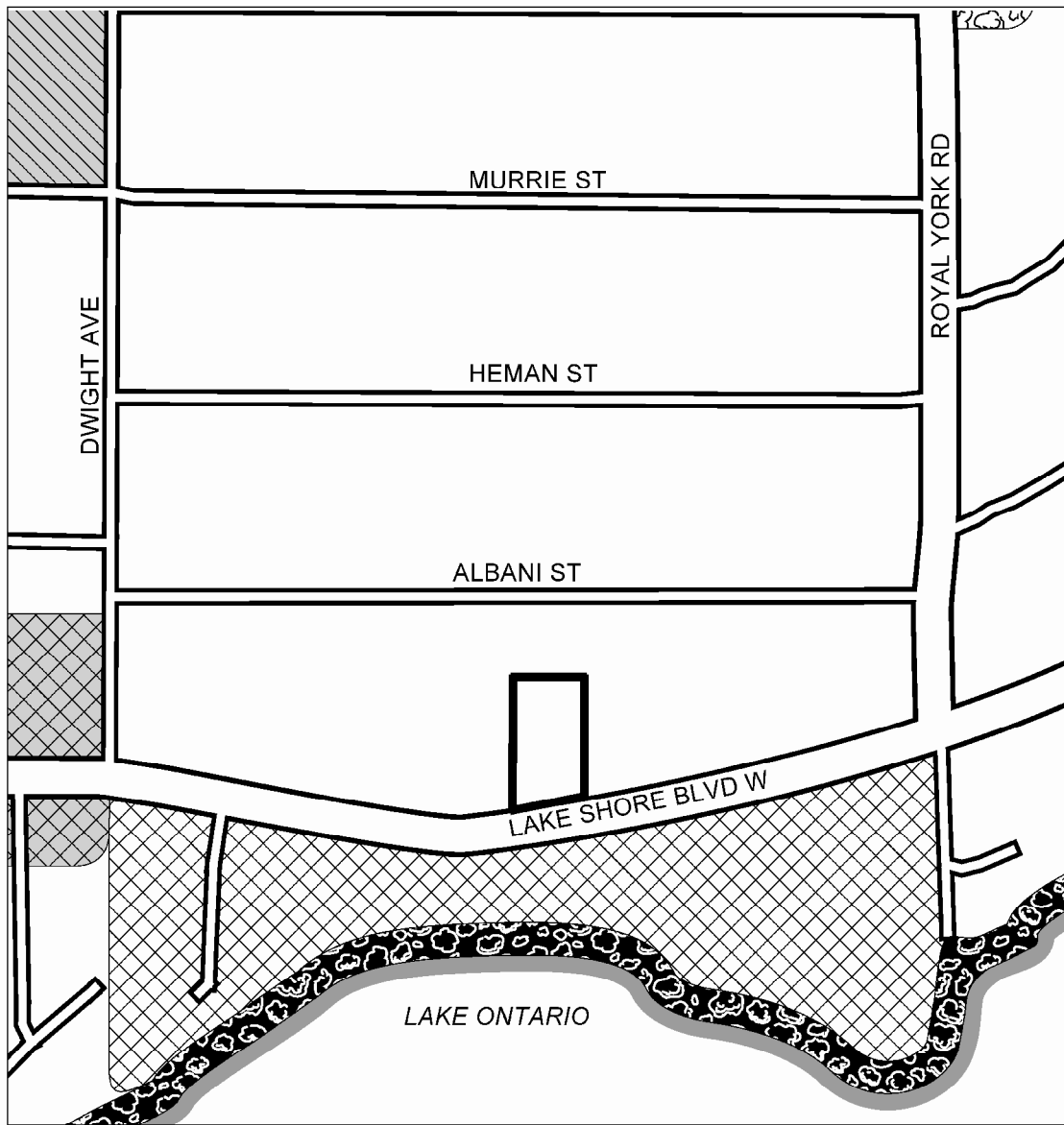
Attachment 5: Floor Plans



Floor Plans
Applicant's Submitted Drawing
Not to Scale
03/30/2010

2686 Lake Shore Blvd. West
File # 10_120886

Attachment 6: Official Plan



Toronto City Planning
Official Plan

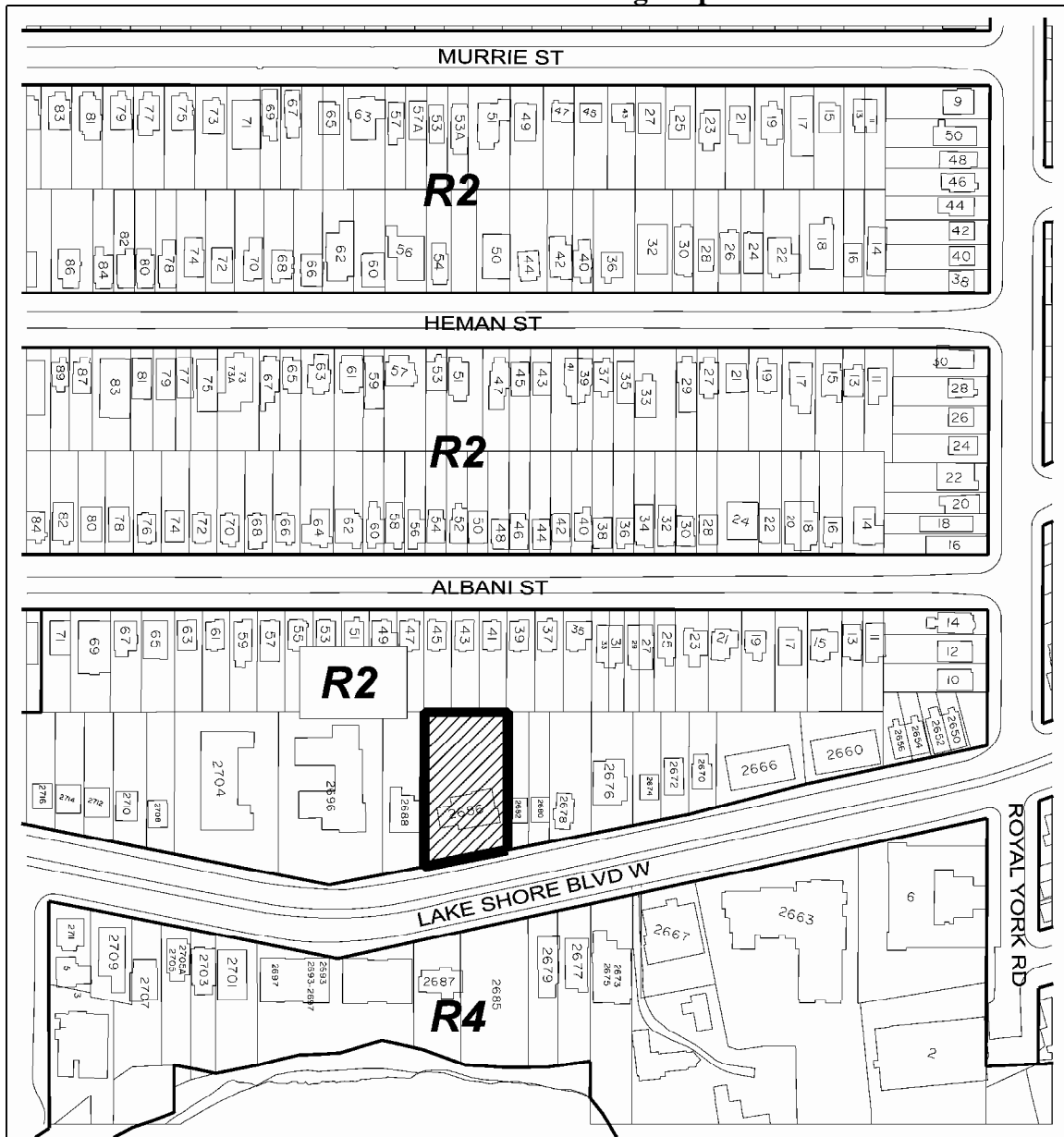
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File # 10_120886

Site Location	Natural Areas	Institutional Areas
Neighbourhoods	Parks	Employment Areas
Apartment Neighbourhoods	Other Open Space Areas	
Mixed Use Areas		

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Not to Scale
03/29/2010

Attachment 7: Zoning Map



TORONTO City Planning
Zoning

2686 Lake Shore Blvd. West

File # 10_120886

R2 Residential Second Density
R4 Residential Fourth Density



Not to Scale
Zoning By-law 7625 as amended
Extracted 03/26/2010. / JM

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 120886 WET 06 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 19, 2010

Municipal Address:	2686 LAKE SHORE BLVD W
Location Description:	PL M76 LTS 522 & 523 **GRID W0606
Project Description:	Proposal to construct a (3) storey stacked townhouse development, containing (20) units to replace existing detached single family dwelling.

Applicant:	Agent:	Architect:	Owner:
FASKEN MARTINEAU DUMOULIN LLP			1764761 ONTARIO INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	R2
Zoning:	R2	Historical Status:	
Height Limit (m):		Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	1620.1	Height:	Storeys:	3
Frontage (m):	31.22		Metres:	12.44
Depth (m):	56.45			
Total Ground Floor Area (sq. m):	840			Total
Total Residential GFA (sq. m):	2230		Parking Spaces:	24
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2230			
Lot Coverage Ratio (%):	51.8			
Floor Space Index:	1.37			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	7
2 Bedroom:	11
3 + Bedroom:	2
Total Units:	20

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	2230	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Pedro Lopes, Planner
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