

**2175 Lake Shore Blvd West – Official Plan & Zoning
By-law Amendments - Supplementary Report**

Date:	January 19, 2010
To:	City Council
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	08 203355 WET 06 OZ

SUMMARY

At its meeting of August 5 and 6, 2009, City Council adopted the Final Report that recommended approval a mixed-use residential commercial development with a public park at 2175 Lake Shore Boulevard West (EY 28.47). 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 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, with respect to 2175 Lake Shore Boulevard West.
2. City Council adopt the revised Official Plan Amendment attached as Attachment 2, with respect to



2175 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 August 5 and 6, 2009, City Council adopted the Final Report on this application being Item EY28.47. The staff report recommended approval of the proposal, subject to conditions. As also noted in the Final Report it had been agreed that a \$1.9 million cap be applied for the combination of Parkland payment and Section 37 contribution.

The staff 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 \$800,000 to \$900,000, and a Section 37 benefit of \$1.1 million (\$600,000 for Humber Bay Shores and \$500,000 for local area improvements). The final appraisal has now been determined and the estimated parkland cash-in-lieu payment is \$1,597,800. As such, the Section 37 contribution results in the amount of \$303,200. In discussion with Parks staff, and the local Councillor, it was agreed that the funds for the Section 37 should be allocated to both parkland improvements in Humber Bay Shores and the local area for recreational facilities and parkland acquisition.

The overall \$1.9 million contribution of funds for Section 37 and parkland cash-in-lieu remain unchanged.

COMMENTS

Attachment 7 in the Final Report dated May 22, 2009 outlined the community benefits to be secured in the Section 37 Agreement and well as matters of legal convenience to be secured in the Section 37 Agreement.

It is recommended that the Section 37 allocation be amended to \$303,200 for the proposed parkland improvements in Humber Bay Shores and parkland improvements in the local area related to recreational amenities and acquisition of parkland.

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, and maintenance of the park.

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 1, 3, 4 5, and 6 in Attachment 7 to the Final Report are no longer being secured under the Section 37 Agreement and should be deleted. 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 (Attachment 2). The change is to reconcile Official Plan Land Use Map 15 with the underlying Motel Strip Secondary Plan land use map, which correctly designates the northerly portion of the lands as Mixed Use.

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

Gary Wright, Chief Planner and Executive Director
City Planning Division

ATTACHMENT

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 generally as follows:

1. \$303,200 for the proposed parkland improvements in Humber Bay Shores and parkland improvements in the local area related to recreational amenities and acquisition 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.
2. Provisions to the satisfaction of the Executive Director of Technical Services in consultation with the Chief Planner and the City Solicitor with respect to the conveyance to the City of Street “C” and an easement over Laneway “E”.

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 adopt Amendment No. 89 to the Official Plan for the City of Toronto
with respect to the lands municipally known as 2175 Lake Shore Boulevard West
and the lands immediately north of Marine Parade Drive**

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

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. 89 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. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**AMENDMENT No. 89 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

**2175 Lake Shore Boulevard West and the lands immediately south of 2175 Lake
Shore Boulevard, north of Marine Parade Drive**

The following text and maps constitute Amendment No. 89 to the Official Plan for the City of Toronto.

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

1. Map 15, Land Use Plan, is amended by redesignating a portion of the lands from Parks to Mixed Use Areas, as shown on the attached Map.
2. Chapter 6, Section 11, Motel Strip Secondary Plan, is amended by deleting the Maps 11-1 to 11-5 and replacing them with the attached Maps 11-1 to 11-5, by adding lands to the Motel Strip Secondary Plan, identified as Part 4 on Plan 66R-17045, City of Toronto.
3. Chapter 6, Section 11, Motel Strip Secondary Plan, is amended by adding Site and Area Specific Policy 4 to Sub-Section 11.10 as follows:
 - “4. The following site and area specific policy recognizes the maximum gross residential density approved in principle by the former City of Etobicoke for this site, and applies to the lands shown as Site and Area Specific Policy 11-4 on Map 11-1:
 - (a) Notwithstanding Section 3.2 and 4.2, Density, the maximum gross residential density permitted on this site will be 5.67 times the gross lot area and 675 units per hectare provided that:
 - (i) For purpose of the foregoing, the gross site area of this site will be 0.4286 hectares.
 - (ii) The maximum gross residential density of 5.67 times the lot area will only apply to the entire lands and will not apply to the individual land parcels which comprise the gross site.
 - (iii) All other provisions of the Motel Strip Secondary Plan will continue to apply.

- (b) A below-grade parking garage and associated accessory structure are permitted on the land within the area shown as Parks and Open Space Areas on Map 11-1.
- 4. Chapter 6, Section 11, Motel Strip Secondary Plan, Maps 11-1, Map 11-2 and 11-5 are amended by extending Street 7 westward to the subject site, as shown on the revised maps.
- 5. Chapter 6, Secondary Plans, Motel Strip Secondary Plan, Land Use Map, Internal Public Roads System, Development Limits, Waterfront Amenity Area, and Public Rights of Way, are amended to include lands into secondary plan boundary area.

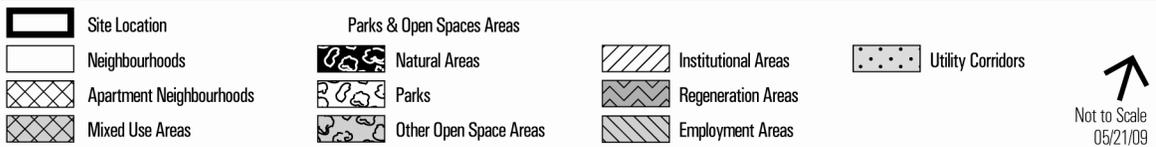


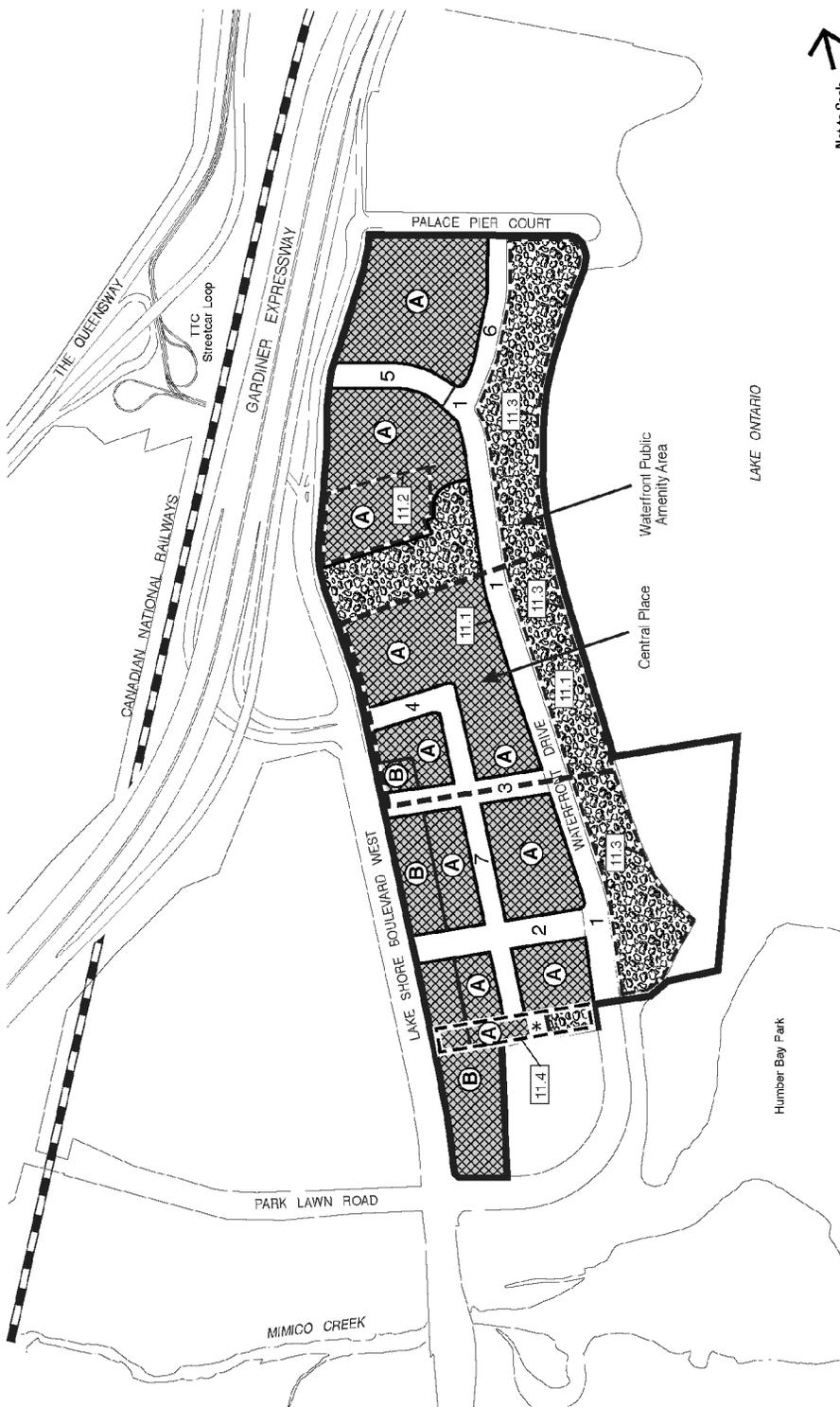
2175 Lake Shore Boulevard West

Official Plan Amendment # 89

Area to which OPA #89 applies.

File # 08_203355

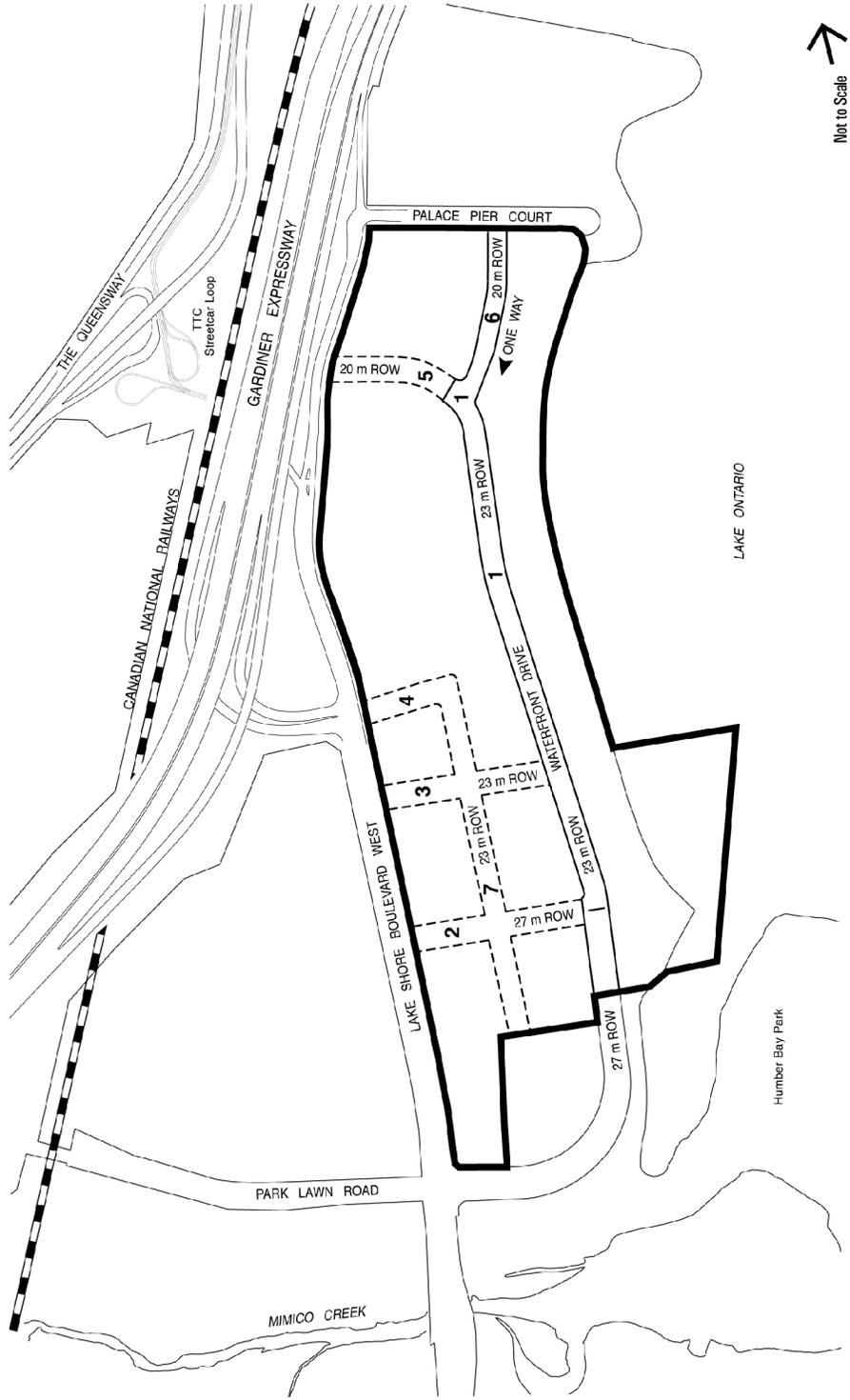




Motel Strip Secondary Plan
MAP 11-1 Land Use Plan

- Secondary Plan Boundary
- 1-7 Internal Roads
- ▨ Mixed Use Areas
- ▨ Parks and Open Space Areas
- ▨ Site and Area Specific Policies
- * Note: Future Road Alignment to be determined (including Road 7)

August 2007

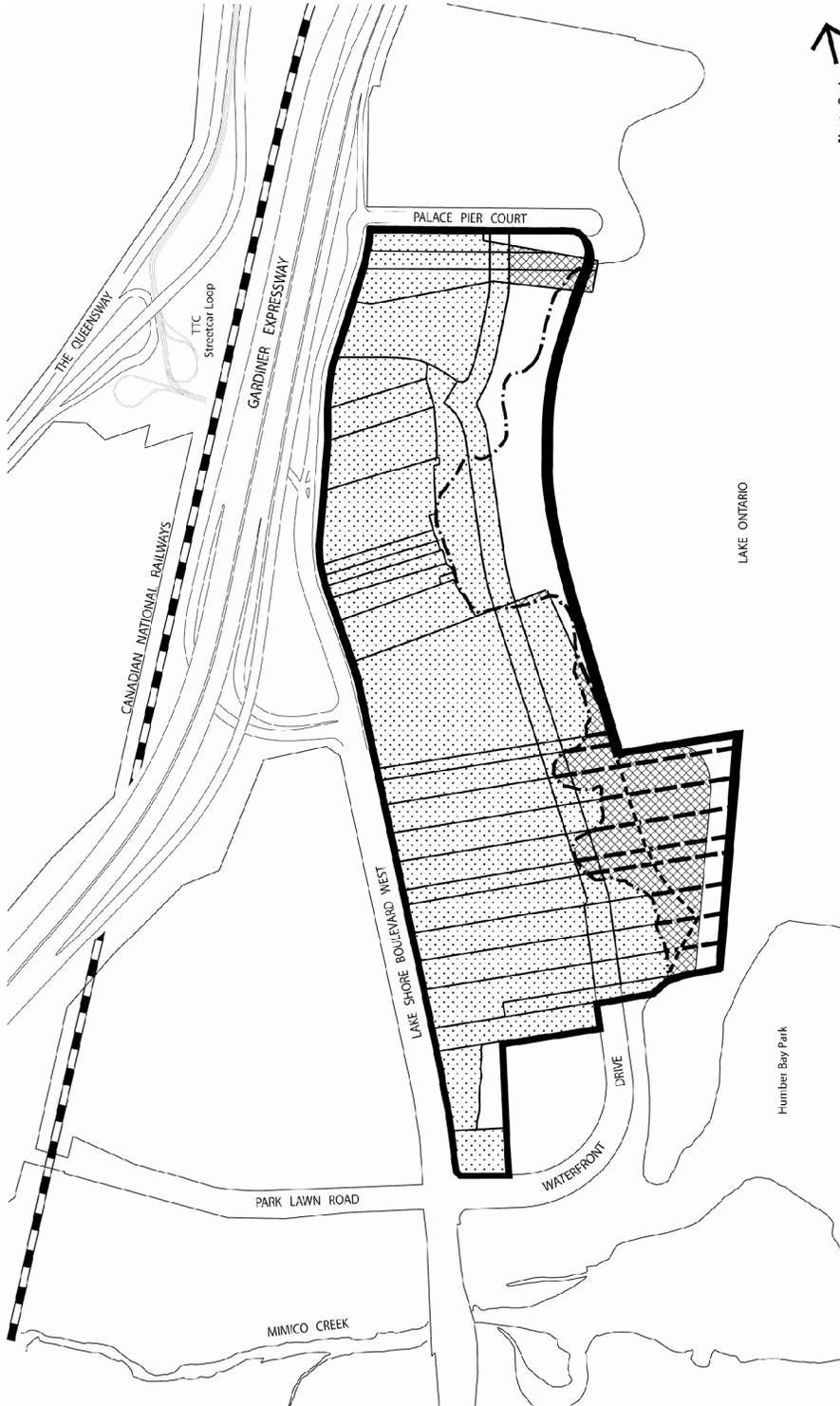


Motel Strip Secondary Plan
MAP 11-2 Internal Public Roads System



- Secondary Plan Boundary
- 1-7 Internal Public Roads

June 2006



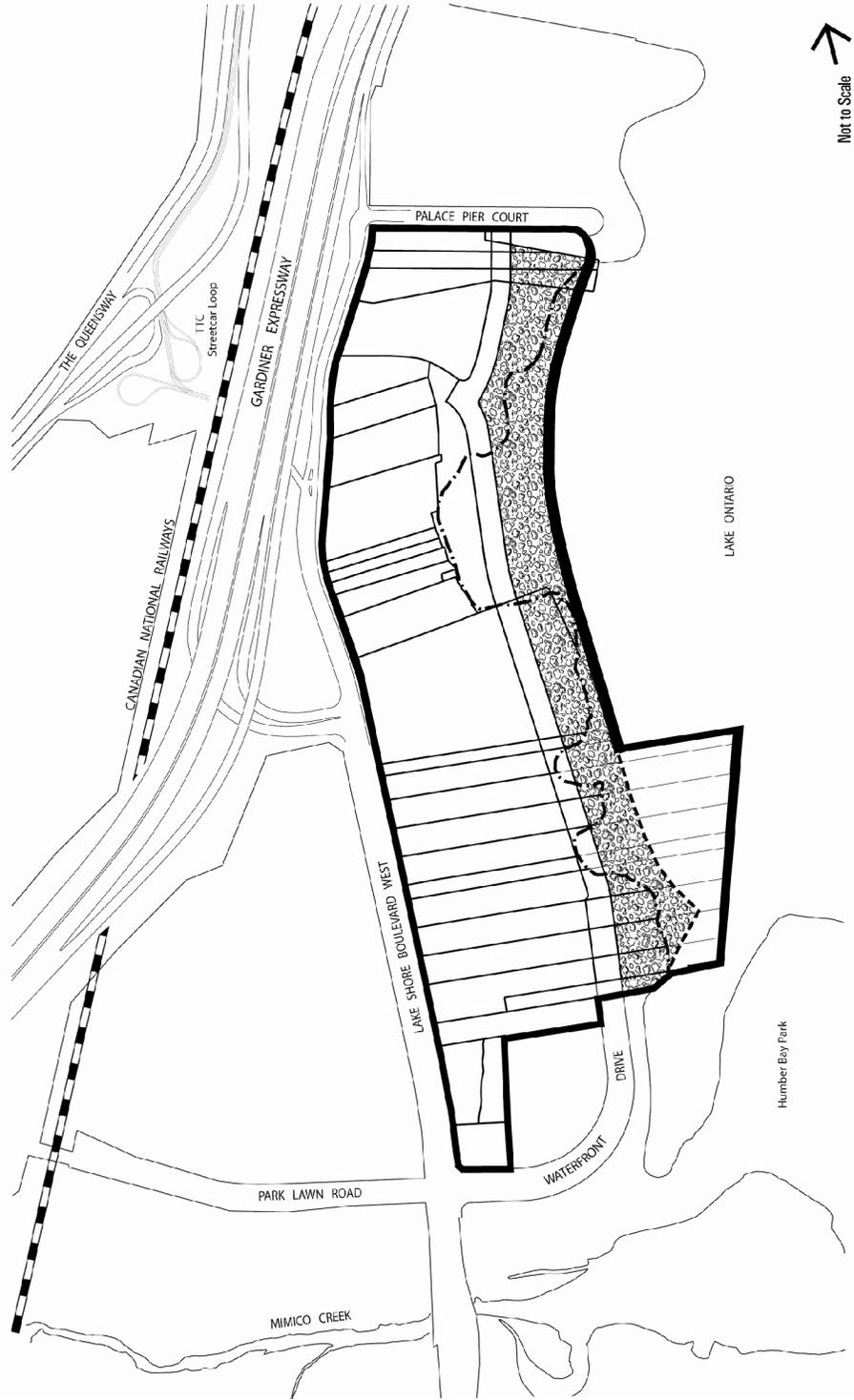
Not to Scale
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Motel Strip Secondary Plan
 MAP 11-3 Development Limits



- Secondary Plan Boundary
- - - Existing Shoreline
- Water Lots (south of developable area)
- - - TRCA Approved Fill Line
- [Cross-hatched] Limit of Qualifying Area (density transfer)
- [Dotted] Limit of Developable Area (including internal roads and local parks)

June 2006



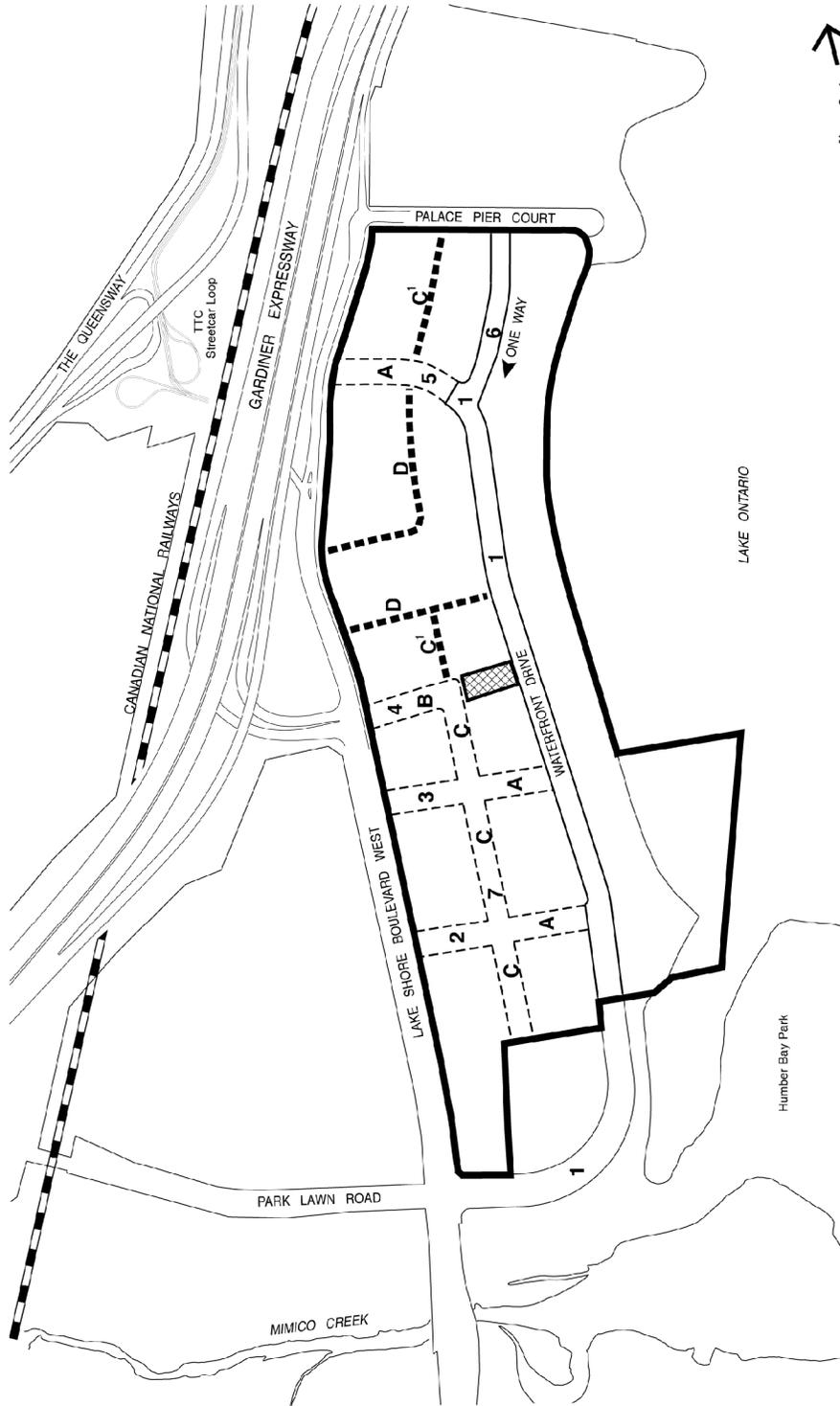
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Motel Strip Secondary Plan
 MAP 11-4 Waterfront Amenity Area



- Secondary Plan Boundary
- - - Existing Shoreline
- . - . TRCA Approved Fill Line
- ▨ Waterfront Amenity Area

June 2006



Motel Strip Secondary Plan

MAP 11-5 Public Rights of Way

-  Secondary Plan Boundary
-  A-D Building Setback Requirements (see Section 11.1)
-  1-7 Internal Public Roads
-  Village Court

June 2006