

2521-2543 Lake Shore Boulevard West - Official Plan Amendment - Preliminary Report

Date:	August 23, 2011
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	11 173938 WET 06 OZ

SUMMARY

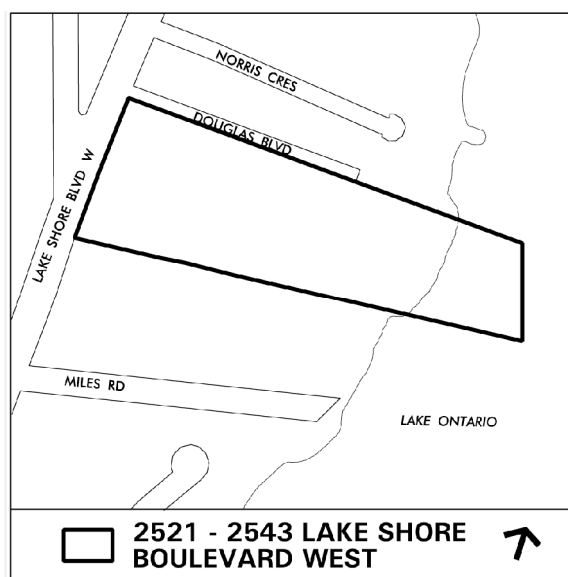
This application proposes an Official Plan Amendment to permit a large-scale residential redevelopment and intensification of the property. At this point, the proposal is a preliminary concept and is expected to be developed as a more detailed scheme pending the results of the ongoing Mimico 2020 Revitalization Study and Implementation Plan.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to process this application in conjunction with the ongoing Mimico 2020 Revitalization Study.
2. Staff be directed to schedule a community consultation meeting for the lands at 2521-2543 Lake Shore Boulevard West together with the Ward Councillor.



3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
4. 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.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The applicant has put forward a preliminary and conceptual redevelopment scheme that contemplates the following elements on-site:

- full replacement of all existing 396 rental housing units within 2 new 8 to 10-storey buildings
- 1,579 new condominium units over 3 to 5-storey base buildings and 6 new 20 to 44-storey buildings with a proposed GFA of 165,412 square metres
- extensive underground parking facilities for 1845 spaces
- a new public roadway system
- extension of public parkland and waterfront access
- devising an appropriate approach to the site's identified heritage features

This Official Plan Amendment application is put forward at this point to inform the Mimico 2020 Revitalization Study by illustrating the applicant's interpretation of implementing some of the important principles and objectives identified through the Mimico 2020 Revitalization Study thus far. This application will continue to be processed concurrently with the Mimico 2020 Study. It is anticipated that in due order detailed rezoning/site plan/subdivision/condo applications will be submitted following the outcome of the Study.

Site and Surrounding Area

The site is located on the east side of Lake Shore Boulevard West and abuts Douglas Boulevard to the north. The property has a total area including water lot of 3.48 hectares (8.6 acres) and contains six 3 to 7-storey apartment buildings totalling 396 units with a total of 288 surface and underground parking spaces.

Predating the construction of the apartment buildings, the site also contains the following buildings and features known as the Mimico Estates:

2523 & 2527 Lake Shore Boulevard West: Ormscliffe Estate House

2533-2535 Lake Shore Boulevard West: Semi-Detached Houses

2539A&B Lake Shore Boulevard West: Garage Building

2541 (2541A) Lake Shore Boulevard West: Leonard Franceschini House

5, 7 & 9 Douglas Boulevard: Power Plant and Row Houses

A landscaped area /parterre known as the Dunnington-Grubb gardens.

A stone fence mainly along the property frontage along Lake Shore Boulevard West

On April 21, 2011, Etobicoke York Community Council referred the Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act for these buildings and features in the Mimico Estate to City Planning for consideration as part of the Mimico 20/20 Revitalization Initiative.

Included within these buildings is a convenience store (Garage building) and property management office (Ormscliffe Estate House).

Lake Shore Boulevard is generally oriented north south at this location. The abutting land uses are as follows:

North: 4-storey walk-up apartment, 4 or 5-plex apartment buildings fronting Norris Crescent and Mimico Waterfront Linear Park

West: Parkette, low-density residential neighbourhood

East: Lake Ontario

South: vacant parcel, low-rise walk-up apartment building with low density residential beyond abutting Miles 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.

Mimico 2020 Revitalization Study

In 2007, Etobicoke York Community Council (EYCC) directed staff to facilitate broad public consultations on "Mimico by the Lake Project 20/20: A Perfect Vision for our Community", a community revitalization process initiated by the local Councillor.

Several extensive community consultation exercises including a major four day charrette in April 2009 hosted by Urban Strategies Inc. resulted in the identification of study priority areas and a refined community vision. This vision was physically translated into a scaled 3-D conceptual model that described future potential development opportunities. http://www.toronto.ca/planning/pdf/mimico_rev_action_plan_proceedings_rep_sept09.pdf

As well, a broadly defined implementation policy framework and modified urban structure contained in the Mimico-By-The-Lake Action Memo was developed. http://www.toronto.ca/planning/pdf/mimico_implementation_action_memo_sept09.pdf

This document identifies the vicinity of Lake Shore Boulevard West and Superior Avenue as "Apartment Neighbourhood A". The subject property in specific has been identified as a location suitable for significant change and primarily residential intensification. Any major redevelopment will require adequate infrastructure, as well as a road and path network that is integrated with the wider area and fosters public accessibility particularly along the waterfront. New buildings must be complementary to existing buildings and taller buildings are to appropriately transition to lower buildings and the adjacent established neighbourhood areas. All new buildings are to front onto public streets providing a clear address and access to new buildings.

The current project Implementation Phase led by Urban Strategies Inc. will produce the necessary technical background reports to support and more precisely define the policy framework needed to effectively encourage revitalization. It is anticipated that an Area Specific Official Plan Amendment will be presented for Council's consideration upon completion of this study phase.

Official Plan

The property is designated Apartment Neighbourhoods in the Official Plan which in part permits apartment buildings and lower density uses provided for in the Neighbourhoods designation. Significant growth is not intended within this designation, however infill

development on underutilized portions of land may occur subject to certain development criteria including: building massing compatible to surrounding land uses, particularly lower-scale Neighbourhoods; appropriate street edge framing; maintaining an appropriate level of residential amenity on the site, including parking; preservation, replacement and enhancement of landscape features; and to create a community benefit for existing residents on the site.

Upon completion of the Mimico 2020 Revitalization Plan, it is expected that a Site and Area Specific Official Plan Amendment will be implemented for the Study area. As a detailed proposal for this property is submitted, it will also be evaluated in terms of its consistency to any newly approved and all other applicable Official Plan policies governing these lands including those related to built form, transportation, natural heritage/environment, heritage preservation, and rental housing protection.

Zoning

The developed portion of the property is zoned R4 and Waterfront Zone (W) for the water portion of the lot according to the former City of Etobicoke Zoning Code. The R4 zoning provides for a range of residential uses including apartment buildings up to a maximum FSI of 1.5 times the lot area. Site specific Zoning By-law 2397 applies to the property which permits a neighbourhood convenience store. Under the Etobicoke Zoning Code, there are no density or development rights ascribed to the “water lot” (W zone) portion of the property.

Site Plan Control

The subject property is subject to Site Plan Control for which an application has not yet been submitted.

Ravine Control

An approximately 20 metre wide strip of land along the lake shoreline is subject to the Ravine and Natural Feature Protection By-law.

Tree Preservation

This application is subject to the provisions of By-law 780-2004 regarding tree protection.

Heritage Preservation

The subject property containing the Mimico Estates of A. B. Ormsby and James Franceschini has been recommended by the Toronto Preservation Board as worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the

criteria for municipal designation prescribed by the Province of Ontario. Developed between 1903 and 1940, the estates contain the main residence, five auxiliary buildings consisting of the Leonard Franceschini House, semi-detached houses, row houses, a garage, and a power plant, as well as landscape features.

The applicant is required to submit a Heritage Impact Assessment and Stage 1-2 Archaeological Assessment as part of a complete application submission.

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. The intent of these policies is 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 is required as part of a complete application submission for review by City staff for compliance with the Tier 1 performance measures.

Reasons for the Application

To permit the proposal, an Official Plan Amendment and rezoning with site specific development standards will be required.

COMMENTS

Application Submission

The application, as submitted contains a conceptual proposal for the redevelopment of the lands. At a future date when the applicant is prepared to submit a detailed proposal, City staff will identify the necessary materials required for a complete application and will include: Building Mass Model; Wind and Shadow Studies; Community Services and Facilities Study; Housing Issues Report; Heritage Impact Assessment; Arborist/Tree Preservation Report; shoreline related mapping and studies.

At this time, the application is considered incomplete for review purposes.

Issues to be Resolved

On a preliminary basis, anticipated issues include: built form and transition including heights and density; environmental including ravines, forestry and shoreline protection; transportation and parking; servicing; parkland dedication; heritage preservation; rental protection; and any benefits related to increases in height and density.

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

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SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Zoning

Attachment 3: Official Plan

Attachment 4: Application Data Sheet

The site plan illustrates the layout of the Lake Shore Water Lot, bounded by Douglas Boulevard to the west and a water lot to the east. The plan is divided into six lots, each containing building footprints with specific area and story counts.

- Lot 1:** Located at the southwest corner, containing building A (10 sty, 8 sty, 3 sty) and building B (10 sty, 8 sty, 3 sty).
- Lot 2:** Located south of Lot 1, containing building C (20 sty, 5 sty, 3 sty) and building D (40 sty, 3 sty).
- Lot 3:** Located east of Lot 2, containing building E (24 sty, 5 sty, 3 sty) and building F (44 sty, 3 sty).
- Lot 4:** Located north of Lot 3, containing building G (28 sty, 3 sty) and building H (33 sty, 3 sty).
- Lot 5:** Located east of Lot 4, containing building I (3 sty).
- Lot 6:** Located north of Lot 5, containing building J (3 sty).

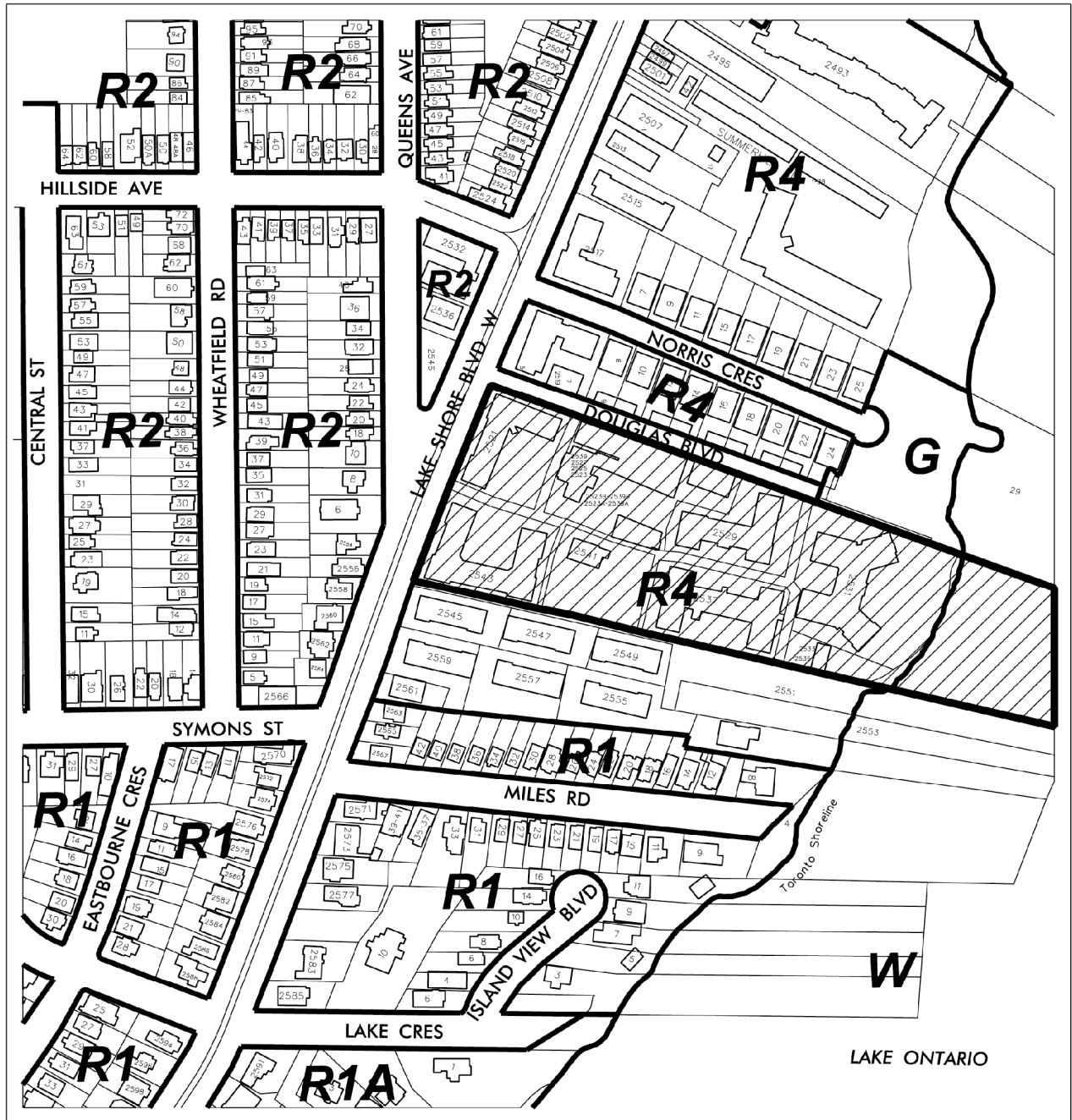
Key features and dimensions include:

- Roads:** Douglas Boulevard (west), New Road (north), and Private Road Way (south).
- Dimensions:** Lot widths range from 18,000 to 20,000 units. Lot depths range from 3,000 to 5,000 units.
- Water Lot:** Located to the east of the main development.
- Orientation:** A north arrow is located in the top right corner.

Not to Scale
08/16/2011

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Attachment 2: Zoning



Toronto City Planning
Zoning

2521 - 2543 Lake Shore Boulevard West

File # 11 173938 WET 06 02

Former Mimico By-law 1930

R1A Residential Single

R1 Residential Single

R2 Residential 1, 2, & 3 Family

R4 Residential Multiple

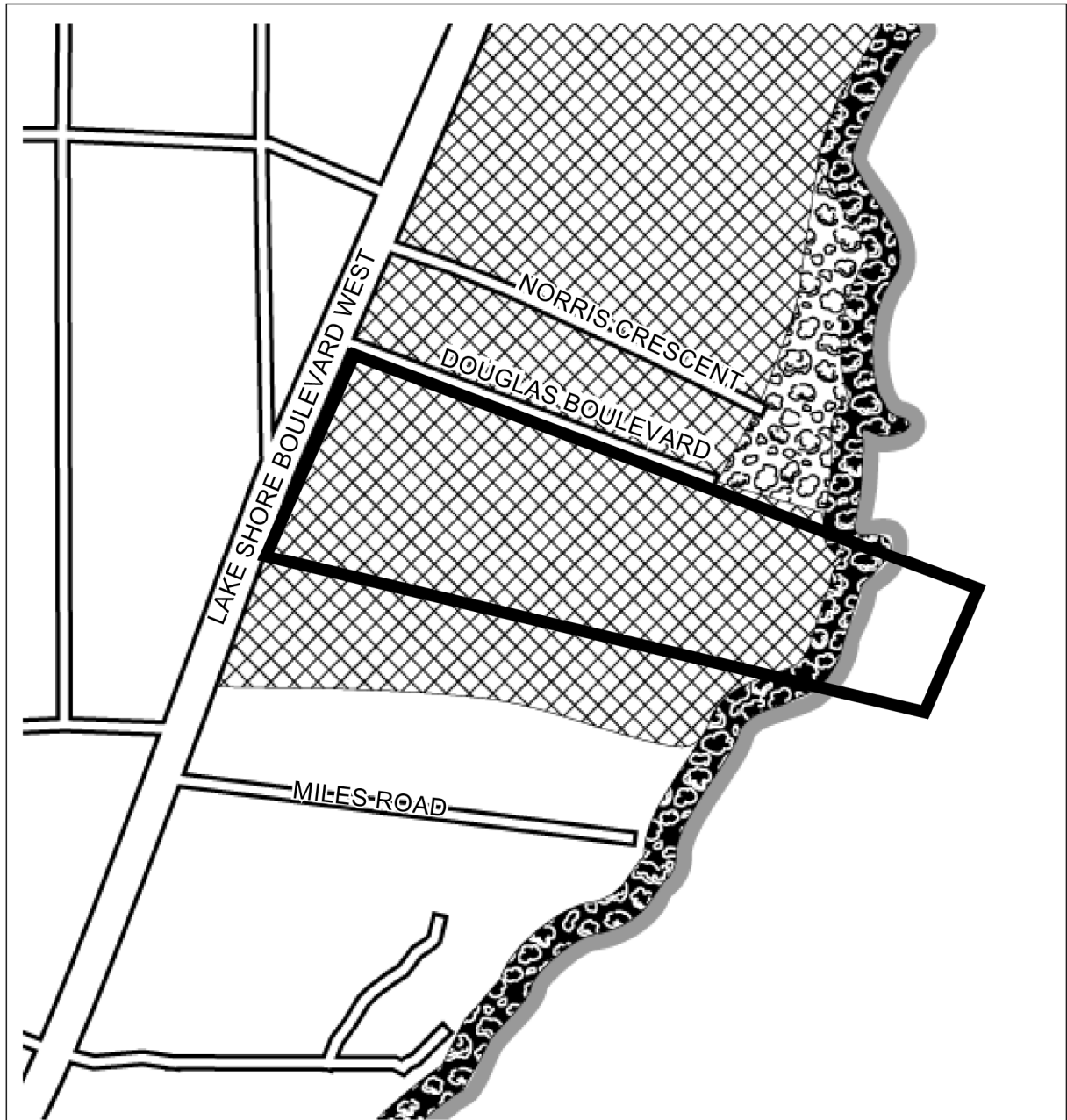
G Greenbelt

W Waterfront



Not to Scale
Zoning By-law 11,737 as amended
Extracted 08/16/2011

Attachment 3: Official Plan



Toronto City Planning
Official Plan

2521 - 2543 Lake Shore Boulevard West

File # 11 173938 WET 06 02

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

↑
Not to Scale
MM/DD/YY

Attachment 4: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	11 173938 WET 06 OZ
Details	OPA, Standard	Application Date:	April 13, 2011

Municipal Address:	2521 LAKE SHORE BLVD W
Location Description:	PLAN 1217 PT LOTS 10 TO 12 RP 66R11357 PARTS 1 AND 11 **GRID W0607
Project Description:	Proposed amendments to the Official Plan to permit the replacement of existing residential (rental) apartment buildings with 8 new residential (rental and condominium) apartment buildings.

Applicant:	Agent:	Architect:	Owner:
ARMSTRONG HUNTER & ASSOCIATES			LONGO PROPERTIES LTD

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	34822	Height:	Storeys:	44
Frontage (m):	0		Metres:	117
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	165412		Parking Spaces:	1845
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	165412			
Lot Coverage Ratio (%):	0			
Floor Space Index:	4.75			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	165412	0
Bachelor:	246	Retail GFA (sq. m):	0	0
1 Bedroom:	1204	Office GFA (sq. m):	0	0
2 Bedroom:	438	Industrial GFA (sq. m):	0	0
3 + Bedroom:	87	Institutional/Other GFA (sq. m):	0	0
Total Units:	1975			

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