

2183 Lake Shore Boulevard West – Official Plan and Zoning Amendment Applications - Preliminary Report

Date:	January 27, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	11 301234 WET 06 OZ

SUMMARY

These applications for 2183 Lake Shore Boulevard West propose to allow a mixed-use development consisting of two residential towers with overall heights of 40 storeys and 62 storeys rising from a nine-storey podium with a total of 1,178 residential condominium units and commercial uses on the ground floor.

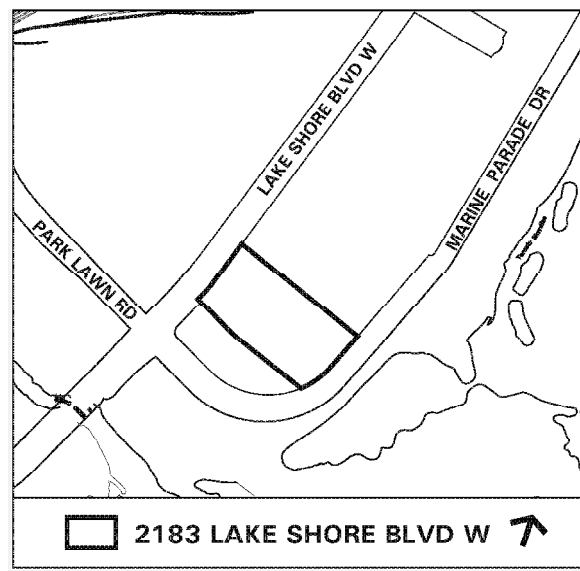
This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The Statutory Public Meeting is expected to be held in the second half of 2012, provided the applicant provides all required information and addresses staff comments in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2183 Lake Shore Boulevard West 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.

DECISION HISTORY

The westerly portion of the subject property is within the boundary of the Motel Strip Secondary Plan (see Attachment 4), which is subject to Zoning Bylaw 1994-197. The remainder of the site is not part of the Motel Strip Secondary Plan but is included in the Humber Bay Shores Area, which covers a slightly larger area than the Motel Strip.

City Council adopted the Humber Bay Shores Urban Design Guidelines Update and Public Realm Report in July 2008. At that time Council also required the completion of a Landowners Precinct Plan ("Precinct Plan") to ensure coordination and cost sharing between the landowners for the road network, servicing infrastructure, and urban design. The Precinct Plan includes the entirety of the subject property. A Final Report for the Precinct Plan was presented to Etobicoke York Community Council on May 25, 2010; the report recommendations were adopted with a minor amendment and subsequently adopted by City Council on June 8, 2010. An Infrastructure Agreement for the Precinct Plan has since been drafted and is under review by the parties involved.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant in September 2011 to discuss the proposed development and complete application submission requirements.

The previous owner submitted a preliminary development concept to the City's Design Review Panel ("Panel") in March 2010 for their review and comments. The concept included two 50-storey towers and three mid-rise buildings of 10-12 storeys, containing a total of 965 residential units, as well as commercial space. The Panel provided comments with an emphasis on building massing, relationship with the street and public realm, appropriate heights, separation between the towers, vehicular circulation, parking, and community facilities.

ISSUE BACKGROUND

Proposal

The proposed development consists of two residential towers with overall heights of 40 storeys and 62 storeys rising from a nine-storey podium, containing a total of 1,178 residential units and commercial uses on the ground floor. Parking will be underground

on four levels, as well as above grade, with a total of 1,312 parking spaces. The total gross floor area is 88,979 square metres and the floor space index (FSI) is 5.9.

A new public right-of-way with a width of 16.5 metres, Street 'D', is proposed on the northerly edge of the subject property and will extend from Lake Shore Boulevard West to Marine Parade Drive with a T-intersection at the terminus of Street 'C' (see Attachment 1). All vehicular access to on-site parking and the pick-up / drop-off areas shall be via Street 'D'.

A landscaped courtyard between the two towers is proposed to include a water feature, paths, benches and variety of plantings, as well as providing a pedestrian connection through the middle of the site.

Site and Surrounding Area

The subject property has a total area of 1.51 hectares with approximately 84 metres of frontage on Lake Shore Boulevard West, 92 metres of frontage on Marine Parade Drive, and an average depth of 171 metres. The site is roughly rectangular in shape. The site slopes gently downwards from Lake Shore Boulevard West to Marine Parade Drive.

The westerly portion of the subject property is currently occupied by the Beach Motel, located adjacent to Lake Shore Boulevard West. A motel has occupied the site since at least the 1930s, with the remainder of the site being vacant.

The subject site is surrounded by the following land uses:

North: Shore Breeze Motel (A Site Plan application has been submitted for this property to construct a high-rise, mixed-use condominium development)

South: Esso Gas Station, vacant lands (owned by TRCA) for future public park

East: Marine Parade Drive, waterfront trails and public open space

West: Lake Shore Boulevard West, Kraft Canada (Mr. Christie's) bakery

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 subject property currently has two distinct designations: *Mixed Use Areas* and *Parks*, as per Map 15 – Land Use Plan (see Attachment 3). The portion designated *Mixed Use Area* is adjacent to Lake Shore Boulevard West and generally covers the same area as the existing Beach Motel. The remainder of the site is designated *Parks*.

Mixed Use Areas allow a broad array of residential uses, offices, retail and services, institutions, entertainment, parks and recreation, and cultural activities. A mixed-use development may allow residents to live, work and shop in the same area or even the same building. New developments along the *Avenues* in a *Mixed Use Area* will have a residential emphasis.

The *Parks* designation is used primarily for public parks and recreational opportunities. *Parks* that are privately owned are not necessarily open to the general public nor intended to be purchased by the City.

Lake Shore Boulevard West is a designated *Avenue* as per Map 2 – Urban Structure. The *Avenues* are a focus for growth and are encouraged to create new housing and job opportunities while improving the pedestrian environment, streetscapes, shopping opportunities, and transit service.

The westerly portion of the site that generally coincides with the existing *Mixed Use Areas* designation is within the boundary of the Motel Strip Secondary Plan (see Attachment 4). The Secondary Plan more specifically designates the lands as *Mixed Use Area B* and presently allows only commercial or non-residential uses.

Zoning

The subject property has two separate zones: *Limited Commercial – Holding (CL-H)* and *Type 4 Residential (R4)* as per Map B10 of the former City of Etobicoke Zoning Code. The permitted uses and applicable standards are found in Section 340 of the Code, which apply specifically to the former Town of Mimico.

The *Limited Commercial – Holding (CL-H)* zone allows a broad range of commercial uses, including retail shops and services, restaurants, offices, and various institutional uses. Multiple residential uses are not permitted. The *Holding (H)* symbol precludes most forms of development until a bylaw to lift the *Holding (H)* symbol is passed by City Council. The *Holding (H)* symbol ensures that an appropriate road network, infrastructure, and amenities have been secured by the City before any development proceeds.

The *Type 4 Residential (R4)* zone permits a wide range of housing types, including apartment buildings, as well as apartment-hotels, medical offices, and private home day-care. Retail shops and services are not permitted.

Site Plan Control

A Site Plan Control application has not yet been submitted but will be required to allow the proposed development.

Tree Preservation

A total of 21 private trees are subject to the Private Tree By-law. None of these trees are considered to be rare or endangered species. The proposed development will necessitate the removal or relocation of all existing trees.

Reasons for the Application

The proposed Official Plan Amendment is required to allow the proposed development considering the existing Official Plan designations, *Parks* and *Mixed Use Areas B (Motel Strip Secondary Plan)*, do not allow residential uses. The proposed Zoning By-law Amendment is required to establish an appropriate zoning category and standards that will permit the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Functional Servicing Report
- Transportation Considerations Report
- Arborist Report
- Stage 1 & 2 Archaeological Assessment
- Sun/Shadow Study
- Toronto Green Standard Checklist
- Emission Summary and Dispersion Modelling Report

A Notification of Complete Application was issued on January 12, 2012.

Issues to be Resolved

The following issues require further review and analysis:

- Compliance with applicable Official Plan policies, including appropriate density.
- Integration with the public realm and Precinct Plan.
- Compliance with the Humber Bay Shores Urban Design Guidelines and Public Realm Plan, especially for the podium design and overall height.

- Suitability of proposed heights of towers and podium and compliance with the Tall Buildings Guidelines.
- Adequacy of parking and access.
- Compatibility with existing and proposed buildings and uses in the vicinity.
- Adequacy and extent of buffer between proposed residential uses and the existing Kraft Canada bakery on the west side of Lake Shore Boulevard West.
- Determination of suitable community benefits through a Section 37 Agreement.

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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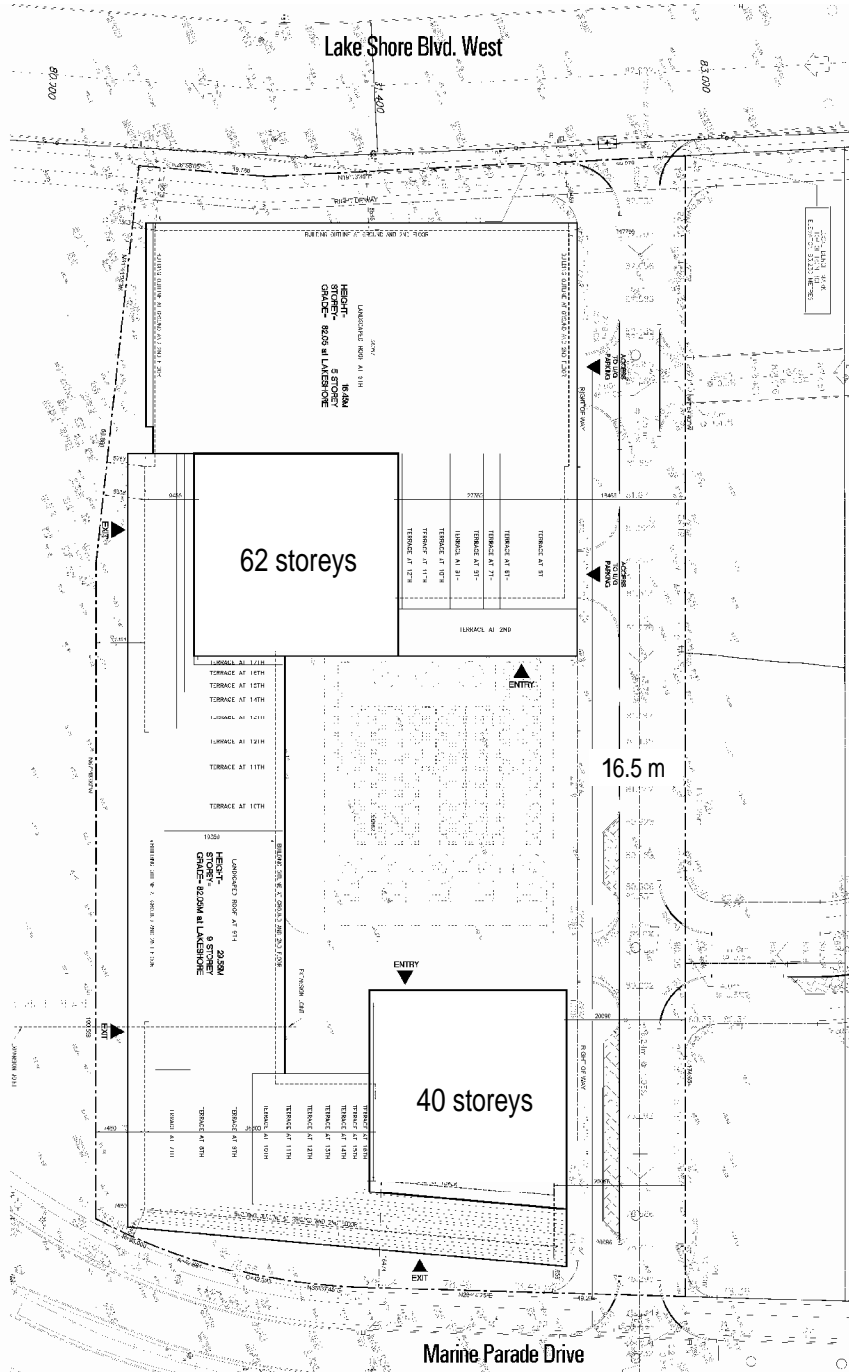
SIGNATURE

Thomas C. Keefe
 Director, Community Planning
 Etobicoke York District

ATTACHMENTS

- Attachment 1: Preliminary Site Plan
- Attachment 2: Elevations
- Attachment 3: Official Plan – Excerpt from Land Use Schedule
- Attachment 4: Motel Strip Secondary Plan
- Attachment 5: Zoning
- Attachment 6: Application Data Sheet

Attachment 1: Preliminary Site Plan



Site Plan

2183 Lake Shore Blvd. West

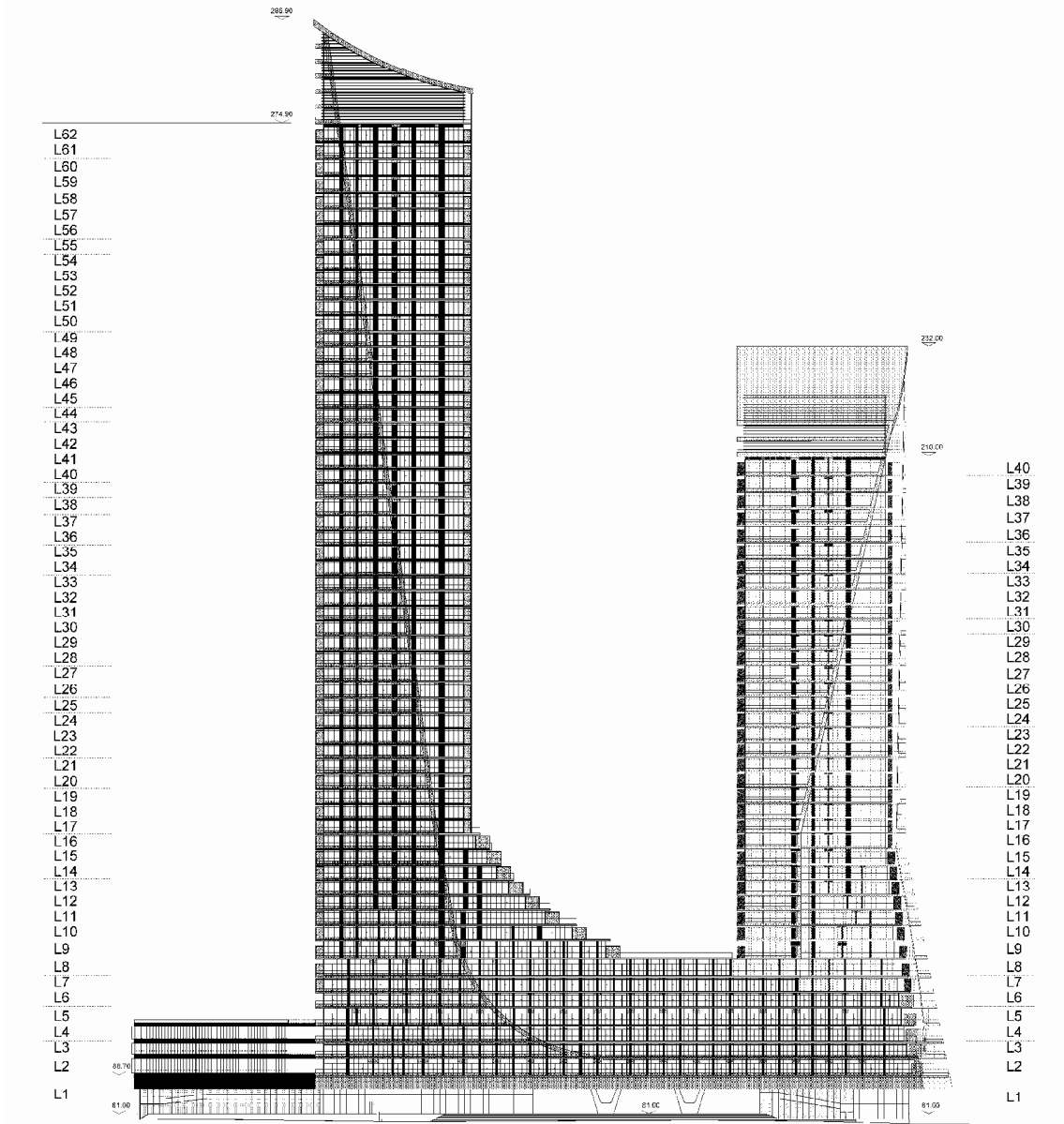
Applicants Submitted Drawing

Not to Scale
01/13/2012



File # 11301234 WET 06 0Z

Attachment 2: Elevations



South Elevation

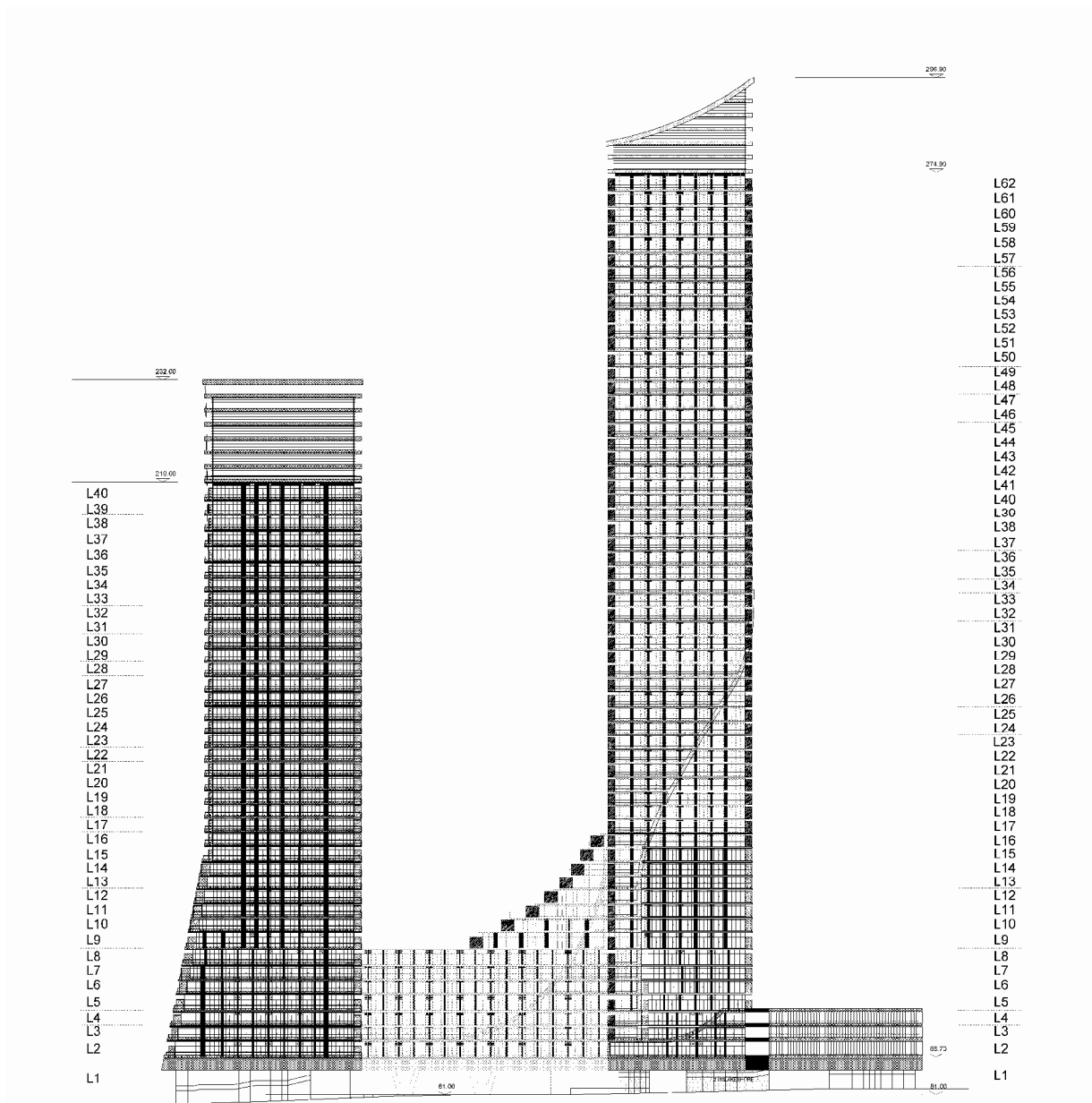
Elevations

Applicants Submitted Drawing

Not to Scale
01/13/2012

2183 Lake Shore Blvd. West

File # 11301234 WET 06 0Z



North Elevation

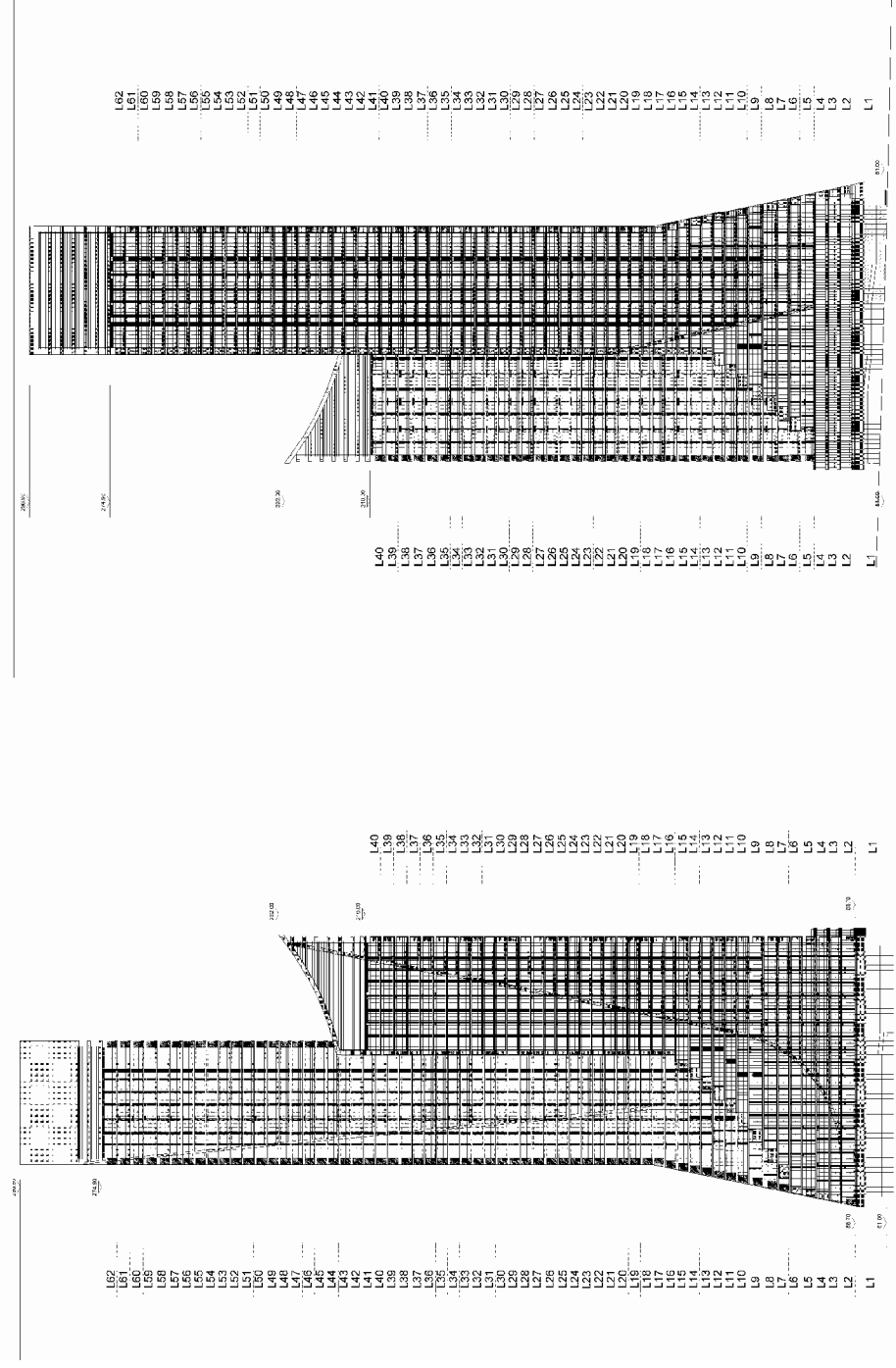
Elevations

Applicants Submitted Drawing

Not to Scale
01/13/2012

2183 Lake Shore Blvd. West

File # 11301234 WET 06 0Z



West Elevation

East Elevation

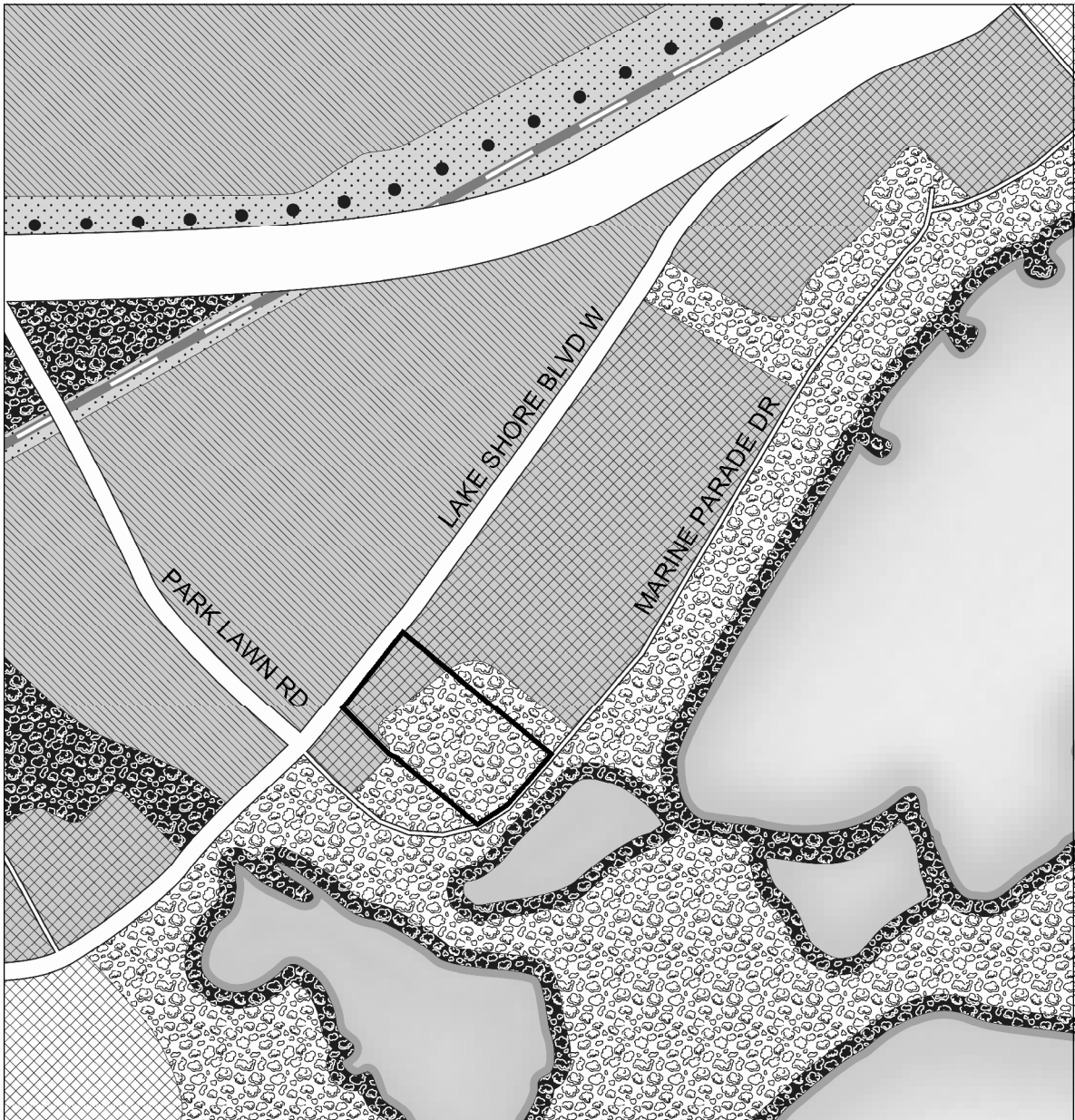
Elevations 2183 Lake Shore Blvd. West

Applicant's Submitted Drawing

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01/13/2012

File # 11301234 WET 06 02

Attachment 3: Official Plan – Excerpt from Land Use Schedule



TORONTO City Planning
Official Plan

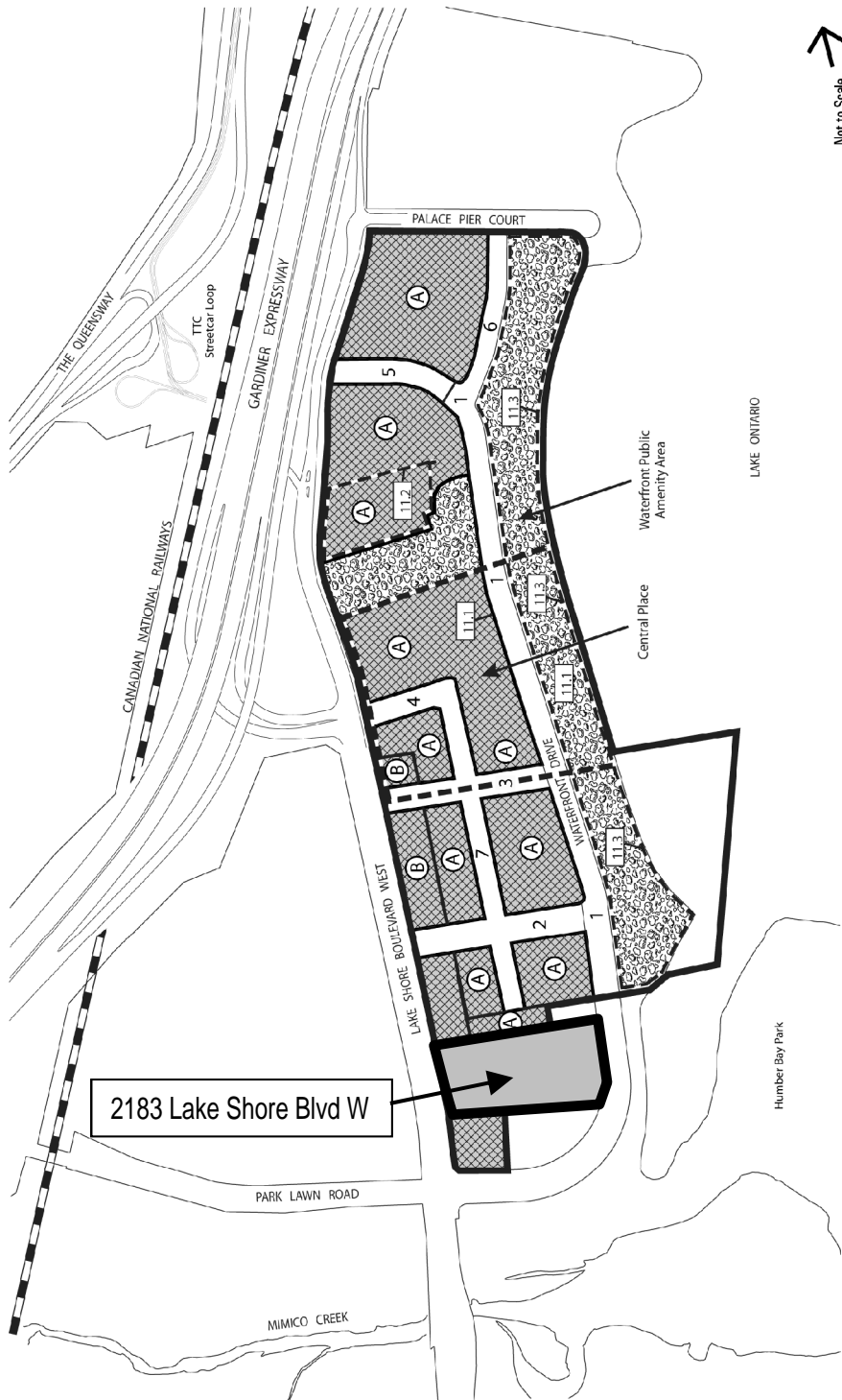
2183 LAKE SHORE BLVD. WEST

File 11 301234 WET 06 OZ



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Attachment 4: Motel Strip Secondary Plan



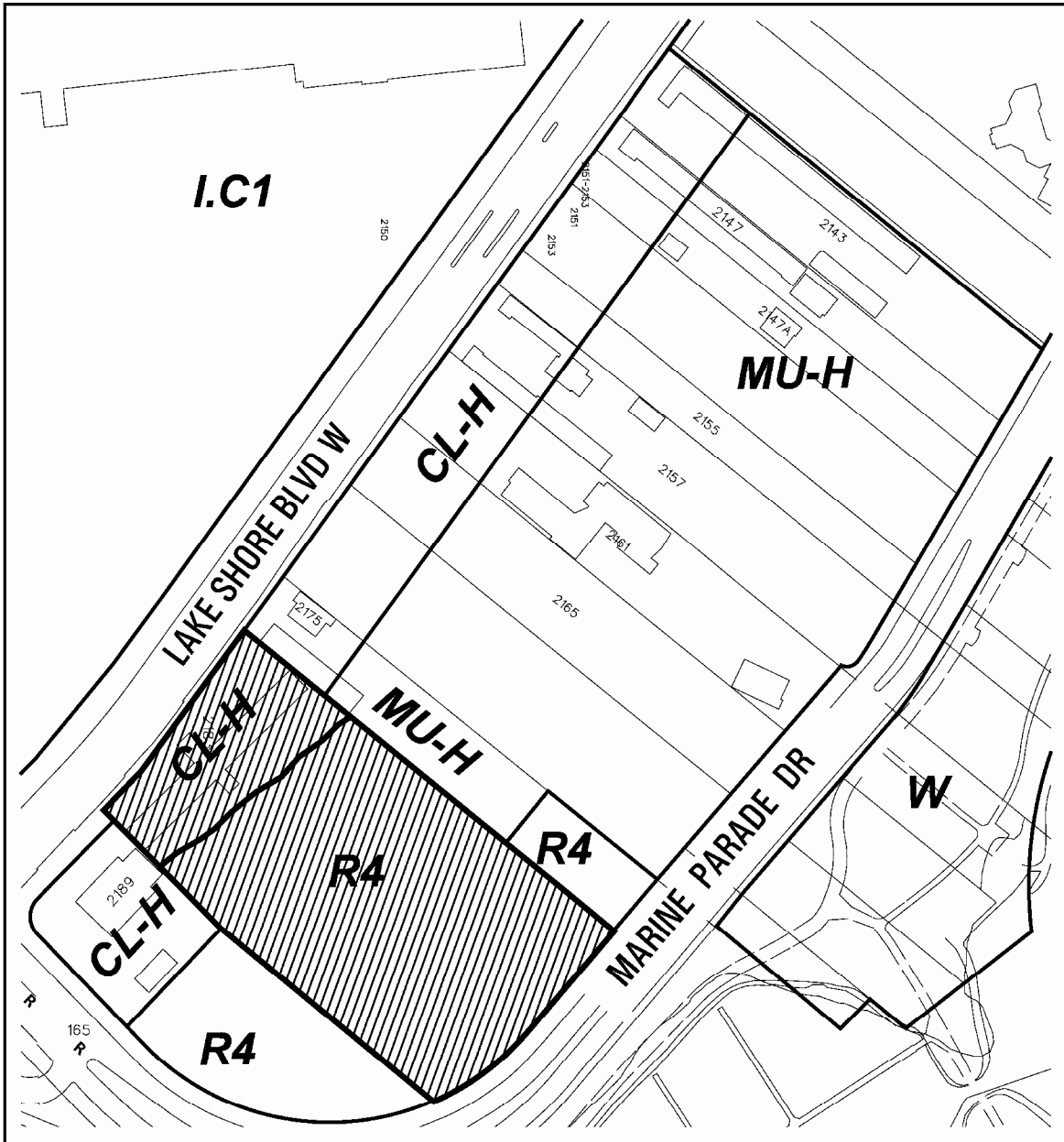
Motel Strip Secondary Plan MAP 11-1 Land Use Plan



- Secondary Plan Boundary
- 1-7 Internal Roads
- ▨ Mixed Use Areas
- ▨ Parks and Open Space Areas
- - - Site and Area Specific Policies

August 2007

Attachment 5: Zoning



2183 Lake Shore Blvd. West

File # 11 301234 WET 06 0Z

R4 Residential Fourth Density
 W Waterfront
 CL-H Limited Commercial-Holding

I.C1 Industrial Class 1
 MU-H Mixed Use- Holding



Not to Scale
 Former Etobicoke By-law 11,737
 Extracted 01/24/2012

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 301234 WET 06 OZ
Details	OPA & Rezoning, Standard	Application Date:	October 28, 2011

Municipal Address: 2183 LAKE SHORE BLVD W

Location Description: PLAN 1176 PT LOT 29 PT BED OF LAKE ONTARIO FRONT OF RANGE D LOT E RP 66R17043 PARTS 1 TO 4 **GRID W0608

Project Description: Proposal to construct mixed use development consisting of two towers residential condominium apartment buildings having 1,178 condominium unit, with a common podium and commercial component on a ground floor.

Applicant:	Agent:	Architect:	Owner:
ARMSTRONG HUNTER AND ASSOCIATES			EMPIRE COMMUNITIES (2183 LAKESHORE BLVD)

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	15149.7	Height:	Storeys:	62 and 40
Frontage (m):	84		Metres:	0
Depth (m):	175			
Total Ground Floor Area (sq. m):	5650			Total
Total Residential GFA (sq. m):	87346		Parking Spaces:	1312
Total Non-Residential GFA (sq. m):	1633		Loading Docks	3
Total GFA (sq. m):	88979			
Lot Coverage Ratio (%):	37.2			
Floor Space Index:	5.9			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	739
2 Bedroom:	439
3 + Bedroom:	0
Total Units:	1178

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	87346	0
Retail GFA (sq. m):	1633	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Michael McCart, Senior Planner
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