

2169-2173 Lake Shore Boulevard West - Official Plan and Zoning By-law Amendment Applications and Application to Lift the Holding "H" By-law - Preliminary Report

Date:	May 25, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	12 142290 WET 06 OZ

SUMMARY

These applications for 2169-2173 Lake Shore Boulevard West proposes to allow a mixed-use development consisting of a 41-storey mixed commercial residential building on the easterly portion of the site, a 2-storey commercial building on the westerly portion of the site, and a 5-storey residential building in the centre of the site. The proposal will have a total of 370 residential condominium units and commercial uses on the ground floor. The second application is to lift the holding by-law that applies to the site.

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

The Statutory Public Meeting is expected to be held in the first quarter of 2013, 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 2169-2173 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*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject property is within the boundary of the Motel Strip Secondary Plan (see Attachment 4), which is subject to Zoning Bylaw 1994-197.

City Council also 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 applicant submitted a preliminary development concept to the City's Design Review Panel ("Panel") in March 2012 for their review and comments. The concept included a 41-storey residential tower on the easterly portion of the site, a 2 storey commercial building on the westerly portion of the site, and a 5 storey residential building in the centre. On March 19, 2012, the Panel provided comments addressing issues of height, density, separation distances between buildings, and exploring the re-location of loading, servicing and vehicle access.

ISSUE BACKGROUND

Proposal

The proposed development consists of three buildings. The first building (Building A) is a 41-storey residential tower with 406 units and a floor plate of approximately 743 square metres and a total height of 124.90 metres (including mechanical).

The second building (Building B) is a 5-storey residential tower with 56 units. The total height is 14.10 metres (including mechanical). A shared open space is being proposed between the two low rise residential buildings.

Lake Shore Boulevard West is framed by a 2-storey, 9.8 metre high non-residential building with 4,725 square metres of floor area (Building C).

A three level underground parking garage extends along the property lines under the entire development from Lake Shore Boulevard West to Marine Parade Drive. The garage contains a total of 495 parking spaces.

Two loading facilities are provided, one contained in Building A and a second in Building C, which is planned to service the commercial building on Lake Shore Boulevard West.

In total, this proposal contains 462 residential units and approximately 33,738 square metres of gross floor area, having a floor space index (FSI) of 3.0 times the lot area. A new public right of way with a width of 18.5 metres, Street 'C', is proposed in the middle of the site between Building A and Building B. A 7 metre laneway separates the commercial building along Lake Shore Boulevard West and Building B. All vehicular access to on-site parking and the pick-up / drop-off areas shall be via Street 'C' and the laneway.

A landscaped courtyard located on the westerly edge of Building B is proposed to include a decorative walkway, benches and a variety of plantings, as well as providing a pedestrian connection between Building B and Building C.

Attachments 1 and 2 show the proposed site plan (Buildings A, B and C) and elevations for the project. For a summary of the application details, please refer to the Application Data Sheet in Attachment 6.

Site and Surrounding Area

The subject property has a total area of 1.1 hectares with approximately 41.45 metres of frontage on Lake Shore Boulevard West, 41.37 metres of frontage on Marine Parade Drive, and has an average depth of 177 metres. The site is roughly rectangular in shape and is currently vacant. The site slopes significantly downwards from Lake Shore Boulevard West to Marine Parade Drive. The development is located on the east side of Lake Shore Boulevard West. Marine Parade Drive is a public road running through

Humber Bay Shores along the shore of Lake Ontario from Park Lawn Road to Lake Shore Boulevard.

The subject site is surrounded by the following land uses:

North: 2165 Lake Shore Boulevard West, is a vacant parcel of land owned by Monarch Corporation.

South: 2175 Lake Shore Boulevard West, an approved but not built mixed-use 38-storey residential condominium located internally within the site and a 2-storey commercial retail building located along Lake Shore Boulevard West.

East: Across Marine Parade Drive, is Lake Ontario with a public park and trail along the waterfront linked to the expansive Humber Bay Park system.

West: Across Lake Shore Boulevard West is a long standing industrial facility (Kraft Canada).

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 is currently designated "*Mixed Use Areas*" as per Map 15 – Land Use Plan (see Attachment 4).

Mixed Use Areas allow a broad array of waterfront recreational uses, 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 the same building.

This portion of Lake Shore Boulevard West is also identified as an *Avenue* on the Urban Structure Map (Map 2) of the Official Plan. The *Avenues* are important corridors along

major streets where reurbanization is anticipated and encouraged to create new housing, and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. New developments along the *Avenues* in a *Mixed Use Areas* will have a residential emphasis..

The site is also subject to the Motel Strip Secondary Plan (also known as Humber Bay Shores). Secondary Plans establish local development policies to guide growth and change in a defined area with respect to height, number of units, total permitted commercial gross floor area, road networks, and public realm conditions.

An Official Plan Amendment has been applied for as the permitted floor space index (FSI) is 2.0 times the lot area while the proposed is 3.0 times the lot area.

Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan

In July 2008, City Council adopted the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. This document replaced the former Urban Design Guidelines for the Motel Strip, and recommended new initiatives that are more in keeping with the Design Criteria for the Review of Tall Buildings. Among many directives, the new guidelines address relationships of taller buildings to the public realm, local streets and block patterns.

(Urban Design Guidelines Update and Public Realm Plan.

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13991.pdf>)

Zoning

The site is subject to By-law 1994-197 and is zoned Mixed Use Holding (MU(H)), and Limited Commercial Holding (CL-H) as per Map B10 of the former City of Etobicoke Zoning Code (See Attachment 3).

By-law 1994-197 amended Section 320-4 of the former City of Etobicoke Zoning Code by adding the MU, MU-H and CL-H zoning districts. The Mixed Use (MU) and Mixed Use – Holding (MU-H) districts permits residential type uses and a range of commercial uses including hotels, motels, retail and restaurants. The Holding (H) symbol also ensures that an appropriate road network, infrastructure, and amenities have been secured by the City before any development proceeds.

The Amendments to the current Mixed Use Holding (MU-H) by-law include height, density, number of units, and parking. In addition, a zoning by-law amendment to remove the Holding provision has also been filed (12 142333 WET 06 OZ).

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. The Holding (H) symbol precludes most forms of development until a by-law to lift the Holding (H) symbol is passed by City Council.

Site Plan Control

An application for Site Plan Approval has been submitted (12 142305 WET 06 SA) and is being reviewed concurrently with the current Zoning By-law Amendment Application.

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. Urban Forestry staff will review the Arborist Report and provide City Planning with appropriate conditions.

Reasons for the Application

The zoning by-law amendments are needed to reflect the character of the proposed development and implement the design initiative of the Humber Bay Shores Urban Design Update and Public Realm Plan. Amendments to Site Specific Zoning By-law 1994-197 include height, parking and density. Additional areas of non-compliance may be identified through the circulation and review process.

An Official Plan Amendment is required as the Secondary Plan provisions only allow for a maximum gross residential density of 2.0 times the lot area. The applicant's proposed density is 3.0 times the lot area. City Planning will review this Official Plan request as part of the review process.

In addition, a zoning by-law amendment to remove the Holding provision has also been filed (12 142300 WET 06 OZ).

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Toronto Green Standards
- Noise impact Study
- Archaeological Assessment
- Loading Study
- Parking Study Traffic Operations Assessment
- Transportation Impact Study
- Geotechnical Study
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Stormwater Management Report
- Servicing Report
- Arborist Report

A Notification of Complete Application was issued on April 20, 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 and Mid-Rise 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 industrial building (Kraft Canada) on the west side of Lake Shore Boulevard West.
- Determination of suitable community benefits through a Section 37 Agreement.
- Compliance with the Tier 1 Toronto Green Standards.
- 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: Site Plan
- Attachment 2a: North Elevations
- Attachment 2b: South Elevation
- Attachment 2c: West Elevation
- Attachment 2d: East Elevation
- Attachment 3: Zoning
- Attachment 4: Motel Strip Secondary Plan
- Attachment 5: Official Plan
- Attachment 6: Application Data Sheet

Attachment 1: Site Plan



2169 - 2173 Lake Shore Blvd. West

File # 12 142290 WET 06 OZ

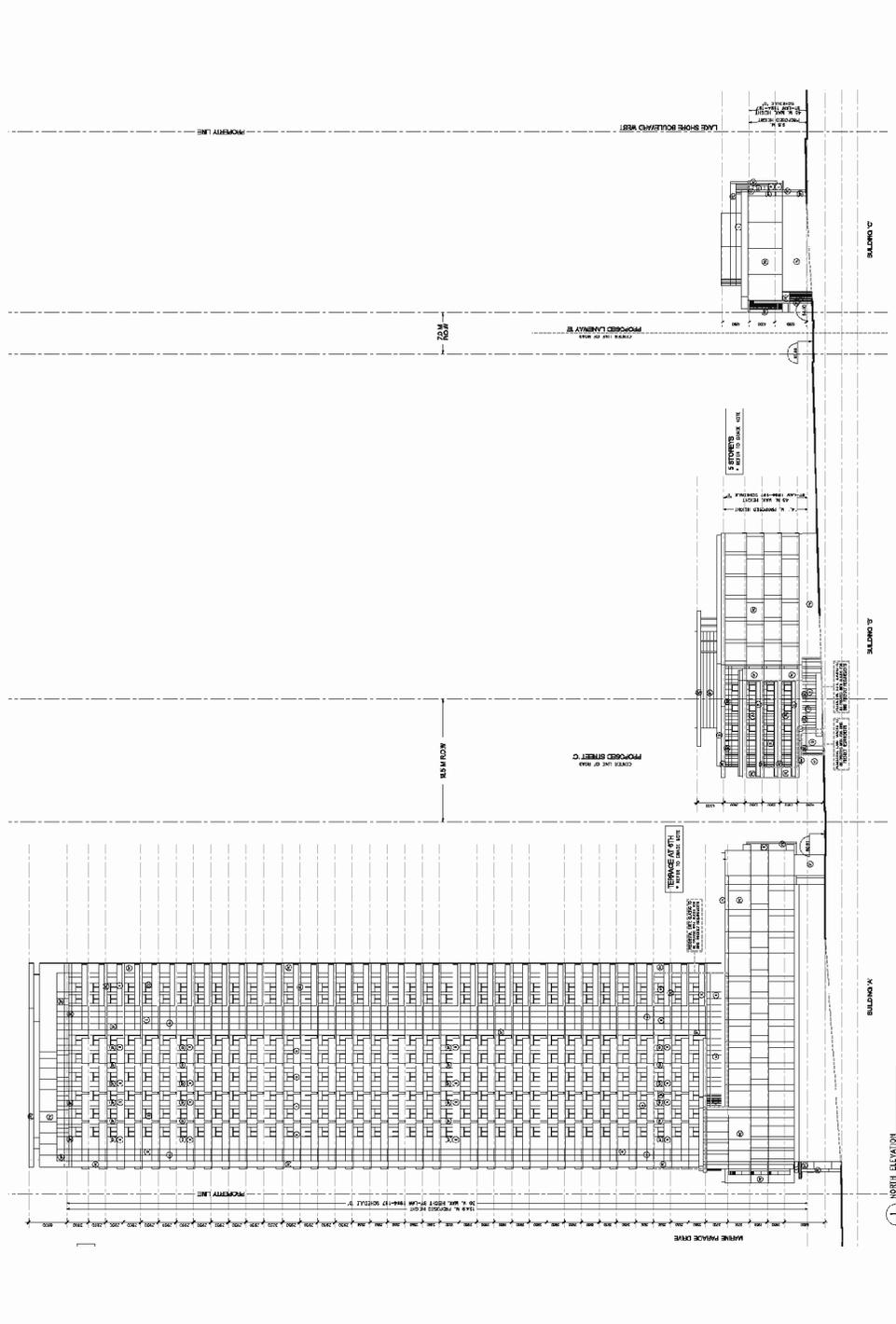
Site Plan

Applicant's Submitted Drawing

Not to Scale
04/25/2012



Attachment 2a: North Elevations



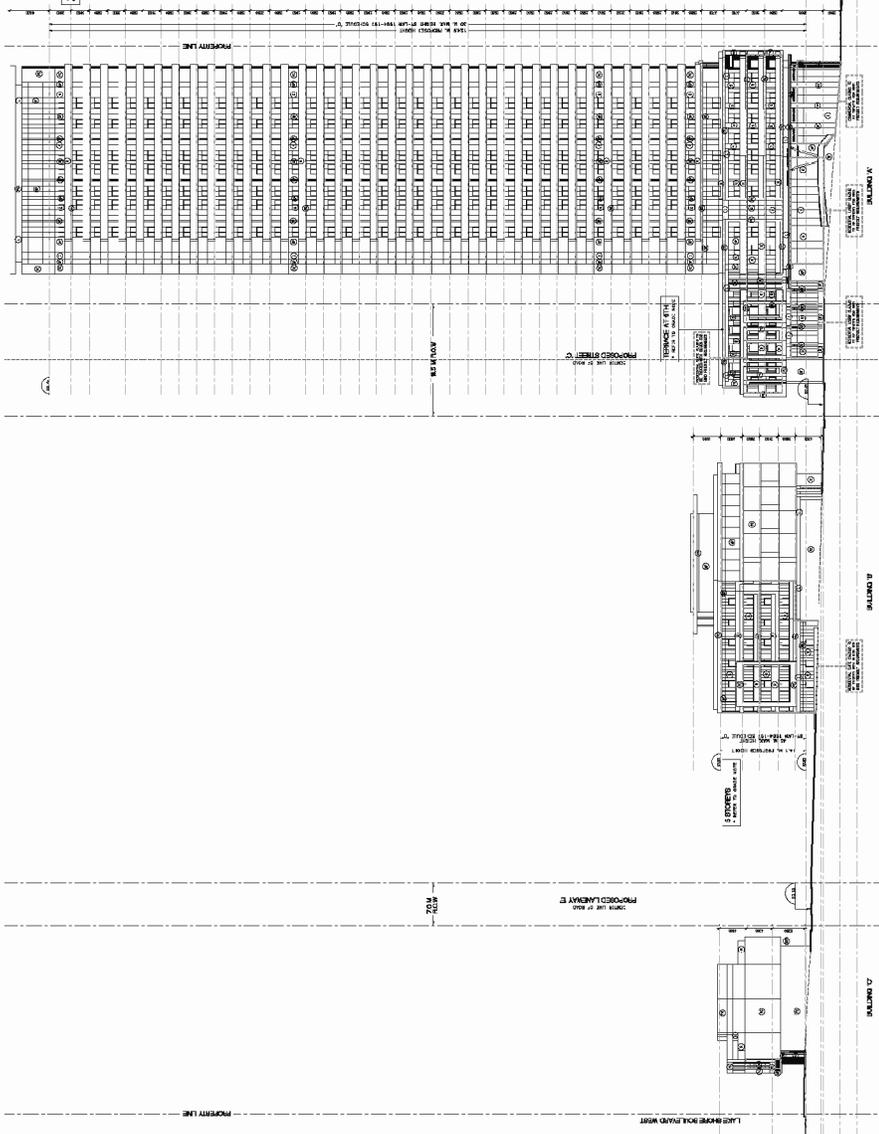
2169 - 2173 Lake Shore Blvd. West

North Elevations
 Applicant's Submitted Drawing

File # 12 142290 WET 06 OZ

Not to Scale
 04/25/2012

Attachment 2b: South Elevations

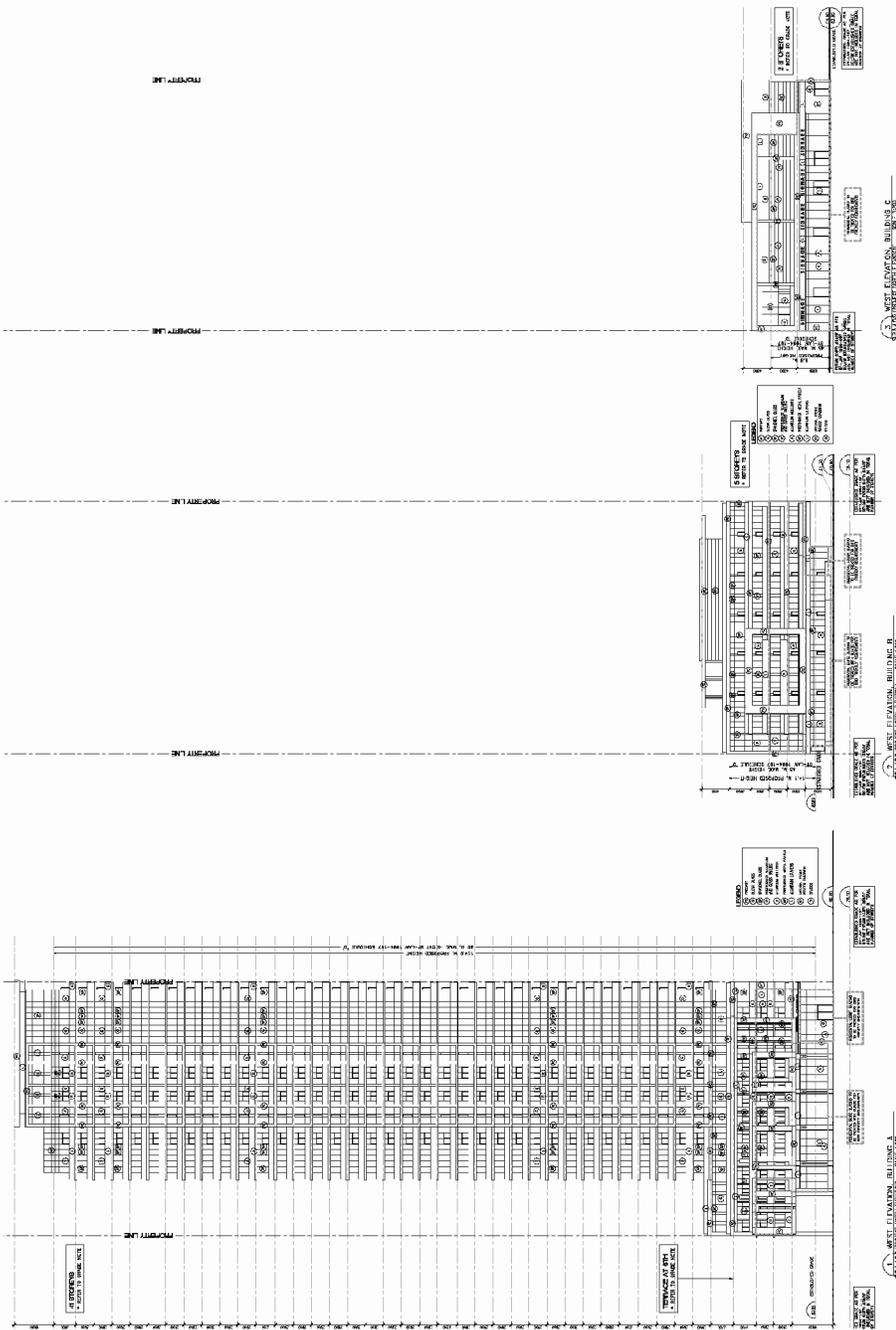


2169 - 2173 Lake Shore Blvd. West

South Elevations
 Applicant's Submitted Drawing
 Not to Scale
 04/25/2012

File # 12 142290 WET 06 OZ

Attachment 2c: West Elevations



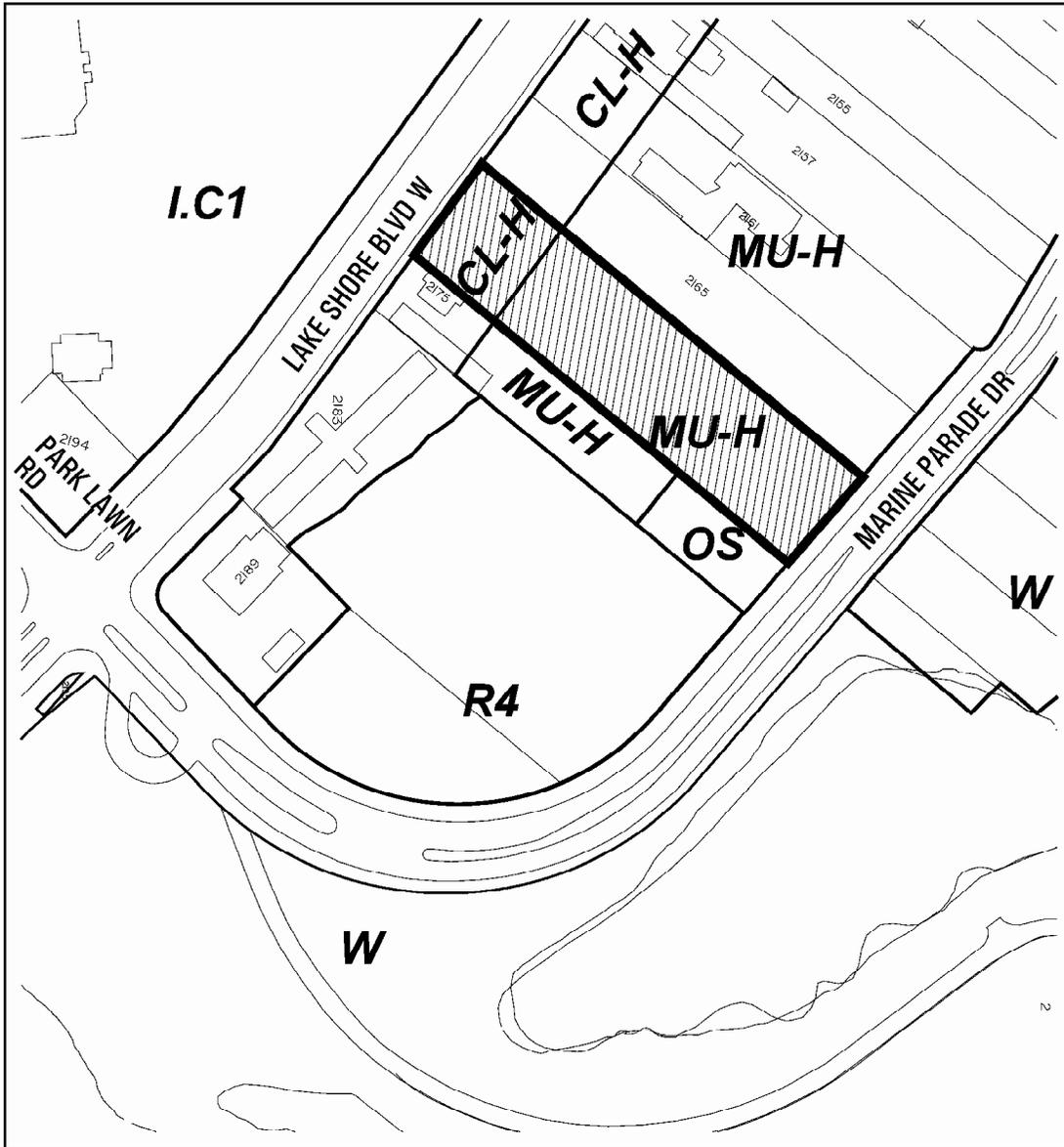
2169 - 2173 Lake Shore Blvd. West

West Elevations
 Applicant's Submitted Drawing

File # 12 142290 WET 06 OZ

Not to Scale
 04/25/2012

Attachment 3: Zoning



TORONTO City Planning
Zoning

2169 - 2173 Lake Shore Blvd. West

File # 12 142290 WET 06 02

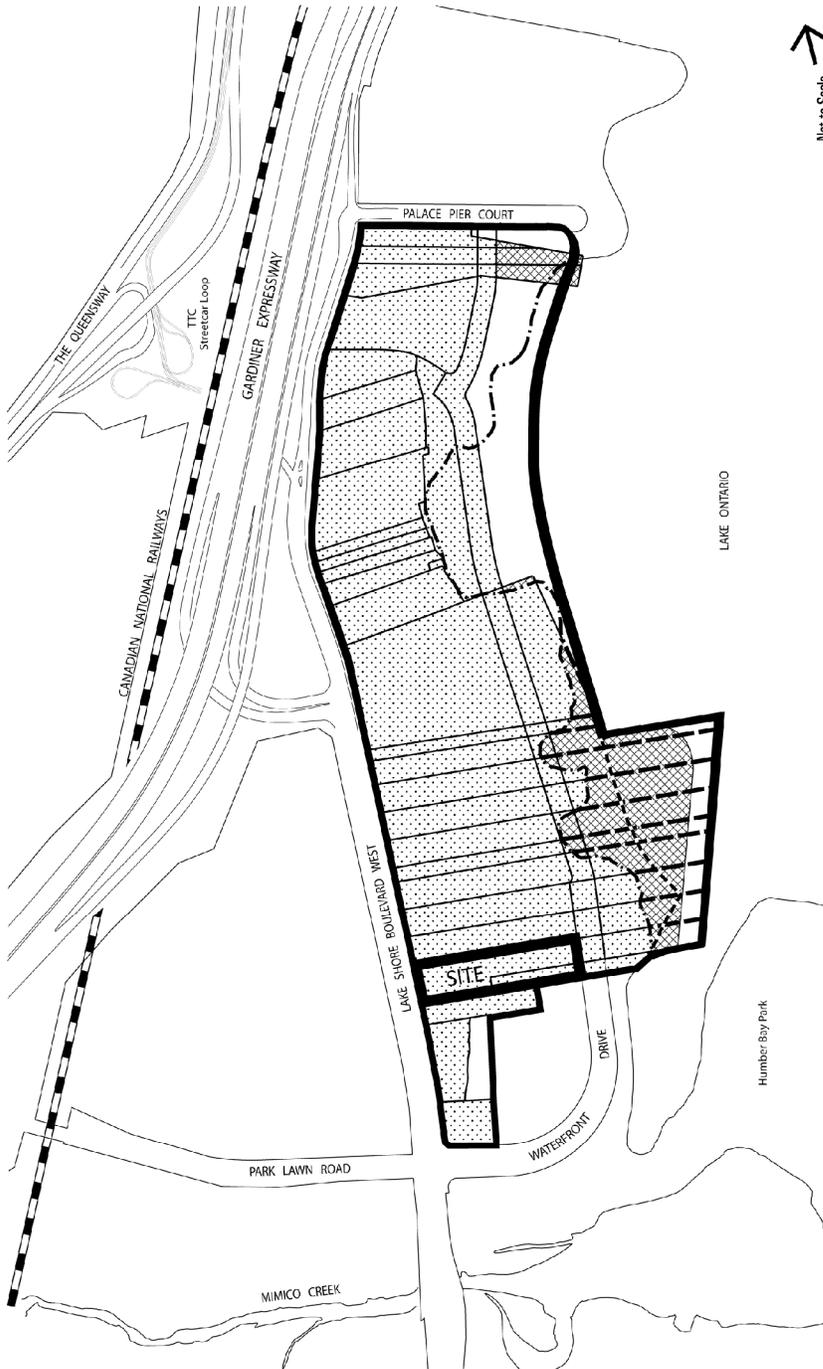
R4 Residential Fourth Density
CL Commercial Limited
MU Mixed Use
I.C1 Industrial Class 1

W Waterfront
OS Public Open Space
(H) Holding District



Not to Scale
Former Etobicoke By-law 11,737
Extracted 04/23/2012

Attachment 4: Motel Strip Secondary Plan



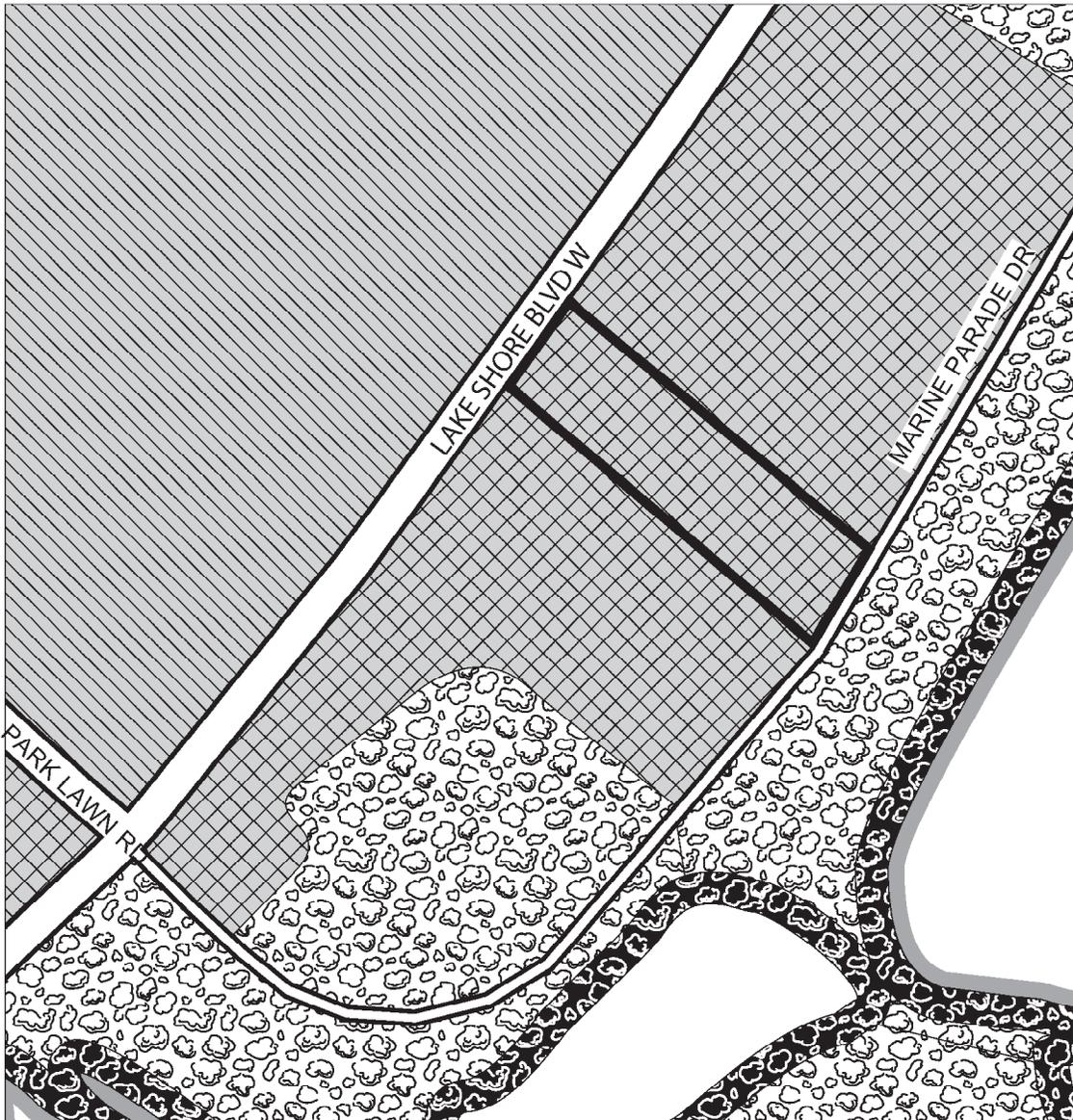
Motel Strip Secondary Plan

MAP 11-3 Development Limits

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

June 2006

Attachment 5: Official Plan



TORONTO City Planning
Official Plan

2169 - 2173 Lake Shore Blvd. West

File # 12 142290 WET 06 0Z




 Not to Scale
 04/24/2012

Attachment 6: APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 142290 WET 06 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 23, 2012

Municipal Address: 2169-2173 LAKE SHORE BOULEVARD WEST

Location Description: PLAN 1176 PT LOT 29 PLAN 1229 LOTS 15 16 PT WATER LOTS PT LOC CL3668 RP 66R17042 PARTS 5 TO 7 LAKE ONTARIO **GRID W0608

Project Description: Propose two storey commercial, five storey residential and forty one storey residential with commercial at grade.

Applicant:	Agent:	Architect:	Owner:
Peter Swinton PMG Planning Consultants 227 Bridgeland Avenue, Toronto, ON M6A 2V3	Same as Applicant	EI Richards Architects 243 College Street, 2 nd Floor Toronto, ON M5T 1R5	Kingbird Developemnts 90 Tiverton Court, Suite 200 Markham, Ontario L3R 9V2

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	11246	Height:	Storeys:	41
Frontage (m):	41.4		Metres:	129.7
Depth (m):	178.2			
Total Ground Floor Area (sq. m):	3144			Total
Total Residential GFA (sq. m):	32262		Parking Spaces:	479
Total Non-Residential GFA (sq. m):	1476		Loading Docks	2
Total GFA (sq. m):	33738			
Lot Coverage Ratio (%):	27.9			
Floor Space Index:	3			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	240
2 Bedroom:	183
3 + Bedroom:	39
Total Units:	462

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	32262	0	
Retail GFA (sq. m):	682	0	
Office GFA (sq. m):	794	0	
Industrial GFA (sq. m):	0	0	
Institutional/Other GFA (sq. m):	0	0	

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