

Date: November 18, 2013
To: Members of the Etobicoke York Community Council
From: Councillor Mark Grimes
Subject: 2183 Lake Shore Boulevard West – Official Plan Amendment, Zoning By-law Amendment, Lifting of the Holding (H) Symbol and Site Plan Control Applications, Empire Communities

SUMMARY:

The proposal is being redesigned to 63 and 49 storeys, with a 6-storey podium. City Staff raised certain outstanding matters but the landowner has recently submitted a response to address these issues after consultations with the community and local Councillor.

These issues generally consisted of: the Humber Bay Shores (HBS) Core Infrastructure/Service Agreement, the (HBS) Landowner Transportation Study, height, units, density, wind impacts to the on-site and adjacent parks, the “Archway” (Port Cochere), base building, podium to tower transition, shadows, and public walkway. These matters have been substantially addressed as part of a response letter dated November 11, 2013, and will be further implemented through the continued processing of the applications.

This site is the largest remaining development parcel in this area and is capable of supporting significant density, especially as part of an iconic structure which completes the design envisioned for the Humber Bay area. Further, the proposed density was envisioned as part of the Precinct Plan and has been tested in the Core Servicing Agreement. The proposed density is generally comparable, and is lower than certain developments within the Humber Bay Shores area.

An OMB prehearing conference is scheduled for December 16, 2013, with a full hearing scheduled starting February 3, 2014.

The outstanding issues appear to be resolved based on the above mentioned communications. Any remaining items, can be resolved through the City Planning development review process. Further, in an attempt to resolve the issue regarding height, I am recommending the heights of the towers be revised to 49 and 63 storeys.

RECOMMENDATIONS:

City Council amend staff recommendations numbered 1-4, as contained in the report dated November 1, 2013, and replace with the following:

- 1) City Council direct the City Solicitor to attend the Ontario Municipal Board in support of the Official Plan Amendment and Zoning By-law Amendment Applications, subject to filing the appropriate plans and materials, to be in accordance with the modifications as described in the letter by Hunter & Associates, dated November 11, 2013, and the additional matters contained

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in the letter prepared by Humber Bay Shores Condominium Association, dated November 15, 2013, which shall include:

- a) Changing Building "A" from 66 storeys to 63 storeys, and Building "B" to 49 storeys;
 - b) A detailed plan showing the 6 metre public walkway and its integration with the TRCA/City public park connecting from Lake Shore Boulevard to Marine Parade Drive;
 - c) Plans showing the increased podium archway height to 11.1 metres;
 - d) The provision of at least 268 public/ commercial parking spaces which shall be shown on the P1 underground levels; and
 - e) The construction of the proposed TRCA/City park, which will be located adjacent to the site, with funds to be secured through either Section 37 and/or Cash-In-Lieu or combination thereof.
- 2) City Council, prior to the enactment of the Official Plan and Zoning By-law amendments, authorize appropriate City staff, in consultation with the Ward Councillor, to secure appropriate Section 37 contributions;
 - 3) City Council direct the appropriate City staff to meet, prior to the December 16th, 2013 Prehearing Conference, to settle outstanding matters in order to resolve and finalize the Official Plan and Zoning Amendment applications;
 - 4) City Council direct staff, the appropriate representatives from Humber Bay Shores Condominium Association and owners, to provide input on the design of the TRCA/City Park, as integrated with the Owner's publicly accessible open space and walkways proposed on-site;
 - 5) City Council prior to Ste Plan Approval, direct the owners of 2183 Lake Shore Boulevard West, 2175 Lake Shore Boulevard West, and 2143 & 2147 Lake Shore Boulevard West to address any wind impacts associated with the development, to the satisfaction of the Chief Planner and Executive Director, City Planning; and
 - 6) City Council authorize the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning and other City staff to take any necessary steps to implement the foregoing.

Thank you, in advance, for your consideration of this request.

Sincerely,

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