

**2 St. Lawrence Avenue - Official Plan Amendment
Application – Preliminary Report**

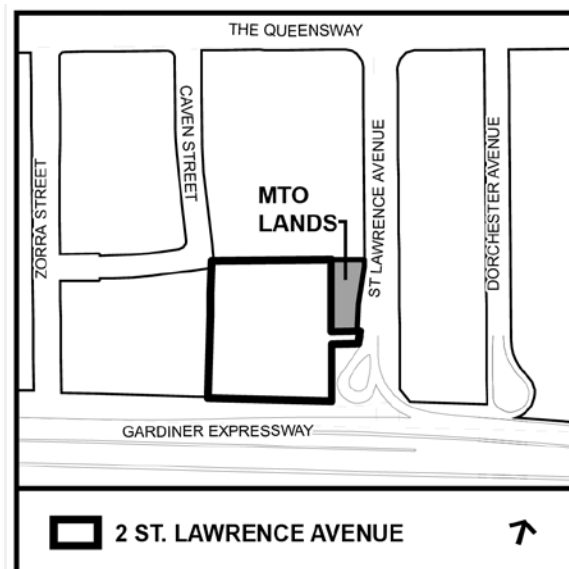
Date:	May 23, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	16 258434 WET 05 OZ

SUMMARY

This application proposes to amend Site and Area Specific Policy 6 (SASP 6) of the Official Plan to permit high density residential uses at 2 St. Lawrence Avenue (also known as Parcel 4 in SASP 6). Parcel 4 is currently designated for commercial uses only. SASP 6 also contains a maximum number of residential units and gross density limits for the lands bounded by The Queensway, St. Lawrence Avenue, the Gardiner Expressway and Zorra Street, which this application is seeking to increase.

The applicant has submitted three development options for Parcel 4 in support of the proposal amendments to SASP 6, each consisting of a multi-tower residential development. The three options illustrate a development encompassing some 49,000 m², representing a Floor Space Index of approximately 3.76 times the area of the land, and containing 552 to 586 units. Option A contains three towers having heights of 8, 14 and 20 storeys and no townhouse units. Option B contains two towers having heights of 16 and 24 storeys, plus 96 townhouse units. Option C contains two towers having heights of 19 and 25 storeys, plus 22 townhouse units.

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.

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is targeted to be held in the second quarter of 2017.

The completion of a Final Report and statutory public meeting under the *Planning Act* is targeted for the second quarter of 2018. The target date for the Final Report assumes that all required information is submitted promptly and that issues arising from the application are resolved 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 2 St. Lawrence Avenue 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 1992, Etobicoke City Council approved site specific Official Plan Amendment C-101-091 (OPA C-101-91) for approximately 7 ha of land bounded by The Queensway to the north, Zorra Street to the west, St. Lawrence Avenue to the east and the Gardiner Expressway to the south to redesignate the lands from Industrial and Commercial to Mixed Use.

OPA C-101-91 established parcels for future residential development on The Queensway, commercial uses along the Gardiner Expressway, public open space areas and public roads. The OPA provided for development of the lands with up to 1,270 residential units, 83,722 m² of commercial floor space and 0.89 ha of public open space. OPA C-101-91 was incorporated into the Toronto Official Plan as Site and Area Specific Policy 6 (SASP 6).

Zoning By-law 1992-130 was enacted to implement OPA C-101-91 on the majority of the lands, with the exception of the subject site in the southeast quadrant. The By-law permitted between 1,027 and 1,189 dwelling units at a maximum density of 2.06 times the area of the lands, and between 38,914 m² and 41,108 m² of commercial floor space at a maximum density of 0.79 times the area of the land. The total combined maximum

permitted development density was 2.85 times the area of the lands and maximum permitted building heights were 18-storeys.

In 2002, the City undertook an Avenues Study for The Queensway between Kipling Avenue and Mimico Creek. The purpose of the study was to identify a vision and implementation strategies to achieve the revitalization of The Queensway as an Avenue consistent with the objectives of the Official Plan to reurbanize corridors along major streets in the City. In June 2003, City Council adopted The Queensway Avenues By-law (By-law No. 514-2003) to implement The Queensway Avenue Study vision.

In 2005, Remington Group (Remington) and Sobey's owned the majority of the lands within the OPA C-101-91 and Zoning By-law 1992-130 lands and filed a joint application to amend the City of Etobicoke Official Plan (which was still in force and effect at the time of the application) and individual Zoning By-law Amendment applications for their respective lands. The Official Plan Amendment proposed the reorganization of parcels so that residential uses and a consolidated public park would be provided for on the western portion of the site on the Remington lands, and commercial uses on the eastern portion of the site on the Sobey's lands. The Sobey's Zoning By-law Amendment application proposed a 6,900 m² grocery store/commercial building on the north half of the eastern portion of the lands. The Remington Zoning By-law Amendment application proposed mixed use development on the majority of the western portion of the lands for 1,000 residential units, grade related retail space within a mixed use building along The Queensway, a public park and public roads. Building heights were proposed to range in height between 2 and 27-storeys.

In 2006, City Council approved the Official Plan and Zoning By-law Amendments for the Sobey's and Remington lands, as well as a Draft Plan of Subdivision. The Official Plan Amendment modified the development parcels and also established maximum density permissions on the lands. The amended SASP 6 established five parcels for residential development and a public park on the western portion of the lands and primarily commercial uses on the eastern portion of the lands and maintained the provisions for up to 1,270 residential units, 83,772 m² of commercial space and a 0.89 hectare public park. The amended SASP 6 also provided for a gross density of 2.85 times the area of the lands subject to a maximum residential density of 1.65 times the area of the lands and a maximum commercial density of 1.2 times the area of the lands.

Zoning By-law 747-2006 was enacted to implement the amended SASP 6 for the majority of the western portion of the lands. The Zoning By-law permits the development of 1,000 residential units at a maximum gross density of 2.85 times the area of the lands, and maximum building heights of 12 storeys for the north parcel along The Queensway (Phase 1 lands), 24 storeys for the mid-block parcel (Phase 2 lands), and 27 storeys for the south (Phase 3) lands. Zoning By-law 748-2006 was enacted for the Sobey's lands to add retail and grocery stores as permitted uses.

Since 2006, Remington has acquired additional lands in the western portion of the SASP 6 area and subsequent revisions to Zoning By-law 747-2006 have been approved by City

Council and the Committee of Adjustment to reflect these acquisitions and incorporate amendments to zone boundaries and building envelopes. In addition, development permissions for the 1193 The Queensway property at the corner of The Queensway and Zorra Street were increased as part of an acquisition and consolidation of lands for the Phase 1 development. The last amendment to Zoning By-law 747-2006 was enacted in April 2012 (By-law No. 798-2012). This amendment realigned the zone boundaries to incorporate the 13 and 15 Zorra Street properties into the Zoning By-law, revised the zoning envelopes accordingly and amended parking standards for the Phase 2 development block to be in accordance with updated City-wide parking standards. In approving this application, City Council directed that a base of 1,209 residential units be used for any future Section 37 calculations. This report and motion can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EY14.1>

In 2015, City Council approved an amendment to SASP 6 (Official Plan Amendment No. 281) enacting Zoning By-law 1314-2015. The Zoning By-law permits a mixed used development with up to 1,742 residential units on the western portion of the lands and sets the "ultimate" gross density for the lands at 3.0 times the lot area, based on a residential density of up to 1.8 times the lot area and a commercial density of up to 1.2 times the lot area. The Zoning By-law also excluded Parcel 2 from the alternative parkland dedication rate for residential development.

To date, the Remington Phase 1 development along The Queensway, which includes the 1193 The Queensway property, has been constructed and the mid-block Phase 2 lands which include 0.566 ha of public parkland have received Site Plan approval. A total of 761 residential units are constructed and approved on the Phase 1 and 2 lands.

Sobey's owns lands at 1061 The Queensway and have submitted an Official Plan Amendment application and two Zoning By-law Amendment applications to allow a two-storey grocery store on the northern portion of the site (Phase 1) and two residential buildings with an underground parking garage on the southern portion (Phase 2). A Site Plan application has also been submitted for Phase 1.

The subject site (Parcel 4 in SASP 6) is the remaining parcel to seek residential use permissions from the City as currently only commercial uses are allowed.

Pre-Application Consultation

The applicant has held discussions with Planning staff since 2013 regarding permissions for high density residential uses on the subject site. A pre-application consultation meeting was held with the applicant where staff advised that an Official Plan Amendment application would be required given the desire for residential use permissions and the high level of residential development activity in the surrounding area. Complete application requirements were also provided.

ISSUE BACKGROUND

Proposal

The application proposes to amend Site and Area Specific Policy 6 (SASP 6) of the Official Plan to permit high density residential uses at 2 St. Lawrence Avenue (also known as Parcel 4 in SASP 6), whereas this parcel is designated for commercial uses only. There is no non-residential component proposed and no non-residential gross floor area proposed. The applicant has submitted three options to illustrate the potential redevelopment of the site, each of which consists of a multi-tower residential development. The details of each development option are listed in Table 1 below. See Attachments 1-6 for the site plan and elevation plan for each development option. Also see Attachment 10 for the Application Data Sheet.

Table 1: Statistics for Development Options A, B and C

Built form	Option A	Option B	Option C
# Towers	3	2	2
Total GFA	49,032 m ²	49,080 m ²	48,855 m ²
Floor Space Index (FSI)	3.76	3.76	3.75
Total Number of Units (approx)	558	586	552
Proposed Park (size in ha)	0.33	0.19	0.2
Building/Tower A			
Height	8-storeys	16-storeys	19-storeys
# Units	80	160	190
Total GFA	6,000 m ²	12,000 m ²	14,250 m ²
Base Building A			
Height	4-storeys	4-storeys	4-storeys
# Units	90	90	90
Total GFA	11,400 m ²	11,400 m ²	11,400 m ²
Tower B			
Height	20-storeys	24-storeys	25-storeys
# Units	200	240	250
Total GFA	15,000 m ²	18,000 m ²	18,750 m ²
Base Building B			
Height	4-storeys	n/a	n/a
# Units	48	n/a	n/a
Total GFA	6,132 m ²	n/a	n/a
Tower C			
Height	14-storeys	n/a	n/a
# Units	140	n/a	n/a
Total GFA	10,500 m ²	n/a	n/a
Other Residential			
		Stacked Townhouses	Townhouses
Height	n/a	4-storeys	3-storeys
# Units	n/a	96	22
Total GFA	n/a	7,680 m ²	4,455 m ²

Site and Surrounding Area

The subject site is located on the west side of St. Lawrence Avenue, approximately 200 metres south of The Queensway. The site is generally square and consists of two separate lots one of which is owned by the Ministry of Transportation (MTO). The entire site is approximately 13,082 m² with a frontage of 120 m along St. Lawrence Avenue and a depth of 135 m. The relatively flat site currently includes an existing industrial building, which was previously occupied by Vintage Hardware Flooring, with a paved lot used for parking, storage, loading and site access.

Surrounding land uses include:

North: Immediately north of the site is a vacant industrial one storey building. The site, owned by Sobey's, is the subject of two separate rezoning applications to allow a grocery store fronting The Queensway and two residential buildings.

South: Immediately south of the site is the Gardiner Expressway westbound lanes. South of the Expressway are lots with various light industrial and employment uses such as a nursery with stone yard, costume shop and car dealership.

East: Immediately east of the site is St. Lawrence Avenue which serves as the westbound off-ramp from the Gardiner Expressway. East of St. Lawrence Avenue are lots with various light industrial and employment uses in one story buildings. Further east is The Queensway Cineplex Cinemas and associated parking lot.

West: Immediately west of the site is a vacant lot owned by Remington Group with planning approvals for 3 residential buildings at heights of 19, 27 and 42 storeys. Further west is another site at 30 and 44 Zorra Sreet currently seeking approval of a Zoning By-law Amendment to permit a 35-storey residential building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, 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, as the case may be, 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 property is designated *Mixed Use Areas* on Map 15 – Land Use Map in the Official Plan (see Attachment 7: Official Plan – Land Use). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities.

The development criteria in *Mixed Use Areas*, as cited in Policy 4.5.2, include but are not limited to:

- a) creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) providing for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown*, the *Central Waterfront*, *Centres*, *Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment for all Torontonians;
- c) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- d) locating and massing new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- e) locating and massing new buildings to frame the edges of streets and parks with good proportions and maintaining sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) providing an attractive, comfortable and safe pedestrian environment;
- g) having access to schools, parks, community centres, libraries and childcare;
- h) taking advantage of nearby transit services;
- i) providing good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- k) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Site and Area Specific Policy 6 (SASP 6)

SASP 6 establishes development parcels, public park and public road locations for the redevelopment of the lands between The Queensway and the Gardiner Expressway to the north and south, and Zorra Street and St. Lawrence Avenue to the west and east (see Attachment 8: Official Plan – Site and Area Specific Policy 6).

SASP 6 permits mixed use development with up to 1,742 units, 83,722 m² of commercial space and 0.89 ha of parks. The development concept provides for residential uses on the

western portion of the lands near Zorra Street (Parcels 1 and 2) and commercial uses to the eastern portion adjacent to St. Lawrence Avenue (Parcels 3 and 4). Parcel 5 is proposed for public parkland (see Figure 1 – SASP 6 Parcel Map).

The "ultimate" gross density for the lands is a maximum of 3.0 times the land area, based on a residential density of up to 1.8 times the land area and a commercial density of up to 1.2 times the land area.

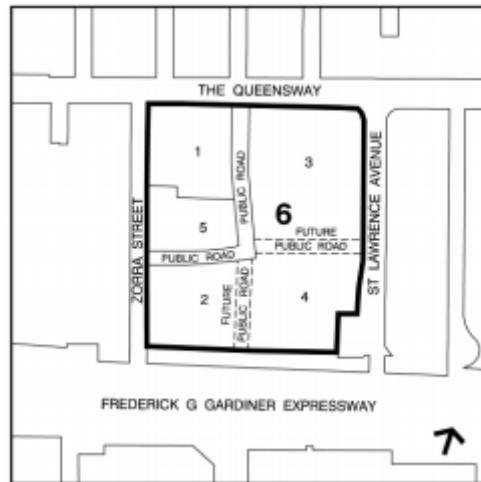


Figure 1: SASP 6 Parcel Map

SASP 6 establishes Parcels 1, 2 and 5 on the western portion of the lands and envisions that these lands will be developed for residential uses and a public park. Parcels 1 and 5 have obtained Site Plan approval. Parcel 1 has been developed with residential uses as envisioned by SASP 6. Parcel 2 at the southwest corner of SASP 6 was also approved for residential uses and required an amendment to SASP 6 to increase the number of permitted residential units from 1,270 to 1,742 and increase the "ultimate" gross density on the SASP 6 lands from 2.85 to 3.0 times the land area (increasing the residential density from up to 1.65 times the land area to 1.8 times the land area).

SASP 6 envisions that Parcels 3 and 4 on the eastern portion will be developed for commercial uses. Parcel 3 is owned by Sobey's and Planning staff are currently reviewing Official Plan and Zoning By-law Amendment applications seeking permission for both commercial and residential uses. The residential uses on the southern portion of Parcel 3 are not envisioned by SASP 6 which necessitates the Official Plan Amendment application.

SASP 6 also contains a parkland dedication policy requiring that parkland be dedicated at a rate of 0.5 ha per 300 units, which can be provided by a combination of land and cash-in-lieu payments. As part of a parkland dedication requirement for Parcels 1 and 2, a 0.566 ha public park block has been established on the Parcel 5 lands as envisioned by SASP 6.

Zoning

The property is zoned Class 1 Industrial Zone (I.C1) under the former City of Etobicoke Zoning Code (see Attachment 9: Zoning). This zoning permits a mix of light industrial, commercial and recreational uses including medical offices, warehousing, community centres, athletic fields, daycares, professional or administrative offices, restaurants, banks, servicing/repair operations, automobile service stations, car washes, public garages, vehicle sales and rental establishments and manufacturing operations, excluding those involving the use of paint and/or varnish, fuel oil storage-yards, asphalt operations and cement works.

On May 9, 2013 City Council enacted City-wide Zoning By-law No. 569-2013 currently under appeal to the Ontario Municipal Board. This site was excluded from Zoning By-law No. 569-2013 due to inconsistencies between the Official Plan designation and the Zoning By-law permissions.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has yet to be submitted.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>.

Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent and nearby properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at: http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

A comprehensive update to the Infill Townhouse Design Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Design Guidelines (draft August 2016) further clarify and expand upon the 2003 Council-approved Infill Townhouse Design Guidelines to address current policy directions and best practices for a broader range of multi-dwelling developments up to four storeys in height. The latest draft of the Townhouse and Low Rise Apartment Design Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>

Prior to presenting a finalized version of these Guidelines for City Council consideration and adoption, City staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of development applications. The Urban Design Guidelines for Infill Townhouses and the draft Townhouse and Low Rise Apartment Design Guidelines will be considered in the evaluation of the application.

Reasons for the Application

An amendment to SASP 6 is required to permit residential uses on the subject site (Parcel 4 of SASP 6) and also to increase the overall maximum number of residential units and the residential and total gross density permissions for the SASP 6 lands.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Transportation Impact Study

A Notification of Incomplete Application issued on December 16, 2016 identified the outstanding material required for a complete application submission as follows:

- Community Services and Facilities Study

The outstanding material was submitted on March 23, 2017 and a Notification of Complete Application was subsequently issued on March 30, 2017.

Section 37

Should the Official Plan Amendment application be recommended for approval and an associated Zoning By-law Amendment application be submitted for the subject site, the identification of appropriate community benefits under Section 37 of the *Planning Act* will occur as a result of any proposed increase in height and number of residential units beyond what is permitted by the current zoning.

Issues to be Resolved

The proposal for an additional 552 to 586 residential units would increase the gross density for the lands subject to SASP 6, increase the residential unit count for the lands and introduce residential uses on lands currently intended to be developed with commercial uses.

Issues to be addressed with this proposal include, but are not limited to:

- Determining the appropriateness of residential uses on Parcel 4 of SASP 6;

- Determining appropriate minimum non-residential use requirements;
- Determining the appropriateness of residential uses on the lands in close proximity to the I.C1 (Class 1 Industrial) zoned lands to the east of Parcel 4;
- Determining the existing infrastructure capacity and any requirements for infrastructure expansion;
- Determining the traffic and transportation impacts that the proposal may have to the traffic coming from the Gardiner Expressway's St. Lawrence Avenue off-ramp;
- Adequacy of existing community services and facilities that may be required to serve the development;
- Determining the requirement of any on-site community facilities;
- In the absence of a Zoning By-law Amendment application, determining the appropriate built form, density and number of residential units;
- Conformity with Official Plan policies, including development criteria for *Mixed Use Areas*, the Built Form policies and Tall Building policies in Chapter 3 with respect to building location, orientation, height and massing of the illustrated buildings;
- Determining the appropriate building heights, density, massing, number of residential units for the subject site and impacts on the surrounding area;
- Determining the appropriate building separation distances;
- Determining the appropriate type and mix of units, including family-sized 3 bedroom units;
- Determining the locations and widths of private and public right-of-ways including sidewalks, and on-site pedestrian pathways and connections;
- Determining the traffic and transportation impacts to the surrounding local and main streets;
- Determining compliance with the City-wide Tall Building Design Guidelines and Infill Townhouse Design Guidelines;
- Shadow impacts on the surrounding properties, The Queensway and the future park to the west; and

- Parkland dedication requirements of SASP 6.

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

CONTACT

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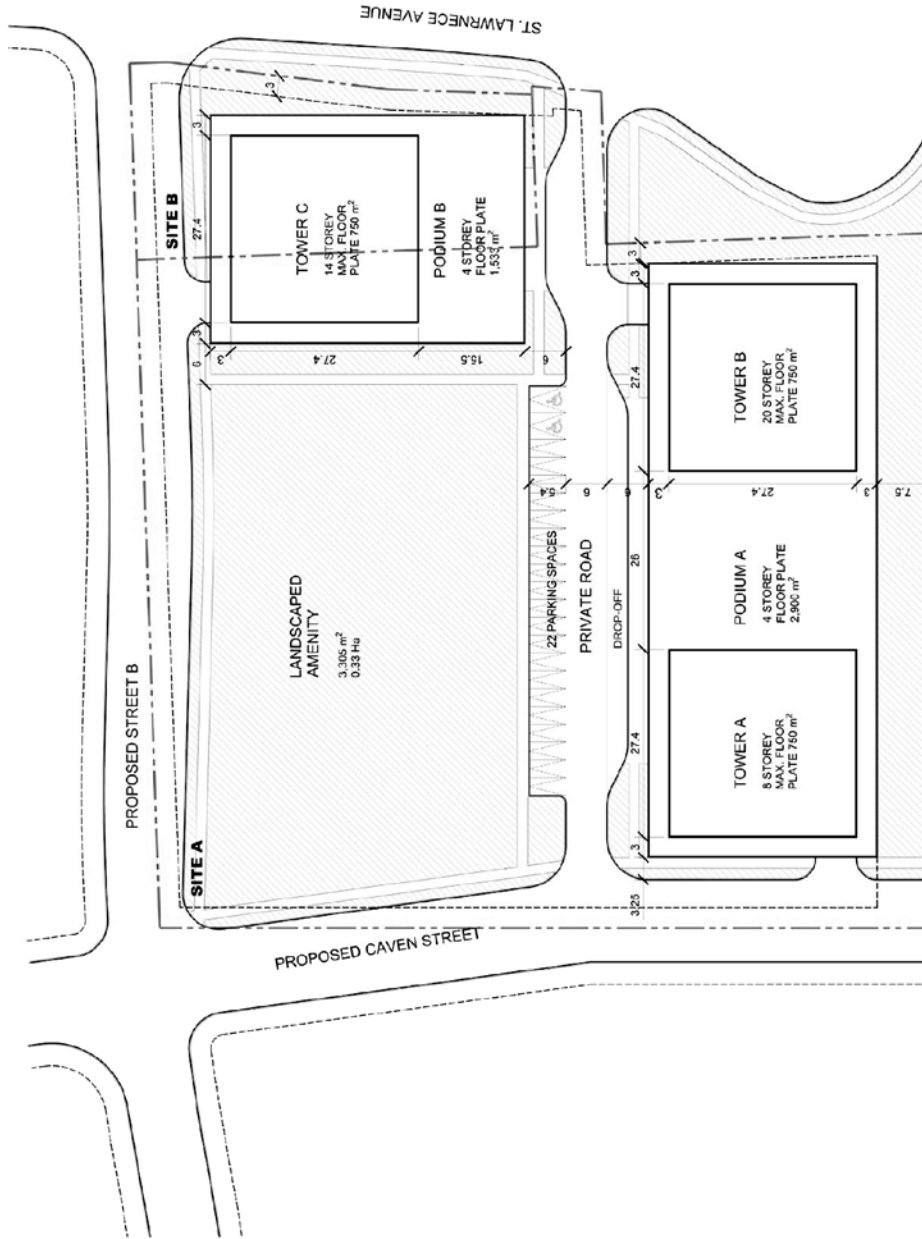
SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan – Option A
Attachment 2: Site Plan – Option B
Attachment 3: Site Plan – Option C
Attachment 4: Northwest Bird's Eye View – Option A
Attachment 5: Northwest Bird's Eye View – Option B
Attachment 6: Northwest Bird's Eye View – Option C
Attachment 7: Official Plan – Land Use
Attachment 8: Official Plan – Site and Area Specific Policy 6 (SASP 6)
Attachment 9: Zoning
Attachment 10: Application Data Sheet

Attachment 1: Site Plan – Option A



2 St. Lawrence Avenue

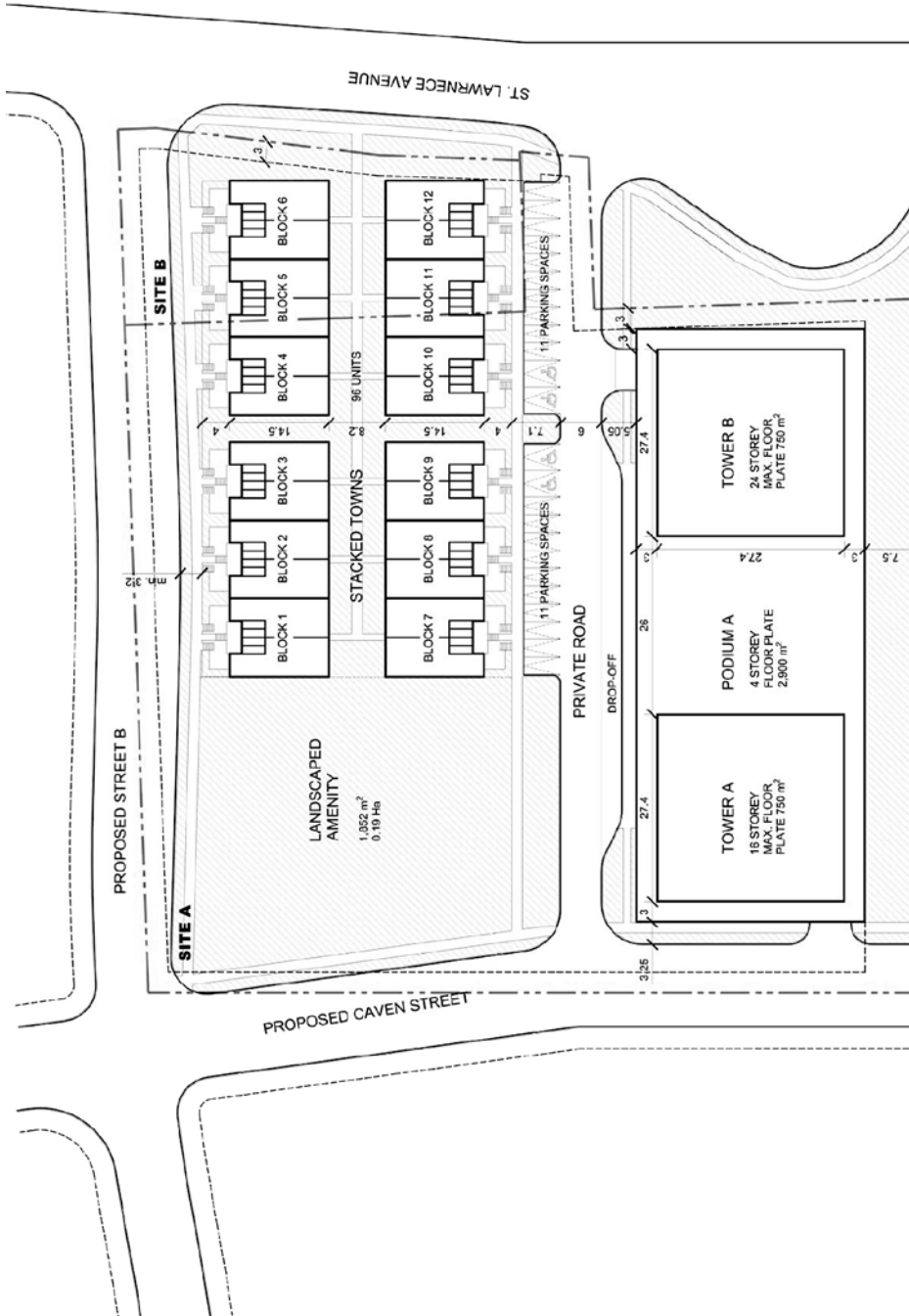
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Site Plan - Option A
 Applicant's Submitted Drawing

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Attachment 2: Site Plan – Option B



2 St. Lawrence Avenue

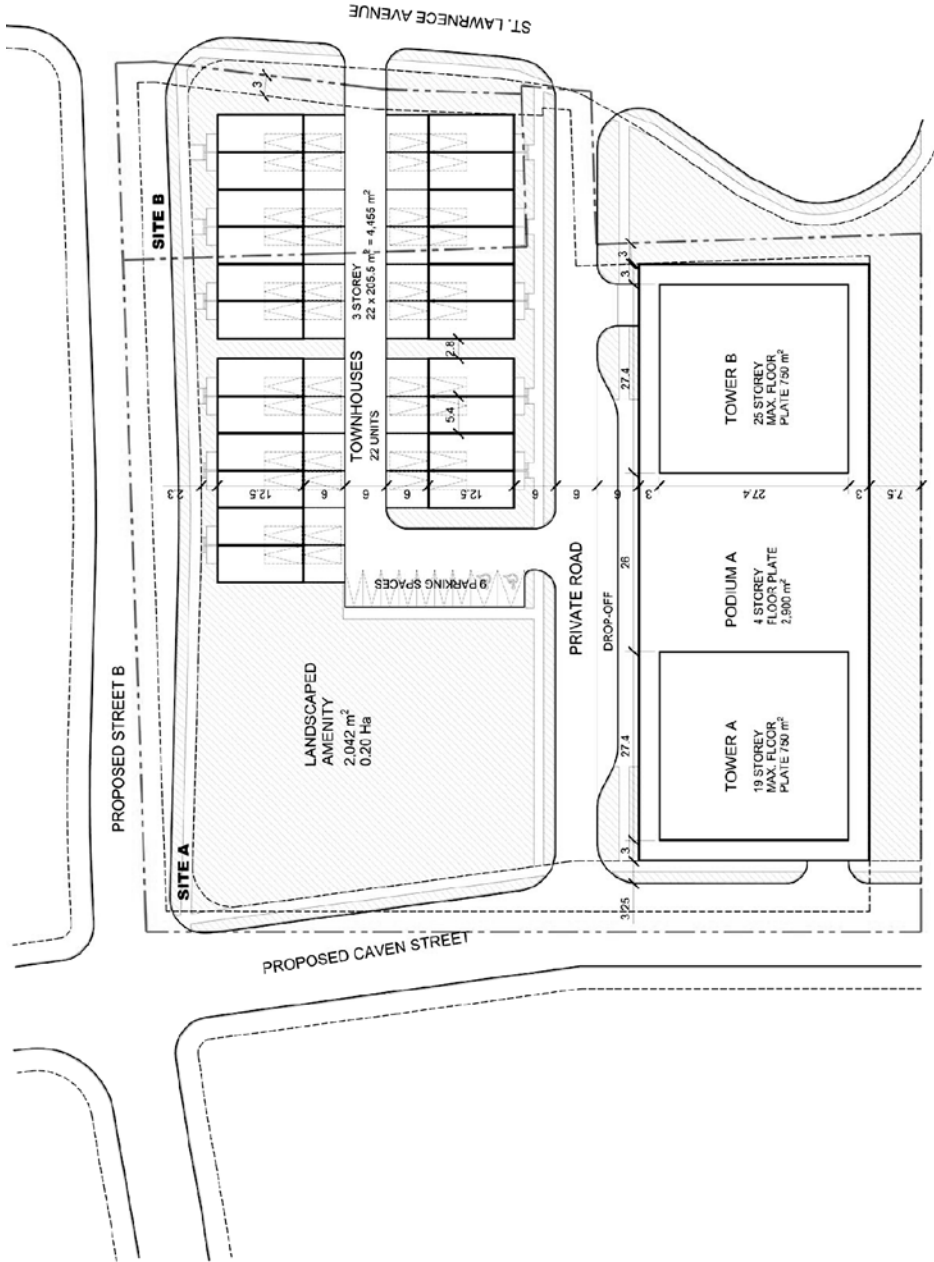
Site Plan - Option B

Applicant's Submitted Drawing

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Attachment 3: Site Plan – Option C



2 St. Lawrence Avenue

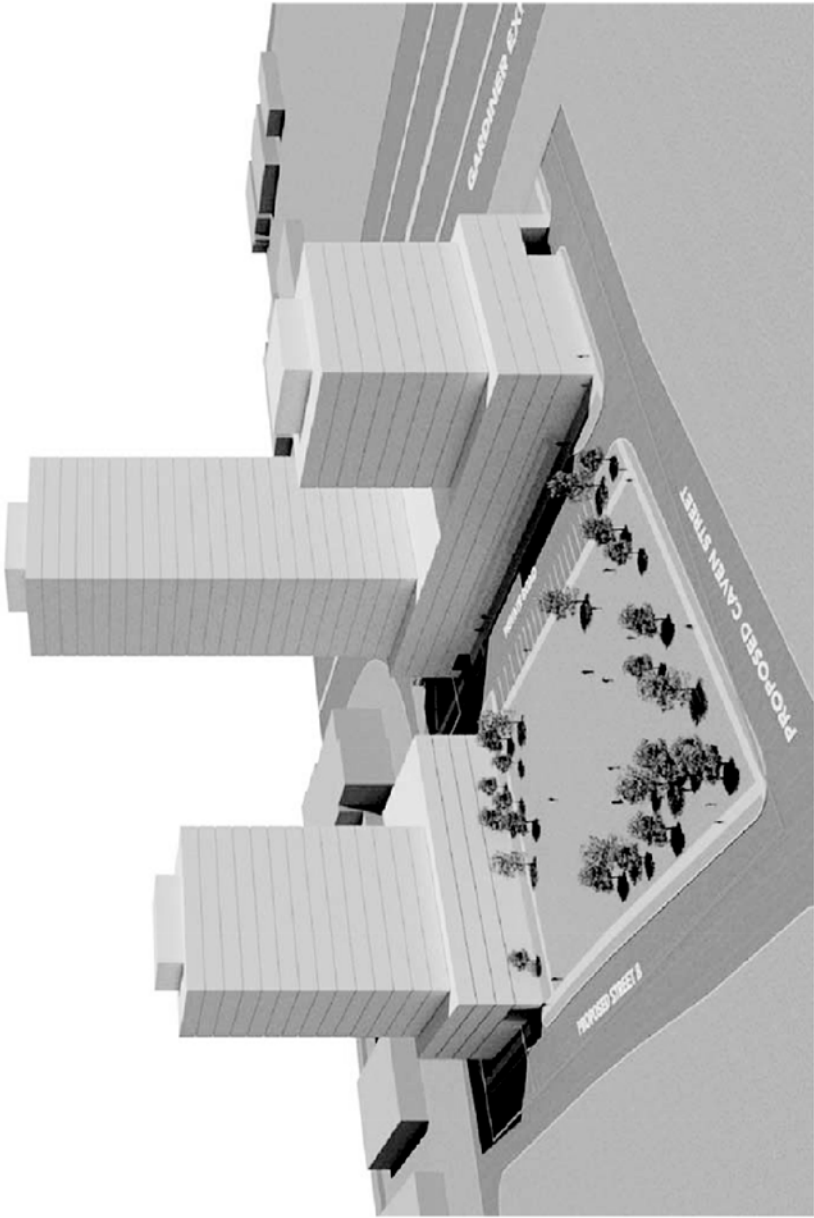
Site Plan - Option C

Applicant's Submitted Drawing

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Attachment 4: Northwest Bird's Eye View – Option A



BIRD'S EYE VIEW FROM NORTH-WEST

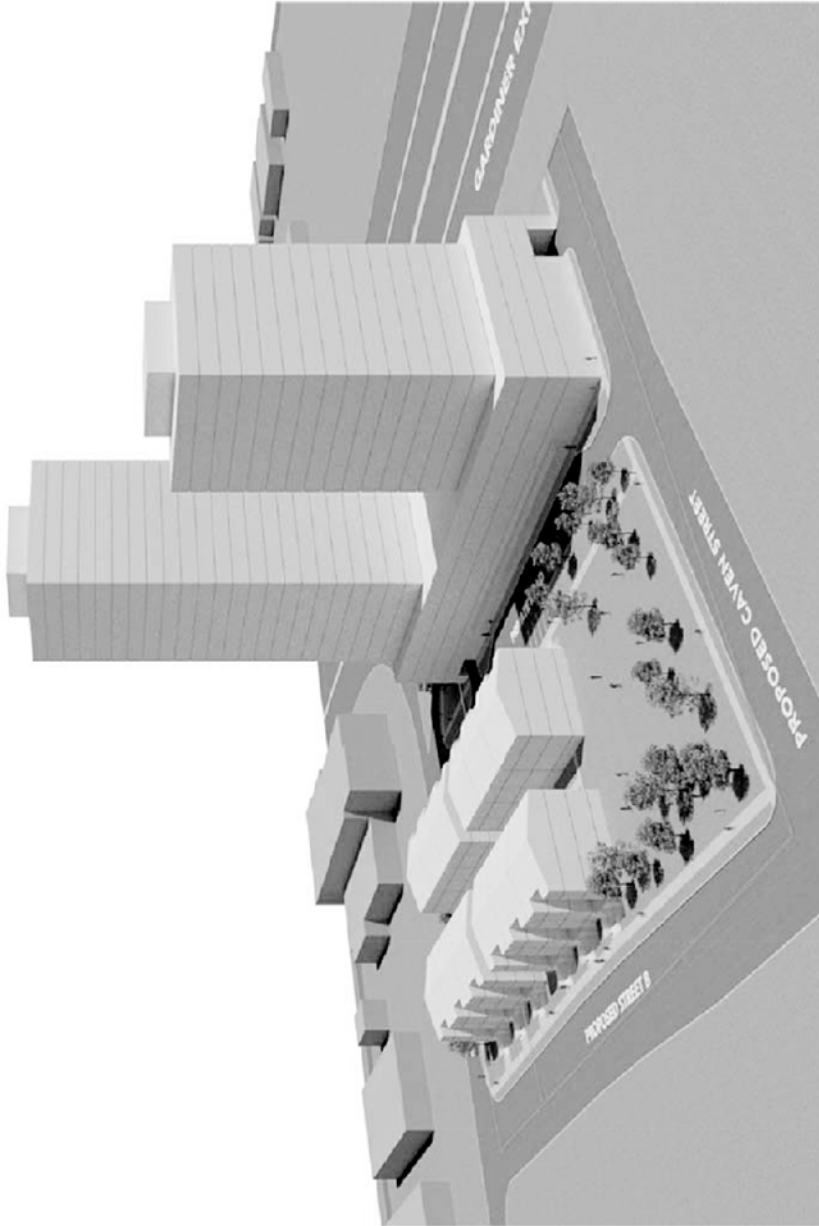
Elevations - Option A
Applicant's Submitted Drawing

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2 St. Lawrence Avenue

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Attachment 5: Northwest Bird's Eye View – Option B



BIRD'S EYE VIEW FROM NORTH-WEST

Elevations - Option B

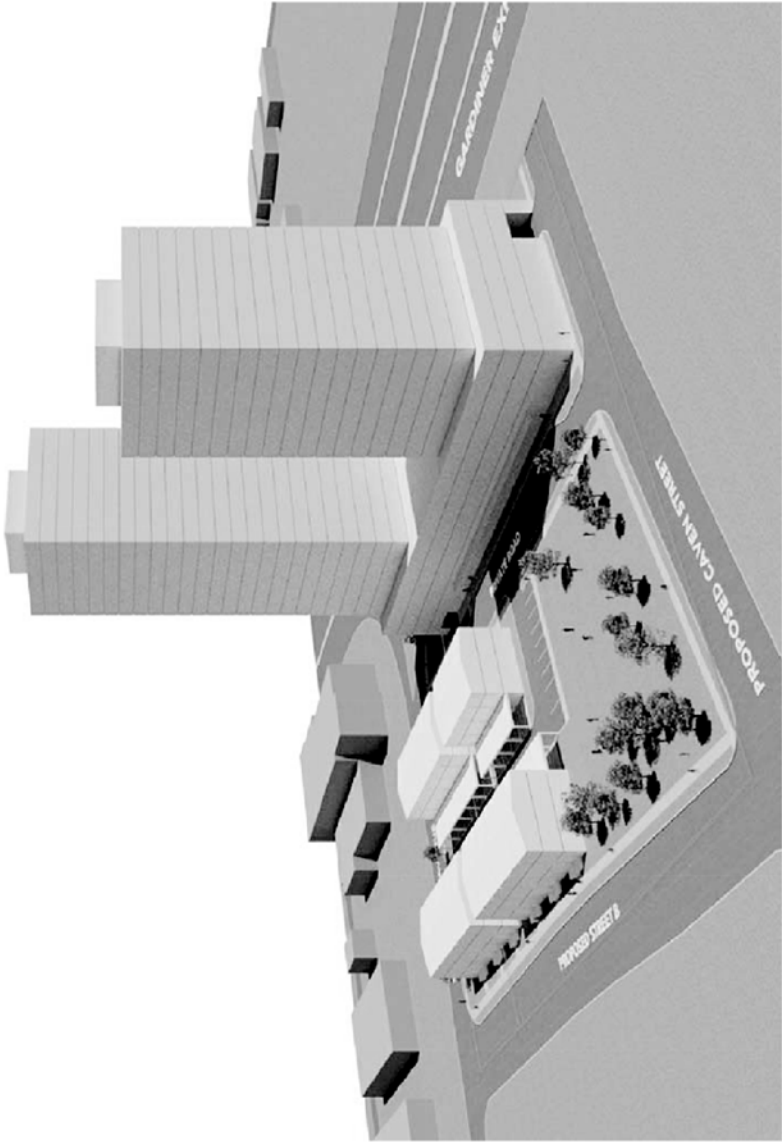
Applicant's Submitted Drawing

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2 St. Lawrence Avenue

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Attachment 6: Northwest Bird's Eye View – Option C



BIRD'S EYE VIEW FROM NORTH-WEST

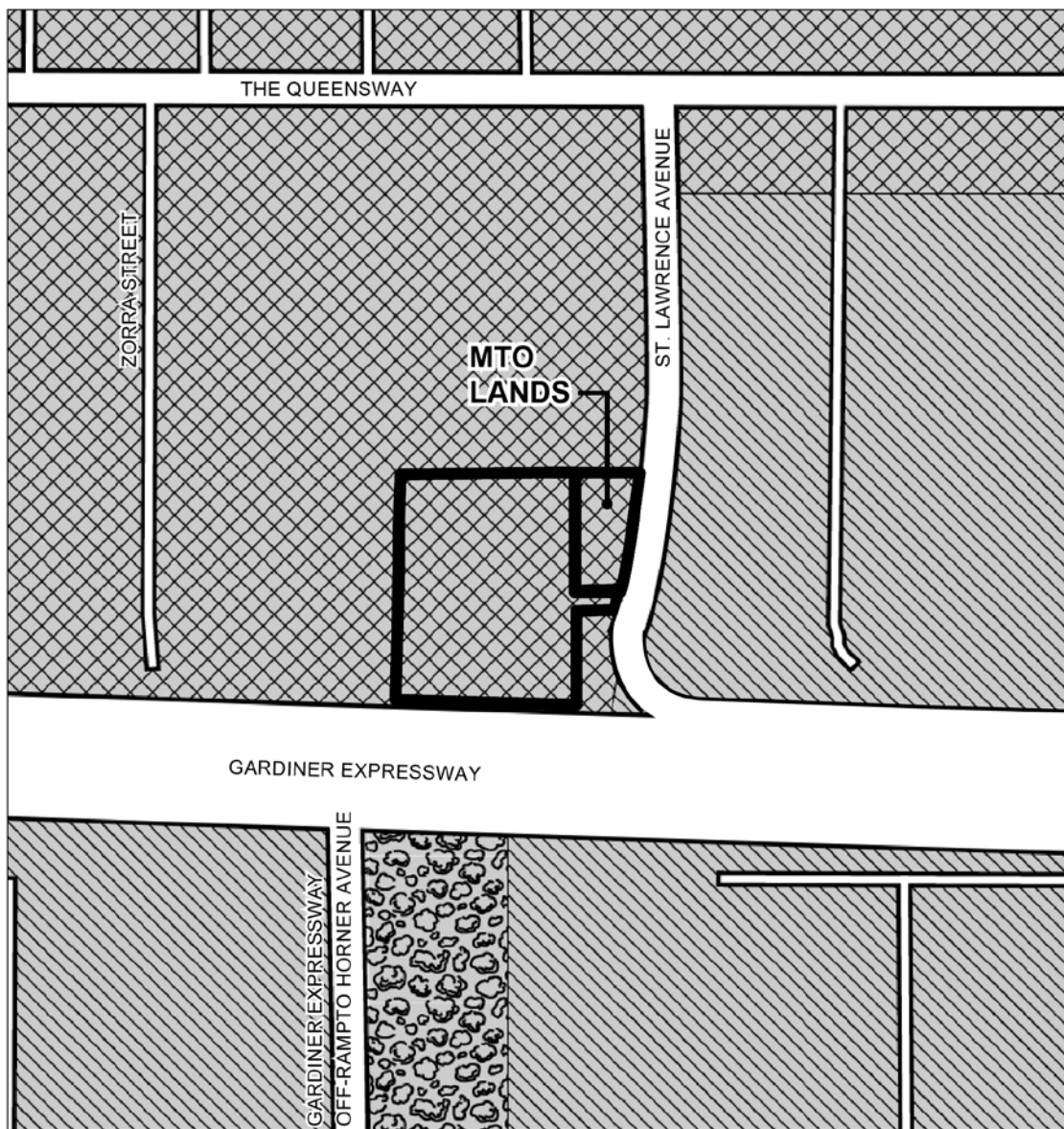
Elevations - Option C
Applicant's Submitted Drawing

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2 St. Lawrence Avenue

File # 16 258434 WET 05 02

Attachment 7: Official Plan – Land Use



TORONTO City Planning
Extract from Official Plan

2 St. Lawrence Avenue

File # 16 258434 WET 02

-  Site Location
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Other Open Space Areas
-  Employment Areas


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Attachment 8: Official Plan – Site and Area Specific Policy 6 (SASP 6)



6. South Side of The Queensway, Between Zorra Street and St. Lawrence Avenue, North of the Gardiner Expressway

(a) A mixed use development with up to 1,742 units, 83,722 square metres of commercial space, and 0.89 hectare of parks is permitted. The development concept provides for residential uses on the west portion of the lands, near Zorra Street (Parcels 1 and 2) and commercial uses to the east adjacent to St. Lawrence Avenue (Parcels 3 and 4). Parcel 5 is proposed as public parkland;

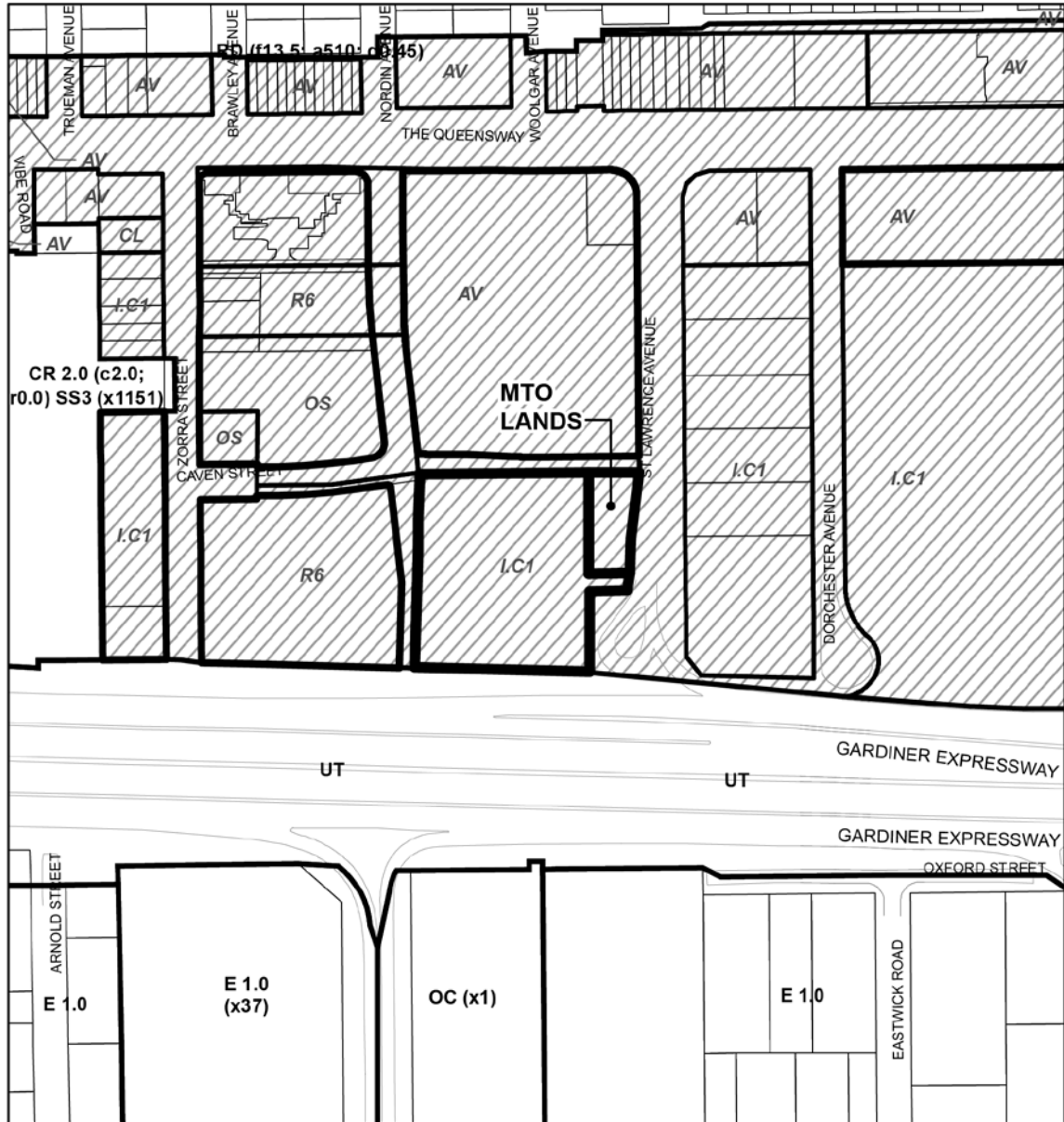
(b) The "ultimate" gross density for the lands is a maximum 3.0 times the lot area, based on a residential density of up to 1.8 times the lot area and a commercial density of up to 1.2 times the lot area. The site area used to calculate gross density may include the lands dedicated as public roads and parks. The residential and commercial density caps may be exceeded on individual development parcels provided that the overall density cap is not exceeded at full build-out;

(c) Rezoning application for individuals [sic] properties may be based on the “ultimate” density. Where the full density allowed by this policy cannot be used within a property being rezoned, the residential density may be transferred to other properties within the area. Such surplus density would be added to the receiving property when it is rezoned;

(d) The alternative parkland dedication rate for the residential development, excluding Parcel 2, will be a minimum of 0.5 hectares per 300 units. The parkland dedication may be a combination of land and cash-in-lieu payments; and

(e) A special provision shall be contained in the Zoning By-law prohibiting dwelling units and recreational space on Block 2 within 60 metres from Block 4 as set out in the By-law until such time as further environmental studies are completed demonstrating acceptable compatibility between the residential units and/or recreational space on Block 2 and the industrial use on Block 4.”


Attachment 9: Zoning





Zoning By-Law No. 569-2013

2 St. Lawrence Avenue

File # 16 258434 WET 05 0Z

	Location of Application	E	Employment Industrial
RD	Residential Detached	OC	Open Space Cemetery
CR	Commercial Residential	UT	Utility and Transportation

	See Former City of Etobicoke By-Law No. 11,737
R6	Sixth Density Residential Zone
OS	Public Open Space Zone
I.C1	Class 1 Industrial Zone
AV	Limited Commercial-Avenues Zone
CL	Limited Commercial Zone


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 Extracted: 03/31/2017

Attachment 10: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	16 258434 WET 05 OZ
Details	OPA, Standard	Application Date:	November 30, 2016

Municipal Address: 2 ST. LAWRENCE AVENUE
 Location Description: PLAN 1051 LOTS 14 TO 19 LOTS 33 TO 39 PT LOTS 13 20 32 40 69 **GRID W0507
 Project Description: Proposed amendment to the Official Plan to permit residential uses on Parcel 4 of SASP 6 which is designated for commercial uses only.

Applicant:	Agent:	Architect:	Owner:
MICHAEL KOOBY			KOUBY INVESTMENT CORPORATION LTD. and Ministry of Transportation

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 6
Zoning:	I.C1	Historical Status:	N
Height Limit (m):	5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	13,082	Height:	Storeys:	8, 14 & 20 – Option A 16 & 24 – Option B 19 & 25 – Option C
Frontage (m):	120			
Depth (m):	135			
Total Ground Floor Area (sq. m):	tbd			Total
Total Residential GFA (sq. m):	48,855- 49,080		Parking Spaces:	tbd
Total Non-Residential GFA (sq. m):	0		Loading Docks	tbd
Total GFA (sq. m):	48,855- 49,080			
Lot Coverage Ratio (%):	tbd			
Floor Space Index:	3.75-3.76			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	tbd	Residential GFA (sq. m):	48,855- 49,080 0
Bachelor:	tbd	Retail GFA (sq. m):	0 0
1 Bedroom:	tbd	Office GFA (sq. m):	0 0
2 Bedroom:	tbd	Industrial GFA (sq. m):	0 0
3 + Bedroom:	tbd	Institutional/Other GFA (sq. m):	0 0
Total Units:	552-586		

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