

## **3199 Lake Shore Boulevard West – Zoning By-law Amendment Application – Final Report**

Date: June 4, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Ward: 3 – Etobicoke-Lakeshore

**Planning Application Number: 20 146801 WET 03 OZ**

### **SUMMARY**

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This application proposes to amend the former City of Etobicoke Zoning Code and City-wide Zoning By-law 569-2013 for the lands municipally known as 3199 Lake Shore Boulevard West. The application is for the Humber Cultural Hub which is a component of the Humber College Lakeshore Campus.

The proposal includes the partial redevelopment of the site with several building additions that would be constructed over two phases. The existing 6-storey student residence building and 2 and 3-storey library building on the site would be retained and would connect to the proposed development.

The first phase will include an 8-storey building with 1 to 4-storey podiums. The first, second and third floors of the building would be comprised of academic and recreational space, and the upper floors would be for student residences (320 beds). The second phase will include a 3-storey academic building with a music and performing arts hall, which will also be connected to the first phase of the development.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). This report reviews and recommends approval of the application to amend the Zoning By-laws. The proposal represents an appropriate institutional development.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend former City of Etobicoke Zoning Code for the lands at 3199 Lake Shore Boulevard West substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 5.
2. City Council amend City-wide Zoning By-law 569-2013 for the lands at 3199 Lake Shore Boulevard substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 6.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendments as may be required.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY**

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A Preliminary Report on the application was adopted by the Etobicoke York Community Council on September 9, 2020 authorizing staff to conduct a community consultation meeting. The decision document can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EY17.8>

## **PROPOSAL**

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This application proposes to amend the former City of Etobicoke Zoning Code and City-wide Zoning By-law 569-2013 for the lands municipally known as 3199 Lake Shore Boulevard West. The application is for the Humber Cultural Hub which is a component of the Humber College Lakeshore Campus. The proposal includes the partial redevelopment of the site with multiple institutional building additions that would be developed in two phases.

The first phase would include an 8-storey building (approximately 32 m in height, excluding the mechanical penthouse) with 1 to 4-storey podiums (approximately 4 m to 20 m in height). The first, second and third floors of the building would be comprised of

academic and recreational space, and the upper floors would be for student residences. The second phase would include a 3-storey academic podium building (approximately 15 m in height, excluding the mechanical penthouse) which would connect to the first phase of the development.

The existing 6-storey student residence building fronting Lake Shore Boulevard West would be retained and would connect to the proposed development through a pedestrian bridge on the fourth storey of the proposed 8-storey building component. The existing 2 and 3-storey library building on the site would also be retained and would connect to the proposed development on the ground floor. Between the existing library building and the proposed 3-storey academic building component, there would be a landscaped courtyard that would provide outdoor amenity space for students. The existing 2-storey academic building component located in the center of the site, with the exception of the existing recording studio, would be demolished and a portion of the existing surface parking lot (a total of 169 parking spaces) would be removed to facilitate the proposed development.

The total gross floor area of the institutional development would be 49,611 m<sup>2</sup>, of which 30,380 m<sup>2</sup> would be attributed to the proposed development and 19,231 m<sup>2</sup> would be attributed to the existing buildings that will be retained on the site.

The proposed development would encompass two music and performing arts halls, multimedia production and post-production facilities, a usability lab, 3D animation spaces and a music recording studio. It would also provide additional classroom and computer lab spaces. The new student residence would provide accommodation for up to 320 students, as well as a new cafeteria and recreational spaces, including an indoor basketball court.

A total of 1,030 parking spaces on the Humber College Lakeshore Campus are proposed to serve the development, including 494 parking spaces in the existing surface parking lot on the subject site and 344 spaces at the off-site parking lot at 170 Birmingham Street, currently under construction. Of the 494 parking spaces on-site, 10 spaces will be accessible parking spaces. Vehicular access to the site via Lake Shore Boulevard West and Twenty Third Street will be maintained. The Lake Shore Boulevard West access would also be used by delivery and moving vehicles which would access the two loading spaces (Type A and Type B) located in the northeastern portion of the proposed development. A new pick-up/drop-off area is proposed along the east side of the development with layby spaces and access via Lake Shore Boulevard West. A total of 111 long-term bicycle parking spaces and 35 short-term bicycle parking spaces are proposed to be provided on the site.

Attachments 7 and 8 (Site Plan and Elevations) illustrate the development concept for the subject site.

## Revisions to Original Proposal

Pre-application consultation meetings were conducted with the applicant in 2019 and 2020. The initial concept discussed with staff was similar to the current proposal with the addition of new academic and student residence building components. The proposed additions were however oriented differently and the proposed student residence building component was 11-storeys in height and the academic building components were 4 and 6-storeys in height. The applicant filed the subject Zoning By-law Amendment application, which is similar to the current proposal in layout, but with greater building heights. The first phase of the development included an 8 and 9-storey student residence building (approximately 34 m and 37 m in height, excluding the mechanical penthouse) connected to 1, 3 and 4-storey academic podiums (approximately 13 m, 18 m and 22 m in height). The second phase included a new 3 and 4-storey academic building (approximately 18 m to 24 m in height) that connected to the first phase of the development.

The current proposal, submitted on March 25, 2021, incorporates a number of changes to the original concept based on comments from City staff and the community consultation. The revisions include:

- A reduction in the number of storeys;
- A reduction in the overall building heights;
- The reconfiguration of vehicular circulation with the removal of a pick-up/drop-off area off of Twenty Second Street;
- Modifications to the massing and placement of the buildings and podiums to provide an appropriate transition in scale to the adjacent *Neighbourhoods* designated lands; and
- Improvements to the public realm with additional tree plantings and landscaping.

## Phasing/Timing

Pursuant to subsection 2(4) of the *Ontario Colleges of Applied Arts and Technology Act, 2020* and subsection 2(1) of Ontario Regulation 34/03, the applicant, Humber College, is an agency of the Crown. Pursuant to section 71 of the *Legislation Act, 2006*, no Act or regulation binds the Crown, which includes Crown agents, unless it expressly states an intention to do so. The *Building Code Act* and the *Planning Act* do not apply to Crown agencies; however, it is open to Crown agencies to voluntarily submit to these legislative regimes. The applicant proposes to evoke its status as a Crown agency in order to exempt itself from the *Building Code Act* requirements in order to construct the first phase of the proposed development due to timing constraints. However, the Zoning By-law Amendment and Site Plan applications will continue to be reviewed and processed by City staff. The applicant intends to voluntarily submit to the City's standard process for the review of the building permits required to construct the second phase of the proposed development.

## **Site and Surrounding Area**

The subject site is located on the south side of Lake Shore Boulevard West, immediately east of Twenty Second Street and Twenty Third Street (see Attachment 2: Location Map). The site is approximately 49,400 m<sup>2</sup> in area (4.9 hectares) and is generally rectangular in shape.

The site is currently occupied by the Humber College Lakeshore Campus A/B Building, which is comprised of a series of connected components including a 6-storey student residence that fronts Lake Shore Boulevard West and a 2-storey academic building that is connected to a 2 and 3-storey library building. The balance of the site is occupied by a surface parking lot with approximately 663 parking spaces.

Surrounding land uses include:

- North: Directly across Lake Shore Boulevard West is the Twenty Street Junior School, as well as 2 and 3-storey buildings occupied by commercial and residential uses. Further north beyond these properties is a low-rise residential area.
- East: Immediately east is a 4-storey long term care facility (Lakeshore Lodge). An elementary school (The Holy Trinity Catholic School) and additional Humber College Lakeshore Campus buildings are located further east, including the Humber College Student Welcome and Resource Centre.
- South: Abutting the site to the south is the R.L. Clark Water Treatment Plant. To southeast of the site and east of the treatment plant is the Ken Cox Community Centre, Father John Redmond Catholic Secondary School and Regional Arts Centre and sports track field. Beyond these properties to the south, is Colonel Samuel Smith Park.
- West: To the west of the site is a low-rise residential area. Along Lake Shore Boulevard West, are 2 and 3-storey buildings with commercial and residential uses, and the Humber College Art Commons.

## **Reasons for Application**

Amendments to the former City of Etobicoke Zoning Code and City-wide Zoning By-law 569-2013 are required to permit the proposed increase in building height and density, and to establish other development standards necessary to implement the development proposal.

## **APPLICATION BACKGROUND**

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### **Application Submission Requirements**

The following reports/studies were submitted in support of the application:

- Arborist Report;
- Energy Efficiency Report;
- Geotechnical Study;
- Hydrogeological Report;
- Noise and Vibration Impact Study;
- Pedestrian Level Wind Study;
- Planning Rationale;
- Public Consultation Strategy Report;
- Functional Servicing and Stormwater Management Report;
- Sun/Shadow Study; and
- Transportation Impact, Parking and Loading Study.

The above materials are available online at the Application Information Centre (AIC) and may be found at the following link:

<https://www.toronto.ca/city-government/planning-development/application-information-centre>

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

### **Statutory Public Meeting Comments**

In making their decision with regard to the Zoning By-law Amendment application, Council members have been given had an opportunity to consider the submissions received prior to and at the statutory public meeting held by the Etobicoke York Community Council for the application. Oral submissions made at the virtual meeting will be broadcast live over the internet and recorded for review.

## **POLICY CONSIDERATIONS**

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### **Planning Act**

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities. The outcome of staff analysis and review of relevant matters of provincial interest are summarized in the Comments Section of this report.

### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official

plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

## **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and



- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

## **Toronto Official Plan**

The site is located on an *Avenue* on Map 2 – Urban Structure and designated *Institutional Areas* on Map 15 – Land Use Plan of the Official Plan (see Attachment 3: Official Plan Land Use Map). The site is subject to Site and Area Specific Policy No. 22 (SASP 22) which pertains to the lands south of Lake Shore Boulevard West, east of Twenty Third Street and west of Thirteenth Street. The site is also located on a segment of Lake Shore Boulevard West identified on Map 4 - Higher Order Transit Corridors and on Map 5 - Surface Transit Priority Network as a "Transit Priority Segment".

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

This application has been reviewed against the policies of the City of Toronto Official Plan which includes the following applicable policy direction:

## **Chapter 2 - Shaping the City**

### *Section 2.1 Building a More Liveable Urban Region*

The Official Plan contains principles for steering growth and change to appropriate areas of the City, while protecting the City's neighbourhoods and green spaces from development pressures.

### *Section 2.2.3 Avenues: Reurbanizing Arterial Corridors*

The Official Plan states that *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. There is no "one size fits all" program for reurbanizing the *Avenues*. A framework for change will be tailored to the situation of each *Avenue* through a local Avenue Study that includes community consultation to establish a vision and implementation plan for: how the streetscape and pedestrian environment can be improved; where public open space

can be created and existing parks improved; where trees should be planted; and how use of the road allowance can be optimized and transit service enhanced. Policies 2.2.3.1 and 2.2.3.2 require reurbanization of *Avenues* to be achieved through the preparation of Avenue Studies, and that these studies must engage the local community.

## **Chapter 3 - Building a Successful City**

### *Section 3.1.1: The Public Realm*

Public realm policies promote quality architecture, landscape and urban design and construction that ensures that new development enhances the quality of the public realm. The policies also recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

### *Section 3.1.2: Built Form*

Section 3.1.2 of the Official Plan contains Built Form policies to ensure new development in Toronto will: be located and organized to fit with its existing and/or planned context; locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces; be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context, and limit its impact on neighbouring streets, parks, open spaces and properties; be massed to define the edges of streets, parks and open spaces at good proportion; and provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

### *Section 3.2.1: Housing*

Section 3.2.1 of the Official Plan contains Housing policies to support the provision and maintenance of a full range of housing, in terms of form, tenure and affordability across the City and within neighbourhoods to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

## **Chapter 4 – Land Use Designations**

The subject site is designated *Institutional Areas* on Map 15 – Land Use Plan of the Official Plan. Section 4.8 of the Official Plan contains the applicable *Institutional Areas* policies. These areas are made up of major educational, health and governmental uses

with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities. Major health and educational institutions are important employers and service providers and will continue to grow to serve the needs of an increasing city and regional population.

## **Chapter 7 – Site and Area Specific Policies**

The application is located on lands subject to Site and Area Specific Policy No. 22 (SASP 22). In particular, SASP 22 requires the lands to be retained as major public open space where community services may be located. Only parkland and community facilities such as community colleges, community and health services, homes for the aged, arts/cultural facilities, recreational and community centre facilities, day care facilities, libraries, elementary and secondary schools and fire and other emergency services are permitted on the lands designated Institutional Areas. SASP 22 also requires new buildings to locate primarily west of Kipling Avenue and to generally maintain the overall open space and heritage character of the site.

The outcome of staff analysis and review of relevant Official Plan policies and Site and Area Specific Policies noted above are summarized in the Comments section of the Report.

### **Zoning**

The site is zoned Institutional (I) under the former City of Etobicoke Zoning Code. This zoning permits a variety of uses including institutions such as colleges with or without dormitory uses. The site is also subject to Site Specific Zoning By-law No. 1981-205 which relates to the permission of 12 coin operated amusement devices and one billiard table in the games room of the Humber College Lakeshore Campus.

Under City-wide Zoning By-law 569-2013, the site is zoned Institutional Education zone (IE)(x8). The IE zoning permits a range of uses including a post-secondary school, student residence, performing arts school, place of assembly and production studio, as well as a sports place of assembly operated by or in association with a post-secondary school. The maximum permitted lot coverage is 35%, the maximum permitted floor space index is 0.4 times the lot area and the maximum height of a building or structure is 13 metres. Exception 8 provides specific permission for 12 coin operated amusement devices and one billiard table located in the games room of the Humber College Lakeshore Campus. This Exception also refers to prevailing By-law No. 1988-11 of the former City of Etobicoke Zoning Code, which does not apply to the current boundaries of the subject site, as it references the adjacent long-term care facility, municipally known as 3197 Lake Shore Boulevard West.

## **Design Guidelines**

### **Avenues and Mid-rise Buildings Study and Performance Standards**

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The link to the guidelines is here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bqrd/backgroundfile-92537.pdf>

### **Lakeshore Grounds Urban Design Guidelines**

The Lakeshore Grounds are the lands formerly known as the Lakeshore Psychiatric Hospital, on the south side of Lake Shore Boulevard West. The Lakeshore Grounds Urban Design Guidelines, dated June 2004, primarily address potential redevelopment between Colonel Samuel Smith Park Drive and Twenty-Third Street. In particular, the Guidelines require future development to support the establishment of north-south and east-west pedestrian connections through this area of the site including: a primary east-west connection and view corridor approximately continuing the alignment of Meaford Street, extending east from Twenty-Third Street through the site to Kipling Avenue and centred on the Administrative Building of the Humber College Quadrangle; and an east-west connection extending from the west campus of Humber College on Twenty-Third Street to Colonel Samuel Smith Park Drive in the vicinity of the north end of the Humber College ring road.

The Lakeshore Grounds Urban Design Guidelines can be viewed at the following link:

<https://www.toronto.ca/wp-content/uploads/2017/08/94f9-Toronto-Urban-Design-Guidelines-Lakeshore-Grounds.pdf>

### **'Greening' Surface Parking Lots**

The 'Greening' Surface Parking Lots Guidelines were approved by City Council in 2007 and minor edits were completed in January 2013 to make the Guidelines consistent with

the requirements of the Toronto Green Standard. The Guidelines provide specific strategies and measures which developers, designers and reviewers of surface parking lots can apply to help meet Official Plan policies and environmental performance targets of the Toronto Green Standard. "Greening" the surface parking lot involves: planting trees; providing good quality soil and generous landscaped areas; enhancing pedestrian and cycling infrastructure; managing stormwater on-site; reducing the urban heat island effect; and using sustainable materials and technologies.

### **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (File No. 20 146806 WET 03 SA) and is currently under review.

### **COMMENTS**

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City Planning staff are recommending approval of an amendment to the Zoning By-laws to permit the proposed institutional development which represents good planning.

#### ***Planning Act***

It is staff's opinion the current application has regard to relevant matters of provincial interest in Section 2 of the *Planning Act*. These include: (h) the orderly development of safe and healthy communities; (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; (j) the adequate provision of a full range of housing, including affordable housing; (k) the adequate provision of employment opportunities; (p) the appropriate location of growth and development; and (r) the promotion of a built form that, (i) is well designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposal is an appropriate location for institutional development: is supportive of transit along Lake Shore Boulevard West; represents an appropriate built form that provides student housing; encourages a sense of place; and provides educational, cultural and recreational facilities. It is staff's opinion that the proposed development has appropriate regard for the relevant matters of provincial interest outlined in the *Planning Act*. These matters are further articulated through the PPS (2020) and the Growth Plan (2020).

#### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020) as noted below.

## **Provincial Policy Statement (2020)**

The proposed institutional development which includes a student residence building is consistent with Policy 1.1.1(b) as it represents a housing type that is part of a broad range of housing types provided within a complete community, and as such, contributes to the sustainability of healthy, liveable and safe communities. It is also consistent with the direction of Policy 1.1.1(e) as it integrates land use planning, transit-supportive development, intensification and infrastructure to achieve a development that optimizes transit investments, minimizes land consumption and servicing costs. In addition, the proposal is consistent with Policy 1.6.7.4 by providing a housing type and density that promotes and supports minimizing length and number of vehicle trips and supports current and future use of transit and active transportation. It is also consistent with Policy 1.6.8.1 as the application protects for future transit corridors and rights-of-way.

## **A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020)**

Staff have determined that the proposal conforms with the Growth Plan (2020). The proposal conforms with Policy 2.2.2.3 as the site is located within the delineated built-up area and represents intensification that will contribute to the achievement of complete communities. It also conforms with Policy 3.2.8.6 as the proposed institutional development is located in a settlement area and provides the opportunity for a greater number of students to reside on campus with access to transit and active transportation including bicycle infrastructure and pedestrian connections within the site and throughout the campus.

## **Land Use**

This application has been reviewed against the Official Plan policies described in the Policy Considerations Section of this report as well as the policies of the Toronto Official Plan as a whole. The *Institutional Areas* Official Plan designation permits and supports the proposed institutional development, which would form part of the existing Humber College Lakeshore Campus. The proposal fits within the planned context for the area and is in keeping with the policy direction of the Official Plan. Planning staff are therefore of the opinion that the proposed land use is appropriate for the subject site and can be supported.

## **Density, Height, Massing**

The proposed density, height and massing have been assessed by applying the relevant Official Plan policies and design guidelines referenced in the Policy Considerations Section of this report. Section 3.1.2 Built Form was recently updated through Official Plan Amendment 480 and came into effect on September 21, 2020. The previous version of Section 3.1.2, which still applies to the proposed development because it was in effect at the time the application was deemed complete, has also been used in the evaluation.

The proposed institutional development is comprised of different building components including an 8-storey mid-rise building (approximately 32 m in height, excluding the mechanical penthouse) located at the southeast portion of the site and will be significantly set back from the adjacent lands to the west designated *Neighbourhoods*. The proposed development will step down in height towards the adjacent low-rise *Neighbourhoods*. A 3-storey academic podium building (approximately 15 m in height, excluding the mechanical penthouse) is proposed on the west side of the site, as part of the second phase of the development, and will connect to the 8-storey building component that is included in the first phase of the development. The 3-storey academic building will be set back considerably from the west property line, approximately 24 m, in order to provide separation, landscaped open space and minimize impact on the adjacent *Neighbourhoods* designated lands. Furthermore, the 3-storey component provides an appropriate transition in scale to the adjacent low-rise *Neighbourhoods*.

Planning staff are of the opinion that the proposed infill development provides appropriate density, height and transition in scale and is compatible with the surrounding context.

### **Sun, Shadow and Wind**

The applicant submitted a Sun/Shadow Impact Study illustrating the impact of the proposed development on the surrounding context during the spring and fall equinoxes. The study illustrates that for the required test times (March 21 and September 21 for the hours between 9:18 pm and 6:18 pm) there would be no impact on the lands designated *Neighbourhoods* to the west. There would be shadow cast on the lands to the southeast designated *Institutional Areas* and occupied by the sports track field for Father John Redmend Catholic Secondary School and Regional Arts Centre after 4 pm in March and September, allowing for approximately 7 hours of sunlight over the sports field. Planning staff have assessed the incremental shadowing impacts resulting from the proposed development and are satisfied that the development adequately limits shadowing on the surrounding lands.

The applicant also submitted a Pedestrian Wind Study, dated June 19, 2020, prepared by RWDI Consulting Engineers and Scientists. The study concludes that during the summer, wind conditions at all entrances are expected to be comfortable for sitting or standing, which is suitable for the intended use, and wind conditions around the proposed development and surrounding sidewalks are expected to be comfortable for walking. In the winter, all main entrance locations around the proposed development would be suitable for standing. The study also concludes that elevated wind speeds are expected to occur at some sidewalk and walkway locations during the winter, but would still be suitable for use. Winds higher than desired are expected at the building corners of the proposal. Landscaping would help to mitigate the wind conditions caused by corner acceleration at these areas. Through the Site Plan review process, landscaping

and wind mitigation measures would be secured to ensure the wind effects are acceptable, should this application be approved.

### **Traffic Impact, Access, Parking**

The applicant's transportation consultant, IBI Group, prepared a Transportation Impact, Parking and Loading Study, dated May 6, 2020, to reflect the projected future conditions. The study estimates that the proposed development would decrease the number of trips per hour when compared to existing conditions. It is estimated that the proposal would generate a total of 36 fewer two-way trips (27 inbound and 9 outbound) during the weekday morning and 40 fewer two-way trips (9 inbound and 31 outbound) during the afternoon peak hours. The study indicates that no new critical movements would be created due to site traffic and increases to delay are minimal. It also concludes that traffic generated by the proposed development can be accommodated by the adjacent street system. A sensitivity analysis was also conducted by the consultant to assess traffic operations at the proposed loading dock access. The results of the analysis indicate that the unsignalized intersection of Lake Shore Boulevard West and the proposed loading dock access is expected to operate well within capacity with minimal delays during the weekday morning and afternoon peak hours under future conditions.

Vehicular access to the site will be provided from Twenty Third Street with two existing driveways to the internal parking lot and from Lake Shore Boulevard West with an existing driveway that will also be used by delivery and moving vehicles to access the proposed loading spaces. A new pick-up/drop-off is proposed on the east side of the development with access from the Lake Shore Boulevard West driveway.

Transportation Services staff request that additional analysis be completed for the use of the proposed east side pick-up/drop-off as the main campus pick-up/drop-off area and the impact that it will have on the volume of new traffic and capacity at the east driveway access, which is an unsignalized intersection at Lake Shore Boulevard West. The lack of an internalized pick-up/drop-off on the west side of the campus is concerning from a traffic operations perspective as an increase of traffic would be using the unsignalized intersection. The required additional analysis for pick-up/drop-off operations is to be submitted by the applicant and reviewed as part of the Site Plan application to address staff's concerns.

The Parking Study, prepared by IBI Group, dated May 6, 2020, examined whether the proposed parking supply will be sufficient to accommodate future parking needs. The study identified that the campus is located adjacent to areas zoned as Policy Area 4 (PA4) under City-wide Zoning By-law 569-2013. A total of 1,007 parking spaces are required to meet the PA4 rates. The proposed parking supply of 1,030 spaces within various lots surrounding the campus satisfies the above-noted rates and is expected to be adequate to meet the proposed development's future parking needs.



The application proposes two loading spaces (1 Type A and 1 Type B), which coincide with the existing loading supply. The applicant's consultant completed a Loading Study indicating that there are no existing issues with respect to loading operations. Given that existing loading operations are adequate and only minor increases to food service delivery and residence-related service loading times and frequencies are anticipated as a result of the increased student resident capacity, the provision of 1 Type A space and 1 Type B space is projected to be adequate to accommodate future loading demands.

### **Bicycle Parking**

Official Plan policies encourage reduced automobile dependency and promote alternative modes of transportation. The policies look to increase opportunities for better walking and cycling conditions. A total of 111 long-term bicycle parking spaces and 35 short-term bicycle parking spaces are proposed to be provided on the site, which satisfies the required bicycle parking spaces under City-wide Zoning By-law 569-2013, as amended by Zoning By-law 559-2014. The proposed bicycle parking facilities will be further refined and secured through the Site Plan review process including the locations of the bicycle parking spaces, access to the spaces, and the provision of a bike share facility on the site.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 36 metre right-of-way for this segment of Lake Shore Boulevard West, a 3.0 m road widening dedication along the Lake Shore Boulevard frontage of the subject site is required and is proposed to be conveyed to the City with this application. The applicant must convey the required land for a nominal sum to the City as a condition to Site Plan approval.

### **Streetscape and Public Realm**

The Official Plan requires that new development enhance the existing streetscape by massing new development to define edges of streets with good proportion. The Official Plan also requires that attention be given to the streetscape by ensuring that these areas are attractive, comfortable and functional for pedestrians through landscaping and setbacks that create attractive transitions from public and private realms.

Presently, municipal sidewalks exist along the Lake Shore Boulevard West, Twenty Second Street and Twenty Third Street frontages of the site with a width of less than 2.1 m. In order to comply with City standards and the requirements of the Accessibility for Ontarians with Disabilities Act (AODA), new 2.1 m wide concrete sidewalks are proposed along the Lake Shore Boulevard West, Twenty Second Street and Twenty Third Street site frontages. Internal to the site, the proposal includes a series of pedestrian walkways of at least 2.1 m in width. Further, the proposed development will provide an east-west pedestrian walkway on the subject site, which would connect the

west Humber College campus to the east campus, in accordance with the Lakeshore Grounds Urban Design Guidelines.

The application also proposes streetscape improvements through landscaping and street tree plantings. In total, approximately 14 additional street trees are proposed to be planted along the Twenty Second Street and Twenty Third Street frontages. Streetscape details will be finalized and secured through the Site Plan review process. Planning staff are of the opinion that the proposed development would create high-quality, landscaped and well-connected pedestrian-oriented streetscapes.

### **Servicing**

The applicant submitted a Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Incorporated, dated August 27, 2020 and revised to April 21, 2021 and a Hydrogeological Site Assessment Report, prepared by Peto MacCallum Limited, dated August 26, 2020. The objectives of these reports are to identify the municipal servicing and stormwater management requirements for this development and to demonstrate how each service would be accommodated by the existing infrastructure. Engineering and Construction Services staff have reviewed these reports and find them acceptable, and have advised there is sufficient capacity.

### **Archaeological Assessment**

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. The subject site has archaeological resource potential and as such, a Stage 1 Archaeological Assessment was submitted. The report determined that there are no further archaeological concerns regarding the subject site. Heritage Planning staff have reviewed the submitted report and concur with this determination.

### **Noise and Vibration Impacts**

The applicant retained Aercoustics Engineering Limited to prepare a Noise and Vibration Impact Study dated August 25, 2020 and revised May 11, 2021. The results of this study indicate that the predicated sound levels from road traffic are expected to be addressed through the requirements of the Ontario Building Code (OBC). The study recommends no acoustic barriers or additional noise controls to meet the applicable limits at the outdoor living areas of the proposed development.

Valcoustics Canada Limited was retained to peer review this Noise and Vibration Impact Study and supporting materials on behalf of the City and provide an opinion on the sufficiency and accuracy of the submitted materials, and concurrence with the opinions of the report and associated documentation. Valcoustics Canada Limited have reviewed the study and require transportation and stationary noise source assessments to be conducted for the western portion of the proposed institutional development prior to

agreeing with the findings and conclusions of the study. Mitigation measures required for noise abatement and applicable warning clauses would be reviewed and secured through the Site Plan review process.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The submitted Arborist Report, prepared by Bruce Tree Expert Company Limited, dated March 24, 2020 and revised March 12, 2021, indicates that the site has a total of 31 existing By-law protected trees. The applicant is proposing to remove 5 City-owned street trees, 9 privately-owned trees, and is proposing to injure 7 City-owned street trees. The applicant is required to submit Applications to Injure or Destroy Trees to Urban Forestry staff for the required removal or injury of these trees.

The Landscape Plans, prepared by Janet Rosenberg and Studio Incorporated and dated September 4, 2020, propose the planting of approximately 71 new trees on the site. Urban Forestry staff are of the opinion that the Landscape Plans are acceptable.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Control process.

### **Community Consultation**

City Planning staff hosted a virtual community consultation meeting on December 2, 2020. The meeting was attended by approximately 25 members of the public, along with City staff, the applicant and their consulting team. In accordance with the direction of Etobicoke York Community Council, notice was sent to an expanded notification area that exceeded the required 120 m.

At the meeting, Planning staff presented the policy framework and an overview of the application review process, and the applicant presented their proposal. The meeting concluded with a question and answer period. Questions and comments raised by

members of the public concerned the following issues: proposed building heights and number of storeys; traffic impact; vehicular access on Twenty Third Street; adequacy of parking; loss of mature trees; provision of green space; integration of bird-friendly design; and demolition and construction impacts. Based on the comments received by the community, as well as City staff, the proposal was revised as discussed in the Revisions to Original Proposal section of this report.

## **Conclusion**

The proposal has been reviewed against the policies of the *Planning Act*, PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). The proposal is in keeping with the intent of the City of Toronto Official Plan, particularly as it relates to the *Avenues*, *Institutional Areas*, Built Form and Public Realm policies. Staff worked with the applicant to address the following key concerns: reducing the proposed building heights, providing an appropriate transition in scale to the adjacent *Neighbourhoods* designated lands and improving the public realm.

Staff are of the opinion the proposed development is an appropriate infill development for the site that is compatible with the surrounding context. The proposed institutional development would contribute positively to the area by providing educational, cultural and recreational facilities. Staff recommend that City Council support the approval of this application.

## **CONTACT**

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E-mail: [Olivia.Antonel@toronto.ca](mailto:Olivia.Antonel@toronto.ca)

## **SIGNATURE**

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Angela Stea, MCIP, RPP  
Acting Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment to Former City of Etobicoke Zoning Code

Attachment 6: Draft Zoning By-law Amendment to City-wide Zoning By-law 569-2013

### **Applicant Submitted Drawings**

Attachment 7: Site Plan

Attachment 8: Elevations

## APPLICATION DATA SHEET

**Municipal Address:** 3199 LAKE SHORE BOULEVARD WEST      **Date Received:** June 9, 2020

**Application Number:** 20 146801 WET 03 OZ

**Application Type:** Rezoning

**Project Description:** To amend the former City of Etobicoke Zoning Code and City-wide Zoning By-law 569-2013 for the lands municipally known as 3199 Lake Shore Boulevard West to permit the Humber Cultural Hub which is a phased institutional development as part of the Humber College Lakeshore Campus. The proposal includes the partial redevelopment of the existing building with the construction of multiple building additions including an 8-storey student residence building and 1 to 4-storey academic podiums with music and performing arts halls.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
BOUSFIELDS INC.	CAITLIN ALLAN	DIAMOND SCHMITT ARCHITECTS	HUMBER COLLEGE

### EXISTING PLANNING CONTROLS

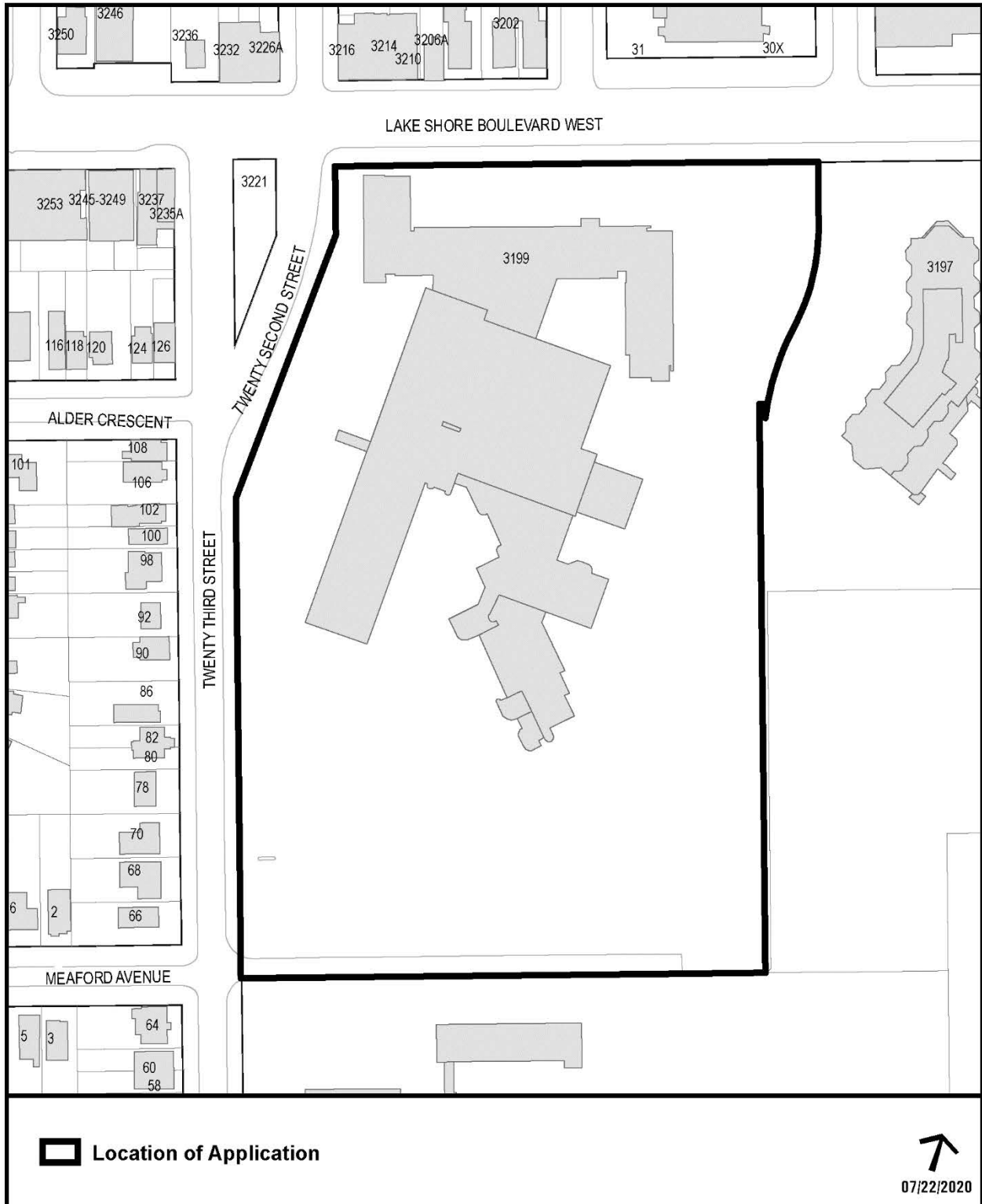
Official Plan Designation:	Institutional Areas	Site Specific Provision:	SASP 22
Zoning:	(IE)(x8)	Heritage Designation:	
Height Limit (m):	13 m	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m):	48,893	Frontage (m):	167	Depth (m):	280
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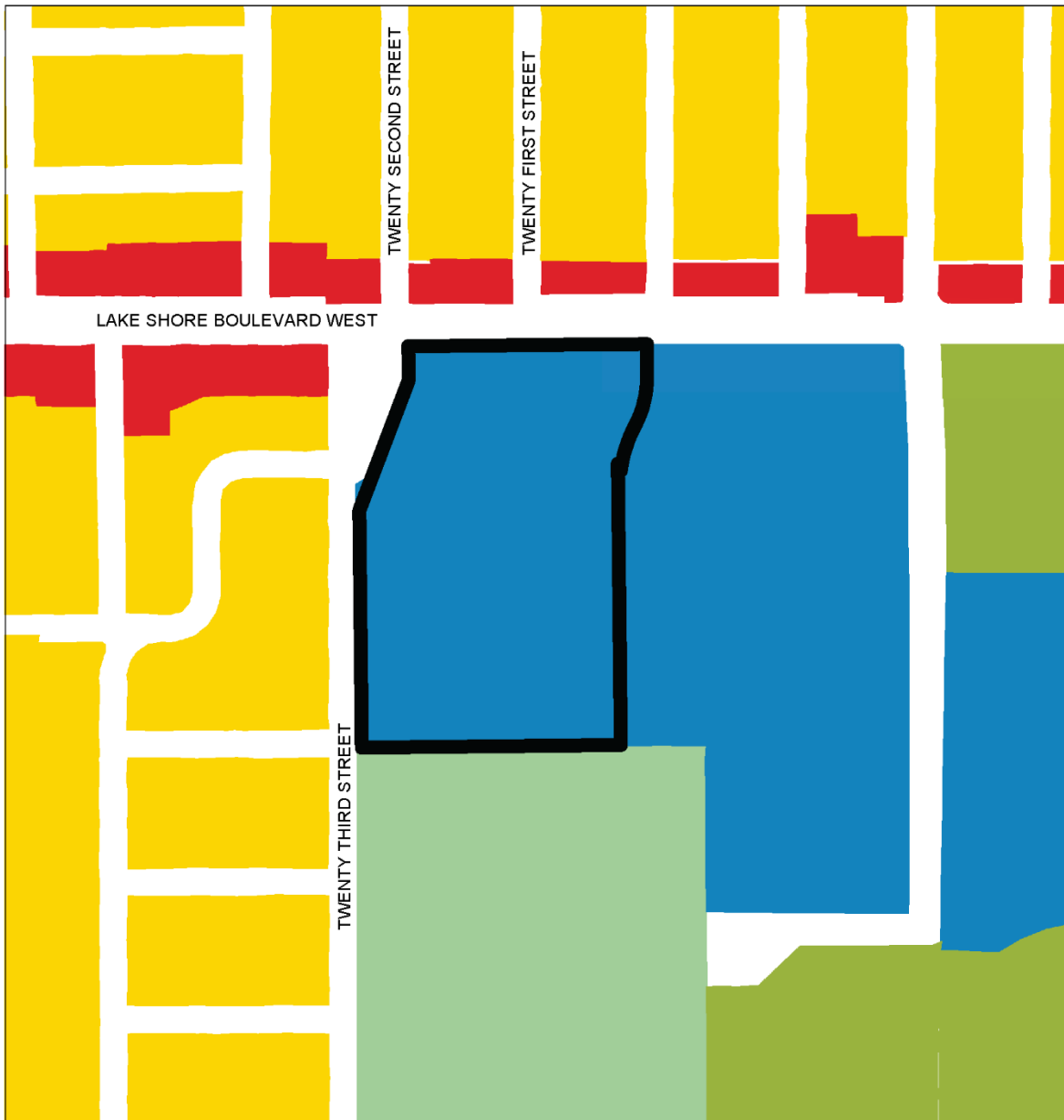


# Attachment 2: Location Map












Attachment 3: Official Plan Land Use Map



3199 Lake Shore Boulevard West

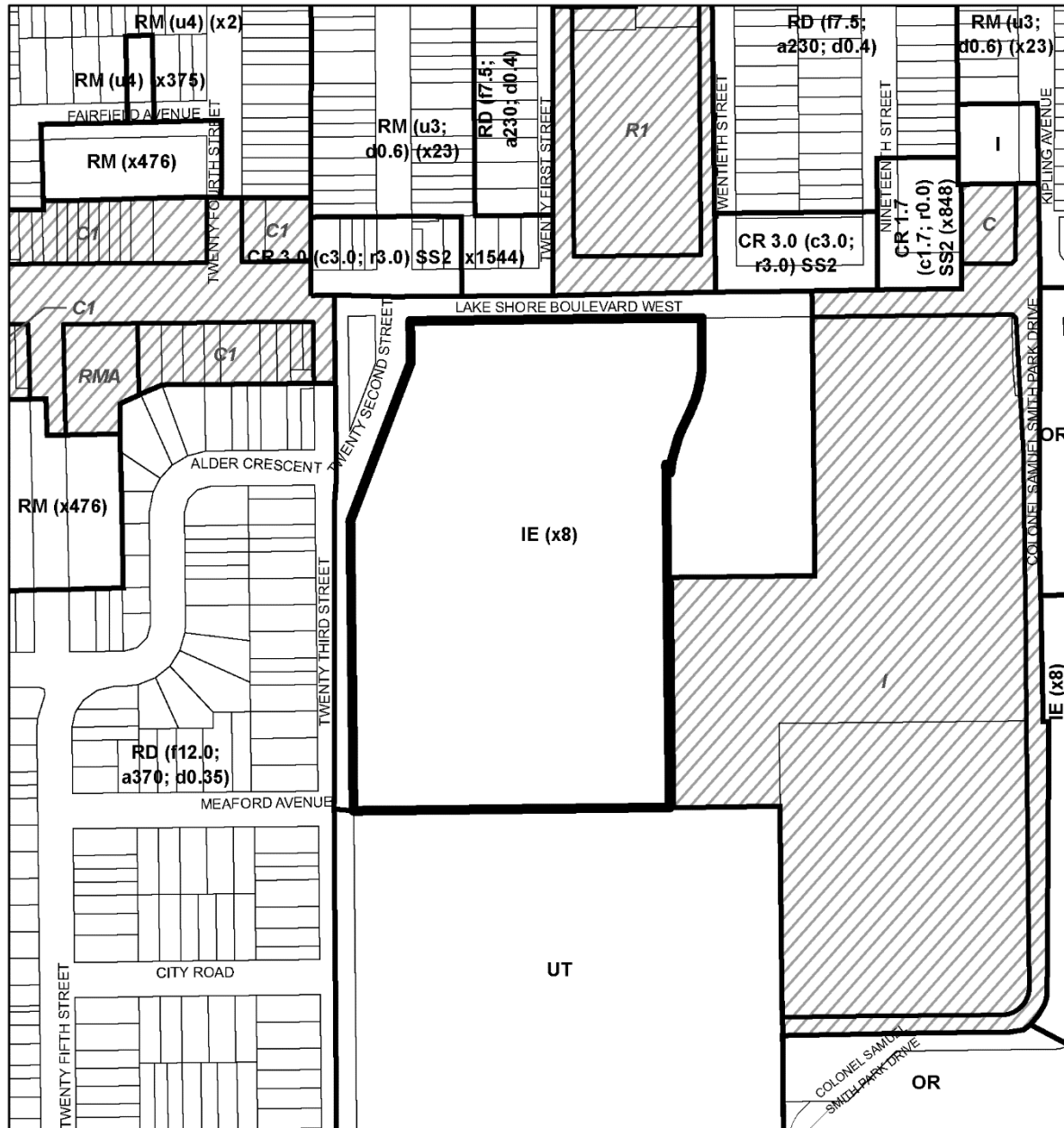
Official Plan Land Use Map #15

File # 20 146801 WET 03 02

- |   |  |   |
|---|--|---|
|  Location of Application |  Parks & Open Space Areas |  Institutional Areas |
|  Neighbourhoods          |  Parks                    |   |
|  Mixed Use Areas         |  Other Open Space Areas   |   |

↑  
Not to Scale  
07/22/2020

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

3199 Lake Shore Boulevard West

File # 20 146801 WET 03 0Z

Location of Application

RD Residential Detached  
 RM Residential Multiple  
 CR Commercial Residential

I Institutional  
 IE Institutional Education  
 OR Open Space Recreation  
 UT Utility and Transportation



See Former City of Etobicoke (New Toronto) By-law No. 2215

R1 First Density Residential  
 C Commercial  
 I Institutional & Public

See Former City of Etobicoke (Long Branch) By-law No. 23/64

RMA Residential Multiple Apartments  
 C1 Commercial



Not to Scale  
 Extracted: 07/28/2020

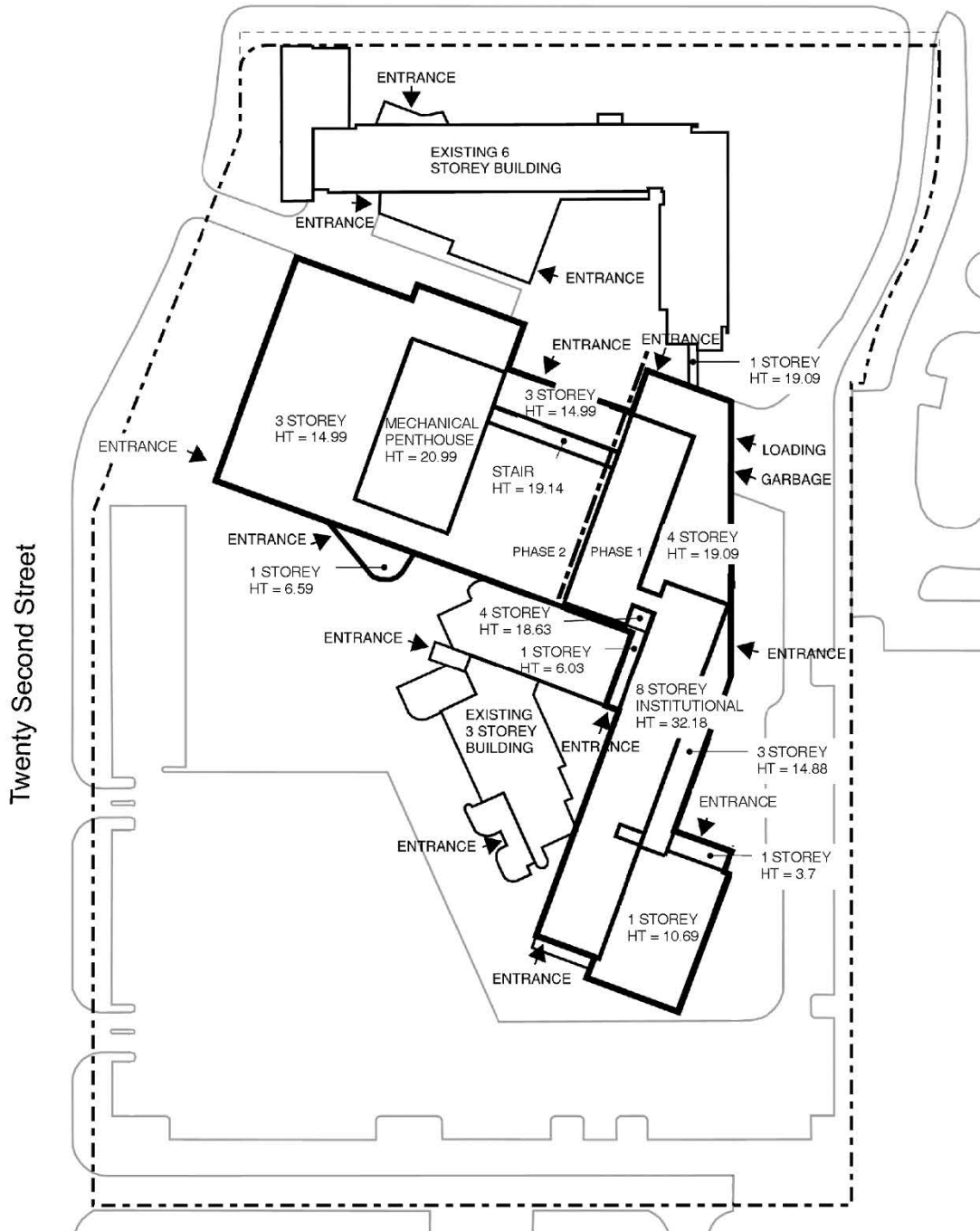
Attachment 5: Draft Zoning By-law Amendment to Former City of Etobicoke Zoning Code

(See Separate Attachment)

Attachment 6: Draft Zoning By-law Amendment to City-wide Zoning By-law 569-2013  
(See Separate Attachment)

Attachment 7: Site Plan

Lake Shore Boulevard West

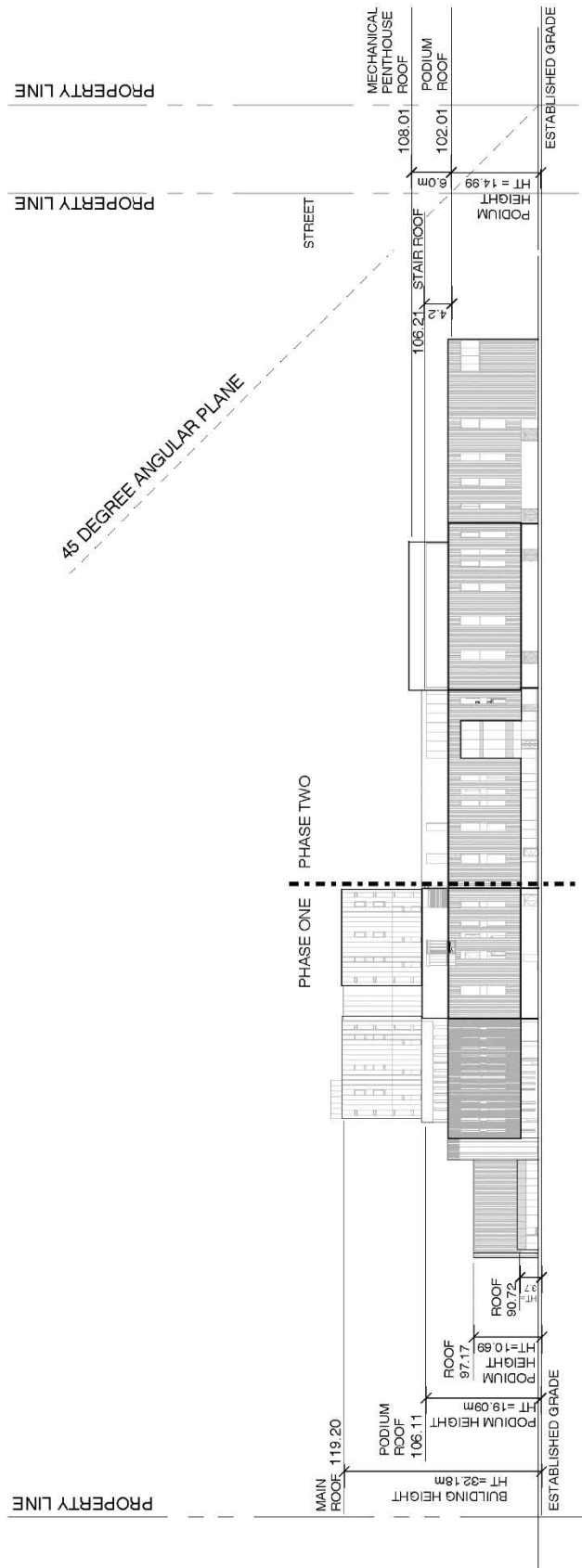


Twenty Second Street

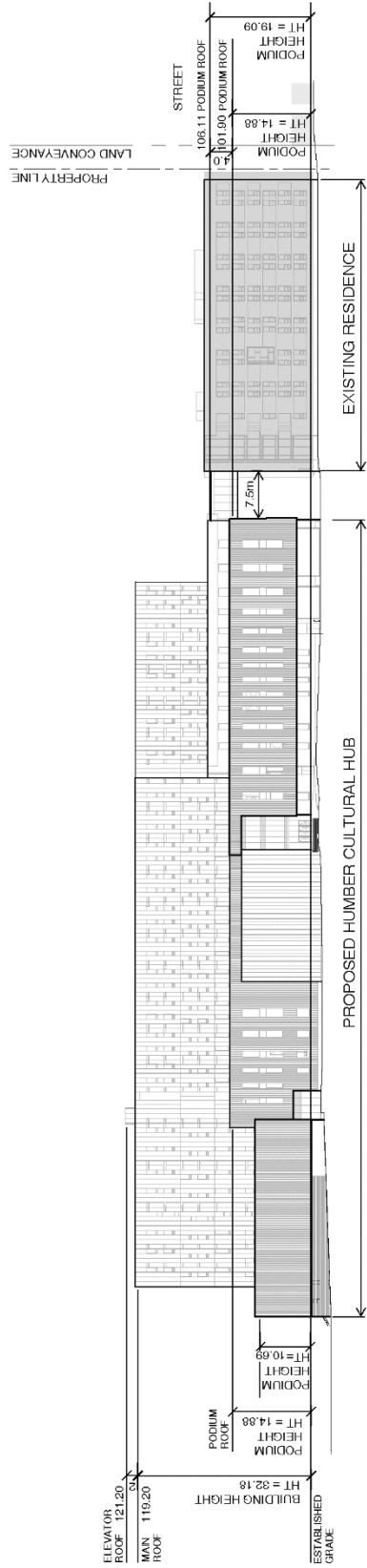
Site Plan



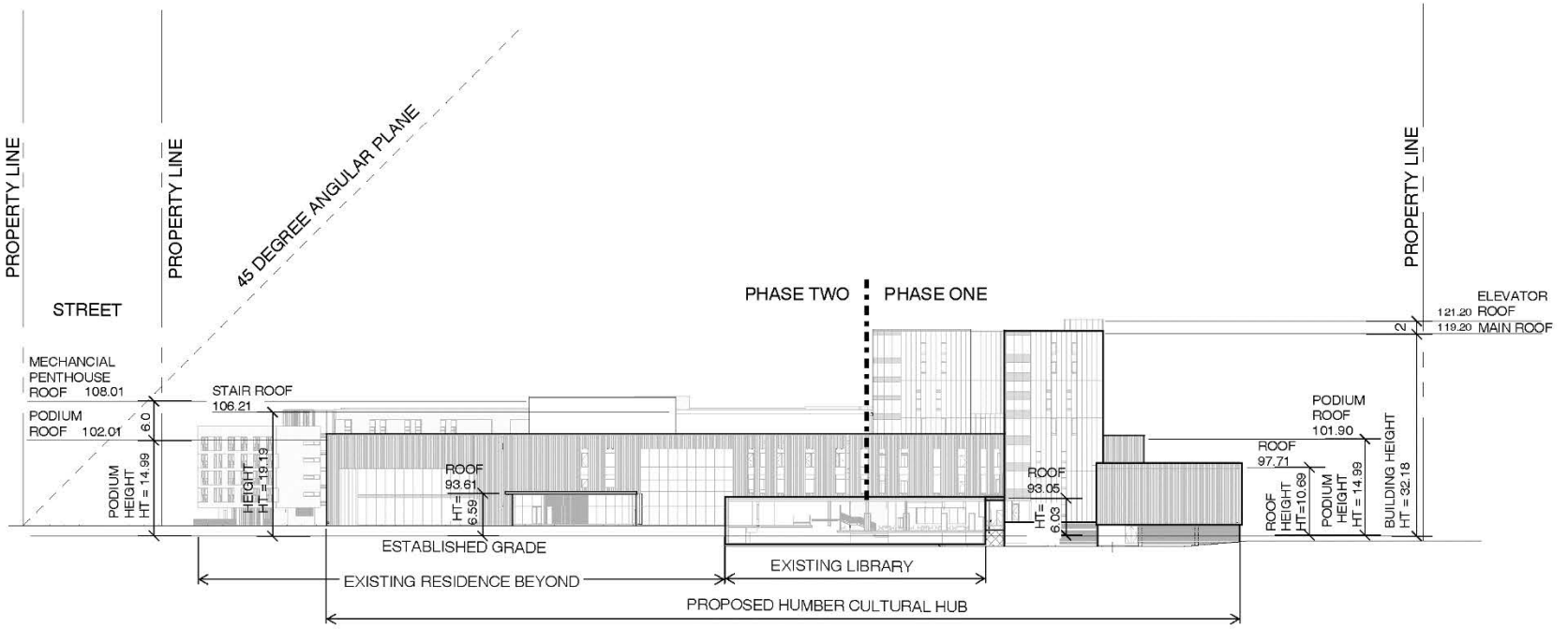
Attachment 8: Elevations



North Elevation

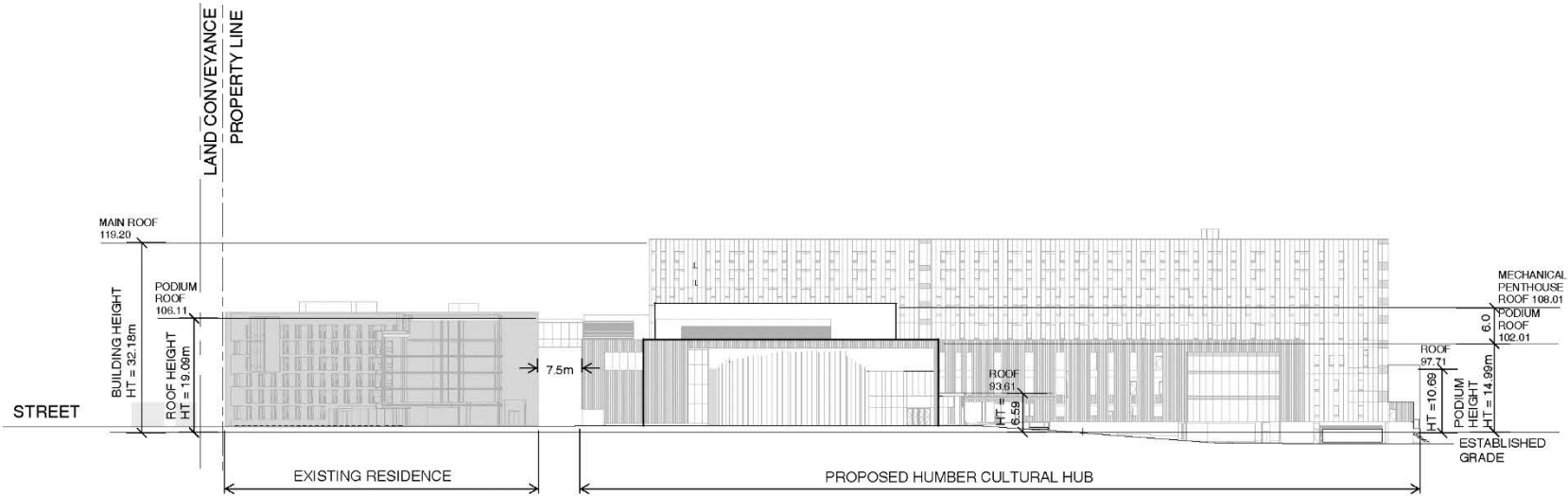


East Elevation



South Elevation





West Elevation