

2175 Lake Shore Boulevard West – Official Plan and Zoning By-law Amendment Application and Application to Lift the Holding By-law - Preliminary Report

Date:	October 30, 2008
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	08 203355 WET 06 OZ

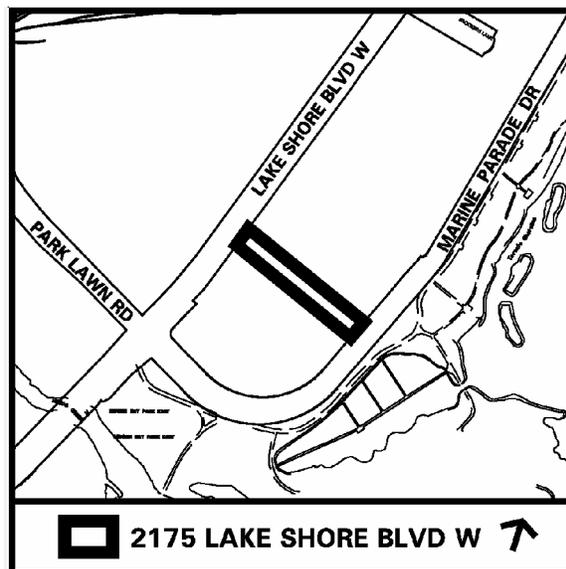
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes an official plan and zoning amendment, and an application to lift the holding by-law that applies to the site, in order to permit a residential-commercial-public park development at 2175 Lake Shore Boulevard West.

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

This application has been circulated for comments to relevant divisions and agencies. It is recommended that a community consultation meeting be scheduled by staff, in consultation with the



Ward Councillor. A Final Report and a Public Meeting under the Planning Act, to consider this application, is targeted for the second quarter of 2009, provided all required information is submitted in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

DECISION HISTORY

The site, including the proposed public park, is located within the Humber Bay Shores Development Area (also known as the Motel Strip). The site is governed by the Motel Strip Secondary Plan, and Humber Bay Shores general by-law 1994-197. Both governing documents establish land uses, development standards as well as a number of Holding provisions that must be satisfied prior to the lifting of the “H” symbol to allow the underlying land use and zoning to come into effect.

In July 2008, City Council adopted the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. This document replaces the former Urban Design Guidelines for the Motel Strip, and now recommends new initiatives that are more in keeping with the recently adopted Design Criteria for the review of Tall Buildings. Among many directives, the new guidelines address relationships between taller buildings to the public realm, local streets and block patterns. In addition to these guidelines, it now a requirement that a Land Owner’s Precinct Plan be developed in consultation with the City to ensure co-ordinated road networks, streets and blocks, servicing and grading for the area, prior to the lifting of the Holding Provisions that is currently in place for Humber Bay Shores.

Prior to the current proposal, in February 2005, an Official Plan amendment and rezoning application to redesignate the rear area of the property from Commercial to Mixed Use was approved. Originally, the commercial designation was put into place as part of a land use settlement with the Toronto and Region Conservation Authority (TRCA), and was approved by the Ontario Municipal Board on February 28, 1996.

The purpose of these amendments was to allow the use of the lands to be more consistent with the general land use pattern surrounding the site, as well as having the ability to

develop the site for both commercial and residential uses, in keeping with the adjacent properties.

(Urban Design Guidelines Update and Public Realm Plan.

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

Pre-Application Consultation

The owners of the site, along with their consultants, have met with Planning and other City staff prior to the submission of the applications. The proposal has been developed with a regard for the recently approved Humber Bay Shores Urban Design Guidelines and Public Realm Plan.

The proposed development scheme was presented before the Urban Design Review panel on July 24, 2008, and obtained mostly positive comments. The mandate of the Design Review Panel is to provide professional, objective advice on matters of design that affect the public realm, including the design of proposed buildings, streets, parks and open spaces as well as new urban design policy.

City staff has also presented the Humber Bay Shores Urban Design Guidelines and Public Realm Plan, along with this development application to members of the Humber Bay Shores Condominium Association.

ISSUE BACKGROUND

Proposal

The applications for official plan and zoning amendment, and the lifting of the “H” have been made jointly by South Beach (Lakeshore) Developments and the Toronto and Region Conservation Authority (TRCA). The project site is comprised of four parcels of land, in which Parts 1-3 are in the ownership of South Beach (Lakeshore) Developments Limited, and Part 4 is owned by the TRCA, granting subsurface rights of Part 4 to South Beach (Lakeshore) Developments.

The application proposes a three-storey commercial building fronting onto Lake Shore Boulevard West, and a 34-storey residential tower connected via a 2-storey podium (Parts 1-3). South of the residential tower, and abutting Marine Parade Drive is a proposed public park, with an approximate area of 1 652 square metres (Part 4), and is to be created by the applicant. The commercial building proposes a gross floor area of 747.2 square metres and the residential tower proposes a gross floor area of 24 150.1 square metres, and a height of 107 metres (112 metres to mechanical penthouse). A total of 289 residential units are proposed with residential-commercial-visitor parking contained in a 5-level underground structure extending under the entire site.

Site and Surrounding Area

The site is located within the Humber Bay Shores Area and is municipally known as 2175 Lake Shore Boulevard West. The area of the property is 4 286 square metres with a

frontage of 24.4 metres along Lake Shore Boulevard West, and a lot depth of 175.6 metres. The site is currently occupied by a two-storey motel, with a single detached dwelling that functions as an ancillary office to the motel. The rear of the property, adjacent to Marine Parade Drive is vacant.

Surrounding and adjacent land uses to the north include Lake Shore Boulevard West, and Kraft Canada Inc. – Mr. Christies Bakery. To the south is open space, Marine Parade Drive and Lake Ontario. Immediately adjacent to the west of the site is the Beach Motel, and open space. Properties to the east include approximately six vacant parcels of land, and the Casa Mendoza motel.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the area closer to Lake Shore Boulevard West as Mixed Use and is also identified as an Avenue. The rear portion of the site is designated as Parks (Part 4). Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in either single use or mixed use buildings. Development in Mixed Use Areas will create a balance of high quality residential, commercial and open space uses that will meet the needs of the local community.

This portion of Lake Shore Boulevard West is identified as an Avenue. “Avenues” are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing, job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The site is also subject to the Motel Strip Secondary Plan (Humber Bay Shores). Secondary Plans establish local development policies to guide growth and change in a defined area with respect to height, number of units and total permitted commercial gross floor area (GFA). The site, with the exception of the proposed public park (Part 4), is

included in the Motel Strip Secondary Plan. Part 1 is designated Mixed Use Area “B” Commercial. Parts 2 and 3 are designated Mixed Use Area “A”, which permits both commercial and residential uses. The Official Plan Amendment seeks to include Part 4 into the Motel Strip Secondary Plan boundary area, increase the net density, number of residential units and commercial gross floor area.

Permitted uses in Mixed Use Area “A” include a diversity of waterfront recreational, commercial, residential, institutional, cultural, entertainment and open space uses. Lands designated Mixed Use Area “B” are intended to provide an area of transition between the existing industrial use north of Lake Shore Boulevard and residential uses within Mixed Use Area “A”. Uses within Mixed Use Area “B” will be compatible with the industrial use through the use of building design, orientation and landscape features.

Zoning

The site is regulated by area and Site Specific By-law Nos. 1994-197 and 149-2005 respectively. Part 1 is zoned Limited Commercial Holding (CL-H), Parts 2 and 3 are zoned Mixed Use Holding (MU-H), and Part 4 is zoned Fourth Density Residential (R4). The proposal has been refined to integrate the recommendations in the recently adopted Humber Bay Shores Guidelines, and is in general conformity to the by-law. Therefore, amendments to the by-law will include height, number of units, parking, and gross floor area. In addition, a zoning by-law amendment to remove the Holding provision from Parts 1-3 is also part of this application.

Site Plan Control

A site plan control application is not part of this submission, but will be required.

Ravine Control

This application is not subject to the Ravine Control By-law.

Tree Preservation

Trees are present on site that will be affected under the Private Tree By-law. All relevant and supporting material has been submitted as part of this application for review by staff.

Reasons for the Application

The proposed development requires Part 4 of the subject property to be included within the boundary of the Motel Strip Secondary Plan. Amendments are required to both the secondary plan and zoning by-law to increase the net density to 5.8 times the lot area, height, number of residential units, and total permitted commercial gross floor area. Further, a zoning by-law amendment is needed to remove the holding “H” symbol from Parts 1 -3 from the subject property. In light of the foregoing, the application will be reviewed in the context of urban design criteria such as built form, and promoting development that improves the public realm, and fulfil the objectives of the Official Plan and intent of the applicable by-law.

COMMENTS

Issues to be Resolved

Environmental

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Section 37 Agreement

The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the *Planning Act*. City Planning staff, in consultation with the local Councillor, will be discussing with the applicant how these policies will be addressed, and secured in a Section 37 Agreement.

Humber Bay Shores Guidelines Implementation

The proposal will need to be reviewed in the context of a Land Owners Precinct Plan which is to be developed in consultation with the City to ensure the development of a co-ordinated road network, streets and block, servicing and grading for the area, prior to the lifting of the Holding provisions.

The proposal has been developed to respond to the new north-south road connection as provided for in the Humber Bay Shores Guidelines, which shows a road generally along the west property boundary. This development provides for interim phased access from Lake Shore Boulevard West, until such time as the future north-south road to the west of the property is resolved.

Public Park Design

The proposed public park includes underground parking, and a portion of the future road network which bi-sects the site to connect to lands to the west as provided for in the Humber Bay Guidelines. Technical matters relating to the parking under the road, and detailed design of the park will be further reviewed with relevant City staff as part of the development review process.

Transportation

Development will be considered in light of a number of on-going transit and transportation initiatives, including the proposed extension of Legion Road, the Lakeshore West Rail Transit (LRT) line, the relocation of the Humber streetcar loop, and the proposed Waterfront West LRT.

Built Form Policies

Staff will review the proposed additional height and gross floor area in the context of the Humber Bay Shores Guidelines, Tall Buildings Guidelines, and other policies of the Official Plan and applicable by-laws.

Application to lift the “H”

The applicant has submitted a number of studies including air quality, noise and vibration, microclimate, community facilities, hydrological and geotechnical reports, as needed to review the deletion of the “H” symbol in By-law 1994-197, and to address any potential impact and mitigating measures as it may relate to the industrial use to the north of Lake Shore Boulevard West. Staff will evaluate the need for additional studies pursuant to the on-going technical review with the relevant agencies.

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

CONTACT

Michael McCart, Senior Planner
Tel. No. (416) 394-8228; Fax. No. (416) 394-6063
E-mail: mmccart@toronto.ca

Shelly Tulloch, Assistant Planner
Tel. No. (416) 394-8228; Fax. No. (416) 394-6063
E-mail: stulloc@toronto.ca

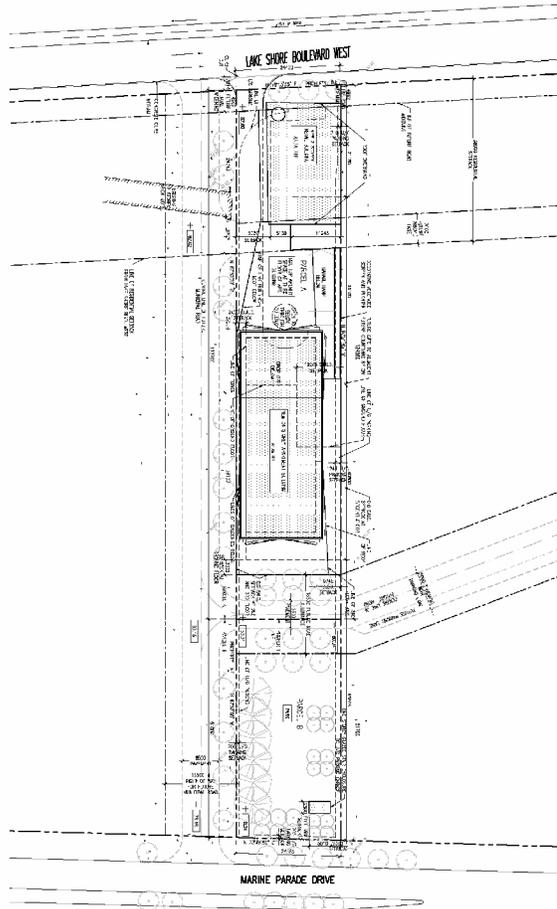
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

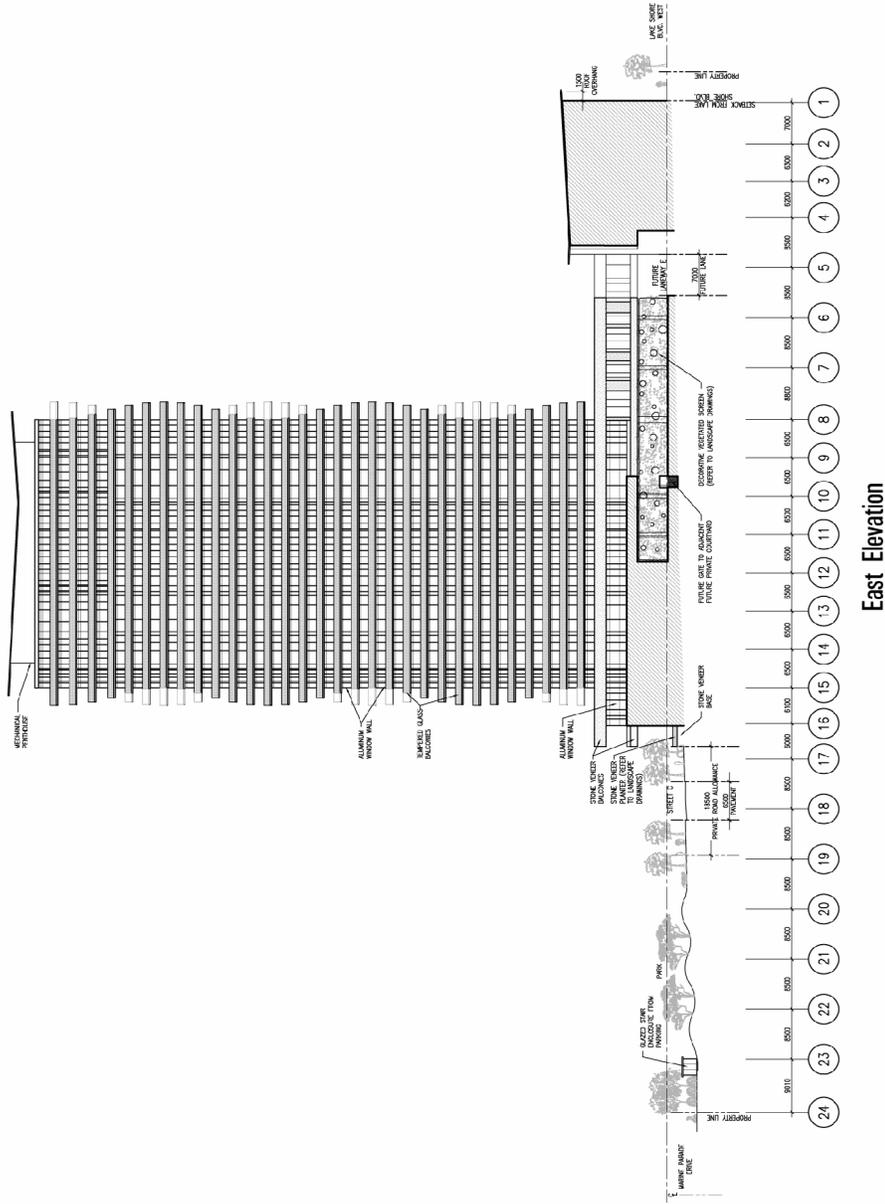
Attachment 1: Site Plan
Attachment 2: Elevations [as provided by applicant]
Attachment 3: Zoning
Attachment 4: Motel Strip Secondary Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan **2175 Lake Shore Blvd. West**
Applicants Submitted Drawing
Not to Scale  File # 08_203355
09/09/2008

Attachment 2: Elevations

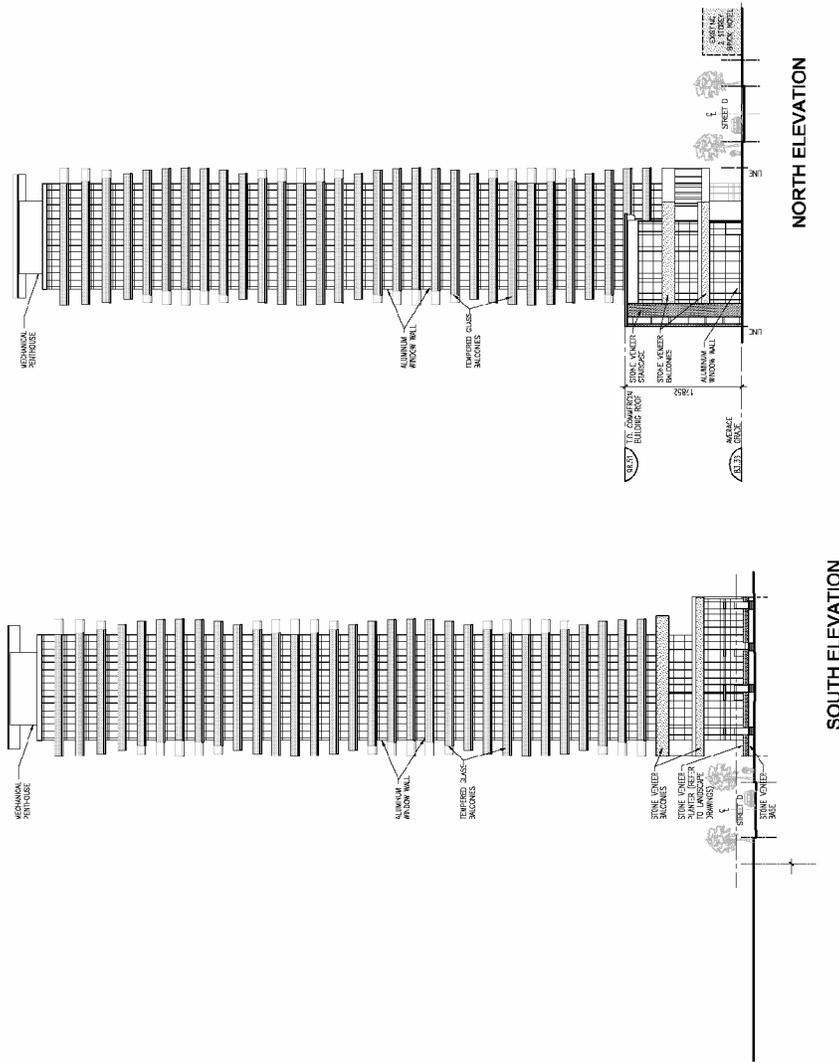


Elevations
 Applicant's Submitted Drawing
 Not to Scale
 10/08/2008

2175 Lake Shore Blvd. West

File # 08_203355 e1

Attachment 2b: Elevations



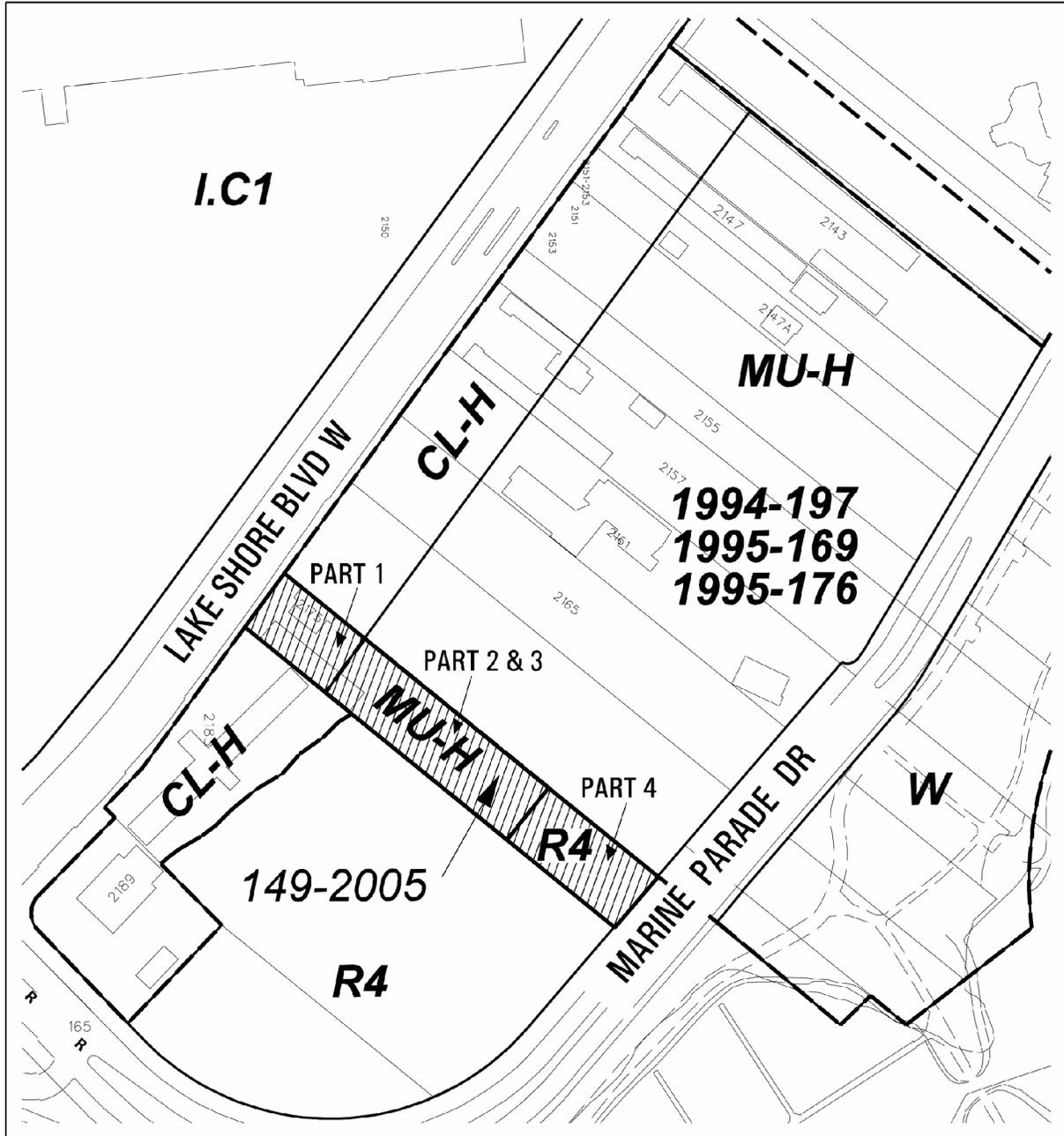
2175 Lake Shore Blvd. West

Applicant's Submitted Drawing

Not to Scale
10/06/2008

File # 08_203355 e2

Attachment 3: Zoning



2175 Lake Shore Blvd. West

File # 08_203355

R4 Residential Fourth Density
W Waterfront

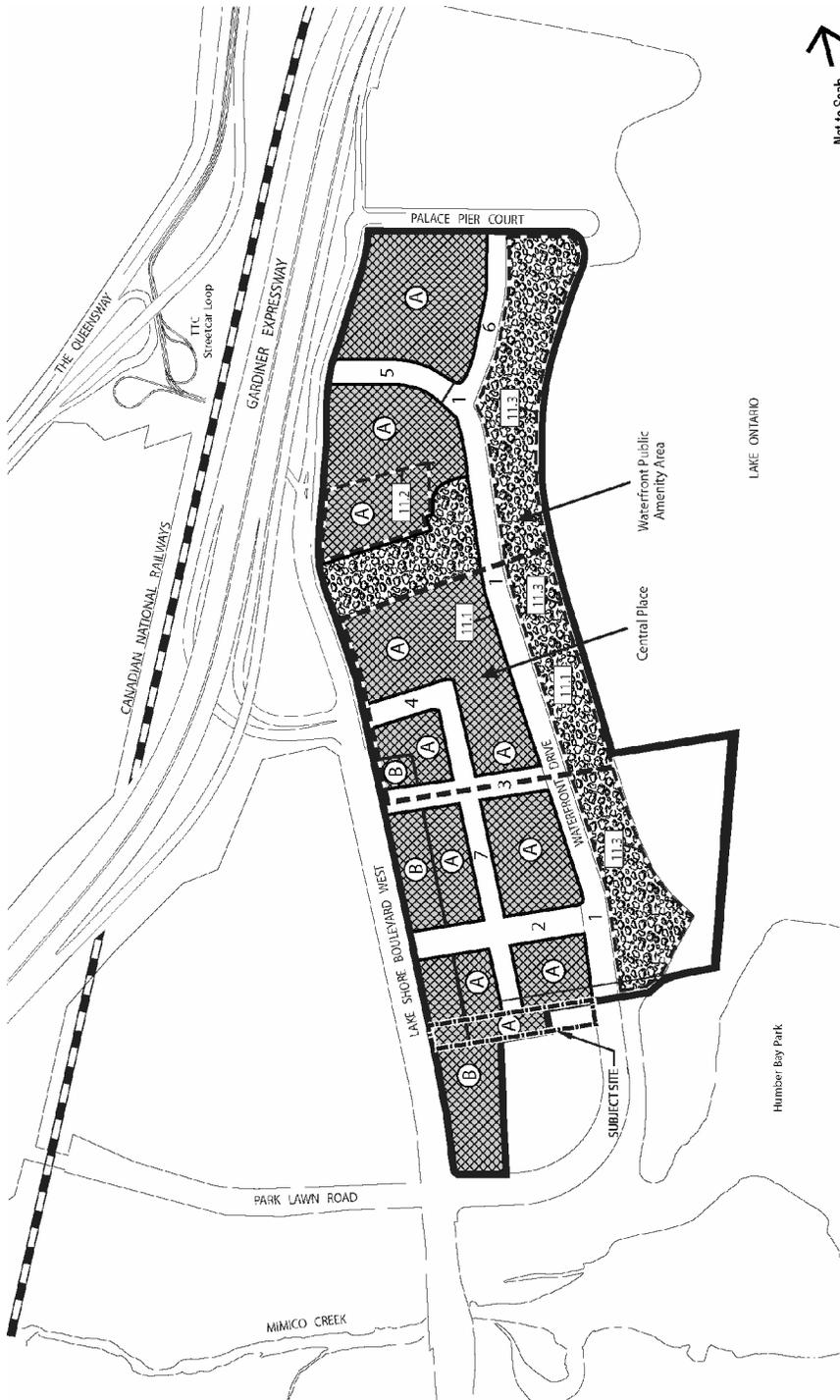
I.C1 Industrial Class 1
MU Mixed Use

(H) Holding District



Not to Scale
Former Etobicoke By-law 11,737
Extracted 10/24/2008 -JM

Attachment 4: Motel Strip Secondary Plan



Not to Scale →



Motel Strip Secondary Plan MAP 11-1 Land Use Plan

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

August 2007

Attachment 5: Application Data Sheet

Application Type	Official Plan, Rezoning	Application Number:	08 203355 WET 06 OZ
Details	Rezoning, Lifting the Hold	Application Date:	08 203369 WET 06 OZ September 15, 2008

Municipal Address: 2175 LAKE SHORE BLVD W
 Location Description: PL 1176 PT LT29 **GRID W0608
 Project Description: Application to lift the Holding Designation affecting the subject lands.

Applicant:	Agent:	Architect:	Owner:
URBAN STRATEGIES INC			SHORE BREEZE MOTEL

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	4286.3	Height:	Storeys:	34
Frontage (m):	24.4		Metres:	106.6
Depth (m):	175.6			
Total Ground Floor Area (sq. m):	1080			Total
Total Residential GFA (sq. m):	24150.1		Parking Spaces:	344
Total Non-Residential GFA (sq. m):	747.2		Loading Docks	0
Total GFA (sq. m):	24897.3			
Lot Coverage Ratio (%):	25.1			
Floor Space Index:	5.8			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	148
2 Bedroom:	141
3 + Bedroom:	0
Total Units:	289

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	24150.1	0
Retail GFA (sq. m):	747.2	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Michael Mccart/Shelly Tulloch
	TELEPHONE:	(416) 394-8228/(416) 394-8208