

2143 and 2147 Lake Shore Boulevard West - Rezoning and Lifting of the Holding Provisions - Preliminary Report

Date:	May 22, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	09 115094 WET 06 OZ

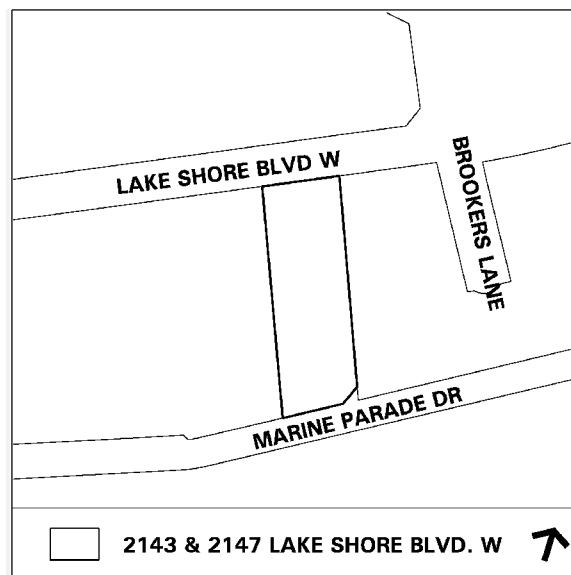
SUMMARY

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 to amend the zoning by-law to permit a 5-storey commercial building fronting onto Lake Shore Boulevard West, a 15-storey mixed commercial residential building adjacent to Marine Parade Drive, and a 50-storey residential building within the centre of the site. A 9.25 metre wide portion of land along the east boundary of the site will be conveyed in order to create an 18.5 metre public road, connecting from Lake Shore Boulevard West and Marine Parade Drive. An application to remove the Holding “H” symbol that applies to the site, has also been filed.

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 to



relevant divisions and agencies. It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor.

A Final Report and Public Meeting under the Planning Act to consider this application is targeted for the fourth 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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The site is located within the Humber Bay Shores 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 is 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.

(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 concept was presented before the Urban Design Review panel on April 24, 2008, and April 23, 2009, and has been refined to incorporate the suggestions resulting from the review.

Application submission requirements were discussed with the applicant, and the required materials were filed.

ISSUE BACKGROUND

Proposal

For the purposes of this report, Lake Shore Boulevard West will be referred as having an east-west orientation. The development scheme proposes a 5-storey commercial building fronting onto Lake Shore Boulevard West, a 15-storey mixed commercial residential building adjacent to Marine Parade Drive, and a 50-storey residential building within the centre of the site. A 9.25 metre wide portion of land along the east boundary of the property will be conveyed in order to support the recently adopted Humber Bay Design Guidelines, which recommend an 18.5 metre public road, connecting from Lake Shore Boulevard West and Marine Parade Drive. The creation of this road is intended to connect and organize future area development with Humber Bay Shores.

Site and Surrounding Area

The site is located within the Humber Bay Shores area and is the consolidation of two previous motel sites. The consolidated site has a frontage of 60.97 metres along Lake Shore Boulevard, and has an approximate lot area of 20,099 square metres. The motels were demolished in the summer of 2008 and the property is currently vacant.

Surrounding land uses include:

North: Kraft Canada/Mr. Christies Bakery

South: Marine Parade Drive, Waterfront park, trails and Lake Ontario

East: Future mixed use high-density residential and commercial

West: Vacant parcels/Casa Mendoza Motel, and future mixed use high-density residential and commercial uses.

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 property as *Mixed Use Areas*. *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* on the Urban Structure Map (Map 2) of the Official Plan. *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. While an *Avenue Segment Study* would normally be contemplated, the recently completed Humber Bay Shores Urban Design Guidelines provide an appropriate contextual direction, therefore precluding the need for additional study at this time.

The site is also subject to the Motel Strip Secondary Plan (also known as Humber Bay Shores). Secondary Plans establish local development policies to guide growth and change in a defined area with respect to height, number of units, total permitted commercial gross floor area, road networks, and public realm conditions. The north portion of the site is designated *Mixed Use Areas "B"*. Lands designated *Mixed Use Areas "B"* are intended to provide for a range of commercial uses as an area of transition between the existing industrial use north of Lake Shore Boulevard and residential uses within *Mixed Use Areas "A"*. Uses within *Mixed Use Areas "B"* will be compatible with the industrial use through land uses and building design, orientation and landscape features.

The remaining area of the site is designated *Mixed Use Areas "A"*, which permits a diversity of waterfront recreational, commercial, residential, institutional, cultural, entertainment and open space uses.

Zoning

The site is subject to By-law 1994-197, and is zoned Mixed Use Holding (MU(H)), and Limited Commercial Holding (CL(H)). 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. Amendments to the by-law will include height, number of units, and parking. In addition, a zoning by-law amendment to remove to the Holding provision has also been filed.

Site Plan Control

A site plan application has been filed and is currently under review (Application Number 09 15113 WET 06 SA).

Reasons for the Application

The zoning by-law amendments are needed to reflect the character of the proposed development and implement the design initiative of the recently approved Humber Bay Shores Urban Design Update and Public Realm Plan. Amendments will include increasing the maximum permitted residential units from 293 to 751; increasing the building heights of the proposed 50-storey tower from 45 metres to approximately 153 metres, and increasing the height of the proposed 5-storey building from 30 metres to approximately 44 metres. The overall permitted density permissions on this site which provide for a maximum FSI of 3.0 will remain unchanged. Parking is proposed to be shared between the commercial and residential visitor component of the development, and this shared arrangement requires an amendment to the zoning by-law.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report
- Community Services and Facilities Study
- Architectural Control Guidelines
- Green Development Standards Checklist
- Noise Impact Study
- Archaeological Assessment Study
- Pedestrian Wind Assessment
- Sun/Shadow Study
- Urban Design Guidelines
- Accessibility Design Standards Checklist
- Geotechnical Study
- Contaminated Site Assessment
- Stormwater Management and Servicing Report
- Air Quality Report
- Hydrogeological Report
- Loading and Parking Study
- Traffic Operations Assessment
- Transportation Impact Study
- Tree Preservation Report

A Notification of Complete Application was issued on April 8, 2009. It should be noted that the applicant has appealed the application fees related to this project to the Ontario Municipal Board.

Issues to be Resolved

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard recently 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 pattern, servicing and grading for the area, prior to the lifting of the Holding provisions. A draft Precinct Plan has been submitted to the City as part of the applications. Meetings have taken place with the land owners in Humber Bay Shores, who are moving forward on the location details and implementation strategy of the east-west "Street C".

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

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 relocation of the Humber streetcar loop, and the proposed Waterfront West LRT.

Built Form Policies

This proposed design was recently before the City's Urban Design Review Panel (April 23, 2009). The design was found to be acceptable. As the amendment applications unfold, staff will continue to review the proposal in the context of the Humber Bay Shores Guidelines, Tall Buildings Guidelines, and other policies of the Official Plan and applicable by-law.

Application to Lift the “H” Provision

As listed in this report, the applicant has submitted a number of studies including air quality, noise, microclimate, 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 or addendum material, pursuant to the on-going technical review with the relevant agencies to remove the Holding provision under the Zoning By-law.

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

CONTACT

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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: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

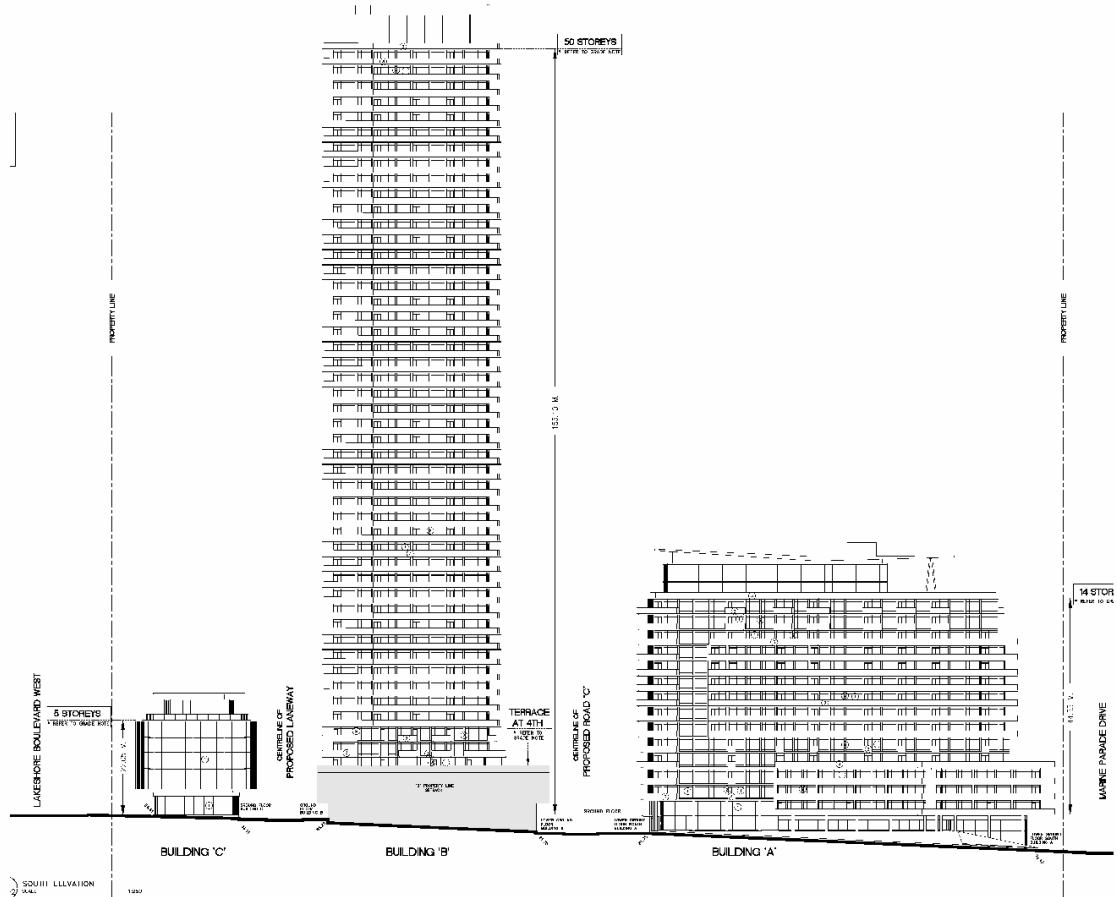
Not to Scale

05/22/2009

2143 & 2147 Lake Shore Blvd. West

File # 09_115094

Attachment 2: Elevations



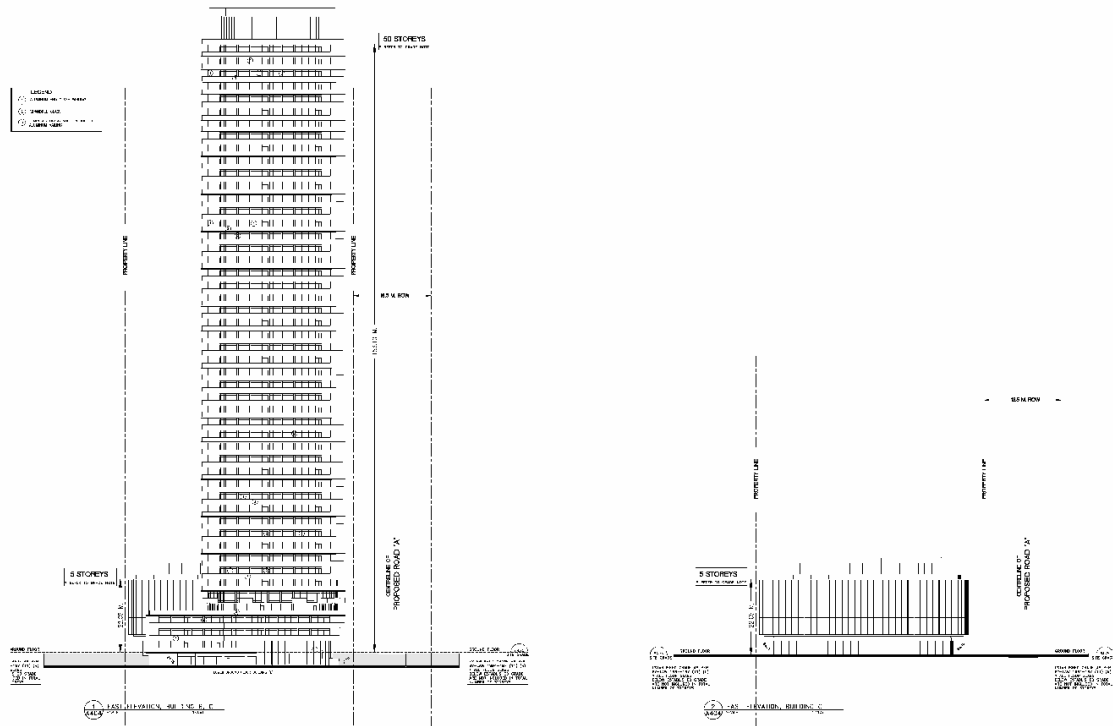
South Elevations

Elevations
Applicant's Submitted Drawing
Not to Scale
05/21/2009

2143 & 2147 Lake Shore Blvd. West

File # 09_115094

Attachment 2: Elevations



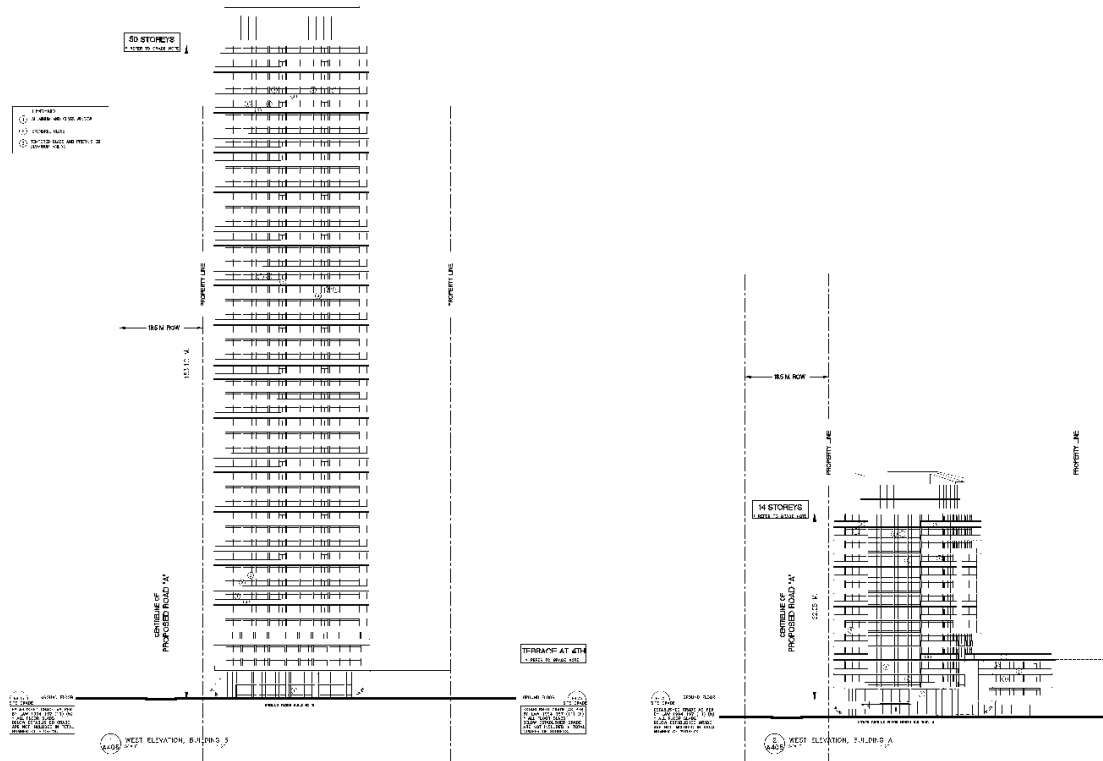
East Elevations

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 05/21/2009

2143 & 2147 Lake Shore Blvd. West

File # 09_115094

Attachment 2: Elevations



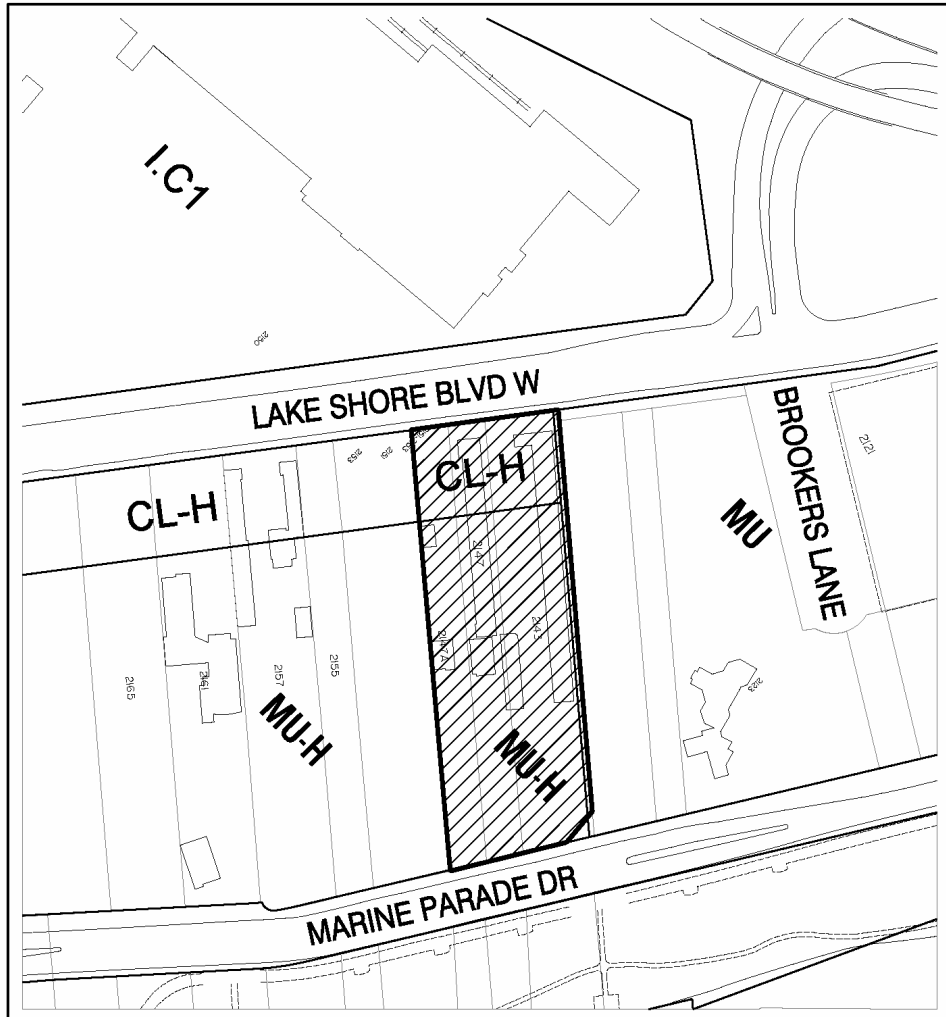
West Elevations

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 05/21/2009

2143 & 2147 Lake Shore Blvd. West

File # 09_115094

Attachment 3: Zoning



TORONTO City Planning
Zoning

2143 & 2147 Lake Shore Blvd. W

File # 09_115094

MU Mixed Use
(H) Holding District
W Waterfront

I.C1 Industrial Class 1
CL Commercial Limited



Not to Scale
Former Etobicoke By-law 11,737
Extracted 05/21/2009/JM

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	09 115094 WET 06 OZ
Details	Rezoning, Lifting the Hold	Application Date:	March 9, 2009

Municipal Address: 2143 and 2147 LAKE SHORE BLVD W
 Location Description: PL 1229 LTS 2 & 3 WATER LT **GRID W0608
 Project Description: Proposal to develop this property with two residential towers and one commercial tower. "Tower A" is 15 storey residential building, "Tower B" is a 50 storey residential building, and "Tower C" is a 5 storey commercial building.

Applicant:	Agent:	Architect:	Owner:
TOMMY CHANG			B-MAJOR HOMES (ONTARIO) INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	MU-H By-law 1994-197
Zoning:	MU-H, CL-H	Historical Status:	
Height Limit (m):	45 m	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	20099	Height:	Storeys:	0	
Frontage (m):	0		Metres:	0	
Depth (m):	0				
Total Ground Floor Area (sq. m):	3359.9				Total
Total Residential GFA (sq. m):	56364		Parking Spaces:	946	
Total Non-Residential GFA (sq. m):	3933		Loading Docks	0	
Total GFA (sq. m):	60297				
Lot Coverage Ratio (%):	16.7				
Floor Space Index:	3				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	56364
Bachelor:	0	Retail GFA (sq. m):	3933
1 Bedroom:	518	Office GFA (sq. m):	0
2 Bedroom:	229	Industrial GFA (sq. m):	0
3 + Bedroom:	4	Institutional/Other GFA (sq. m):	0
Total Units:	751		