

20 and 22 Marina Avenue and 3563 Lake Shore Boulevard West – Zoning Amendment Application (Removal of the Holding Symbol “H”) – Final Report

Date:	May 5, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	10 157978 WET 06 OZ

SUMMARY

This application was made on April 22, 2010 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

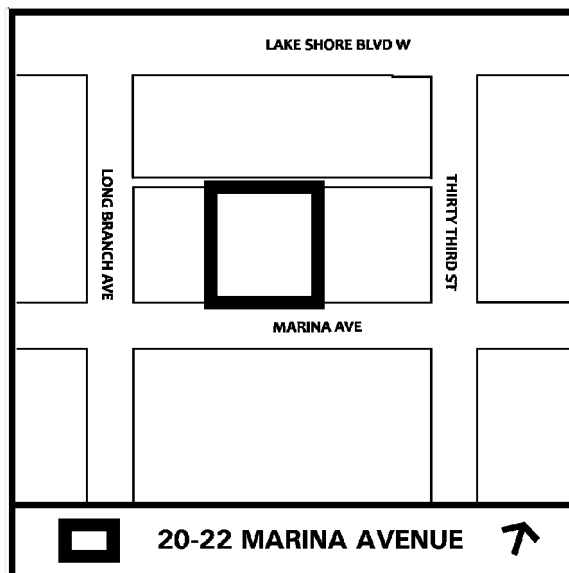
This zoning amendment application proposes to remove the (H) holding symbol from the south portion of the property at 20 and 22 Marina Avenue and 3563 Lake Shore Boulevard West to permit the development of two 3-storey multiple unit residential buildings, each containing five dwelling units, in accordance with Zoning By-law 346-2010.

This report reviews and recommends approval of the application to amend the Zoning By-law to remove the (H) holding symbol for the subject property.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code as amended by Site Specific By-law



346-2010 substantially in accordance with the draft Zoning Bylaw Amendment for the lands at 20 and 22 Marina Avenue and 3563 Lake Shore Boulevard West, as described in this report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning Bylaw Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City Council approved Official Plan and Rezoning Application No. 09 103998 WET 06 OZ in November 10, 2010 to permit the subject site to be developed with two, three-storey multiple-unit residential buildings containing five units each on the south portion of the site fronting on Marina Avenue and a private commercial parking lot with approximately 26 parking spaces for use in association with the commercial uses on the north portion of the site fronting Lake Shore Boulevard West, between Long Branch Avenue and Thirty-Third Street. Official Plan Amendment No. 78 and Zoning By-law 364-2010 were enacted April 1st, 2010.

Zoning By-law 364-2010 includes an (H) holding symbol which applies only to the south portion of the site. The (H) holding symbol prohibits construction in accordance with the zoning by-law until the holding symbol is removed by Council. Section 7 of Zoning By-law 364-2010 establishes that the (H) holding symbol shall not be removed until the owner of the lands fulfills all municipal service upgrade requirements of the Technical Services Division such as watermain upgrades and stormwater relocation as may be required, to the satisfaction of the Executive Director of Technical Services.

Proposal

An application has been submitted to amend the former City of Etobicoke Zoning Code, as amended by Site Specific By-law 346-2010, to remove the (H) holding symbol for the subject lands. Removal of the holding symbol will allow for the redevelopment of the lands for residential uses in accordance with Zoning By-law 346-2010.

Site and Surrounding Area

The site is located in the immediate vicinity of Lake Shore Boulevard West and Long Branch Avenue.

North: Lake Shore Boulevard West, one to three-storey retail and office buildings, a three-storey stacked live/work apartment building and a four-storey condominium apartment building.

South: Marina Avenue and two to three-storey residential buildings.

East: Residential duplex building and other small scale residential uses.

West: Church, Long Branch Avenue, Funeral Home and some small-scale retail uses, including an artist's studio.

Official Plan

The site is designated *Neighbourhoods* as per Map 15 of the Official Plan. The site is also subject to Site and Area Specific Policy No. 337 that was added through Official Plan Amendment No. 78 to clarify the permitted uses for the north and south portions of the site.

Zoning

The site is Zoned RM1(H) by former City of Etobicoke Zoning Code Zoning By-law 346-2010. The RM1 zone permits residential uses on the south portion of the site once the (H) holding symbol has been lifted and the Site-Specific by-law also establishes zoning standards. Section 7 of By-law 346-2010 establishes that an amending By-law to remove the (H) holding symbol shall be enacted when the owner has fulfilled all municipal services upgrade requirements to the satisfaction of the Executive Director of Technical Services.

Site Plan Control

The entire site is subject to Site Plan Control. An application for Site Plan approval has been submitted and is under review.

Reasons for Application

The holding provision needs to be removed to allow the lands to be developed in accordance with Zoning By-law 346-2010.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

An (H) holding symbol was established on the south half of the site to ensure that all municipal service upgrade requirements, including possible watermain upgrades and the relocation of stormwater sewer, were dealt with to the satisfaction of the Executive Director of Technical Services prior to the residential development proceeding.

The owner has submitted all required materials related to the requirements of the holding symbol, including a revised Functional Servicing and Stormwater Management Report, Site Grading Plan, Site Servicing Plan, Storm Sewer Extension Details, a Letter of Undertaking for the work to be done as part of the storm sewer relocation, and all required financial securities.

The Technical Services Division has confirmed that all issues related to municipal service upgrade requirements have been satisfactorily addressed. More specifically, conditions relating to the relocation of the storm sewer have been satisfied and the revised Functional Servicing and Stormwater Management Report identified that upgrades to the

existing watermain are not required for the subject proposal. Accordingly, the Technical Services Division has advised that they have no objections to the removal of the (H) holding symbol.

Section 7 and the (H) symbol on Map 1 of Zoning By-law 346-2010 are recommended to be removed.

CONTACT

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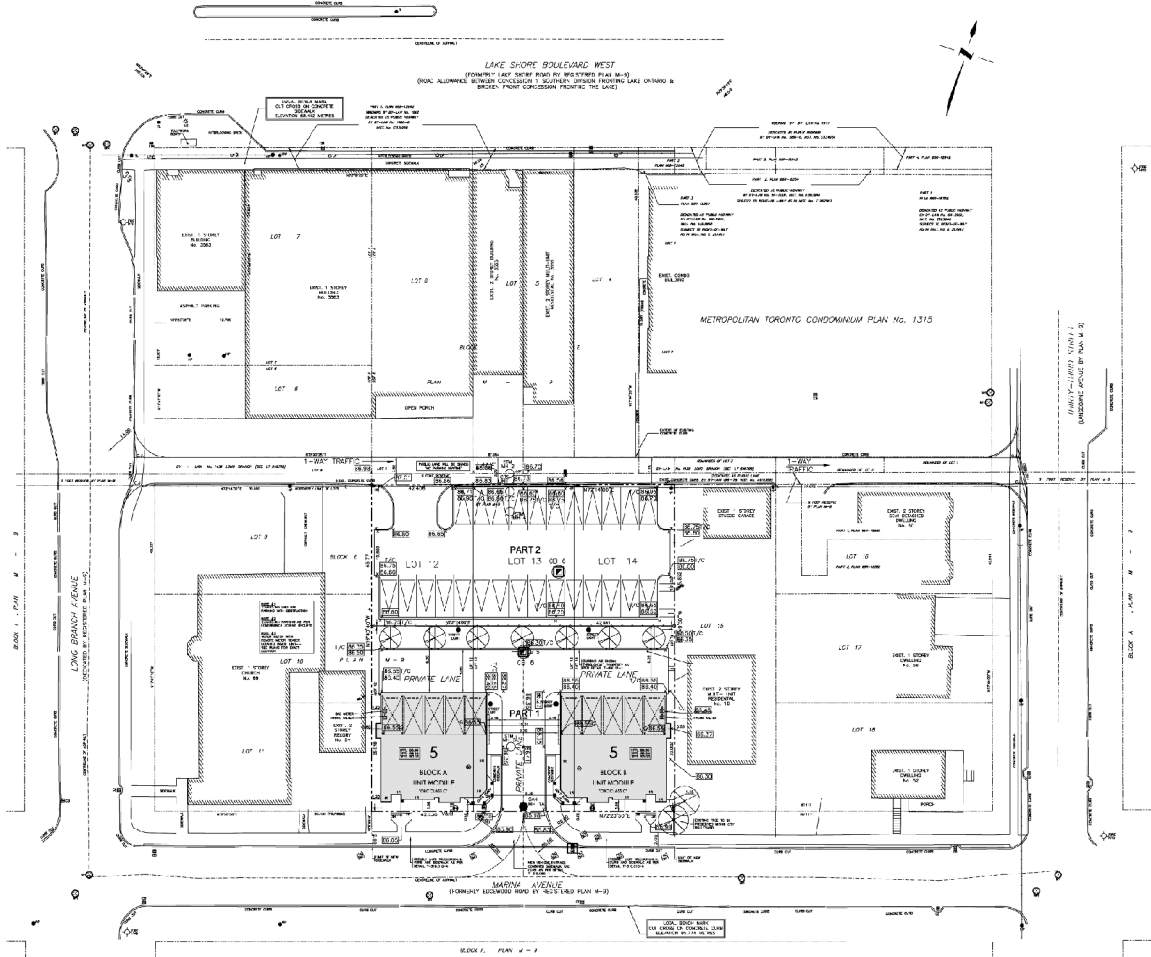
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

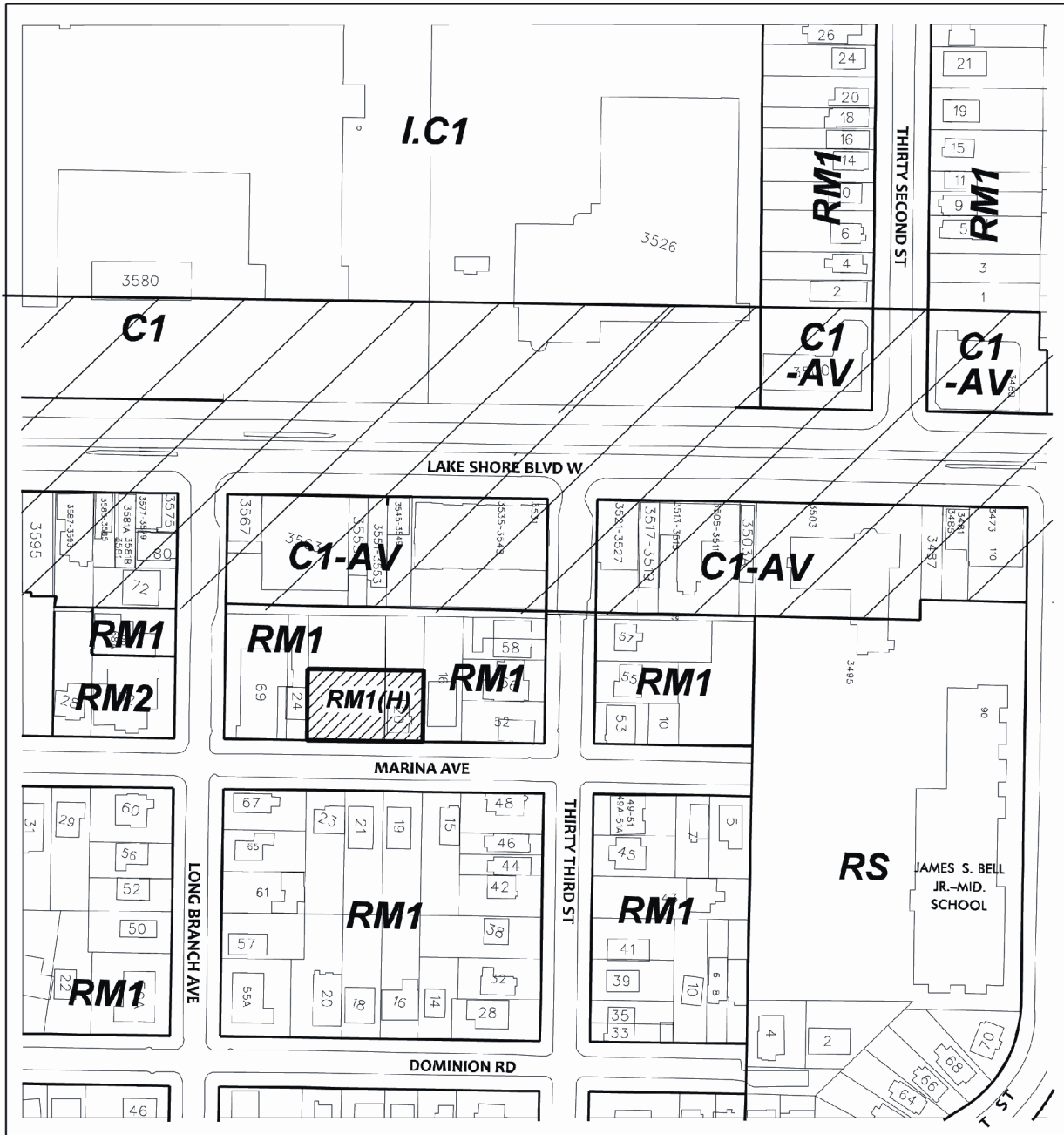
Not to Scale 

10/14/09

20 & 22 Marina Avenue
3563 Lake Shore Boulevard West

File # 09_103998

Attachment 2: Zoning



TORONTO City Planning
Zoning

20-22 Marina Ave & 3563 Lake Shore Blvd W.

File # 10_157978

- RS Residential Single
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- C1-AV General Commercial Zone
- RM1(H) Multiple-Family Dwellings First Density Zone - Holding Provision



Not to Scale
Zoning By-law 7625
Extracted 04/29/2010 JM

Attachment 3: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item No. ~,
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the former City of Etobicoke Zoning Code, as amended by site specific
Zoning By-law 346-2010,
to remove the holding symbol (H)
with respect to the lands known municipally in the year 2009 as 20 and 22 Marina
Avenue and 3563 Lake Shore Boulevard West**

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

AND WHEREAS Council is satisfied that the conditions relating to the holding symbol have been satisfied in relation to this lifting of the holding symbol in relation to a portion of the lands affected;

AND WHEREAS Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law 346-2010 is amended by:
 - (i) Removing Section 7; and,
 - (ii) removing the holding symbol (H) from the lands shown on the attached Schedule 'A'.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE 'A'



Schedule 'A' BY-LAW

