

2388-2398 Lake Shore Boulevard West and 13 Superior Avenue – Zoning By-law Amendment Application – Final Report

Date:	June 6, 2011
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	10 166310 WET 06 OZ

SUMMARY

This application proposes an 11-storey mixed use building with 134 condominium residential units and ground floor retail at 2388-2398 Lake Shore Boulevard West and 13 Superior Avenue.

The proposal is consistent with the Provincial Policy Statement's call for intensification of residential growth in a manner that implements the Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code, for the lands at 2388-2398 Lake Shore Boulevard West and 13 Superior Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10.



2. Given that the applicant has submitted an acceptable *Avenue* Segment Study and the status of the current Mimico 20/20 Study, City Council determine that the proposed development of the lands at 2388 to 2398 Lakeshore Boulevard West and 13 Superior Avenue is compatible with the development pattern on this *Avenue* segment, and that development can proceed prior to the completion of an *Avenue* Study.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into a Section 37 Agreement to secure community benefits as outlined in this report.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

Fifty-five people attended a pre-application community consultation meeting on December 10, 2009 that was organized by the Ward Councillor. During this meeting a 14-storey building concept was presented to the community. Concerns were raised about the height of the development, number of proposed parking spaces and the possibility of overflow parking on the surrounding residential streets. The community expressed interest in redevelopment on the site to replace the vacant buildings.

DECISION HISTORY

City Council enacted By-laws 970-2003 and 971-2003 on September 24, 2003 for the portion of the site known as 2392 to 2398 Lake Shore Boulevard West and 13 Superior Avenue. It should be noted that the current application now includes the property to the north known municipally as 2388 to 2390 Lake Shore Boulevard West.

Through Amendment 109-2003 to the Etobicoke Official Plan Site Specific Policy No. 86 was introduced. It permitted a Seniors' Residence with a height limit of 7-storeys. The Etobicoke Official Plan had a height limit of 6-storeys for Commercial Residential Strip Areas which was rescinded upon the adoption of the Toronto Official Plan.

By-law 971-2003 amended the Etobicoke Zoning Code to adopt a specific set of development standards for the site. The site-specific by-law allowed a maximum of 118 seniors' residence units, 140 square metres of retail space on the ground floor, setback requirements; a maximum gross floor area of 6,175 square metres, a height of 22.8 metres, and 43 parking spaces.

Even though a Site Plan application was submitted, it was not completed as the applicant listed the property for sale.

ISSUE BACKGROUND

Proposal

The applicant is proposing to construct a terraced mid-rise building having a maximum of 11 storeys with 134 condominium residential units and ground floor retail fronting onto Lake Shore Boulevard West. An amenity area with terrace access and mechanical room (on a reduced floorplate) are proposed on the 11th floor. There are no residential units on this floor. The ground floor residential units along Superior Avenue will be stacked townhouses and have direct front door entries from the street. The proposed building will have a Floor Space Index (FSI) of 6.1 times lot area. A driveway for vehicular access is proposed from Superior Avenue. Automobile parking will be provided in a 4 level underground parking garage. A minimum parking supply of 126 spaces will be provided. Landscaping will be provided on the terraces and the applicant is also providing a green roof.

A statistical summary of the proposal is detailed in Attachment 9 of this report.

Site and Surrounding Area

The site is located at the northwest corner of Lake Shore Boulevard West and Superior Avenue. The site has three buildings: two on Lake Shore Boulevard West and one on Superior Avenue. The Lake Shore Boulevard West buildings are two and three-storey commercial buildings with residential uses above. The corner building has been vacant for a number of years and is now being used as the sales office for this development. The Superior Avenue two-storey building was originally the fire station for the Town of Mimico and is listed as a heritage building on the City's inventory of heritage properties.

Following the general north-south orientation of Lake Shore Boulevard, the abutting properties are as follows:

North: one and two--storey commercial buildings to Albert Avenue.

West: A two-storey house then Masonic Temple in a Commercial zone, followed by houses along the remainder of Superior Avenue.

East: Commercial/Institutional buildings directly opposite.

South: Two-storey commercial/residential buildings.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated as *Mixed Use Areas*. This designation provides for a range of commercial, residential and institutional uses in either single 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. The proposed uses are among those permitted under this designation, therefore no amendment is required providing the application complies with all other policies of the Official Plan. Further discussion on compliance to relevant Official Plan policies including built form, density, housing, the environment, Section 37 and development criteria for *Mixed Use Areas* are outlined below.

The property is also identified as an Avenue on Map 2 – Urban Structure of the Official Plan. Avenues are important corridors along major streets where reurbanization is anticipated and encourages the creation of new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. Such reurbanization is subject to the policies contained in the Plan, including in particular, the neighbourhood protection policies.

Reurbanizing the Avenues will be achieved through the preparation of Avenue Studies for strategic mixed use segments of the corridors shown on Map 2. An Avenues Study has not yet been prepared for the area, however it will be incorporated into City Planning's ongoing Mimico 20/20 Revitalization study.

Development may be permitted on the Avenues prior to an Avenue Study and will be considered on the basis of all of the policies of the Official Plan. Development requiring a rezoning will not be allowed to proceed prior to the completion of an Avenue Study unless an Avenue Segment Study has been carried out and completed by the applicant. The Segment Study must demonstrate that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review. In this case, the applicant has submitted a satisfactory Avenue Segment Study which is described in further detail below.

Zoning

Site Specific Zoning By-law 971-2003 applies to the properties known as 2392 to 2398 Lake Shore Boulevard West and 13 Superior Avenue which permits a 7-storey Seniors' Residence subject to specific setbacks, parking and coverage standards under the former City of Etobicoke Zoning Code.

For the additional property under this application at 2388 to 2390 Lake Shore Boulevard West, the lands are zoned C – Commercial Zone under the Etobicoke Zoning Code. The permitted uses in the C zone include: new and used car sales room, banks, business, professional and government offices, dwelling unit over a commercial use, hotel, library, retail store, supermarket, and dry cleaning establishment.

Site Plan Control

The property is subject to Site Plan Control for which an application has been submitted. This process will allow staff to make detailed refinements on site plan matters such as building design, materiality, landscaping, etc. to ensure a high standard of development.

Reasons for Application

Although the proposal conforms to the Official Plan, a Zoning By-law amendment is required to establish appropriate site specific development permissions relating to height, building envelope, density, parking, and setbacks.

Community Consultation

A community consultation meeting was held on July 6, 2010, with approximately 120 members of the public, the Ward Councillor, the applicant and City Planning staff in attendance. Concerns expressed by the public regarding the original proposal for a 14-storey building included:

- 1) Height and mass – 14 storeys was too high, 7 to 10 storeys is more appropriate
- 2) Community benefits – including Section 37 contributions
- 3) Undesirable precedent for future area proposals
- 4) Unit types, prices, sizes and affordability
- 5) Shadow, privacy, and overlook impacts
- 6) Site security
- 7) Land use appropriateness
- 8) Adequacy of vehicular and bicycle parking, on/off-site
- 9) Compatibility with on-going Mimico 20/20 Study
- 10) Local traffic, speed and volumes on Superior Avenue
- 11) Building design and fit with local history and character
- 12) Street animation and community integration
- 13) Green initiatives
- 14) Further public input opportunity

As well, a significant number of letters of concern regarding the original proposal were submitted on file, including a 184 signature petition expressing in part preference for a scaled down 6 or 7-storey structure. Several letters on file also expressed concern for the preservation of the former Fire Hall building at 13 Superior Avenue.

Since the initial community meeting, the proposal was revised to address concerns identified by staff and the above noted issues, including a response regarding the Fire Hall building. On May 9, 2011, a second community meeting to present the revised proposal was hosted by the local Councillor with approximately 110 residents, the applicant and City Planning staff in attendance. At this meeting, residents raised the following new items for City Planning staff to consider prior to completing final review of the application:

- 1) Ensure an appropriate commercial façade fronting Lake Shore Boulevard
- 2) Proposed heights and adherence to Mid-rise Building Guidelines
- 3) Provisions for an open and attractive streetscape design

- 4) Availability of social and emergency services
- 5) Ensure quality finishing building materials

At this meeting, several residents who supported the application also expressed an immediate need for new local investment that will bring a new population and mix to support local business, and to set a positive precedent for future development.

Since this meeting and following the revised proposal, several letters of support were submitted, including a 98-signature petition.

The current revised proposal has substantially addressed the above-noted community concerns relating to building form, height, density and parking with the original proposal. Staff believe that appropriate site-specific development standards as reflected in the attached draft Zoning By-law have addressed this from a planning process perspective. More non-zoning related technical matters and other aesthetically related issues including treatment of the Lake Shore Boulevard and Superior Avenue streetscape and building design details will be addressed through the Site Plan process, including the registration of a Site Plan Agreement.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS). As a residential project with supporting commercial uses it supports the policy objectives of focusing growth in existing settlement areas (intensification). The development promotes efficient land uses, reduces land consumption related to residential development and utilized existing services and infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services and infrastructure, and promotes intensification along a transit route in an area identified to absorb growth.

Land Use

The site is designated *Mixed Use Areas* in the Official Plan and is identified as *Avenues* on Map 2 – Urban Structure of the Official Plan. Staff is of the opinion that the development proposal conforms to the *Mixed Use Areas* designations and its development criteria. The mid-rise residential and commercial use of this land is appropriate at this location as it is compatible with the surrounding area and future planned context. The proposal is within vicinity of an extensive parkland and trail system, nearby community facilities and institutions, transit, and neighbourhood shops and services. The commercial component of the building along with street entrances to the ground floor residential units will add vibrancy to the site and will contribute to animating the Lake Shore Boulevard West and Superior Avenue street frontages.

Avenue Segment Study

In accordance with the Official Plan requirements, the applicant has submitted an *Avenue* Segment Study in order to allow this development to proceed without the need of a formal *Avenue* Study. The proponent's *Avenue* Segment Study has been reviewed and all relevant *Mixed Use Areas* and other Official Plan policies and criteria have been met, including:

- 1) not setting an unwanted precedent for the form and scale of reurbanization along the *Avenue*;
- 2) no creation of adverse impacts to adjacent *Neighbourhoods* or *Apartment Neighbourhoods* by the incremental development of the entire *Avenue*;
- 3) the proposed development is supportable by available infrastructure, transit, parks, and community services;
- 4) contributing to the creation of a range of community housing options; and
- 5) contributing to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing.

Mimico 20/20 Revitalization Study

In 2007, Etobicoke York Community Council (EYCC) directed staff to facilitate broad public consultations on “Mimico by the Lake Project 20/20: A Perfect Vision for our Community”, a community revitalization process initiated by the local Councillor.

Several extensive community consultation exercises including a major four day charrette in April 2009 hosted by Urban Strategies Inc. resulted in the identification of study priority areas and a refined community vision. This vision was physically translated into a scaled 3-D conceptual model that described future potential development opportunities.

http://www.toronto.ca/planning/pdf/mimico_rev_action_plan_proceedings_rep_sept09.pdf

As well, a broadly defined implementation policy framework and modified urban structure contained in the Mimico-By-The-Lake Action Memo was developed.

http://www.toronto.ca/planning/pdf/mimico_implementation_action_memo_sept09.pdf

This document identifies the vicinity of Lake Shore Boulevard West and Superior Avenue as "The Village Heart", the community and commercial hub for Mimico-By-The-Lake supporting the greatest level of change and new development. The Village Heart is intended to contain a broad mix of uses including retail, office, residential, commercial, open space, recreational and community uses.

The proposal supports the prominence of this key intersection within the community and is consistent with the overall objectives of the emerging Mimico 20/20 Revitalization Plan.

Built Form / Performance Standards for Mid-Rise Buildings

The subject property is located on a growth-designated portion of the *Avenues* and as such, the mid-rise form is a preferred building type at this location. The Performance Standards for Mid-Rise Buildings as contained in the *Avenues & Mid-Rise Buildings* Study were developed to encourage more and better designed mid rise buildings on the *Avenues* and to ensure an appropriate built form that is sensitive to its local context. The subject proposal was closely assessed in accordance to all the applicable Mid-Rise Performance Standards and are summarized below under the following key categories:

Height

Recommended building heights are limited by the adjacent *Avenues* public right-of-way width with an additional height allowance of 5 metres for mechanical structures provided they do not penetrate the required angular plane setbacks. The range of heights for a mid-rise building is typically between 20 metres and 36 metres depending on the right-of-way width. In this location, the right-of-way width of the Lake Shore Boulevard West *Avenue* is 27 metres and a 30 metre right-of-way width exists on Superior Avenue, a local road. In this case, a building height of 27.8 metres is proposed to the top level containing residential units. A mechanical and resident amenity penthouse on a reduced floorplate is proposed to a height of 31.5 metres plus a very limited 2 metre high stair/mechanical overrun. Therefore, the ultimate building height including all mechanical structures of 33.5 metres is proposed whereas the Performance Standards of the Mid-rise Guidelines suggest a total height of 32 metres at this location.

Angular Planes

The mid-rise Performance standards recommend a 45 degree angular plane setback at a height of 21.5 metres above the front lot line on Lake Shore Boulevard West. No portions of a building are intended to penetrate this setback in order to provide a minimum of 5 hours of sunlight onto the *Avenue* sidewalks from March 21st to September 21st. As shown on the elevation drawing (Attachment 4), the top residential floor penetrates the angular plane setback by approximately 4.5 metres at the furthest point and only marginally by the amenity/mechanical structures above. Despite the encroachment, a 5 hour sunlight window will be maintained on Lake Shore Boulevard West and a minimum of 7 hours of sunlight will be maintained on Superior Avenue from March 21st to September 21st.

Similarly, a minor angular plane encroachment on the top floors exists along a 15 metre portion of the north side lot line where the subject property abuts the fully paved rear yard parking area of a *Neighbourhoods* designated property containing a low-rise apartment building. The proposed building maintains an 11.5 metre setback to a one-storey landscaped terrace and an 18 metre setback from the main building. Given the existing rear yard parking lot use and actual building separation distances, no negative light/shadow impacts are foreseen. It is also noted that the previous approval under Zoning By-law 971-2003 permits a building setback of only .15 metres from this lot line and therefore, the current proposal with an 11.6 metre setback represents a significant improvement of this condition.

Streetscape

Several Performance Standards relate to the creation of an open, user-friendly and attractive streetscape. In this case and in order to create a comfortable pedestrian experience, the ground floor of the building will be setback to provide for an ideal minimum boulevard width of 4.8 metres. This width will provide opportunities to update street furniture elements such as bus shelter, benches, receptacles, etc. and planting beds. Other streetscape enhancements proposed include change in materials and street wall plane from the ground floor retail to residential above; multiple retail frontages, architectural articulation, grade level display windows and numerous retail/residential entrances to animate the public realm; a stepped back ground floor datum line that relates well to the adjacent buildings to the north and west; and an unimposing street wall presence of 6 storeys so that the scale of the building relates to a comfortable pedestrian main street.

Transition and Character

The proposed building's height, setbacks and stepbacks provide for an appropriate transition to the adjacent properties and surrounding areas within their existing and planned context. Although the

building has been designed to relate to the existing built environment, it is also expected to integrate well with the emerging vision for the area under the Mimico 20/20 Revitalization Plan.

Articulation and reuse of the original Fire Hall materials to preserve the historic character in the proposed Fire Hall reinterpretation is done in an acceptable manner along the Superior Avenue elevation. In this regard, this proposal represents an improvement over the previous redevelopment approvals for this property. Overall the proposed development will enhance the general character of the surrounding community.

The proposal meets the overall intent and purpose of the Avenues and Mid-Rise Buildings Study to see more, better designed Mid-Rise Buildings on the *Avenues*. The mass, scale, function and detail of the building relates positively to the unique site context and local conditions.

Design Review Panel

On December 13, 2010, a 'work-in-progress' concept plan that evolved from the first round of circulation and community consultation was presented to the Design Review Panel. Upon review of the proposal, the Design Review Panel provided the following advisory comments:

- 1) Address 'blank wall' effect through refinements to the north and west party wall elevations
- 2) Enhance streetscaping and public realm
- 3) Provide a higher quality design response to the site's heritage qualities
- 4) Comply with Mid-rise Performance Standards, including height and angular planes envelope
- 5) Reduce the height of the retail ground floor
- 6) Change architectural expression to reflect difference between Lake Shore Boulevard West and Superior Avenue and to provide a harmonious transition to adjacent land uses/neighbourhood

On May 31, 2011, the final proposal for rezoning purposes was presented to the Design Review Panel. The Design Review Panel agreed that the proposal meets the spirit of the Performance Standards for Mid-Rise Buildings, however offered the following comments that may be considered as this proposal continues through the Site Plan approval process:

- 1) Provide further articulation of the north and west party wall conditions
- 2) Remove or reconfigure adjacent perpendicular Superior Avenue on-street parking
- 3) Provide an overall ample and quality streetscape along both frontages with consideration to the relationship of ground floor uses and setbacks
- 4) Express stronger commemoration of the site's heritage attributes
- 5) Proposal to be exemplar in terms of adherence with Mid-rise Performance Standards

Traffic Impact, Access, Parking

The forecast volume of vehicle traffic generated by this mixed-use development can be accommodated by the surrounding road network without any negative level-of-service impacts. Vehicular access to the building is appropriately located from Superior Avenue.

The draft Zoning By-law provides for a parking rate that is appropriate for an Avenues location that is well served by surface transit. In this case, a total parking supply of 126 parking spaces is required for the proposed development. The applicant has confirmed that 126 parking spaces will be provided.

Site Servicing, Engineering

A Functional Servicing Report was submitted as part of the application and has concluded the new development will be adequately serviced.

Open Space/Parkland

The site is in the lowest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. The site is in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1420-2007.

The application proposes 134 residential units on a site of 0.16 hectares. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.01 hectares. The proposal is subject to a cash-in-lieu of 10% of the value of the development site, net of any conveyances for public road purposes.

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu and Parks staff advise this is appropriate as the required amount of parkland is too small to be of a functional size.

The final determination of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Heritage

The property at 13 Superior Avenue is listed on the City of Toronto's Inventory of Heritage Properties, adopted by City Council in 2006, and was previously included on Etobicoke's Inventory of Heritage Properties, for its cultural heritage value.

The final revisions of this application propose the retention of a dog-bone shaped stone feature and a cornice, with a façade design that suggests the original mass and location of the Fire Hall. A commemorative plaque is also proposed. Although not an optimal solution from a conservation standpoint, this approach represents an improvement over the previous proposal permitted under Zoning By-law 971-2003. Under the previous proposal, the Fire Hall building would have been demolished in place of an underground garage entrance for the proposed 7-storey building.

In view of the above, the proposed development is acceptable subject to a comprehensive and fitting Interpretation Plan being developed and implemented to commemorate the Fire Hall as an institution of importance in Mimico and documentation of the building prior to its demolition.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant will be required to meet Tier 1 of the TGS through the Site Plan Approval process.

Section 37

Section 37 of the Planning Act authorizes a municipality with approved Official Plan provisions to pass a by-law involving increases in the height or density otherwise permitted by a Zoning By-law in return for the provisions of community benefits by the applicant. The benefits are generally capital projects and must bear a planning relationship to the proposed project.

The Official Plan provides for the use of Section 37 of the Planning Act to secure the provision of community benefits in return for height and/or density in development if the increases are first determined to represent good planning. Community Planning staff have discussed matters regarding a Section 37 Agreement with the owner and local Councillor. It had been agreed by the owner that they will provide a cash contribution in the amount of \$250,000 for local parks improvements as their Section 37 contribution. This is appropriate given that the site is in a parkland priority area and the proposed improvements will directly benefit current and future residents.

Further, the Section 37 Agreement will secure as a matter of convenience the following items related to Toronto Green Standard and Heritage requirements regarding the Mimico Fire Hall building:

1. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009.
2. Prior to issuance of Site Plan Approval, the applicant submit an Interpretation Plan for the Mimico Fire Hall to the satisfaction of the Manager, Heritage Preservation Services;
3. Prior to issuance of a demolition permit for the heritage building, the applicant provide a Letter of Credit in an amount sufficient to secure the development and implementation of an Interpretation Plan to the satisfaction of the Manager, Heritage Preservation Services;
4. Prior to issuance of a demolition permit for the heritage building, the applicant provide photographic documentation of the Mimico Fire Hall and a complete set of measured drawings, to the satisfaction of the Manager, Heritage Preservation Services;
5. Prior to issuance of the first occupancy permit, the applicant implement the Interpretation Plan to the satisfaction of the Manager, Heritage Preservation Services;
6. Prior to the release of the Letter of Credit, the applicant provide a certificate of completion prepared by a qualified heritage consultant confirming that the interpretation of the Mimico Fire Hall has been carried out in accordance with the approved Interpretation Plan, to the satisfaction of the Manager, Heritage Preservation Services.

Development Charges

It is estimated that the development charges at current rates for this project will be \$ 877,251. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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SIGNATURE

Thomas C. Keefe, Director
Community Planning, Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Perspective Rendering
Attachment 3: East/Lake Shore Blvd Elevation
Attachment 4: South/Superior Avenue Elevation
Attachment 5: West Elevation
Attachment 6: North Elevation
Attachment 7: Zoning (Etobicoke Zoning Code)
Attachment 8: Official Plan
Attachment 9: Application Data Sheet
Attachment 10: Draft Zoning By-law Amendment

Attachment 2: Perspective Rendering



Perspective Rendering
Applicant's Submitted Drawing

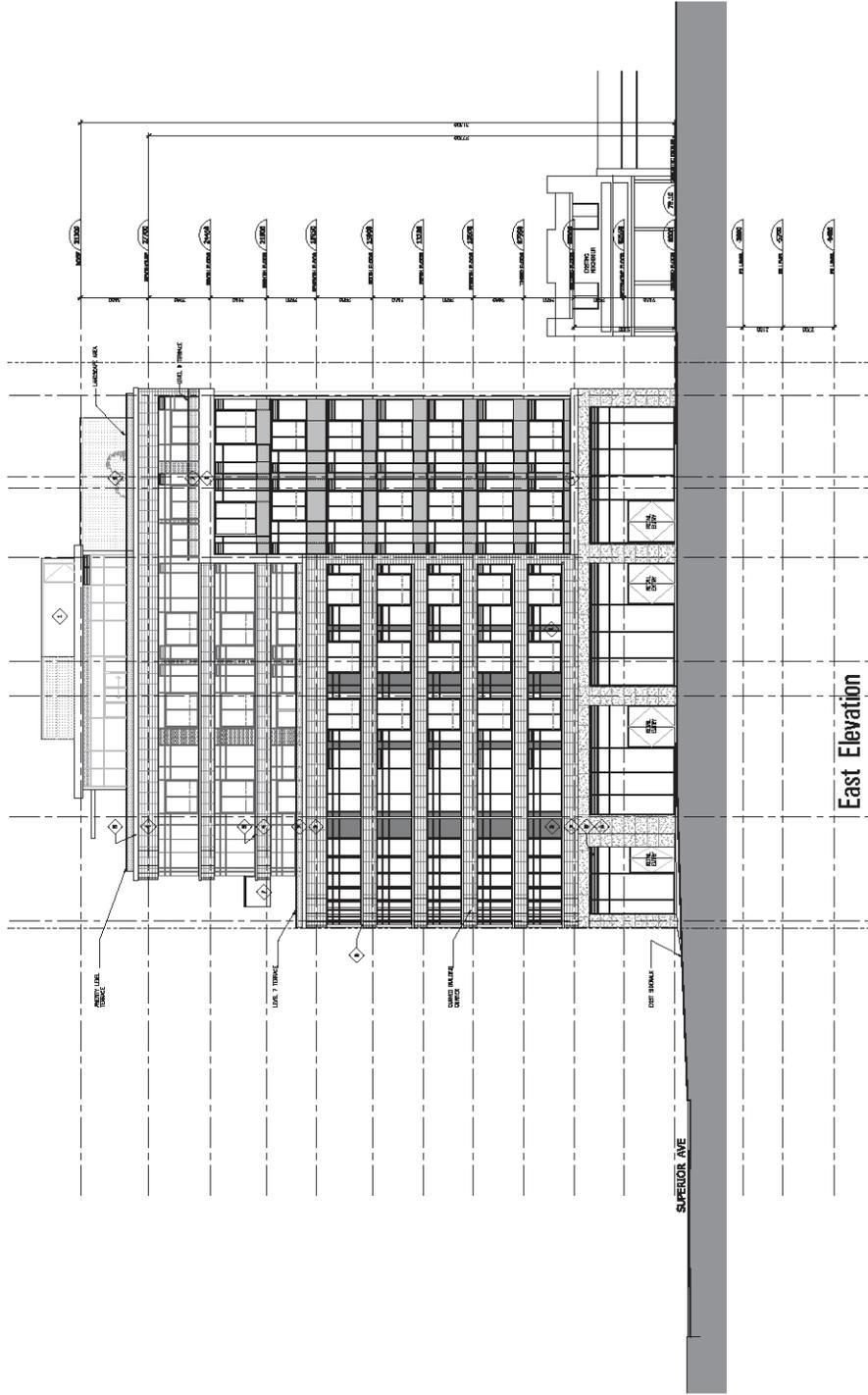
Not to Scale
05/12/2011



**2388-2398 Lake Share Blvd. &
13 Superior Ave**

File # 10_166310

Attachment 3: East/Lake Shore Elevation



Elevations

Applicant's Submitted Drawing

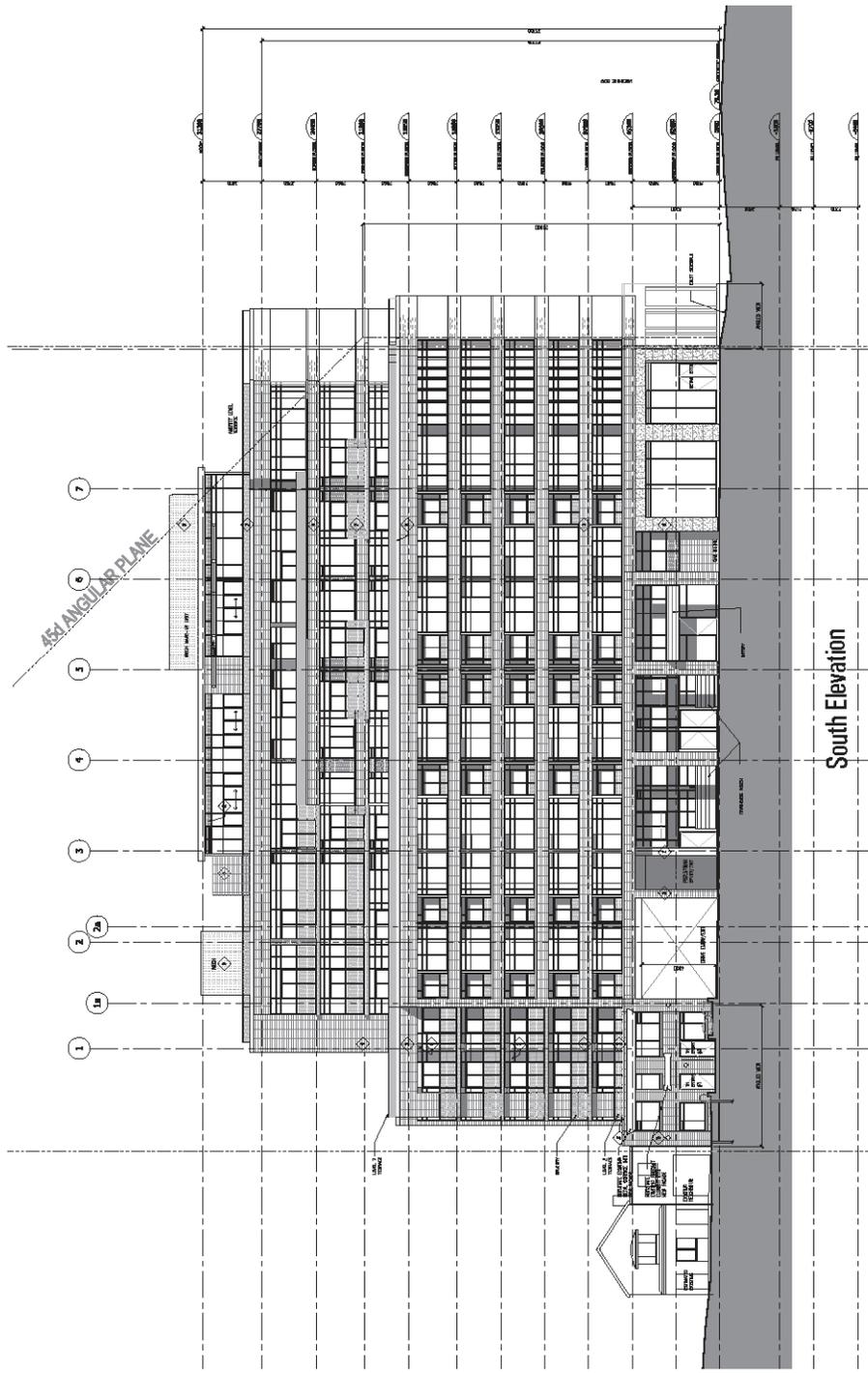
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05/12/2011

2388-2398 Lake Shore Blvd. &

13 Superior Ave

File # 10_166310

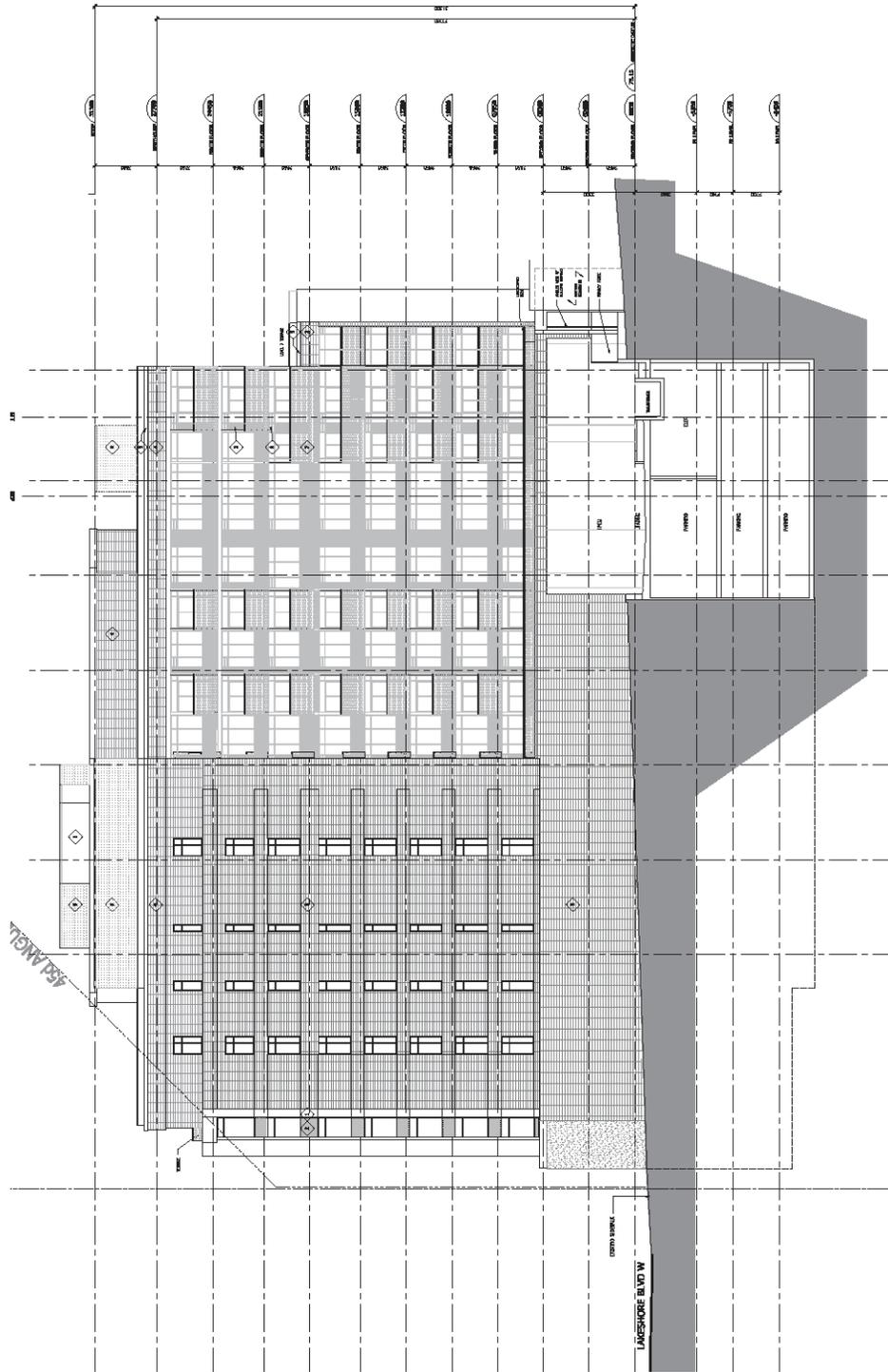
Attachment 4: South/Superior Avenue Elevation



**2388-2398 Lake Shore Blvd. &
13 Superior Ave**
File # 10_166310

Elevations
Applicant's Submitted Drawing
Not to Scale
05/12/2011

Attachment 6: North Elevation

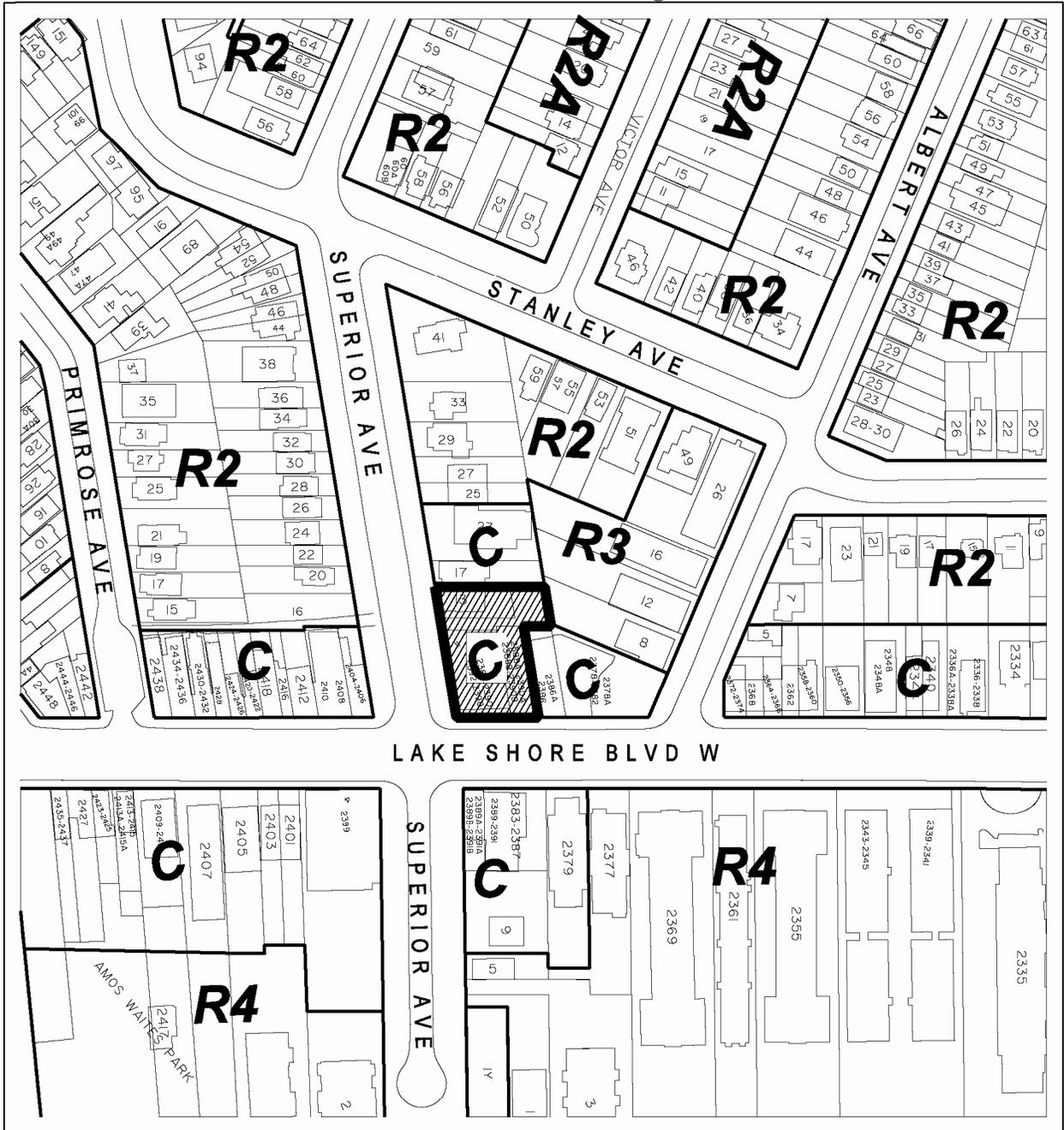


Elevations
Applicant's Submitted Drawing
Not to Scale
05/12/2011

North Elevation

2388-2398 Lake Shore Blvd. &
13 Superior Ave
File # 10_166310

Attachment 7: Zoning



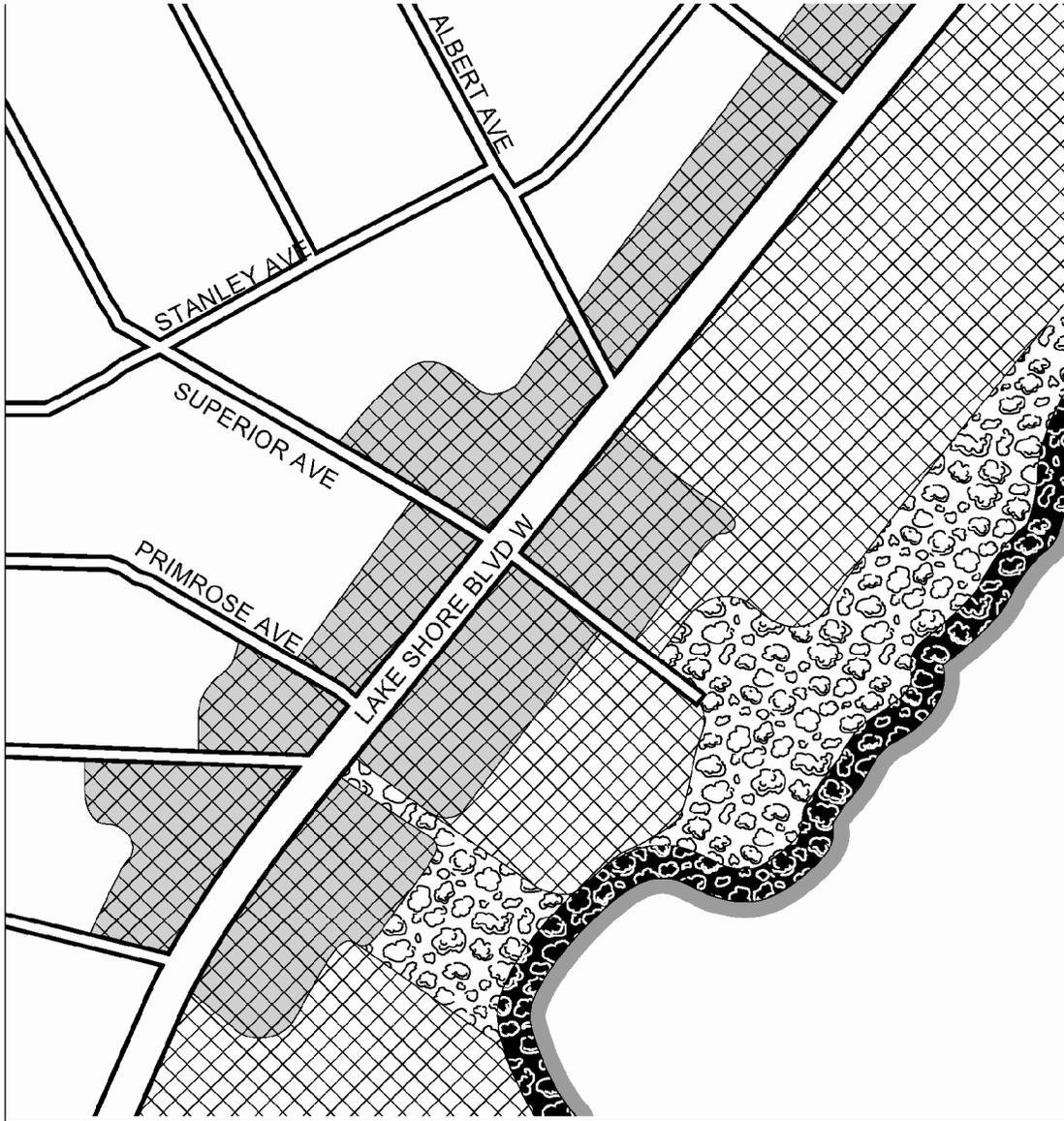
2388-2398 Lake Share Blvd. &
13 Superior Ave
File # 10_166310

- Former Mimico By-law 1930
- R2 Residential 1, 2, & 3 Family
- R2A Residential Single & Duplex
- R4 Residential Multiple
- C Commercial



Not to Scale
Zoning By-law 7625 as amended
Extracted 05/25/2010/JM

Attachment 8: Official Plan



TORONTO City Planning
Official Plan

2388-2398 Lake Share Blvd. &
13 Superior Ave

File # 10_166310

 Site Location	 Parks & Open Space Areas
 Neighbourhoods	 Natural Areas
 Apartment Neighbourhoods	 Parks
 Mixed Use Areas	



Not to Scale
06/03/2010

Attachment 9: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 166310 WET 06 OZ
Details	Rezoning, Standard	Application Date:	April 29, 2010

Municipal Address: 2388-2398 LAKE SHORE BLVD W & 13 SUPERIOR AVENUE

Location Description: **GRID W0607

Project Description: Proposed rezoning to permit 11 storey mid-rise building with 134 residential units and retail uses on a portion of the ground floor.

Applicant:	Agent:	Architect:	Owner:
DAVIES SMITH DEVELOPMENT PARTNERSHIP	R E Millward & Associates	RAW Design	Eleven Superior Ltd.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	971-2003
Zoning:	C + By-law 971-2003	Historical Status:	13 Superior Listed
Height Limit (m):	22.8	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1614	Height:	Storeys:	11	
Frontage (m):	30.28		Metres:	27.7	
Depth (m):	40.1				
Total Ground Floor Area (sq. m):	697				Total
Total Residential GFA (sq. m):	9347		Parking Spaces:	126	
Total Non-Residential GFA (sq. m):	360		Loading Space	1	
Total GFA (sq. m):	9707				
Lot Coverage Ratio (%):	70				
Floor Space Index:	6.02				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	28
1 Bedroom:	88
2 Bedroom:	18
3 + Bedroom:	0
Total Units:	134

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	9707		0
Retail GFA (sq. m):	360		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

CONTACT: PLANNER NAME: Matthew Premru, Planner
TELEPHONE: (416) 394-6004

Attachment 10: Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW No. - 2011

To amend Chapters 340- and 342 of the Etobicoke Zoning Code with respect to certain lands located on the east side of Superior Avenue, north of Lake Shore Boulevard West, municipally known as 2388-2390, 2392-2398 Lake Shore Boulevard West and 11-13 Superior Avenue.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. Notwithstanding Section 340-36 and 340-40 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A' and Schedule 'B' attached hereto:
 - (a) A maximum of 134 dwelling units shall be permitted in the lands shown on Schedule 'A' and Schedule 'B'; attached hereto.
 - (b) A maximum of 362 m² of retail space shall be permitted on the ground floor of the mixed use building.
 - (c) Unless otherwise stated in this By-law, the minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main walls of the first floor, second floor, third, floor, fourth floor, fifth floor, sixth floor, seventh floor, eighth floor, ninth floor, tenth floor and eleventh floor on the north wall adjacent to 17 Superior Avenue; and from the main walls of the remainder of the development.
 - (d) The minimum ground floor setback shall be 0.8 metres along the Lake Shore Boulevard West frontage.
 - (e) No ground floor portion of the building shall be located within a triangular piece of land measuring five metres by five metres at the corner of the Lake Shore Boulevard/Superior Avenue intersection.
 - (f) Required building setbacks and separations shall not be obstructed by any construction other than the following:
 - (i) Uncovered steps to grade and planter boxes;
 - (ii) Chimney breasts, eaves, bay windows, or other projections extending a maximum of 0.4 metres from any exterior wall of a building;

- (iii) Open, uncovered (or roofed) decks, porchways or verandas and grade-related patios.
- (g) The development of the lands shown on Schedule 'A' shall not exceed a maximum permitted gross floor area of 9,800 square metres.
- (h) The development on the lands shown on Schedule 'A' shall permit a minimum of 5 dwelling units on the ground floor of the development, fronting Superior Avenue.
- (i) The development on the lands shown on Schedule 'A' shall not exceed a maximum building coverage of 80% of the site area.
- (j) The maximum building height shall be in accordance to the figures indicated on Schedule 'B', whereby the maximum height of the building containing residential units shall be 27.8 metres, the level containing the residential common amenity area shall be 31.5 metres, and 33.5 metres to the top of the additional required mechanical/stairs overrun space.
- (k) A minimum of 127 bicycle parking spaces for use by the owners of the dwelling units, 10 bicycle parking spaces for visitors, and 8 bicycle parking spaces be provided on the site.
2. Notwithstanding the provisions of 340-31 of the Zoning Code, the following requirements shall apply to the Lands:
- a) The following minimum parking ratios shall apply for the residential component of the proposed development:
- 0.70 resident parking stalls for each bachelor dwelling unit;
 - 0.80 resident parking stalls for each one-bedroom dwelling unit;
 - 0.90 resident parking stall for each two-bedroom dwelling unit; and
 - 1.10 resident parking stalls for each dwelling unit providing three or more bedrooms.
- b) An additional minimum parking ratio of 0.15 parking stalls for each dwelling unit shall be provided for the exclusive use of visitors.
- c) Parking for the retail component of the proposed development shall be provided at a minimum ratio of 1.0 stall per 28 m² of gross floor area.
- d) Alternative to providing exclusive retail parking, the retail parking provision may be included in the total visitor parking requirement provided that the visitor/retail parking stalls are shared.
- e) Parking for the physically disabled shall be provided at a minimum ratio of one parking stall for every 100 parking stalls required or part thereof.
- f) A minimum of one loading space to be shared between the residential and commercial uses of the proposed development shall be provided. The loading space must provide minimum dimensions of 11.0 metres in length and 3.5 metres in width, with a minimum vertical clearance of 4.0 metres.

- g) Notwithstanding Section 320-18 of the Etobicoke Zoning Code, a maximum of 8 parking spaces may have a minimum length of 5.0metres.
3. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
 4. That By-law 971-2003 be repealed and reference to By-law 971-2003 in Chapter 342, Site Specifics, of the Etobicoke Zoning Code be deleted.
 5. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 342-1, Table of Site Specific By-laws;

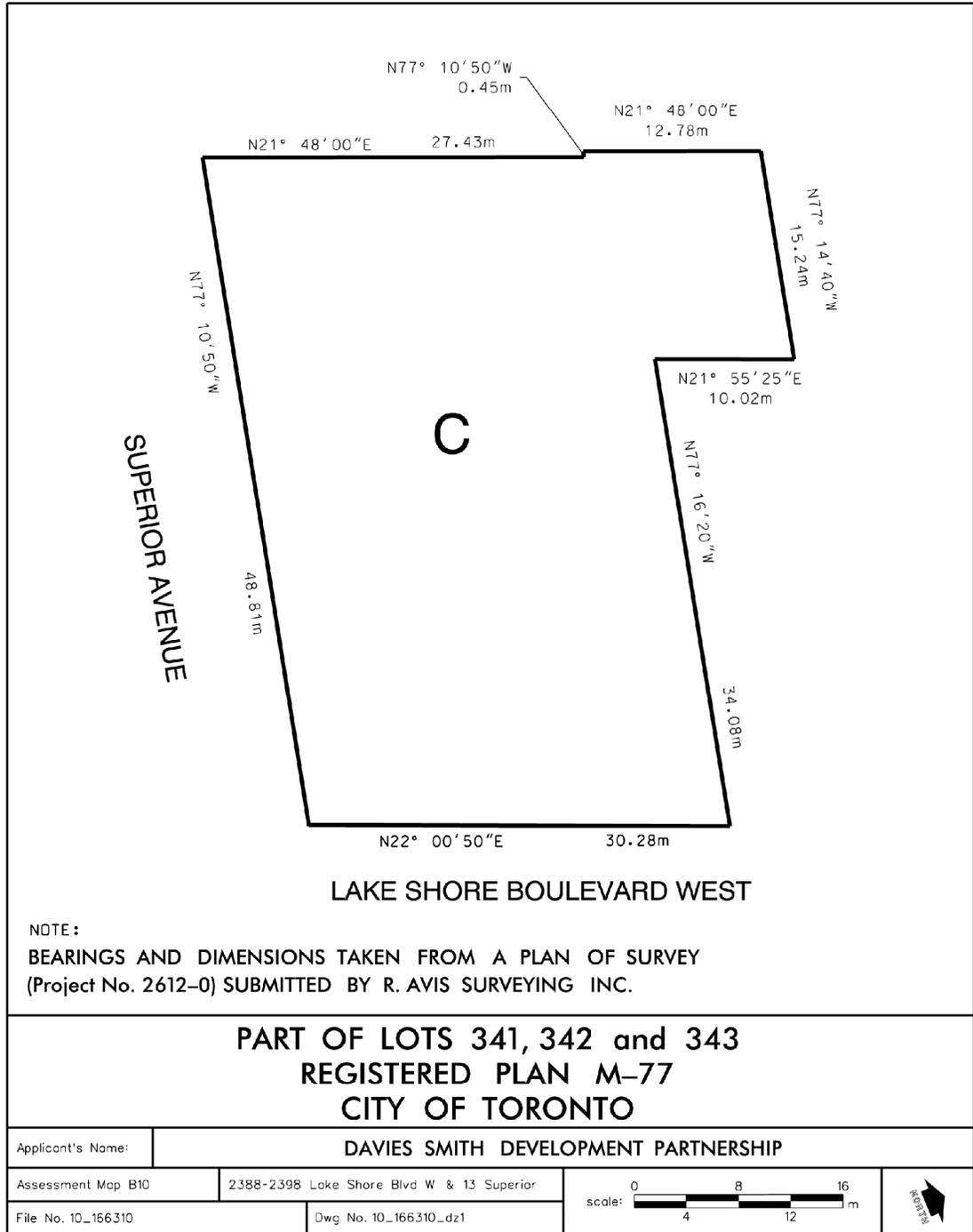
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
- 2011 -adoption date-	Lands located on the east side of Superior Avenue, north of Lake Shore Boulevard West, municipally known as 2388-2390, 2392-2398 Lake Shore Boulevard West and 11-13 Superior Avenue.	To permit an eleven storey building with 134 dwelling units and 362 m2 of ground floor retail space in the C Zone on this site

ENACTED AND PASSED this ___ day of _____, A.D. 2011.

ROB FORD,
Mayor

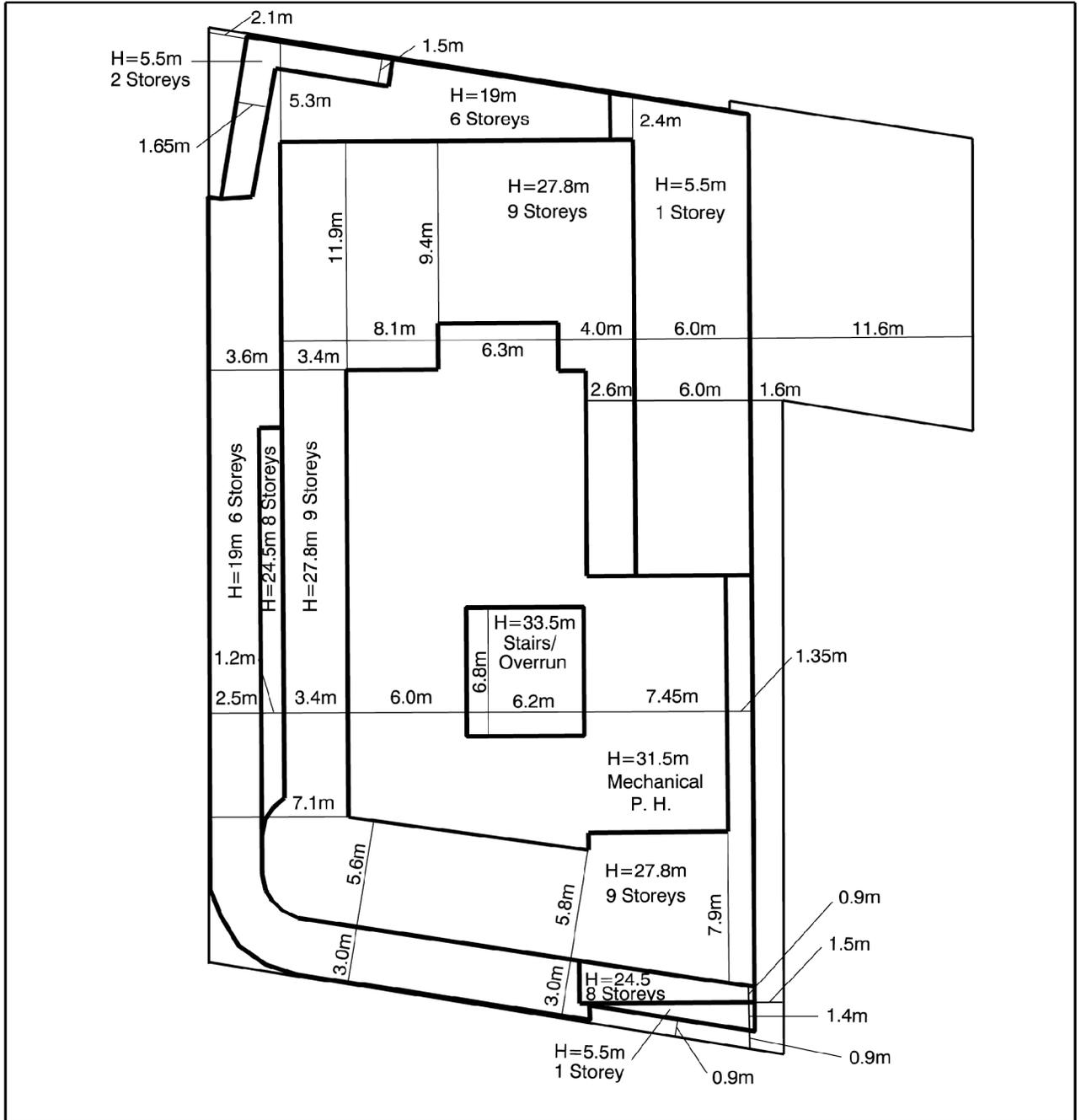
ULLI S. WATKISS
City Clerk

(Corporate Seal)





Schedule 'B' BY-LAW



**PART OF LOTS 341, 342 and 343,
REGISTERED PLAN M-77
CITY OF TORONTO**

Applicant's Name:		DAVIES SMITH DEVELOPMENT PARTNERSHIP	
Assessment Map B10	2388-2398 Lake Shore Blvd W & 13 Superior		scale:
File No. 10_166310	Dwg No.10_166310_dz2		

