

**1926 Lake Shore Boulevard West - Zoning By-law
Amendment Application - Preliminary Report**

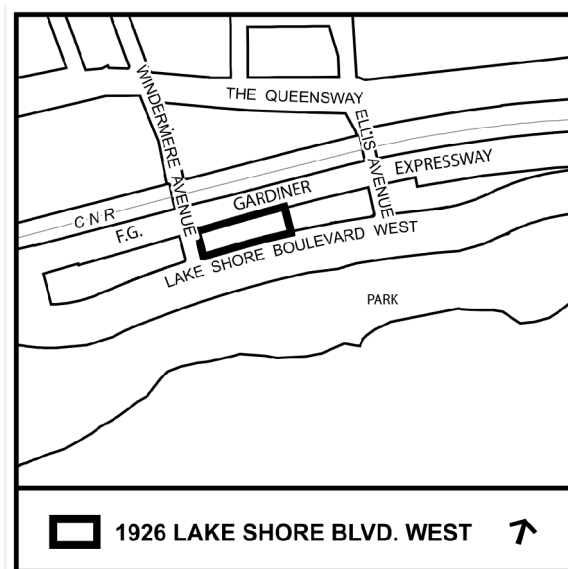
Date:	April 26, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	13 125924 WET 13 OZ

SUMMARY

This application proposes to amend the former City of Toronto Zoning By-law 438-86 to permit the redevelopment of 1926 Lake Shore Boulevard West with two residential towers of 42 and 48 stories connected by a 4 storey podium. The proposed development would contain 847 residential units and have a floor area of over 78,600 m², representing an FSI of 17.6 times the lot area.

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

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor in the second or third quarter of the year. A Final Report and public meeting under the *Planning Act* to consider this application is targeted for late 2013 provided any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1926 Lake Shore Boulevard West 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on October 5, 2012 to discuss complete application submission requirements and potential issues. Issues of height and resulting shadows, vehicular access to the site and the status of a City-owned strip of land adjacent to the subject land were identified.

ISSUE BACKGROUND

Proposal

The proposal involves the demolition of an existing 5 storey hotel and the construction of two residential towers. The west tower would be 42 storeys in height (134.8 m) plus a mechanical penthouse (140.8 m). The east tower would be 48 storeys in height (153.4 m) plus a mechanical penthouse (159.4 m). The floor plate of each tower would be 750 m² and square in shape. The connecting podium would be 4 storeys (17.1 m) and rectangular in shape.

In total 847 dwelling units are proposed, with 368 units in the west tower plus 15 units in its portion of the podium and 434 units in the east tower plus 30 units in its portion of the podium. The proposed unit mix is 570 one bedroom and 277 two bedroom units. The gross floor area would be 78,625 m² representing a density of approximately 17.6 times the lot area.

The ground floor would contain two residential lobbies, indoor amenity space, vehicular access driveways and associated servicing areas. The remainder of the podium would

contain dwelling units, indoor amenity space and parking spaces. Outdoor amenity space would be located on top of the podium.

The proposed podium generally covers the entire site; a 1.2 m setback is proposed along the west property line with the remaining setbacks being 0 m. The proposed towers have the following property line setbacks; 10.2 m from the west, 3.5 m to the north, 15.0 m to the east and 1.5 m setback from the south being Lake Shore Boulevard West. There would be a 38 m separation between the towers.

A total of 1,694 m² of indoor amenity space and 2,575 m² of outdoor amenity space is proposed. The indoor amenity space would be located on the ground floor of the podium and at the fifth floor of the two towers. The outdoor amenity space would be on the roof of the podium (fifth floor) adjoining and directly accessible from the fifth floor indoor amenity areas.

There are two existing driveways from Lake Shore Boulevard West which are proposed to be slightly modified for the proposed development. The western driveway would lead to a circular drop off/pick up area within the ground floor of the building that would provide direct access to the two tower lobbies. Servicing and loading would also be within the ground floor of the proposed podium.

A total of 861 parking spaces are proposed, of which 613 would be below grade within 5 levels, 210 would be in the second to fourth floors of the podium and 38 would be located in the ground floor of the podium. The parking would comprise 726 spaces for residents and 135 spaces for visitors. A total of 847 bicycle spaces are proposed.

Site and Surrounding Area

The site is approximately 0.4 ha in size and rectangular in shape. It appears as a corner lot with approximately 124 m frontage on Lake Shore Boulevard West and 35 m frontage on Windermere Avenue. However, there is an existing City-owned 3 m wide strip of land adjoining the west side of the site which separates the site from Windermere Avenue. There is an existing vacant 5 storey hotel on the site which would be demolished.

Surrounding land uses are as follows:

- North: The Gardiner Expressway and CN/Metrolinx rail corridor.
- South: Lake Shore Boulevard West and Sir Casimir Gzowski Park and Lake Ontario waterfront.
- East: Park Lane condominium development comprising two towers of 18 and 19 storeys connected by a 4 storey podium.
- West: Vacant City-owned property (Build Toronto) on the west side of Windermere Avenue.

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 property is designated *Mixed Use Areas* on Map 15, Land Use Plan of the Official Plan. *Mixed Use Areas* provide for a broad range of commercial, residential and institutional uses in single or mixed use buildings, as well as parks and open spaces and utilities. *Mixed Use Areas* are intended to accommodate new employment and residential development such as new office space, apartments or retail uses.

However, not all *Mixed Use Areas* are expected to experience the same scale or intensity of development. Surrounding context, built form considerations and the capacity of municipal infrastructure will inform the extent of development. This designation contains policies and development criteria to guide development and its transition between areas of different intensity and scale. In particular, Policy 4.5.2 includes development criteria, such as:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Official Plan, through means such as providing appropriate setbacks and/or stepping down of heights;
- locating and massing new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; and
- providing an attractive, comfortable and safe pedestrian environment.

Chapter 3 of the Official Plan establishes the policy direction for guiding growth by integrating social, economic and environmental perspectives on the built, human and natural environment.

The Built Form policies (Policy 3.1.2) identify the importance of urban design as a fundamental element of City building. These policies are intended to minimize the impacts of new development and guide the form of new buildings to fit within their context. They require that new development:

- be located and organized to fit with its existing and/or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate and organize vehicular and service areas in such a way to minimize their impact 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 to limit its impact by, among other things, creating appropriate transitions in scale as well as adequately limiting the resulting shadowing and wind conditions on neighbouring streets, properties and open spaces;
- be massed to define edges of streets, parks and open spaces;
- provide amenity for adjacent streets and open spaces for pedestrians; and
- provide indoor and outdoor amenity space for residents.

Policy 3.1.3 addresses Tall Building proposals and how they should address key urban design considerations. In addition to addressing specific built form characteristics, the policy states that proposals for Tall Buildings must clearly demonstrate how they relate to the existing and planned context, taking into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Parks and Open Spaces Policy 3.2.3.3 refers to the effects of development from adjacent properties on parkland. More specifically, additional shadows, noise, traffic and wind generated by new development will be minimized to preserve parkland utility.

Western Waterfront Master Plan

The Western Waterfront Master Plan, approved in 2009 by City Council, focuses on the public realm and more specifically re-imagines the Western Waterfront as a significant new waterfront park featuring public beaches in addition to embracing its dual role as a destination and travel corridor. Key provisions include a 6 m wide pedestrian promenade along the north side of Lake Shore Boulevard West and improved cycling and pedestrian connections along Windermere Avenue. The proposal will be reviewed in the context of the provisions and goals of this Plan.

Windermere Village Urban Design Guidelines

Windermere Village is located directly north of the site on the other side of the Gardiner Expressway and CN/Metrolinx rail corridor. As such, most of the urban design guidelines for this area are not applicable. However, there are provisions that seek to

preserve the Lake Ontario view corridor from Windermere Village and to improve the at-grade pedestrian route along Windermere Avenue to the lake that the proposal must satisfactorily address.

Design Criteria for Review of Tall Building Proposals

At its meeting of April 11, 2013, Planning and Growth Management Committee recommended Council adopt the Tall Building Design Guidelines for use in evaluating tall building proposals which will be considered by City Council May 7, 2013: <http://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

The Design Criteria provides policy recommendations for tall buildings on issues such as building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floor plates, tower separation distances, pedestrian realm considerations and sustainable design and transition. The guiding performance standards will be used in the review of the proposed new towers on the site. The guidelines ensure that tall buildings fit within their context and minimize their impacts.

Design Review Panel

The proposal, being a tall high density residential building adjacent to the waterfront, is significant and will be submitted to the City's Design Review Panel for review and comment.

Zoning

The site is zoned CR T2.0 R1.0 by the former City of Toronto Zoning By-law 438-86. Apartment buildings are permitted uses in the CR zone. The permitted residential density is 1.0 times the area of the lot and the maximum height is 14 m. The site is also subject to Restrictive Exception 12(2)270, which restricts the amount of non-residential gross floor area on the lands to approximately 8,900 m².

Site Plan Control

The proposal is subject to Site Plan Control. An application in this regard has not been submitted.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. A Tree Preservation Plan was submitted with the application and is currently under review by City staff.

Reasons for the Application

An application to amend the Zoning By-law is required to permit the proposed height and density, as well as to amend other applicable performance standards such as parking requirements and building setbacks. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Toronto Green Standard (TGS) Checklist
- Functional Servicing Report
- Transportation Study
- Arborist Report
- Shadow Impact Study
- Pedestrian Wind Assessment
- Railway Vibration Analysis
- Environmental Noise Feasibility Study
- Community Services and Facilities Study
- Draft Zoning By-law

A Notification of Complete Application was issued on March 26, 2013.

Issues to be Resolved

Planning staff have significant concern with the height and density of the proposal and will meet with the applicant to attempt to resolve these and other identified issues. The following issues have been identified following a preliminary review of the application. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

- conformity with Official Plan policies;
- height, scale and intensity of the proposed development and associated impacts;
- compatibility and fit with the physical character of the area;
- shadowing of adjacent streets and parkland to the south;
- shadowing of properties to the north including those designated *Neighbourhoods* and those with outdoor amenity areas in the *Apartment Neighbourhoods* designation;
- wind impacts on the pedestrian environment and adjacent parks;
- potential traffic impacts, including access to the site;
- adequacy of the proposed vehicular and bicycle parking supply;

- ensuring adequate servicing capacity to support the proposed development;
- the potential impact on or use of the adjacent City-owned strip of land;
- conformity with the Design Criteria for Tall Building Proposals performance standards;
- appropriateness of the building design, façade treatment and other exterior elements;
- identification and securing of community benefits under Section 37 of the *Planning Act*, as a result of the proposed increase in density and height of the proposal;
- the adequacy and appropriateness of the proposed indoor and outdoor amenity space and access to these amenities;
- review of the Toronto Green Standard Checklist for compliance with Tier 1 performance standards; and
- proximity of the podium and tower components to the Gardiner Expressway.

CONTACT

Derek Waltho, Planner
Tel. No. 416-394-8206
Fax No. 416-394-6063
E-mail: dwaltho@toronto.ca

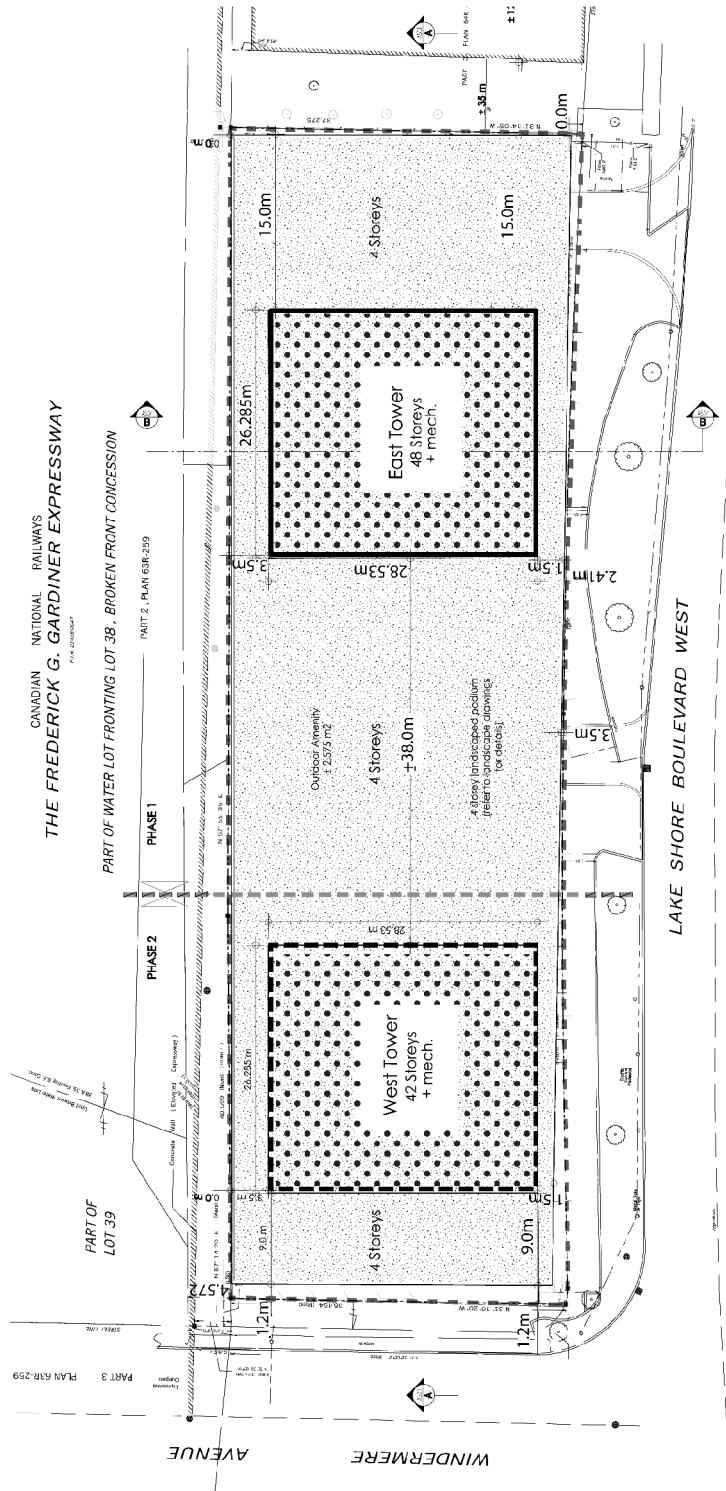
SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Ground Floor Plan
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



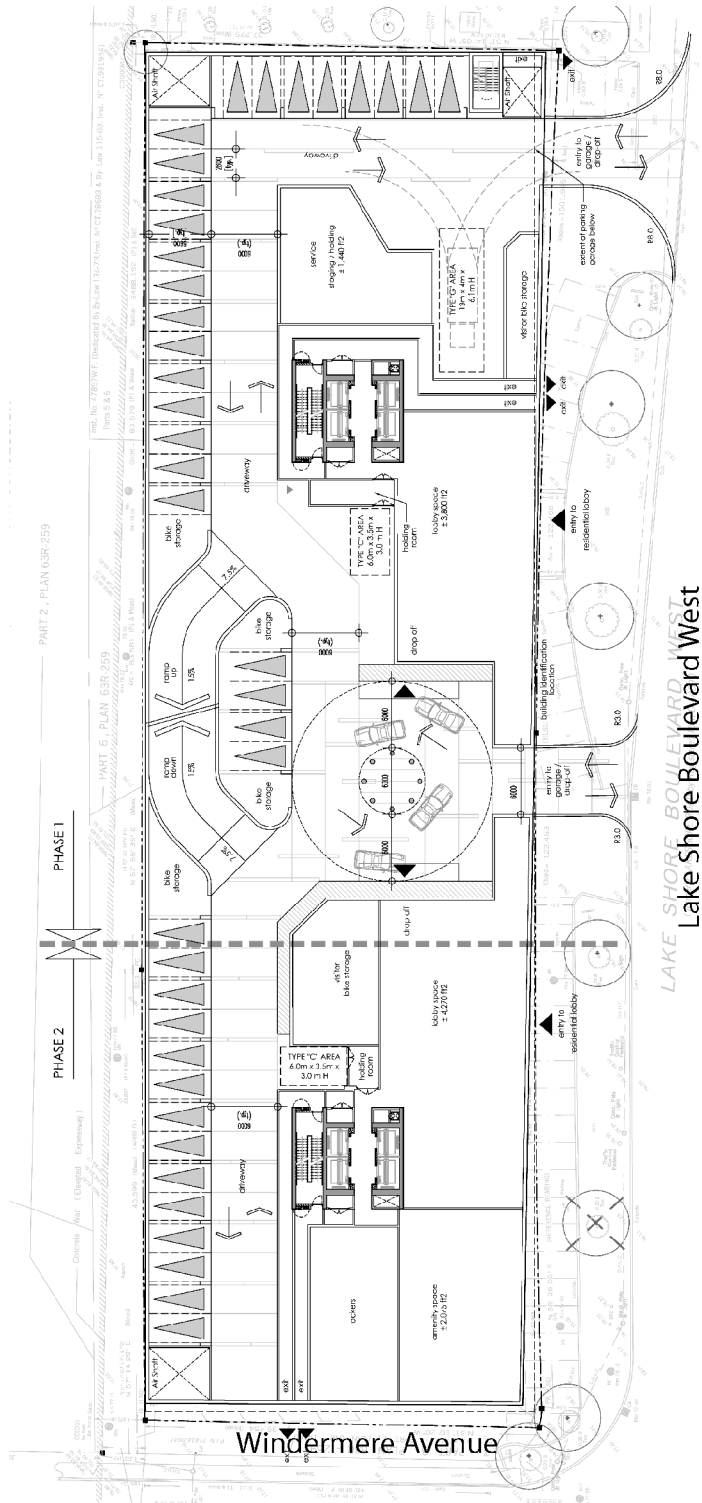
1926 Lake Shore Boulevard West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 04/04/2013

File # 13 126924 WET 13 0Z

Attachment 2: Ground Floor Plan



1926 Lake Shore Boulevard West

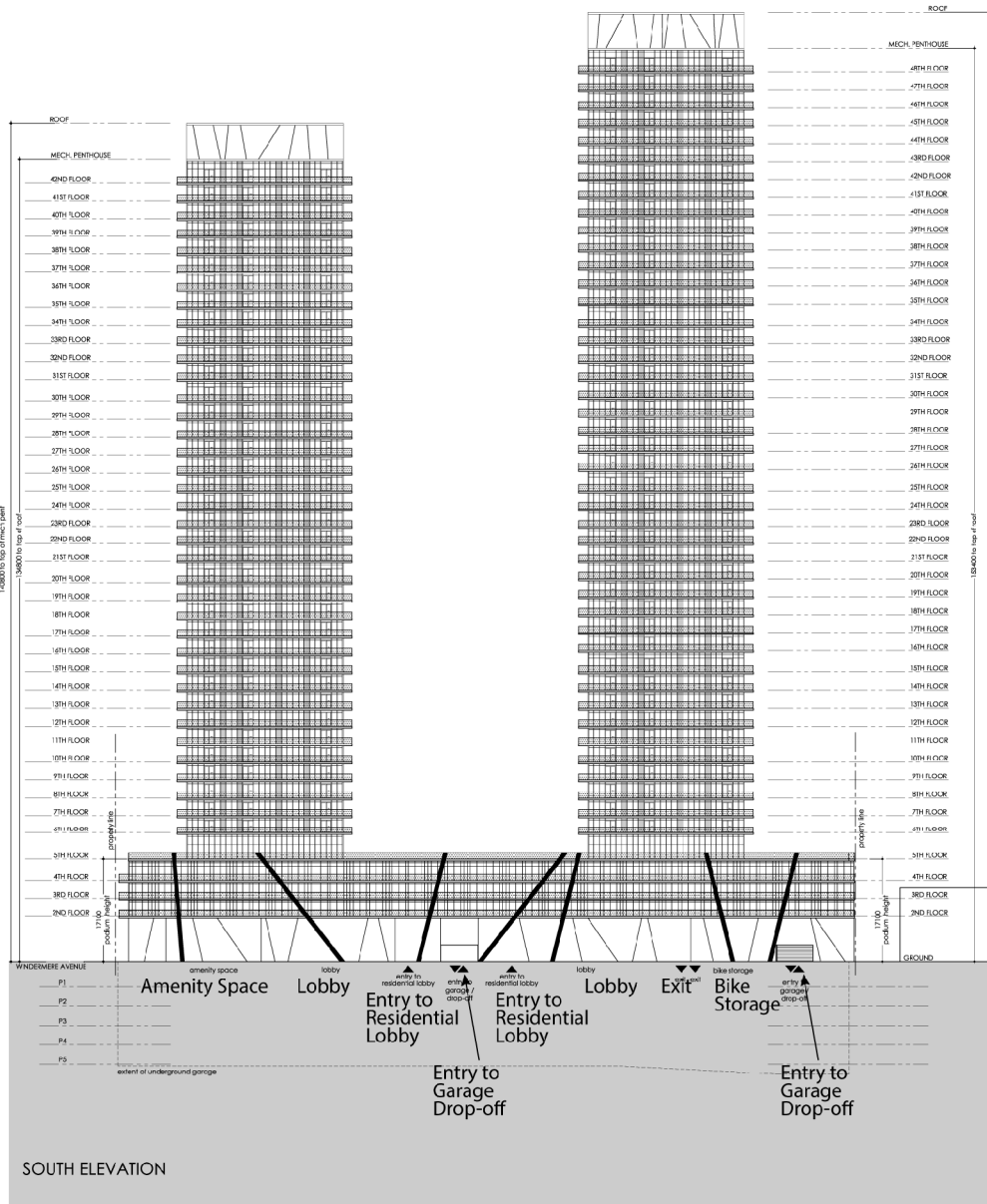
Ground Floor Plan

Applicant's Submitted Drawing

Not to Scale
04/04/2013

File # 13 126924 WET 13 0Z

Attachment 3: Elevations



Elevations

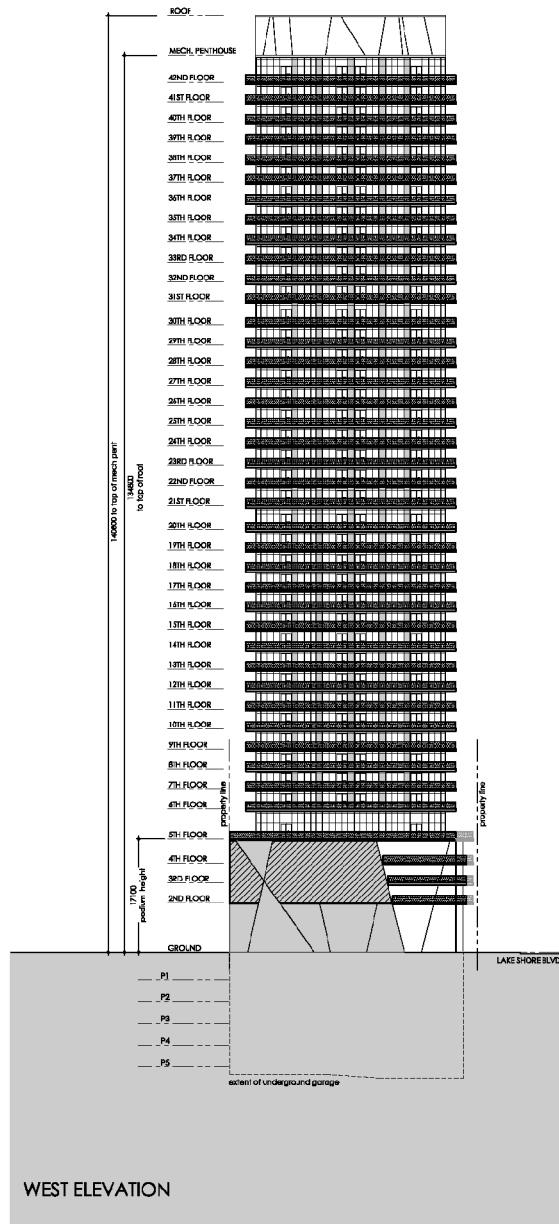
Applicant's Submitted Drawing

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1926 Lake Shore Blvd. West

File # 13 125924 WET 13 0Z



Elevations

Applicant's Submitted Drawing

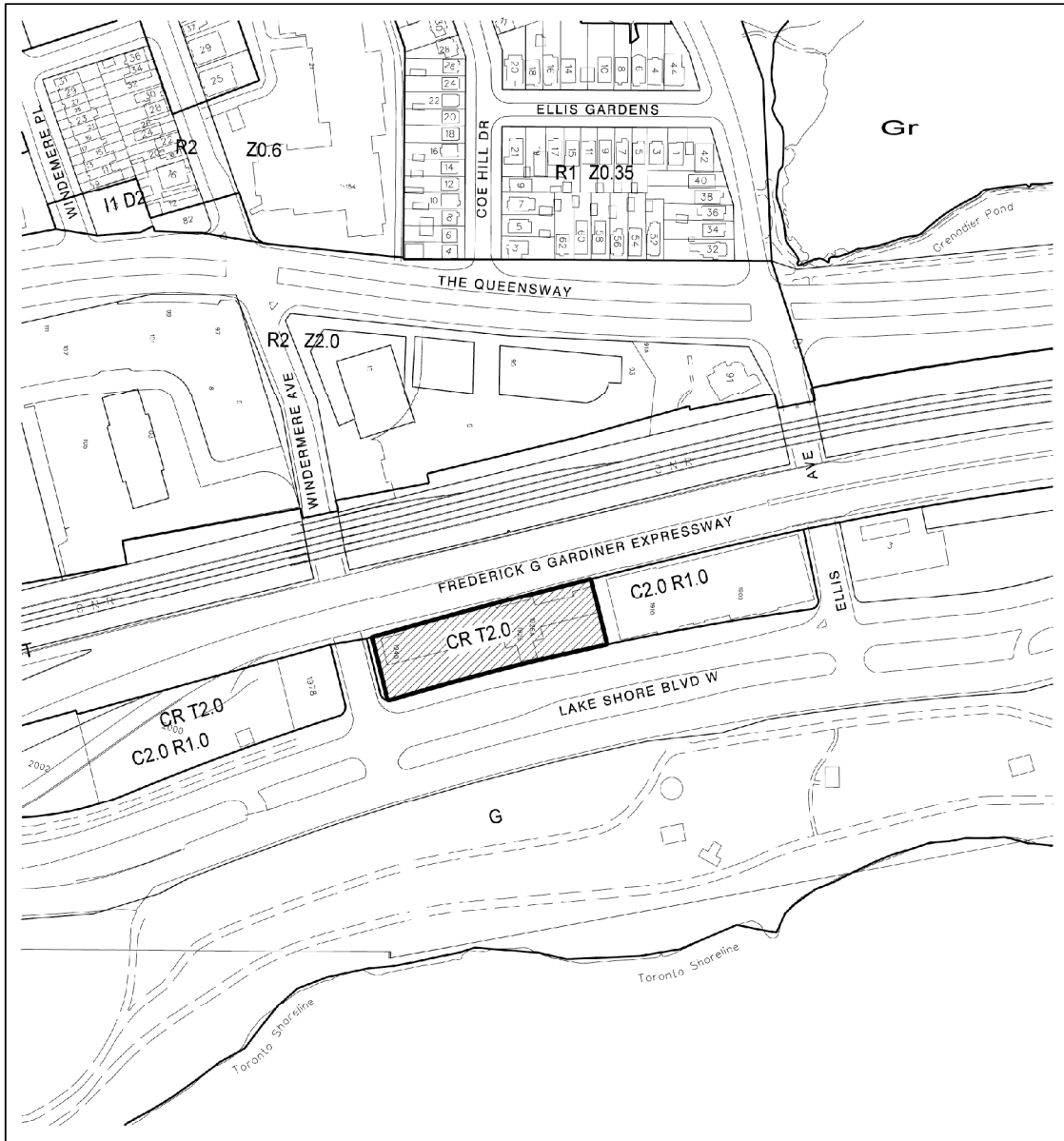
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1926 Lake Shore Blvd. West

File # 13 125924 WET 13 0Z

Attachment 4: Zoning



1926 Lake Shore Blvd. West
File #13 125924 WET 13 02

- | | |
|-------------------------|------------------------|
| R1 Residential District | I2 Industrial District |
| R2 Residential District | G Parks District |
| CR Mixed-Use District | Gr Parks District |



Not to Scale
Former Toronto Zoning By-law 438-86
Extracted 04/16/2013

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 125924 WET 13 OZ
Details	Rezoning, Standard	Application Date:	February 27, 2013

Municipal Address: 1926 LAKE SHORE BLVD W
 Location Description: PLAN D1409 BLK 4 & PT BLK 5 RP 64R14145 PART 2 **GRID W1309
 Project Description: Proposed amendments to the Zoning By-Law to permit the development of 2 residential towers with heights of 42 and 48 stories connected by a 4 storey podium.

Applicant:	Agent:	Architect:	Owner:
AIRD & BERLIS LLP			1926 LAKESHORE WEST GP INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR T2.0 C2.0 R1.0	Historical Status:
Height Limit (m):	14 m	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	4464	Height:	Storeys:	48	
Frontage (m):	35		Metres:	159	
Depth (m):	124				
Total Ground Floor Area (sq. m):	4265				Total
Total Residential GFA (sq. m):	78625		Parking Spaces:	861	
Total Non-Residential GFA (sq. m):	0		Loading Docks	3	
Total GFA (sq. m):	78625				
Lot Coverage Ratio (%):	94				
Floor Space Index:	17.6				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	78625	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	570	Office GFA (sq. m):	0	0
2 Bedroom:	277	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	847			

CONTACT: PLANNER NAME: Derek Waltho, Planner
TELEPHONE: 416-394-8206