

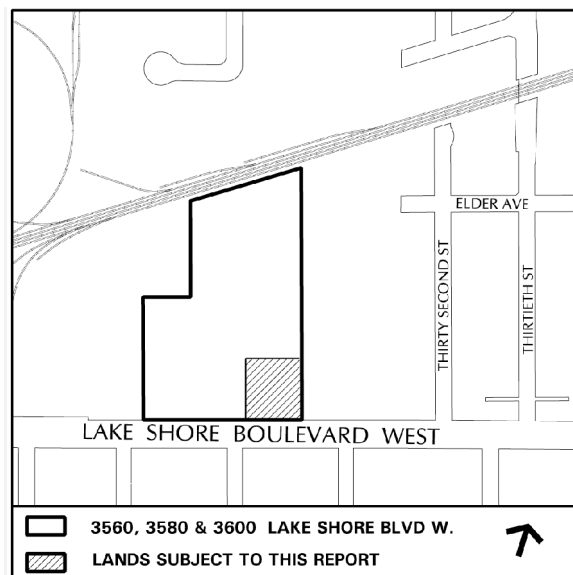
**3560 Lake Shore Boulevard West - Zoning By-law  
Amendment Application - Final Report**

<b>Date:</b>	May 27, 2013
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	10 193543 WET 06 OZ

**SUMMARY**

This application proposes to amend the former City of Etobicoke Zoning Code to permit the construction of a single storey commercial retail building on a portion of 3560 Lake Shore Boulevard West.

The applicant proposes to rezone a portion of 3560 Lake Shore Boulevard West as the initial phase of a redevelopment of a broader parcel of lands (3560, 3580 and 3600 Lake Shore Boulevard West). The proposed commercial building on the lands subject to this report would provide for the relocation of an existing Beer Store from an adjacent property (3580 Lake Shore Boulevard West). The relocation of the Beer Store into a new building on the subject lands would provide opportunities for a more complete redevelopment of the larger development parcel consistent with the objectives of Official Plan Site and Area Specific Policy 23. The proposed commercial building would be appropriately located along Lake Shore Boulevard West to emphasize the pedestrian experience and screen surface parking spaces from the public realm along the arterial road.



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

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend the former City of Etobicoke Zoning Code for a portion of the lands at 3560 Lake Shore Boulevard West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

A Preliminary Report was adopted by Etobicoke York Community Council at its August 17, 2010 meeting authorizing staff to conduct a community consultation meeting. The decision of Community Council and the Preliminary Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.EY39.18>

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant proposes to rezone a portion of 3560 Lake Shore Boulevard West to permit the construction of a single storey commercial building as the initial phase of a redevelopment of a broader parcel of lands (3560, 3580 and 3600 Lake Shore Boulevard West). The lands subject to the proposed draft Zoning By-law Amendment are indicated on the attached Context Plan (see Attachment 1).

A total gross floor area of 1,315m<sup>2</sup> is proposed and the building would contain multiple commercial retail tenants (see Attachment 2 – Site Plan). The proposed anchor tenant would be the Beer Store, relocated from its current location at 3580 Lake Shore Boulevard West. The proposed building would be located along Lake Shore Boulevard West with a surface parking lot containing 48 parking spaces to the rear of the building. Vehicular access would be taken from a driveway off Lake Shore Boulevard West to the east of the proposed building and from a new public road to the west of the proposed building which would form part of the network ultimately constructed for the redevelopment of the broader parcel of lands. The site statistics are presented on the Application Data Sheet (see Attachment 5).

## Site and Surrounding Area

The lands subject to this report are a 4,754m<sup>2</sup> portion of 3560 Lake Shore Boulevard West with a frontage of 75 m along Lake Shore Boulevard West and a depth of approximately 71 m. The subject lands are currently vacant.

The subject lands form part of a 4.33 ha development parcel assembled by the applicant at 3560, 3580 and 3600 Lake Shore Boulevard West. This broader development site is currently under application for Official Plan Amendment, further Zoning By-law Amendment and Plan of Subdivision approval. The lands at 3560 and 3600 Lake Shore Boulevard West were the former site of the Arvin Meritor spark plug manufacturing facility. The industrial facility was demolished in 2010 and the site has been undergoing significant environmental remediation. Adjacent to the subject lands is an existing Beer Store at 3580 Lake Shore Boulevard West that would remain in operation until such time as the proposed commercial building is completed and the Beer Store is relocated. Other adjacent land uses beyond the broader development parcel are as follows:

North: Across the Metrolinx Lakeshore West Rail Corridor, numerous industrial land uses.

East: Automobile dealership (Lakeshore Honda).

South: Across Lake Shore Boulevard West, mixed use development including a recently approved 7 storey mid-rise building under construction at 3567 Lake Shore Boulevard West (The Watermark).

West: Manufacturing and warehouse facility operated by Wakefield Canada Inc.

## 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.

## Official Plan

The Official Plan designates the subject lands *Mixed Use Areas* as a focus for redevelopment along an *Avenue* as identified on Map 2. *Mixed Use Areas* provide for a broad range of commercial, residential and institutional uses in single use or mixed use buildings. *Avenues* are corridors along major streets intended for incremental reurbanization to create new residential, commercial and retail opportunities while improving the overall pedestrian environment and creating animated districts along transit routes that provide opportunities to rely less on private automobile trips.

Development in *Mixed Use Areas* along *Avenues* is to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services. Map 5 of the Plan identifies Lake Shore Boulevard West as a Transit Priority Segment demonstrating the intention of maintaining and improving transit service along this corridor over the short and long term.

The subject lands are also located within the boundaries of Site and Area Specific Policy 23 (SASP 23). The policy framework of SASP 23 provides for the evolution of the area into a residential and mixed use community reusing lands previously occupied by industrial uses. SASP 23 provides for up to 2,200 residential units and a mix of uses along Lake Shore Boulevard West as well as new parks and a public road network to be implemented through redevelopment of the lands. Along the Lake Shore Boulevard West frontage, a maximum 6 storey building height is provided for with buildings encouraged to be located within 1.5 m of the property line and having a continuous built form at the minimum setback for at least 70% of the property frontage.

### **Zoning**

The subject lands are zoned I.C1 (Industrial Class 1) under the former City of Etobicoke Zoning Code (see Attachment 4). This zoning permits a limited range of industrial and ancillary uses.

The subject lands were studied as part of the "Lake Shore Boulevard West Avenues Study". However, City Council did not include lands within the SASP 23 area, including the subject lands, in the resultant Commercial-Avenues Zoning (C1-AV) implemented for the Study Area by By-law 1055-2004. Lands on the south side of Lake Shore Boulevard West are zoned C1-AV under By-law 1055-2004 which permits redevelopment with a mix of uses within buildings having heights of 4 to 6 storeys.

### **Site Plan Control**

The application is subject to Site Plan Control. The applicant has submitted an application which is currently under review.

### **Reasons for Application**

An application to rezone the subject lands is required as the proposed retail commercial uses are not permitted by the I.C1 (Industrial Class 1) zoning.

### **Community Consultation**

A Community Consultation meeting was held on the redevelopment proposal for the broader parcel of lands on April 11, 2013 at the Assembly Hall that was attended by the Ward Councillor, the applicant, City staff and 50 members of the community. At that meeting, the applicant identified the intent to initially proceed with the development of 3560 Lake Shore Boulevard West to facilitate the relocation of the existing Beer Store and the implementation of a public road aligned with the existing intersection of Lake Shore Boulevard West and Long Branch Avenue. Many of the comments from those in

attendance focused on the development concept for the broader development site which is not the subject of this report.

Generally, the proposal to incorporate the existing Beer Store lands in the development concept was well received. Comments specifically related to the single storey commercial building that is subject to this report included a desire for a well designed building as well as questions related to the long-term development potential of the parcel.

### **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. It facilitates the redevelopment of the subject lands in a compact form within a designated growth area.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. It focuses redevelopment within an identified intensification corridor and supports the pedestrian realm with the provision for commercial uses that serves the local community.

### **Land Use**

The proposed commercial uses are provided for by the *Mixed Use Areas* designation. The proposed draft Zoning By-law prohibits residential uses on the subject lands that are usually permitted in C1 Zones. As part of the review of the applications for redevelopment of the broader parcel of lands, environmental reports on noise and air quality are being analyzed to determine the impact of the proposed residential uses on the existing industrial facility to the west. It would be premature to permit residential uses on the subject lands through this application until the review of the environmental reports is completed and accepted by the City's third-party peer reviewer.

SASP 23 also provides for the implementation of a public road network to connect the future development sites with an east-west road, and a minimum of three connections to Lake Shore Boulevard West. The proposed commercial building is located on a development parcel created by the provision of an east-west public road on its north side and a north-south public road on its west side utilizing the existing traffic signal at the intersection of Lake Shore Boulevard West and Long Branch Avenue. By relocating the existing Beer Store into the new commercial building on the subject lands, the public road network contemplated by SASP 23 can be fully implemented through the redevelopment of the broader parcel of lands as indicated on the applicant's draft Plan of Subdivision for the broader parcel.

## **Density, Height and Massing**

SASP 23 includes policies that provide for the creation of a continuous built edge along Lake Shore Boulevard West with a minimal setback and generous sidewalks to support the public realm and enliven the pedestrian experience. The proposed single storey commercial building would be located parallel to the Lake Shore Boulevard West right of way with a minimal setback as provided for by the Secondary Plan.

As indicated on the attached Context Plan, the ultimate redevelopment of 3560, 3580 and 3600 Lake Shore Boulevard West will create a public road network on the west and north sides of the subject parcel. The proposed commercial building provides a continuous building edge to the public realm for 70% of the frontage along Lake Shore Boulevard West between the intersection of the proposed north-south public road at Long Branch Avenue and the east property line as required by SASP 23. The surface parking lot to the rear of the proposed building is set back from the adjacent proposed public streets to provide space for suitable landscaping areas to screen the parking lot from the adjacent sidewalks.

## **Traffic Impact, Access and Parking**

The applicant submitted a Transportation Considerations Report and Addendum in support of the application for the broader redevelopment of 3560, 3580 and 3600 Lake Shore Boulevard West. Transportation Services staff continue to review this material as it relates to the broader redevelopment, but advise that the traffic impact from the redevelopment of the subject parcel with a single storey commercial building can be accommodated by the existing transportation network. Until such time as the public road network is established by the approval of the Plan of Subdivision for the redevelopment of the broader parcel of lands, the proposed commercial building will operate using interim private driveways to access the existing traffic control signal at the intersection of Lake Shore Boulevard West and Long Branch Avenue.

The proposed commercial building would be accessed via a driveway on Lake Shore Boulevard West and a second driveway on the proposed east-west public road to be implemented with the approval of the Plan of Subdivision for the broader redevelopment. Transportation Services staff have indicated that the Lake Shore Boulevard West driveway should be restricted to inbound access only. Vehicles leaving the site would use the proposed public road network and return to the signalized intersection at Lake Shore Boulevard West and Long Branch Avenue. This will be secured through the Site Plan Approval process.

Transportation Services staff have advised parking for commercial uses shall be provided in accordance with Zoning By-law 1055-2004, the Commercial-Avenues (C1-AV) zoning which applies to properties along Lake Shore Boulevard West between Twenty Third Street and Etobicoke Creek, but not to the lands subject to SASP 23. For the commercial uses proposed, the minimum parking required by By-law 1055-2004 is 35 spaces. A total of 48 spaces are being proposed. This is acceptable to Transportation Services staff.

## **Servicing**

The applicant's consultant was requested as part of the review of the broader redevelopment proposal to conduct a sanitary sewer analysis of the local tributary area and identify any impacts of the proposed development on the downstream infrastructure. Engineering and Construction Services staff continue to review that material as it relates to the broader redevelopment, but advise that sufficient capacity exists to service the development of a single storey commercial building on the lands subject to this report.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this report are in an area with 1.57-2.99 ha of parkland per 1,000 people. The subject lands are in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1020-2010.

The parkland dedication requirements are being calculated by Parks, Forestry and Recreation staff through the evaluation of the broader redevelopment of the lands at 3560, 3580 and 3600 Lake Shore Boulevard West based on the number of residential dwelling units proposed and the size of the development parcel as per the Alternative Parkland Dedication By-law. The proposed commercial development on the subject lands would be subject to a maximum cap of 2% of the land area.

The applicant intends to satisfy its parkland dedication requirements via a combination of land dedication and cash-in-lieu. A final determination and recommendation on parkland matters will be brought to City Council through a subsequent Final Report on the broader redevelopment applications.

## **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 is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features that will be secured through the Site Plan Approval process include: Urban Heat Island Reduction (rooftop and at grade), Pedestrian Infrastructure, appropriate urban landscaping, as well as Stormwater Retention and Quality Control.

## **CONTACT**

Christian Ventresca, Senior Planner  
Tel. No. (416) 394-8230  
Fax No. (416) 394-6063  
E-mail: cventre@toronto.ca

## **SIGNATURE**

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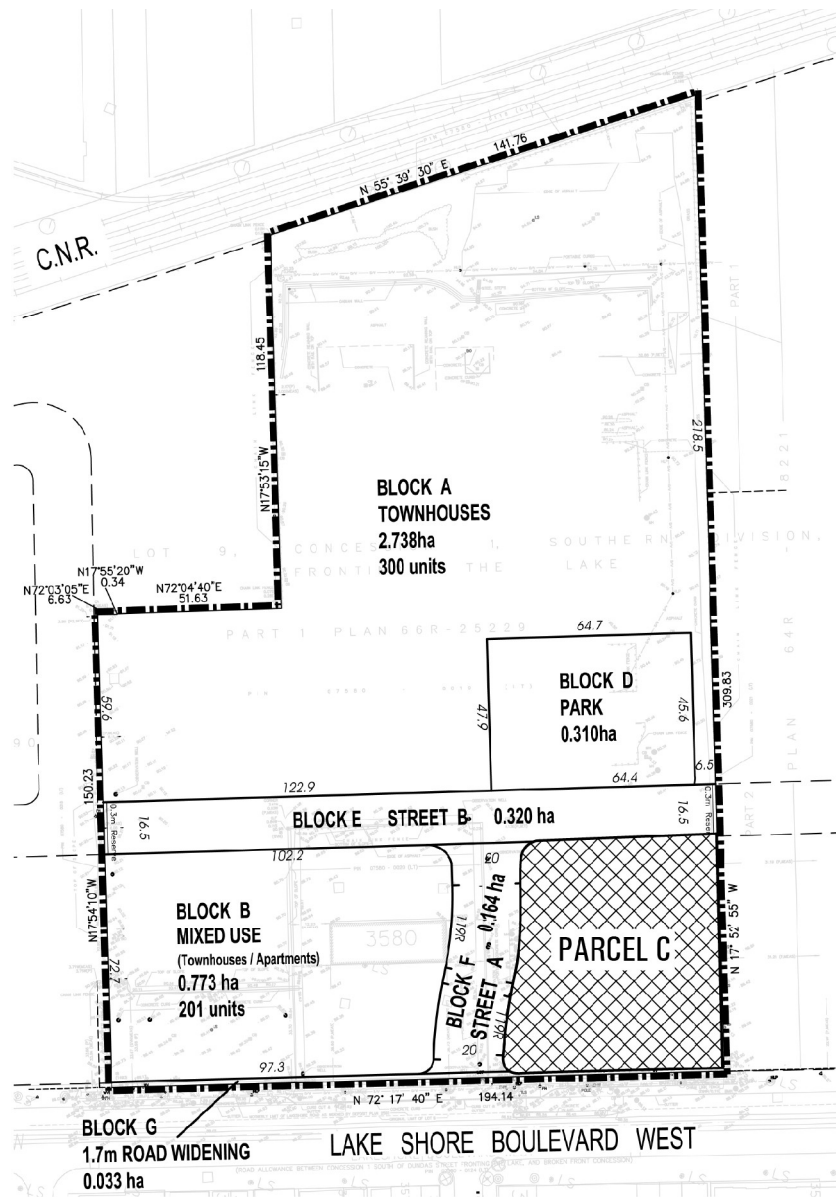
Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District


## **ATTACHMENTS**

Attachment 1: Context Plan  
Attachment 2: Site Plan  
Attachment 3: Elevations  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Zoning By-law Amendment



# Attachment 1: Context Plan



-  Broader Redevelopment Parcel
-  Lands Subject to Proposed Draft Zoning By-Law Amendment

## Context Plan

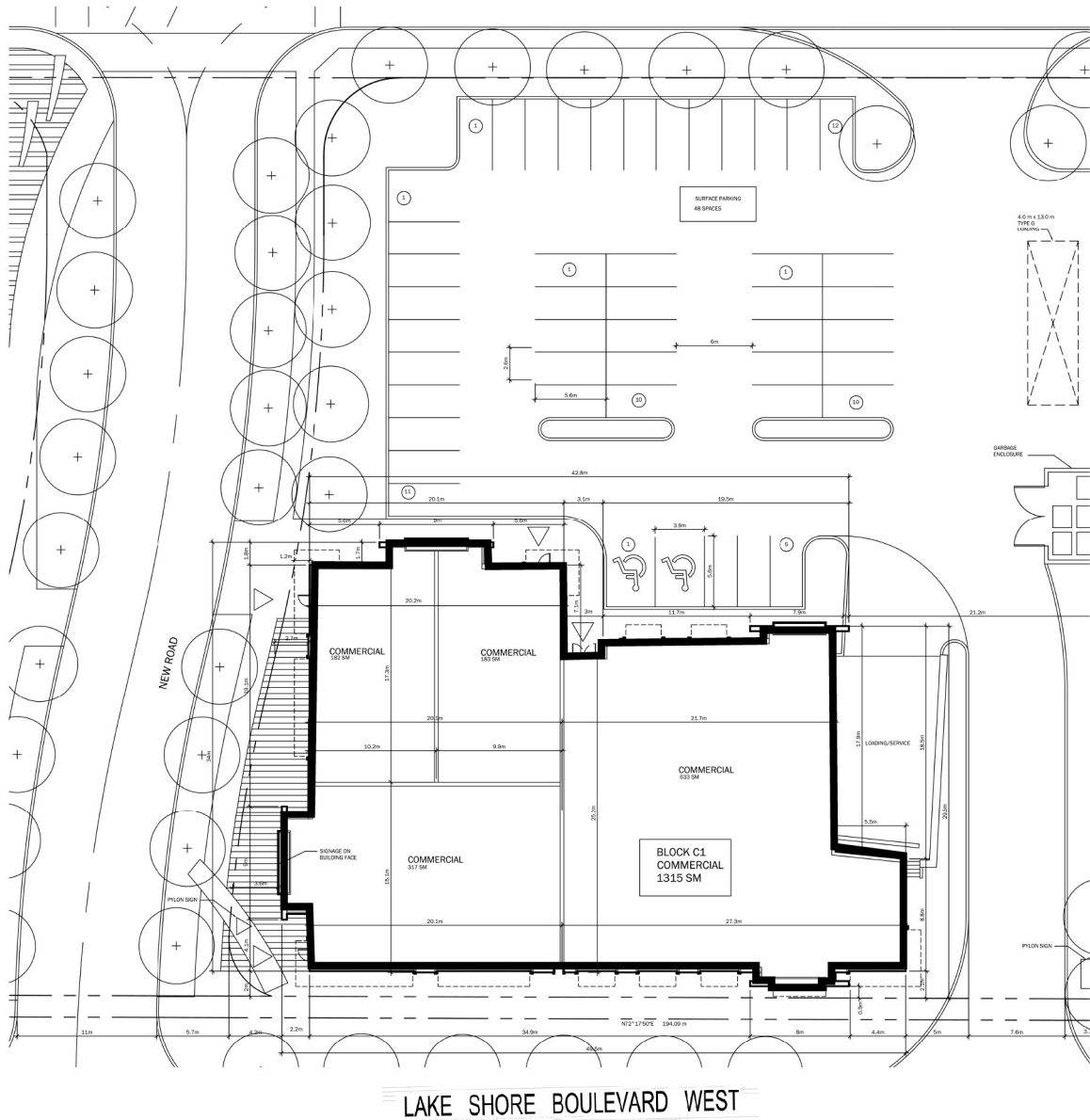
Applicant's Submitted Drawing

Not to Scale  
05/10/13

## 3560 Lake Shore Boulevard West

File # 10 193543 WET 01 OZ

## Attachment 2: Site Plan



### Site Plan

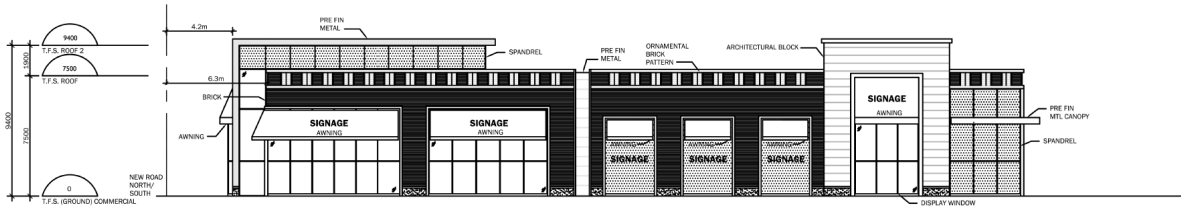
**3560 Lake Shore Boulevard West**

Applicant's Submitted Drawing

Not to Scale 05/10/13

File # 10 193543 WET 01 02

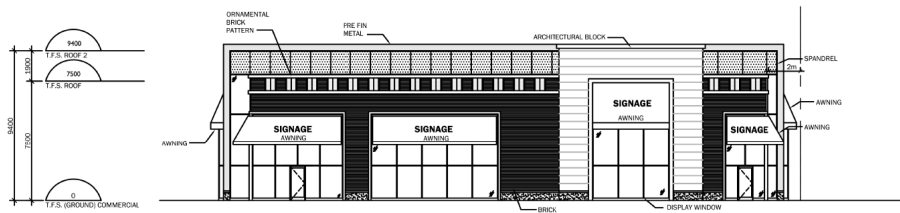
## Attachment 3: Elevations



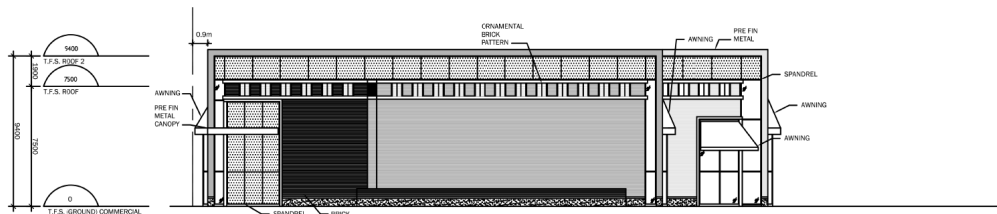
**South Elevation**



**North Elevation**



**West Elevation**



**East Elevation**

## Elevations

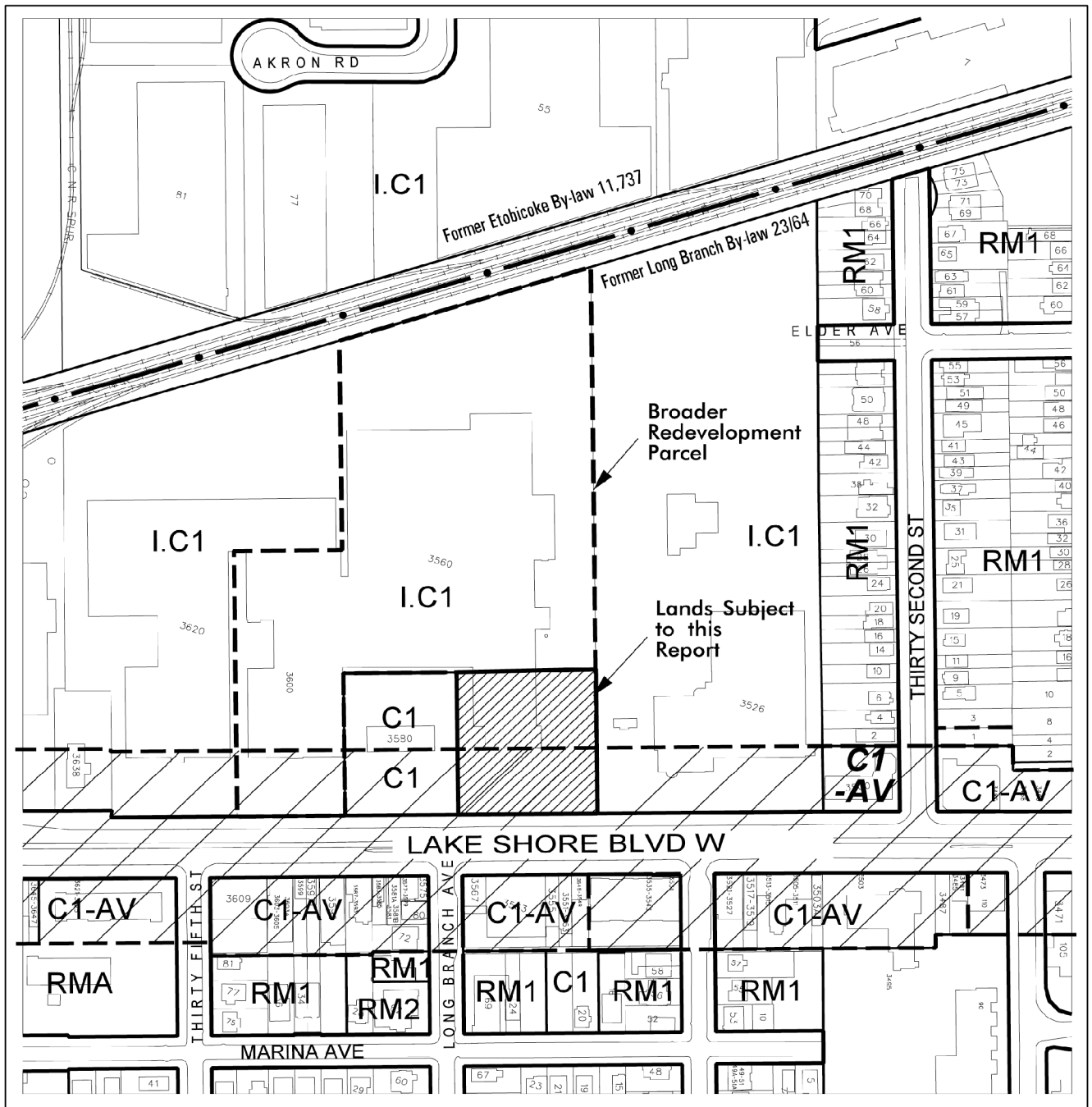
## 3560 Lake Shore Boulevard West

Applicant's Submitted Drawing

Not to Scale  
05/10/13

File # 10 193543 WET 01 OZ

### Attachment 4: Zoning



**Toronto** City Planning  
Zoning

3560, 3580 & 3600 Lake Shore Blvd. West

File # 10\_193543 WET 06 02

Former Long Branch By-law 23164  
RM1 Residential Multiple  
RM2 Residential - Other  
RMA Residential Multiple Apartments

C1 Commercial  
I Industrial

Former Etobicoke By-law 11,737  
I.C.1 Industrial Class 1  
AV Limited Commercial - Avenues



Not to Scale

Extracted 05/10/13

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	10 193543 WET 06 OZ
Details	Rezoning, Standard	Application Date:	June 10, 2010

Municipal Address: 3560 LAKE SHORE BLVD W  
 Location Description: PART OF CON 1 FTL PT TWP LOT 9 RP 64R3390 PARTS 1 & 2 \*\*GRID W0605  
 Project Description: Proposed amendments to the Zoning By-law to permit a the construction of a single storey commercial building.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
DIAMOND CORP			2226704 ONTARIO INC.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas (SASP 23)	Site Specific Provision:
Zoning:	IC.1	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	4754	Height:	Storeys:	1
Frontage (m):	74.96		Metres:	9.4
Depth (m):	71.22			
Total Ground Floor Area (sq. m):	1315			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	48
Total Non-Residential GFA (sq. m):	1315		Loading Docks	1
Total GFA (sq. m):	1315			
Lot Coverage Ratio (%):	28			
Floor Space Index:	0.28			

### DWELLING UNITS

Tenure Type:	N/A
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	1315	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Christian Ventresca, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-8230</b>

## **Attachment 6: Draft Zoning By-law Amendment**

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

### **BY-LAW No. ~ - 2013**

#### **To amend Chapter 330 of the Etobicoke Zoning Code, as amended, with respect to the lands municipally known as 3560 Lake Shore Boulevard West**

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. That the Zoning Map referred to in Section 330-2, Article II of the Zoning Code, originally attached to the Village of Long Branch By-law No. 23/64, as amended, is hereby amended by changing the classification of the lands located in the former Village of Long Branch as described in Schedules 'A1' annexed hereto from Industrial Class 1 (I.C1) to Commercial (C1).
2. Notwithstanding the provisions of Section 330-39, the following uses shall be prohibited: all vehicle related uses, including public garages and rental agencies, but public parking lots, will be permitted; service stations; drive through-facilities; monuments related to cemeteries; and adult video, massage parlours and adult entertainment facilities, apartment houses, dwelling units over a commercial use and private home daycare associated with such residential use.
3. Notwithstanding Sections 330-40, 330-41 and 330-423, the following development standards shall be applicable to the C1 lands described on Schedule A1 – Zoning Map, attached hereto:
  - A. No portion of any above-grade structure erected or used on the lands shall extend beyond the building envelope delineated by the heavy lines on Schedule 'B' attached to and forming part of this By-law.
4. Notwithstanding Sections 330-16 and 330-43, for the lands described as C1 on Schedule 'A1' attached hereto, the parking standards of By-law 1055-2004 shall apply.

5. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
6. Notwithstanding any severance, partition or division of the lands shown on Schedule A1, the regulations of this By-law shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
7. Within the lands shown on Schedule "A" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
  - A. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
  - B. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
8. Chapter 332, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 332-1, Table of Site Specific By-laws:

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
_____ -2013	The southern portion of lands fronting the north side of Lake Shore Boulevard West east of Long Branch Avenue, known municipally as 3560 Lake Shore Boulevard West.	To rezone the lands from Industrial Class 1 (I.C1) to Commercial (C1) to permit the construction of a single storey retail commercial building.

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

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

