



**WESTON
CONSULTING**

planning + urban design

City Clerk's Office
Etobicoke Civic Centre
399 The West Mall
Toronto, Ontario
M9C 2Y2

November 19, 2013
File 6341

Attn: Etobicoke York Community Council

Re: Proposed Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision Applications for 3560, 3580, and 3600 Lake Shore Boulevard West

To the members and chair of the Etobicoke York Community Council,

Weston Consulting is the planning consultant for CRAFT Development Corporation, the applicant of a redevelopment at 3526 Lake Shore Boulevard West, the parcel of land which abuts 3560, 3580, and 3600 Lake Shore Boulevard West to the east. This letter is provided in response to the proposed Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision Applications for 3560, 3580, and 3600 Lake Shore Boulevard West.

The property located at 3526 Lake Shore Boulevard West is a former industrial site, currently occupied by a Honda car dealership comprised of a 1-storey building located on the Lake Shore Boulevard frontage and a 1-storey building in the centre of the property, which is used for auto detailing and maintenance.

On September 13, 2013, Weston Consulting on behalf of CRAFT Development Corporation, submitted an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit an 89 unit residential development on the north portion of the property and a proposed public street network (Applications Nos.: 13 235642 WET 06 OZ and 13 235655 WET 06 SB). The proposed public street network includes: an extension of Elder Avenue to provide an east-west connection to/from 3560-3600 Lake Shore Boulevard West; an internal, ring road in the north of the property and a future road block which is intended to provide a future north-south connection to Lake Shore Boulevard West once redevelopment of the commercial block takes place. This configuration has been studied by LEA Consulting and has been found to be appropriate as outlined in the Traffic Impact Study submitted with the applications. The car dealership, which occupies the southern portion of the property, will be retained as part of the proposed redevelopment. A Notice of Complete Application was issued on November 5th, 2013.

Special Policy Area 23

Both the Diamond Corp and CRAFT development parcels are located within the boundaries of Special Policy Area 23 (SASP 23), which applies to lands north of Lake Shore Boulevard West and south of the CN rail line from Brown's Line to Thirty-Third Street. Site and Area Specific Policy 23 carried forward the policies of the former Central/Western Lakeshore Area Secondary Plan by incorporating a *Mixed Use Area* designation along the Lake Shore Boulevard West and the establishment of an internal public road network comprised of a minimum of three north-south public road connections to Lake Shore Boulevard West and at least one east-west public-road through the SASP 23 lands.

We wish to bring the following concerns to the attention of Council:

- 1) The car dealership in the southern portion of the site is an existing operation which will continue to function for the foreseeable future and the existing building may one day then be modified for other approved retail uses. The implications of extending the proposed east-west public street from the Diamond Corp lands into a north-south public road through the commercial block of the CRAFT lands negatively impacts the commercial portion of the CRAFT lands and the viability of the site for existing, interim and future commercial uses. Our client does not wish to have the commercial block pattern established at this time and we have provided the City with alternatives to the configuration illustrated on Attachment 3 of the Staff Report. Our dialogue with City Staff in this regard continues based on materials recently submitted to the City.
- 2) Based on input from our Traffic Engineers, from a traffic needs and impact perspective, there is no technical basis for the addition of an additional public road through the commercial block as it exists today. The east-west road on the Diamond Corp lands will have the capacity to accommodate east-west movement on both parcels. It is recognized that a minimum of three public road connections to Lake Shore Boulevard are to be provided. The provision of a fourth connection through the 3526 Lake Shore Boulevard in the manner depicted on Attachment 3 is not required by policy and is not supported by our client.
- 3) A north-south public road to Lake Shore Boulevard West aligned with Thirty Third Street is not required in order to fulfill the intent of the policy based on the above policy discussion. A future road stub will provide a temporary connection to Lake Shore Boulevard West; a more permanent, north-south connection to Lake Shore Boulevard West can be provided once redevelopment of the commercial block takes place in a suitable location based on redevelopment plans for this block. The existing policy framework does not require this connection, which is emphasized in the documentation illustrating three connections, which can be achieved without the connection through 3526 Lake Shore Boulevard.
- 4) The proposed street network on the Diamond Corp lands is all predicated on the presumption that an east-west connection will not be provided parallel to the CN rail line.

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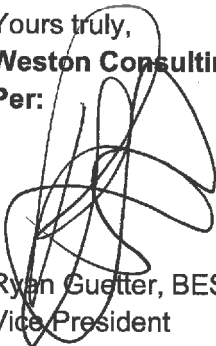
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Yours truly,
Weston Consulting
Per:



Ryan Guetter, BES, MCIP, RPP
Vice President

- c. Carmine Nigro, CRAFT Development Corporation
- Marino D'Alessandro, Lake Shore Honda
- Ira Kagan, Kagan Shastri LLP
- Christian Ventresca, Senior Planner, Community Planning - West District
- Rosemary MacKenzie, Committee Administrator - Etobicoke York