

**Humber Bay Shores Precinct Plan Area - City Initiated
Zoning By-law Amendment - Lifting of the Holding (H)
Symbol - Final Report**

Date:	January 10, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	12 194674 WET 06 OZ

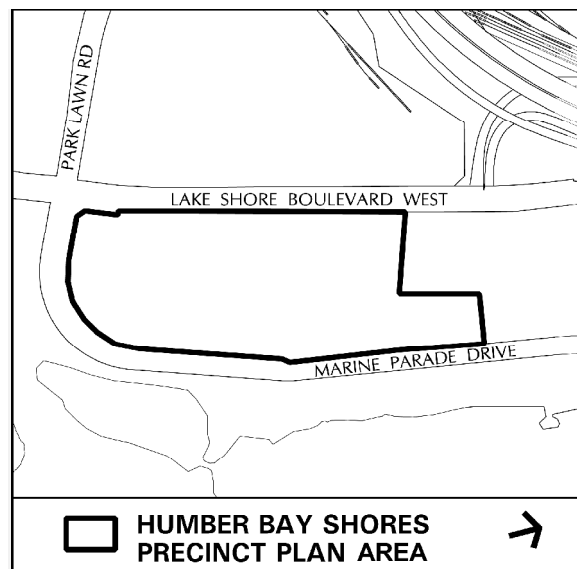
SUMMARY

This report supersedes the staff report dated December 4, 2013 and recommends lifting the current Holding (H) symbol for six properties municipally known as 2143 Lake Shore Boulevard West to 2175 Lake Shore Boulevard West, to allow the underlying zoning to come into effect. The lifting of the Holding (H) symbol will allow the owners of the various properties to develop these lands within the Humber Bay Shores Area in accordance with the underlying zoning permissions previously granted by City Council.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council further amend By-law 1994-197 by lifting the Holding (H) symbol for the lands known municipally as:
 - 2143-2147 Lake Shore Boulevard West (B-Major Homes Inc.)
 - 2151-2155 Lake Shore Boulevard West (Monarch Developments Limited)



- 2157 Lake Shore Boulevard West (Ocean Club Residences Inc.)
 - 2161-2165 Lake Shore Boulevard West (Monarch Developments Limited)
 - 2169-2173 Lake Shore Boulevard West (Kingbird Developments)
 - 2175 Lake Shore Boulevard West (Phantom Developments Limited)
2. City Council amend By-law 1994-197 substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 2 to this report.
 3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment to lift the Holding (H) symbol, as may be required.
 4. Before introducing the necessary Bill(s) to City Council for enactment, City Council require the Landowners Group to enter into and register on title the Core Infrastructure Agreement for the Humber Bay Shores Area.
 5. Before introducing the necessary Bill(s) to City Council for enactment, City staff confirm the AECOM Traffic Report and Addendum Report have been reviewed and accepted by the General Manager, Transportation Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The lands subject to the Holding By-law are located within the Humber Bay Shores Area (also known as the Motel Strip). The lands are governed by the Motel Strip Secondary Plan and site specific Zoning By-law 1994-197. Both governing documents establish land use permissions and development standards. By-law 1994-197 contains conditions that must be satisfied prior to the lifting of the Holding (H) symbol to allow the underlying zoning to come into effect.

The Holding (H) symbol was placed on all lands in the former Motel Strip and approved by the Ontario Municipal Board in accordance with the Secondary Plan and Urban Design Guidelines. The Holding (H) symbol permitted the existing motel uses to remain and ensured the orderly redevelopment of this area through the review and approval of detailed technical studies and agreements related to servicing and traffic matters.

The criteria used to lift the Holding (H) symbol is found in Schedule "F" of By-law 1994-197. The two outstanding criteria to be addressed relate to servicing (Core Infrastructure Agreement) and traffic (AECOM report) matters.

Currently, six development sites have submitted applications to the lift the Holding (H) symbol. As the Core Infrastructure Agreement utilizes a consolidated approach to address the servicing of these sites, staff have combined all the requests to lift the

Holding (H) symbol into one report. The sites subject to the lifting of the Holding (H) symbol are:

2143-2147 Lake Shore Boulevard West
2151-2155 Lake Shore Boulevard West
2157 Lake Shore Boulevard West
2161-2165 Lake Shore Boulevard West
2169-2173 Lake Shore Boulevard West
2175 Lake Shore Boulevard West

Although individual applications for Official Plan and Zoning By-law Amendments have proceeded over the past several years, final approval was contingent upon all the owners entering into a Core Infrastructure Agreement for the Humber Bay Shores Area and approval by City staff of revisions to the AECOM Traffic Report prior to the removal of the Holding (H) symbol.

COMMENTS

A Landowner's Group was formed to co-ordinate the completion of various technical documents including the Core Infrastructure Agreement and the required Traffic Report update.

Several meetings have been held amongst the Landowner's Group, City staff, and the consulting team to develop the Core Infrastructure Agreement.

At this time, the Landowner's Group for the Humber Bay Shores Area have not entered into the required Core Infrastructure Agreement with the City. The Core Infrastructure Agreement details a proportionate cost sharing arrangement between landowners for the cost of new municipal roads, road improvements, services and any upgrades required to support the development within the Humber Bay Shores Area. The municipal works are based on a Precinct Plan for the Humber Bay Shores Area.

Over the past year Transportation Services staff have requested revisions to the 2009 AECOM Humber Bay Shores Mixed-Use Developments Traffic Impact Study, Final Report (known as the AECOM Traffic Report) to address the additional density being requested by the landowner's within the Precinct Plan area.

The Landowner's Group submitted a revised AECOM Traffic Report on October 30, 2013 seeking to fulfill the criteria to lift the Holding (H) symbol. An Addendum Report was submitted on December 11, 2013 addressing comments that were provided by City staff on the revised report. The final review and acceptance of these reports has not been completed at this time.

The following properties in the Humber Bay Shores Area have not been included in this report and do not form part of the Draft Zoning By-law in Attachment 2.

2183 Lake Shore Boulevard West

2183 Lake Shore Boulevard West is located within the Precinct Plan but has a Holding (H) symbol provision that only applies to commercially zoned lands along Lake Shore Boulevard West (see Attachment 2). The remainder of the property is zoned residential. An application seeking Official Plan and Zoning By-law Amendments was submitted for this property which has been appealed to the Ontario Municipal Board (OMB). Through the OMB process, the Holding (H) symbol will be addressed.

At its meeting of November 19, 2013 Etobicoke York Community Council (EYCC) considered a Planning staff report recommending refusal of this application. EYCC adopted a motion moved by the Ward Councillor directing "the City Solicitor to attend the Ontario Municipal Board in support of the Official Plan and Zoning By-law applications" subject to a number of conditions. This direction was adopted by City Council on December 16, 2013.

2189 Lake Shore Boulevard West

The existing Esso gas station site, located on the northeast corner of Park Lawn Road and Lake Shore Boulevard West is also within the Precinct Plan and is zoned Limited Commercial "CL-H" (see Attachment 2). City Planning staff are recommending that the Holding (H) symbol remain on this property until the owner provides the City with a concept for the potential future redevelopment of this property.

CORE INFRASTRUCTURE AGREEMENT & AECOM TRAFFIC REPORT

The Core Infrastructure Agreement has been reviewed by and is generally acceptable to City staff. The Agreement will be finalized, executed and registered shortly, however, it is not likely to be done in time for the Etobicoke York Community Council meeting of January 15, 2014. As noted earlier, the Core Infrastructure Agreement includes details with respect to construction of roads and infrastructure (both on and off-site), the timing of construction, the conveyance of roads and infrastructure to the City and the posting of associated financial securities.

The revised AECOM Traffic Report was received and reviewed by Transportation Services staff. An Addendum Report was submitted on December 11, 2013 addressing comments provided by City staff. While the final review and acceptance of the Addendum Report has not been completed at this time, it is anticipated this matter will be finalized shortly.

Given the recent progression of both the Core Infrastructure Agreement and the revised AECOM Traffic Report, as well as to advance the development of the lands, City Planning staff recommend that City Council further amend By-law 1994-197 by lifting the Holding (H) symbol for the lands identified in this report. City Planning staff also recommend prior to introducing the necessary Bill(s) to City Council for enactment, City Council require the Landowners Group to enter into and register on title the Core

Infrastructure Agreement for the Humber Bay Shores Area and that City staff confirm the AECOM Traffic Report and Addendum Report have been reviewed and accepted by the General Manager, Transportation Services.

CONTACT

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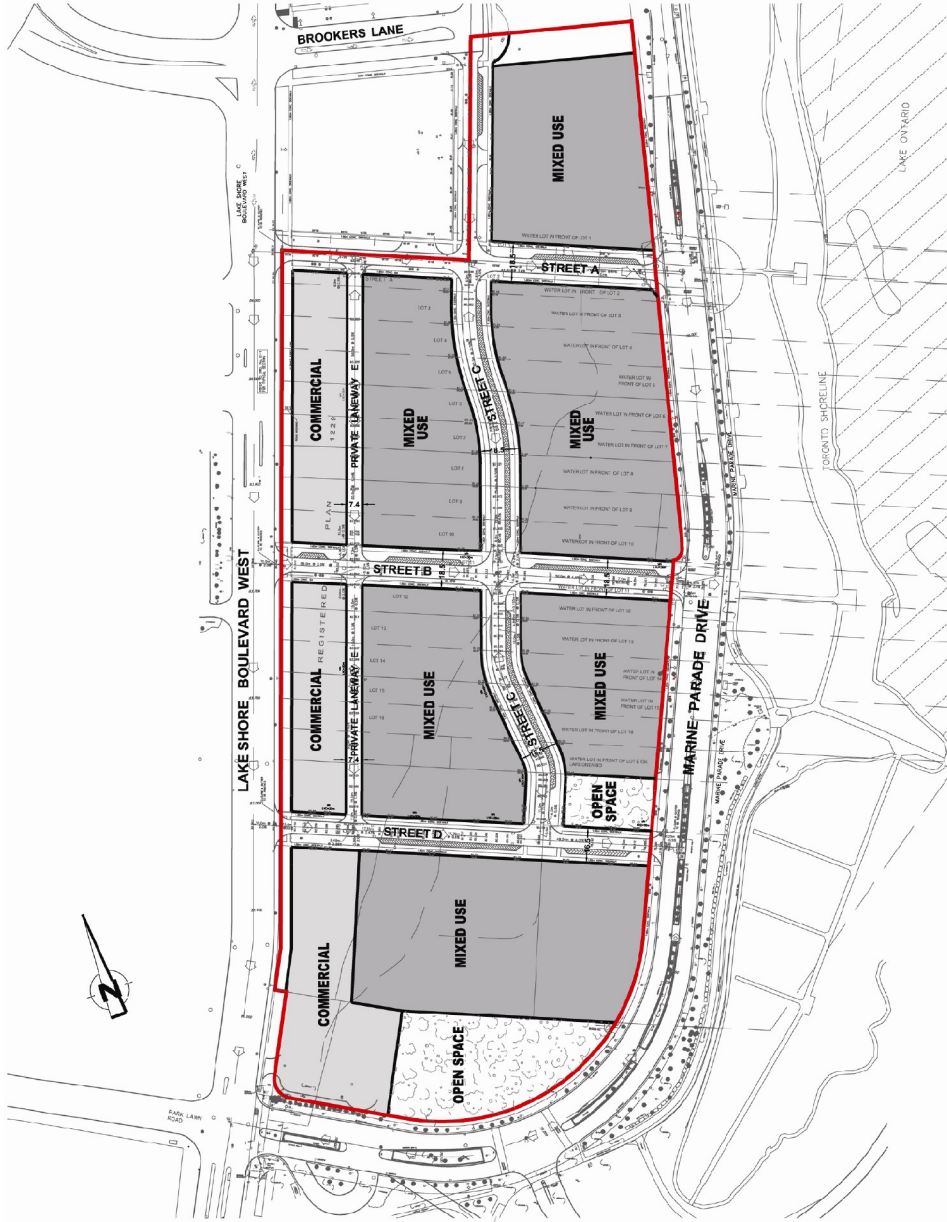
SIGNATURE

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

ATTACHMENTS

Attachment 1: Humber Bay Shores Precinct Plan Area
Attachment 2: Draft Zoning By-law Amendment

Attachment 1: Humber Bay Shores Precinct Plan



Humber Bay Shores Precinct Plan

Precinct Plan

File # 12 194674 WET 06 02

Not to Scale
07/16/13

Attachment 2 - Draft Zoning By-law Amendment

Bill No.

CITY OF TORONTO

BY-LAW No. - 2014

To further amend site-specific Zoning By-law No. 1994-197 to remove the Holding (H) Symbol with respect to the lands identified in the Humber Bay Shores Precinct Plan Area.

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

WHEREAS it is appropriate the Holding (H) symbol be removed in relation to the subject lands; and

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

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

1. By-law No. 1994-197, as amended, be further amended by deleting the Holding (H) symbol from the lands shown with a dark line on Schedule 'A' attached hereto so that the lands may be developed in accordance with the underlying zoning.
2. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-law:

By-law Number and Adoption Date	Description of Property	Purpose of By-law
xxxx-2014 xxxx-2014	Lands located on the west side of Lake Shore Boulevard West, south of Brookers Lane, municipally known as 2143-2175 Lake Shore Boulevard West.	To lift the Holding (H) Symbol from the lands municipally known as 2143-2175 Lake Shore Boulevard West.

ENACTED AND PASSED this ~ day of ~, A.D. 2014.

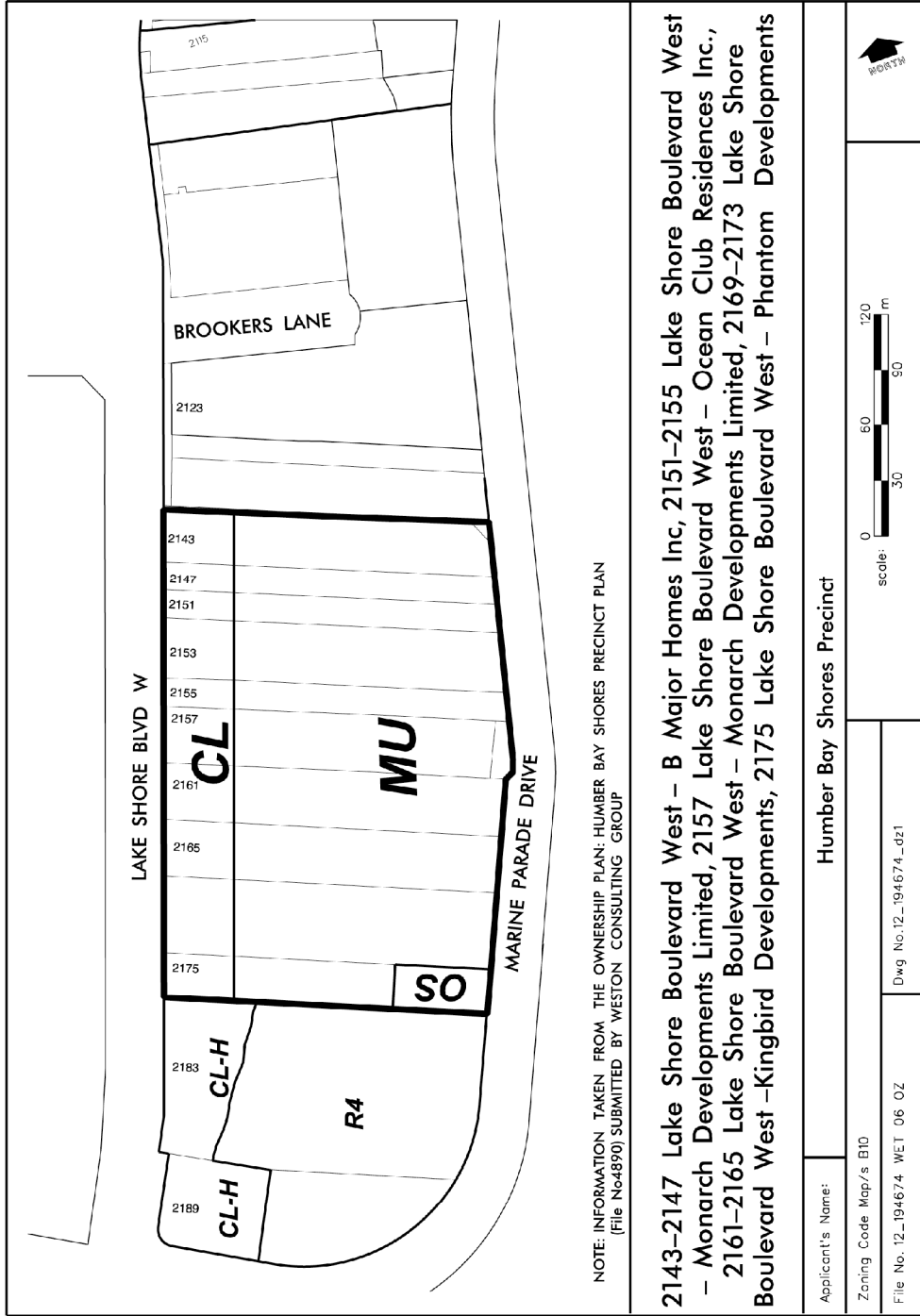
ROB FORD,
Mayor

ULI WATKISS,
City Clerk

(Corporate Seal)

Schedule 'A'

Toronto Schedule 'A' BY-LAW



NOTE: INFORMATION TAKEN FROM THE OWNERSHIP PLAN: HUMBER BAY SHORES PRECINCT PLAN (File No:4890) SUBMITTED BY WESTON CONSULTING GROUP

2143-2147 Lake Shore Boulevard West – B Major Homes Inc, 2151-2155 Lake Shore Boulevard West – Monarch Developments Limited, 2157 Lake Shore Boulevard West – Ocean Club Residences Inc., 2161-2165 Lake Shore Boulevard West – Monarch Developments Limited, 2169-2173 Lake Shore Boulevard West –Kingbird Developments, 2175 Lake Shore Boulevard West – Phantom Developments

Applicant's Name:	Humber Bay Shores Precinct	
Zoning Code Map/s B10	scale: 0 30 60 90 120 m	
File No.:12_194674_WET_06_0Z	Dwg No.:12_194674_021	