

## **2189 Lake Shore Boulevard West – Official Plan and Zoning By-law Amendment Applications – Preliminary Report**

Date: March 28, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

**Planning Application Number:** 21 219268 WET 03 OZ

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding an Official Plan and Zoning By-law Amendment application for a new 59-storey mixed use building including a three-storey base building containing a total of 650 dwelling units and 655 square metres of ground floor retail and service commercial space. The proposal also consists of a four-level underground parking garage with a total of 230 parking spaces.

Staff are currently reviewing the application. The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a Community Consultation Meeting for the application located at 2189 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year, or in future years.

## **THE SITE**

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### **Description:**

The site is generally rectangular in shape with a rounded corner at the intersection of Lake Shore Boulevard West and Marine Parade Drive. The site is also generally flat except along the west lot line where the grade slopes down towards Marine Parade Drive with a grade difference between 0.8 metres and 1.3 metres from the top to the bottom of the slope. The site has an area of 2,735 square metres, with an approximate frontage of 49 metres along Lake Shore Boulevard West and 56 metres along Marine Parade Drive.

### **Existing Uses:**

The site is presently occupied by a gas station, including an automated car wash, a convenience store with an integrated take-out restaurant and surface parking. Access into and out of the site is from one right in only driveway and one right out only driveway off Lake Shore Boulevard West.

### **Official Plan Designation:**

The site is identified as Avenues in the Urban Structure Map, designated Mixed Use Areas within the Land Use Map of the Official Plan and Mixed Use Area 'B' within the Motel Strip Secondary Plan.

Lake Shore Boulevard West is identified as a Major Street with a 36 metre right of way, and includes Transit Corridor and a Transit Priority Segment Expansion Elements.

See Attachment 5 of this report for Official Plan Land Use Map.

Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

### **Zoning:**

The site is zoned CL-H (Limited Commercial) with a 'H' holding symbol under the former City of Etobicoke Zoning By-law, as amended by By-law 1994-197 (which applies to the former motel strip area). The CL zone generally permits a commercial uses, subject to the removal of the 'H' symbol. The 'H' symbol is subject to eight conditions to ensure the orderly redevelopment through the review and approval of detailed technical studies

and agreements. By-law 1994-197 provides for 1,200 square metres of commercial development and a building height of 45 metres at this location.

The site is currently not within city-wide Zoning By-law 569-2013.

## THE APPLICATION

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Complete Application Submission Date: October 12, 2021

### **Description:**

A 59-storey (196 metres including mechanical penthouse) mixed-use tower, including a three-storey base building, containing 650 residential units and 655 square metres of ground-related retail space fronting Lake Shore Boulevard West is proposed.

**Density:** 16.4 times the area of the lot.

**Dwelling Units:** The proposed 650 dwelling units include: nine studio (1%); 383 one-bedroom (59%); 190 two-bedroom (29%); and 68 three-bedroom (11%) units.

**Amenity Area:** A total of 1,729 square metres of indoor amenity and 877 square metres of outdoor amenity area is proposed.

**Access, Parking and Loading:** Access to the loading spaces and the four-level underground parking garage would be from a driveway off Marine Parade Drive on the south side of the site.

The building would contain 230 vehicle parking spaces, of which 158 of these spaces would be for resident parking, 67 parking spaces would be for visitors and the remaining five spaces would be for car-share. Five of the short-term pickup/drop-off vehicle parking spaces would be provided on the surface near the south building entrance, and the remaining parking spaces would be located within the underground parking structure.

The proposed 652 bicycle parking spaces include 66 short term and 586 long term spaces all located internally on the second storey. The proposal includes one Type 'G' and one Type 'B' internalized loading space..

**Additional Information:** See Attachments 1, 2, 4, and 6 of this report for a three-dimensional representation of the project in context, a site plan of the proposal and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the applicant can be found on the City's Application Information Centre at [www.toronto.ca/2189LakeShoreBlvdW](http://www.toronto.ca/2189LakeShoreBlvdW).

### **Reason for the Application**

The Official Plan Amendment application proposes to redesignate the site from Mixed Use Area 'B' to Mixed Use Area 'A' in the Motel Strip Secondary Plan and to add a site specific policy to permit the proposed uses, height and density.

The proposal requires an amendment to the former City of Etobicoke Zoning Code (as amended by By-law 1994-197), to lift the H, and rezone the site from CL-H to MU. The proposed rezoning would permit residential dwelling units on site, increase the permitted height, and revise other development standards as necessary to reflect the proposal, as well as amending city-wide Zoning By-law 569-2103 to bring the site into that by-law with corresponding development standards that reflect the proposal.

## **COMMENTS**

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### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the PPS, conformity with the Growth Plan, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve a net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- Appropriateness of the amendment to the Official Plan land use designation;
- Appropriateness of the proposed building height, massing, siting, scale and floor plate size;
- Appropriateness of the proposed transition, separation distances, setbacks, step-backs, as well as the relationship to adjacent properties
- Shadow and wind impacts and appropriate mitigation measures;
- Proposed mix of units and their sizes to ensure housing is provided for a broad range of households, including families with children;
- Appropriateness of the location and quantity of indoor and outdoor amenity space
- Appropriateness of the proposed driveway location, access, site circulation, vehicular and bicycle parking, loading and garbage spaces;
- Appropriateness of the increase in density and the impact to existing services in the area, including infrastructure, public transit, roads and community facilities and services;
- Appropriateness of the transition to neighbouring lands including parks;
- Tree removal/injury, planting and soil volume information required;
- Provision of Toronto Green Standard Version 3.0 Tier 1 requirements, and encouraged to pursue Tier 2, 3 or 4; and
- In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

## **Additional Issues**

Additional issues may be identified through the review of the application, agency comments, peer reviews of studies and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

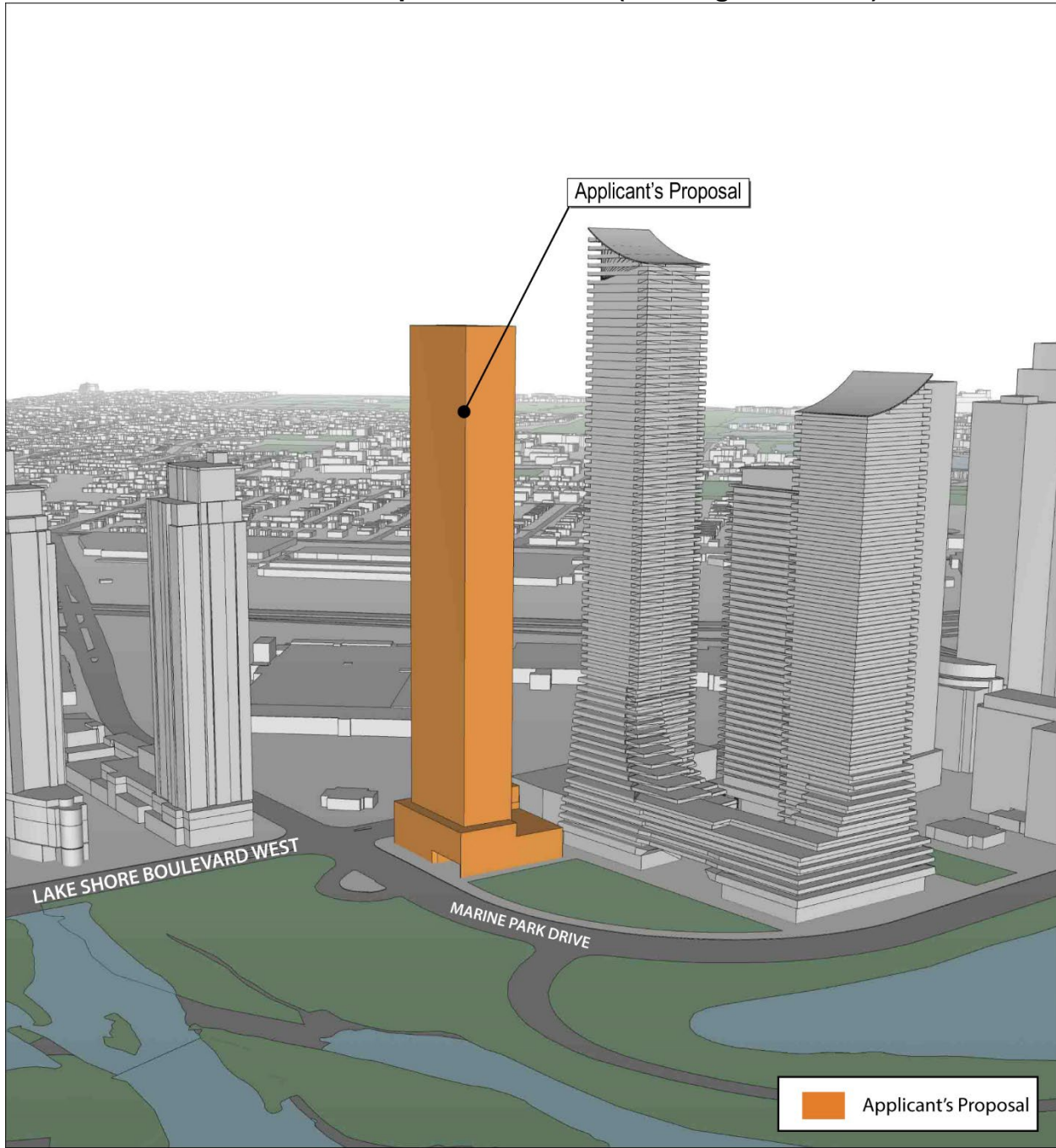
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Michael Mizzi, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: 3D Model of Proposal in Context (Looking Northwest)  
Attachment 2: 3D Model of Proposal in Context (Looking Southeast)  
Attachment 3: Location Map  
Attachment 4: Site Plan  
Attachment 5: Official Plan Land Use Map  
Attachment 6: Application Data Sheet

# Attachment 1: 3D Model of Proposal in Context (Looking Northwest)

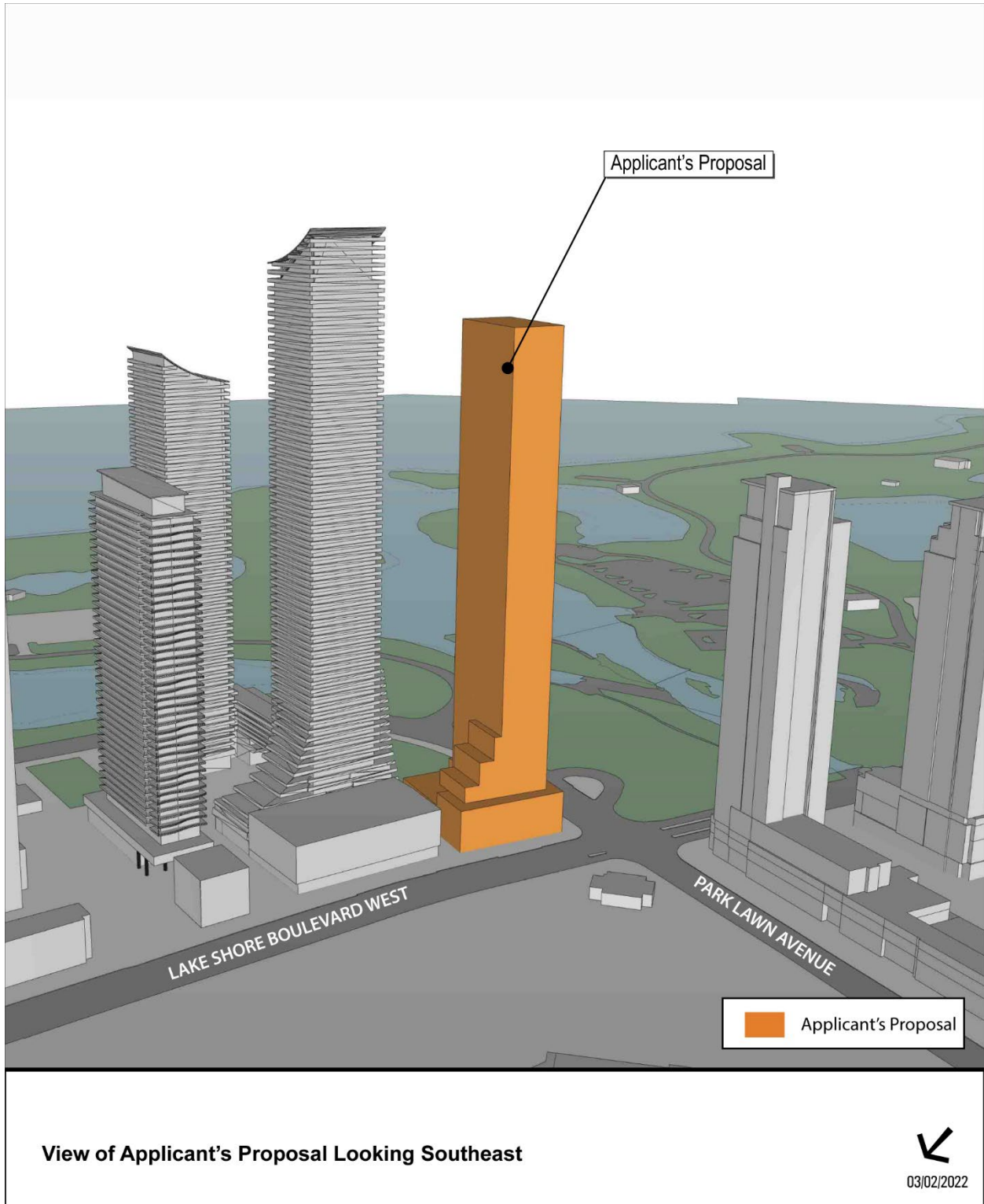


View of Applicant's Proposal Looking Northwest

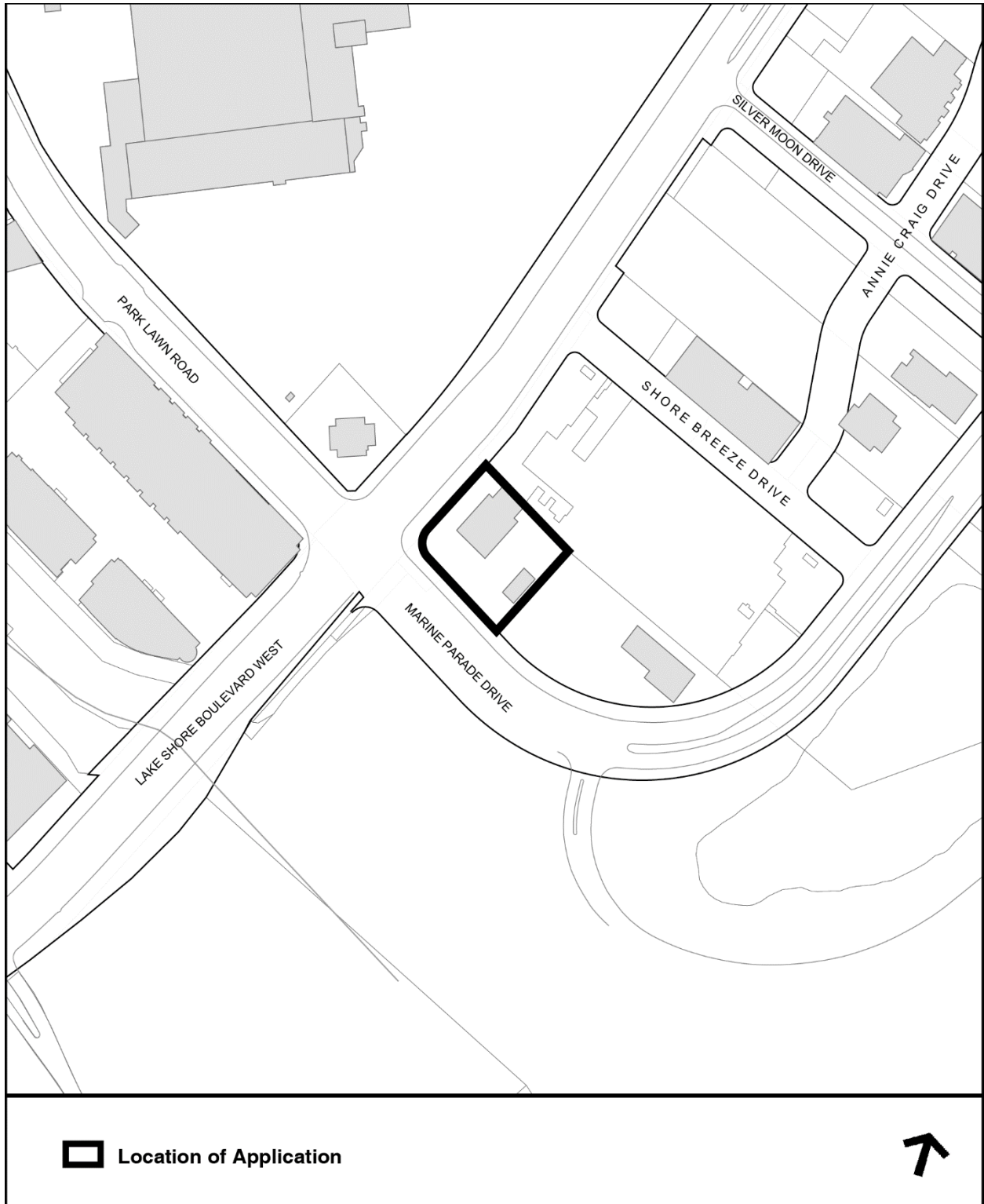


03/02/2022

## Attachment 2: 3D Model of Proposal in Context (Looking Southeast)

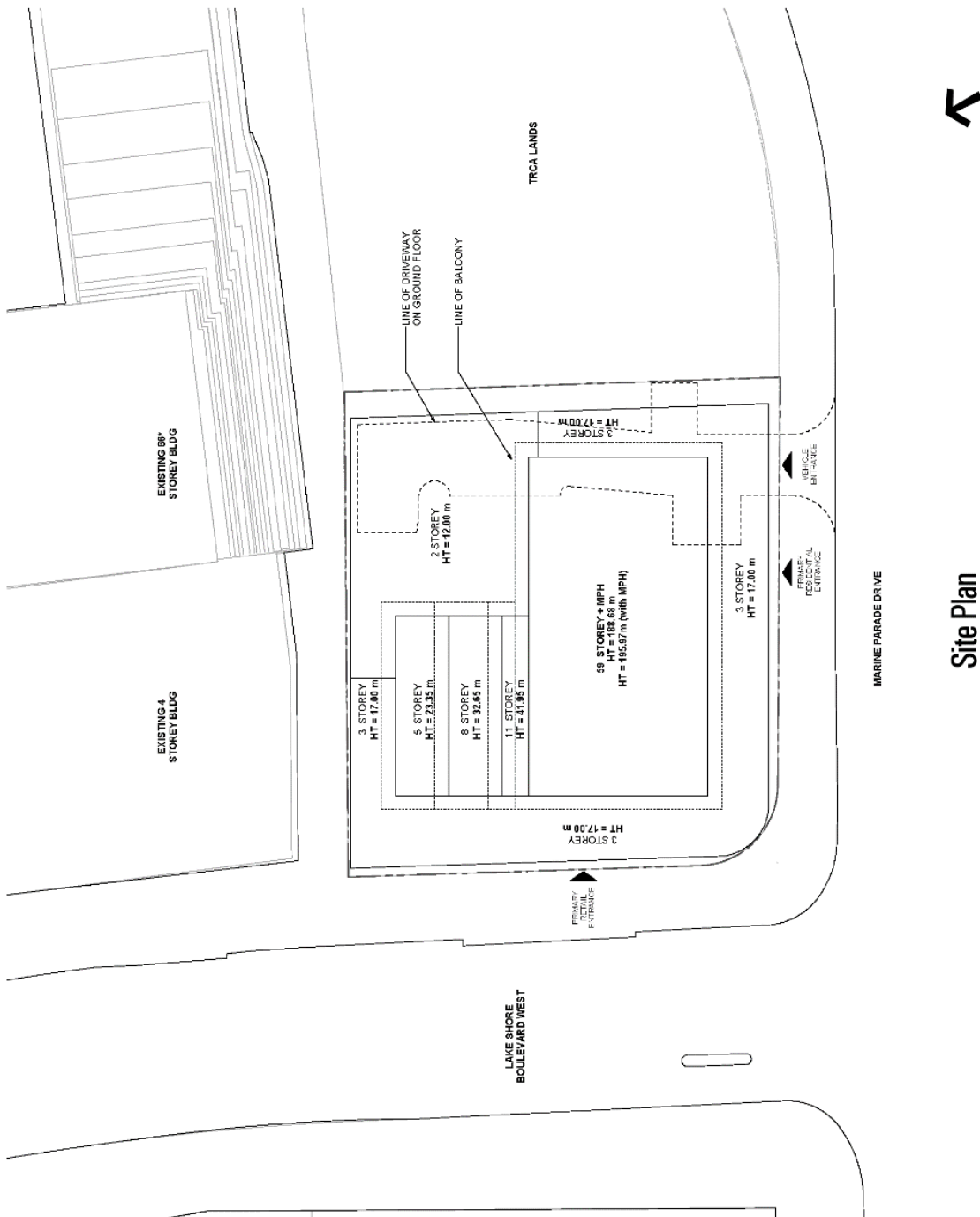


### Attachment 3: Location Map





# Attachment 4: Site Plan



## Site Plan

**Attachment 5: Official Plan Land Use Map**




**Official Plan Land Use Map #15**

**2189 Lake Shore Boulevard W**

File # 21 219268 WET 03 0Z

-  Location of Application
-  Mixed Use Areas
-  Natural Areas
-  Parks
-  Core Employment Areas

  
 Not to Scale  
 Extracted: 10/04/2021

## Attachment 6: Application Data Sheet

**Municipal Address:** 2189 Lake Shore Blvd W      **Date Received:** September 29, 2021  
**Application Number:** 21 219268 WET 03 OZ  
**Application Type:** OPA & Rezoning

**Project Description:** The proposal seeks to redevelop the site with a 59-storey (196 metres including mechanical penthouse) mixed use tower including a three-storey base. The proposed building would contain 650 residential units, and 655 square metres of non-residential uses at grade,

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Tabby Nassiri, Marlin Spring			Marine Lake Developments Limited

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas	Site Specific Provision: No
Zoning: CL-H	Heritage Designation: No
Height Limit (m):	Site Plan Control Area: Yes

### PROJECT INFORMATION

Site Area (sq m): 2,734      Frontage (m): 49      Depth (m): 56

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	217		1,679	1,679
Residential GFA (sq m):			44,260	44,260
Non-Residential GFA (sq m):	217		655	655
Total GFA (sq m):	217		44,915	44,915
Height - Storeys:			59	59
Height - Metres:			196	196

Lot Coverage Ratio (%) 61.41 Floor Space Index: 16.4

**Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)**

Residential GFA: 44,260  
Retail GFA: 655

**Residential Units by Tenure Existing Retained Proposed Total**

Rental:  
Freehold:  
Condominium: 650 650  
Other:  
Total Units: 650 650

**Total Residential Units by Size**

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	9	383	190	68	
Total Units:	9	383	190	68	

**Parking and Loading**

Parking Spaces: 230 Bicycle Parking Spaces: 652 Loading Docks: 2

**CONTACT:**

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