

470R Lake Shore Boulevard West – Zoning Amendment Application – Preliminary Report

Date: May 30, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York *District*
Ward: 10 - Spadina-Fort York

Planning Application Number: 21 191414 STE 10 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a retail development of 5,509 square metres under the Gardiner Expressway at 470R Lake Shore Boulevard West.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 470R 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

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

Description: The site is located under the Gardiner Expressway and is situated at the southwest corner of Housey Street and Dan Leckie Way. To the north is City Place, to

the west is the Fort York Neighbourhood and to the south is the Bathurst Quay Neighbourhood and Harbourfront, which are all vibrant, predominantly residential, mixed-use communities. The total area of the site is approximately 3,617 square metres.

Existing Uses: Vacant lands under the Gardiner Expressway.

Official Plan Designation: Located under the Gardiner Expressway the site does not have a specific land use designation in the Official Plan. Lands to the north and south of the site are designated Mixed Use Areas.

See Attachment 6 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

Downtown Secondary Plan (OPA 406): The site is designated Mixed Uses Areas 1 - Growth in the Downtown Secondary Plan. Development in Mixed Use Areas 1 will include building typologies that respond to their site context, including tall buildings and the scale and massing of buildings will respect and reinforce the existing and planned context of the neighbourhood. Mixed Use Areas 1 provides for a diverse range of uses, including a significant proportion of non-residential uses. Further, the Complete Communities Policies of the Downtown Plan require that new buildings fit within their existing and planned context, conserve heritage attributes and improve the public realm. New uses under the Gardiner Expressway are encouraged, such as retail and open space, to activate the area and help to reduce the barrier effect of the Gardiner Expressway between the central City and the waterfront. The Downtown Plan can be found here: <https://www.toronto.ca/legdocs/mmis/2019/cc/bqrd/backgroundfile-135953.pdf>

The site is also situated within the Core Circle of parks and open spaces that connect existing natural features around the downtown. The Core Circle will be connected with a continuous pedestrian and cycle route, and parks and open spaces in the Core Circle will be designed to serve local neighbourhood residents, workers, and the city as a whole. The site is also located within the Shoreline Stitch as identified in the Downtown Plan. The Shoreline Stitch will increase and improve physical and visual north-south and east-west connections for pedestrians and cyclists under the Gardiner Expressway.

Fort York Neighbourhood Public Realm Plan: The Plan sets out overall public realm and built form objectives and guidelines for new development within the Fort York neighbourhood. The Plan takes into consideration the relationship and interaction between development and its relationship and contribution to the public realm. Specifically, the Plan seeks to improve the relationship between public spaces with adjoining private spaces. It also includes principles and directions for improvements under the Gardiner Expressway including new retail and open space uses to activate the area, reduce the barrier effect of the Gardiner Expressway and enhance connections between the central City and the waterfront.

Bentway

The Bentway (formerly, Project: Under Gardiner) is an initiative that transforms the land beneath the elevated portion of the Gardiner Expressway into public space and part of the public realm. Phase 1 of the Bentway, from Strachan Avenue to Fort York Boulevard, was completed in 2018, which included the Bentway Skate Trail and the Strachan Gate. To continue the initiative, The Bentway and the City of Toronto are collaborating on the Under Gardiner Public Realm Plan. The primary study area is from Dufferin Street to Yonge Street, with a secondary study area extending between Yonge Street and the Don River. The Plan includes considerations in relation to the subject site within the larger Bentway context. As the neighbourhoods adjacent to the Gardiner continue to develop rapidly and intensify, the Under Gardiner Public Realm Plan recognizes the value and opportunity the Under Gardiner Corridor presents and outlines the vision of public space.

Zoning: Industrial Districts (T) under former City of Toronto Zoning By-law 438-86. The property is not subject to City-wide Zoning By-law 569-2013.

See Attachment 7 of this report for the existing Zoning By-law Map.

THE APPLICATION

Complete Application Submission Date: September 22, 2021

Description

A retail development consisting of four buildings, proposed to be 2 and 3-storeys tall with 2 additional retail levels below grade, under the Gardiner Expressway. The proposed buildings will be oriented in a north to south alignment between the rows of the support columns (Bents) of the Gardiner Expressway. A central open space courtyard is proposed with pairs of buildings situated to the east and west of the courtyard. The pairs of the buildings are connected by a series of ramps and linking bridges with a larger bridge crossing the central courtyard connecting the buildings to the east and west. A diagonal pedestrian connection is also proposed through the site, extending from the northwest corner at Housey Street, through the central courtyard to the southeast corner connecting to the small triangular City-owned open space adjacent to the south, on the west side of Dan Leckie Way.

Density: 1.5 times the area of the lot.

Access and Parking: The proposed 36 bicycle parking spaces are located in the basement and at-grade levels and include 12 short-term and 24 long-term bicycle parking spaces. No vehicle parking spaces are proposed.

There is an existing driveway from Housey Street that crosses the site and provides access to parking, loading and servicing for the Panorama condominium adjacent to the south at 38 Dan Leckie Way. This driveway is proposed to be shifted approximately 6 metres to the west and would extend north to south through the central open space courtyard. The existing raised curbs along the driveway are proposed to be removed

and an integrated paving treatment for the driveway and courtyard is proposed with bollards delineating the vehicle access route through the courtyard.

Additional Information

See Attachments 2, 3, 4, 5 and 8 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 application can be found on the City's Application Information Centre at: www.toronto.ca/470RLakeshoreBlvdW.

Reason for the Application

The proposal requires an amendment to Zoning By-law 438-86 to permit the proposed retail uses and to establish appropriate performance standards including: building heights and setbacks, gross floor area, and bicycle parking and loading space requirements.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

COMMENTS

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 Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2040 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:

- Appropriate height, density and massing in relation to the existing and planned context;
- A balanced approach to the proportion of space occupied by buildings and open space;
- Appropriate vertical and horizontal separation distances of buildings and structures from the Gardiner Expressway and support columns (Bents) to ensure the structural integrity of the Gardiner Expressway, enable sufficient access for maintenance and rehabilitation, and ensure safety;

- Impacts of below grade development and exposed Bent footings on the structural integrity of the Gardiner Expressway;
- Appropriate regard for applicable City Guidelines;
- Considerations in relation to the context of the site and the larger Bentway initiative including emerging directions from the Bentway Public Realm Plan initiative;
- Impacts of the driveway that serves the adjacent condominium to the south on the proposed central open space courtyard, and the proximity of the driveway to the Bents;
- Appropriate built form considerations including; increasing the number of entrances to retail buildings from the surrounding streets and ensuring appropriate visual and physical connections through the site and to the Bents;
- Physical and visual permeability through the site including east west and north south connections;
- Ensuring that walkways and ramps are accessible and meet AODA requirements;
- Appropriate public realm treatments including relocating the seasonal retail pavilion from the Housey Street right-of way, and ensuring that elevated ramps/walkway do not extend into the Housey Street right-of-way;
- Consideration of the open space courtyard as publicly assessable open space (POPS) and ensure high quality landscaping and pedestrian amenities such as additional seating and public art; and,
- Considerations for servicing and loading.

Additional Issues

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

NEXT STEPS

City Planning staff will schedule a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

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 E-mail: patricia.cho2@toronto.

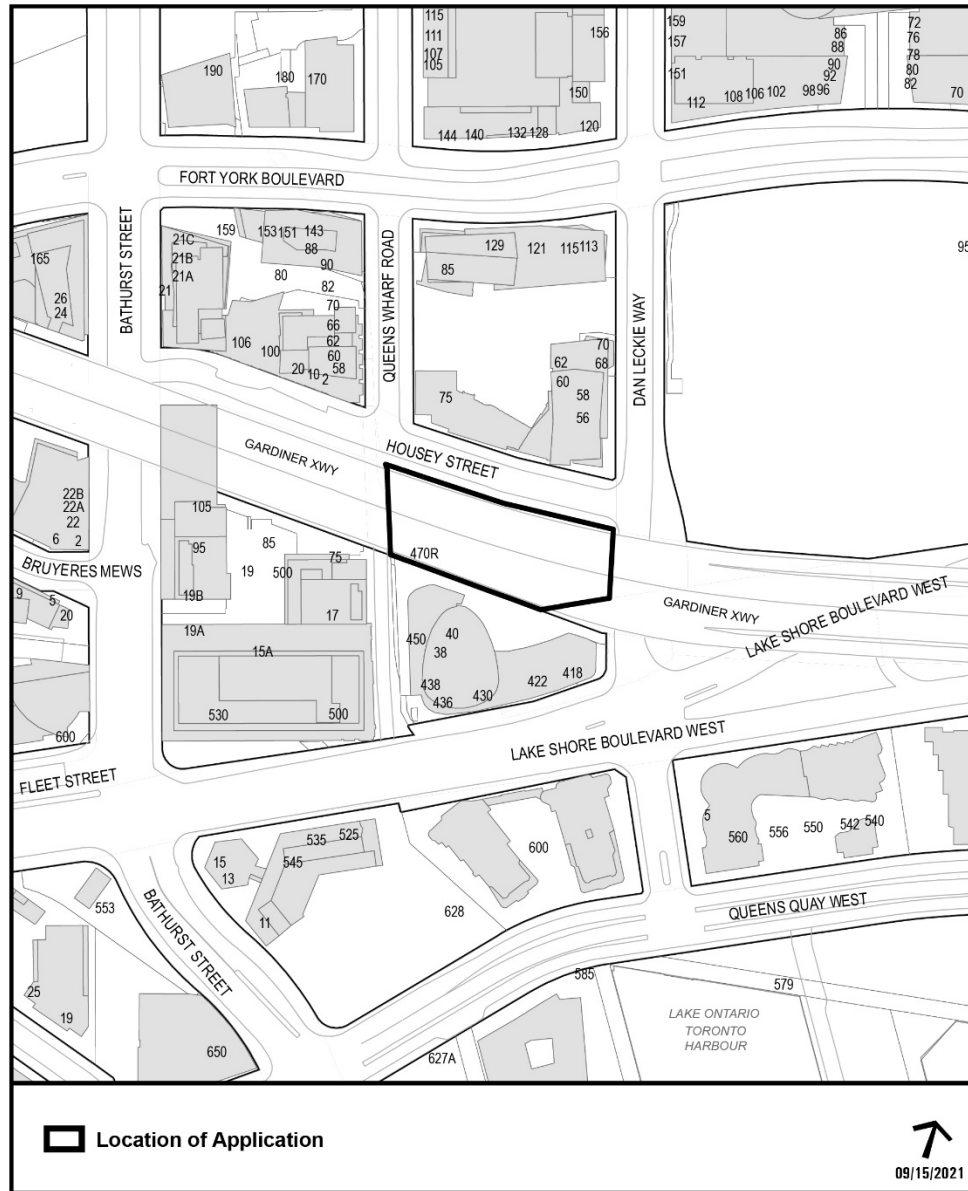
SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,
Director Community Planning, Toronto and East York District

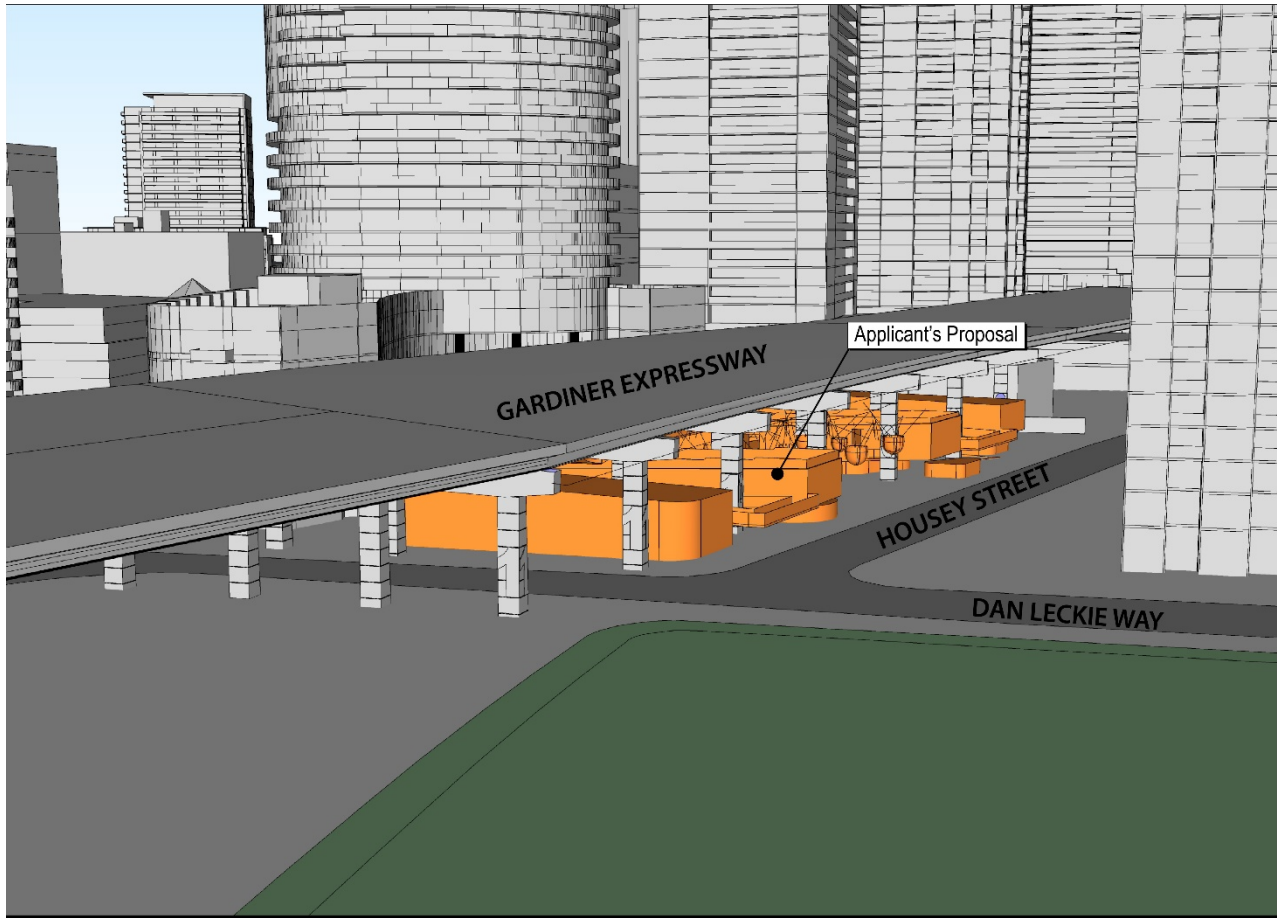
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: 3D Model of Proposal in Context
Attachment 4: 3D Model of Proposal in Context
Attachment 5: Site Plan
Attachment 6: Official Plan Map
Attachment 7: Zoning By-law Map
Attachment 8: Application Data Sheet

Attachment 1: Location Map



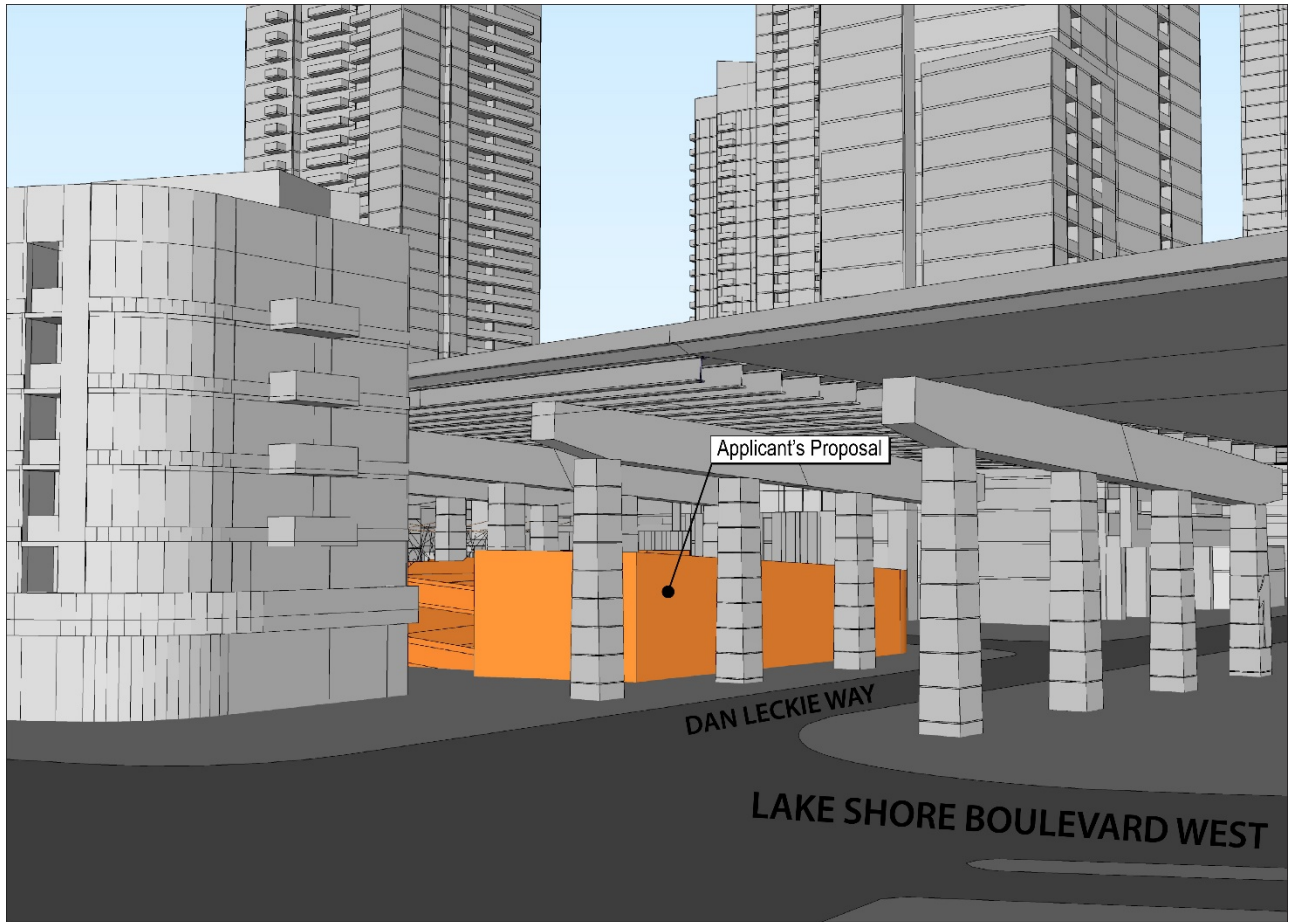
Attachment 2: 3D Model of Proposal in Context - Looking Southwest



View of Applicant's Proposal Looking Southwest

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05/18/2022

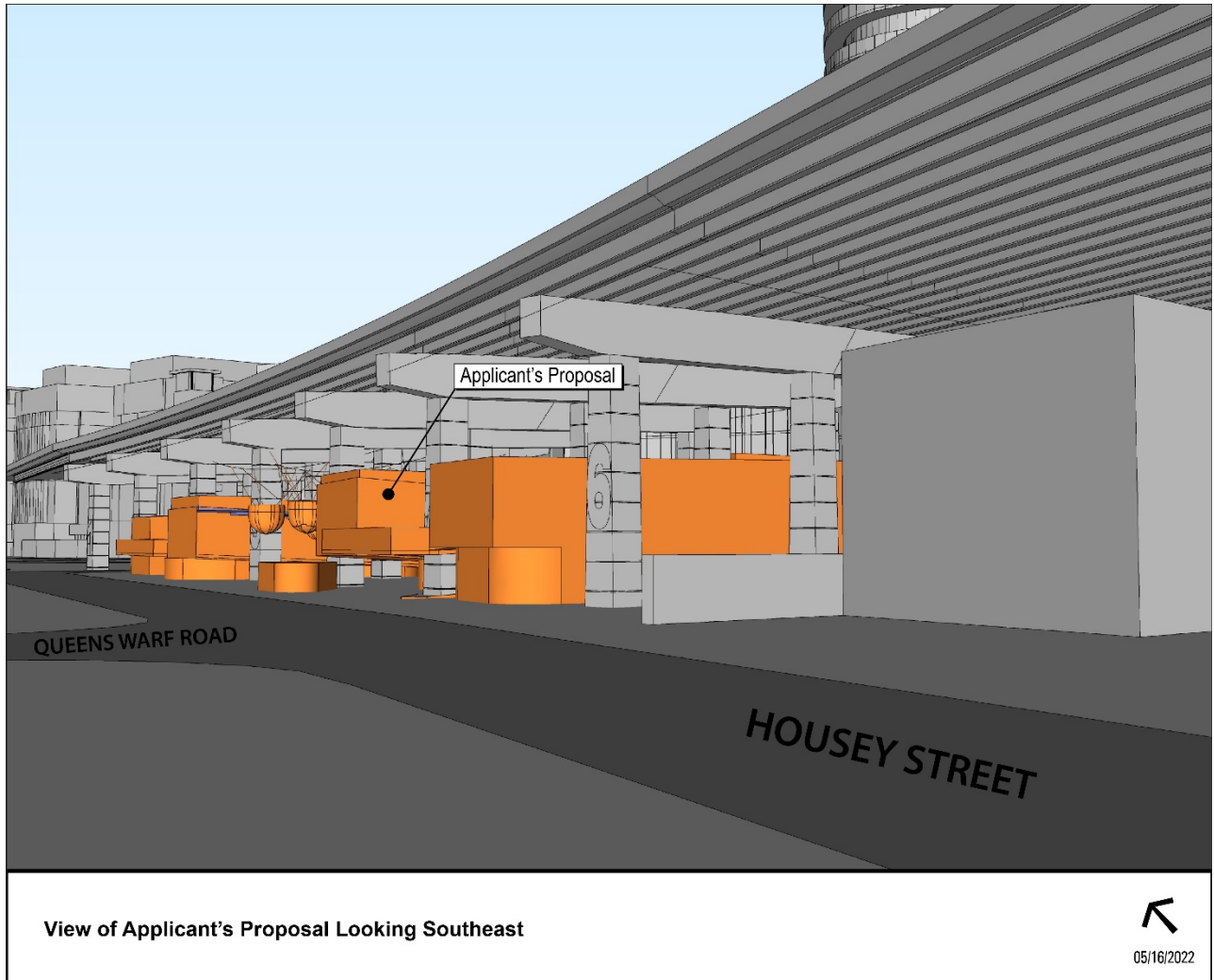
Attachment 3: 3D Model of Proposal in Context - Looking Northwest



View of Applicant's Proposal Looking Northwest

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Attachment 4: 3D Model of Proposal in Context - Looking Southeast



Attachment 5: Site Plan



Site Plan

Attachment 6: Official Plan Map



Official Plan Land Use Map #18

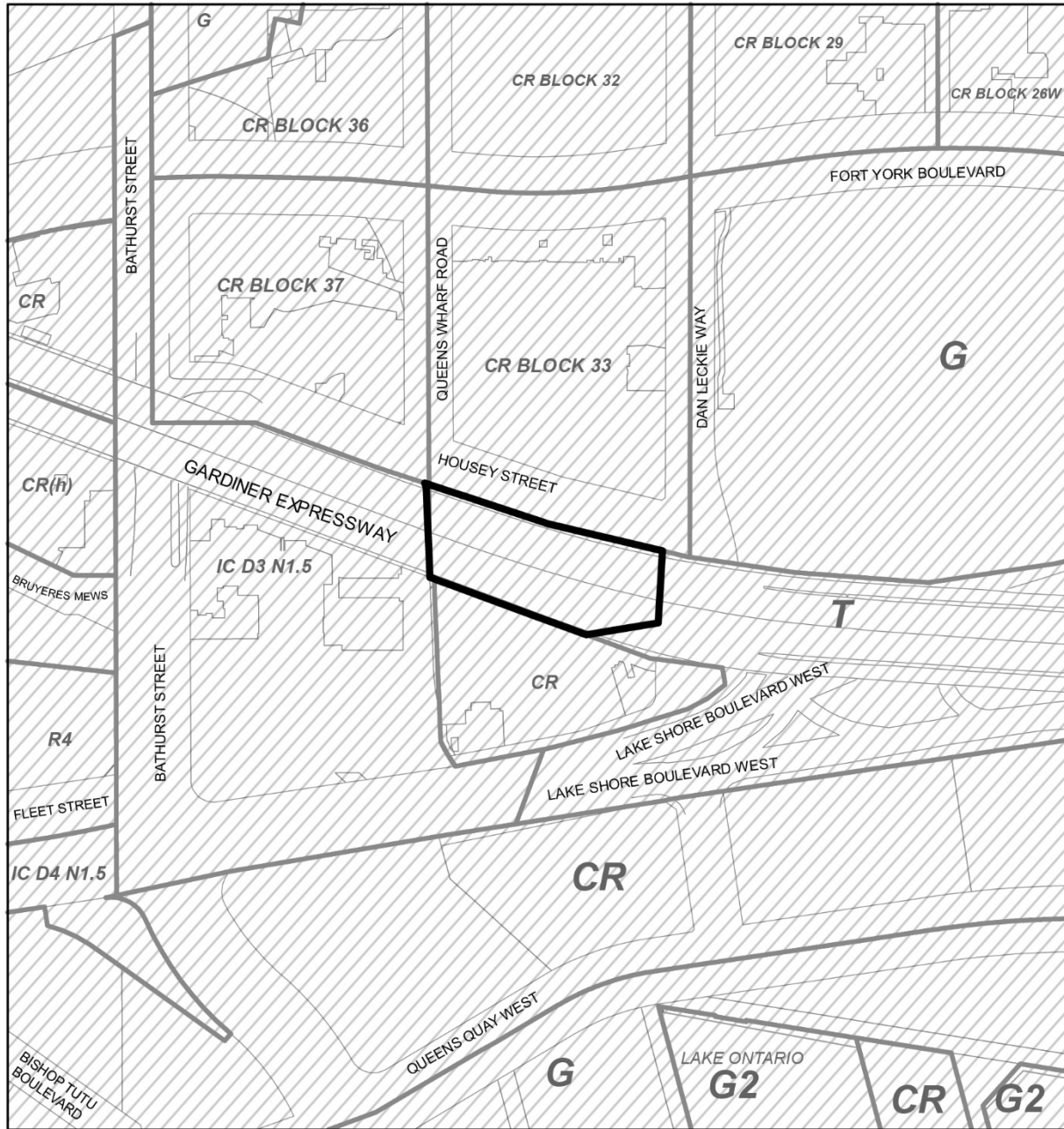
470R LAKE SHORE BOULEVARD WEST

File # 21 191414 STE 10 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks
- Other Open Space Areas
- Regeneration Areas
- Utility Corridors

Not to Scale
 Extracted: 09/15/2021

Attachment 7: Zoning By-law Map



Zoning By-law 569-2013


470R LAKE SHORE BOULEVARD WEST

File # 21 191414 STE 10 0Z

 Location of Application

 See Former City of Toronto By-law No. 438-86

- R4 Residential District
- CR Mixed-Use District
- IC Industrial District
- T Industrial District
- G Parks District
- G2 Parks District


Not to Scale
Extracted: 09/15/2021

Attachment 8: Application Data Sheet

Municipal Address: 470 R LAKE SHORE BLVD W Date Received: July 29, 2021

Application Number: 21 191414 STE 10 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning by-law amendment application to facilitate the development of 5,509 square metres of non-residential retail space located below the Gardiner Expressway.

Applicant	Agent	Architect	Owner
CONCORD ADEX INVESTMENTS LIMITED		LGA ARCHITECTURAL PARTNERS	CONCORD ADEX DEVELOPMENTS

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Downtown Secondary Plan; Central Waterfront Secondary Plan

Zoning: T Heritage Designation:
Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 3,617 Frontage (m): 97 Depth (m): 40

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,219	1,219
Residential GFA (sq m):				
Non-Residential GFA (sq m):			5,509	5,509
Total GFA (sq m):			5,509	5,509
Height - Storeys:			3	3
Height - Metres:			10	10

Lot Coverage Ratio (%) 33.71 Floor Space Index: 1.52

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:		
Retail GFA:	2,246	3,263
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:				
Total Units:				

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:					

Parking and Loading

Parking Spaces:	Bicycle Parking Spaces: 36	Loading Docks:
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