

307 Lake Shore Boulevard East – Official Plan and Zoning Amendment Applications – Preliminary Report

Date: June 13, 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: 22 141954 STE 10 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application at 307 Lake Shore Boulevard East, for a 49-storey mixed-use building with 430 residential units. Staff do not support this proposal as currently submitted. The proposal requires revision to reflect the area's development framework, and to implement planned coordination with the adjacent emerging Quayside development.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment, including Waterfront Toronto. 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 applications located at 307 Lake Shore Boulevard East 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 triangular, bounded by Lake Shore Boulevard East, Parliament Street and Small Street to the north, east and west, respectively. The site is approximately 1,541 square metres in area with frontages of 64 metres along Lake Shore Boulevard East, 13 metres along Parliament Street and 37 metres on Small Street.

The site is in the Central Waterfront Secondary Plan and Keating Channel Precinct Plan area. The site is also adjacent to "Quayside", a 4.9 hectare area master planned to become a complete community with a mix of uses. The majority of Quayside is owned by Waterfront Toronto, however it also includes lands owned by the City of Toronto and CreateTO (through TEDCO).

Existing Use:

A two-storey commercial/office building, currently a car rental office.

Official Plan Designation:

The site is designated as Regeneration Areas in the Official Plan and in the Central Waterfront Secondary Plan. It is within the Keating Channel West Precinct, in a block together with the adjacent Quayside Block 3B. Block 3B is identified in the Keating Channel West Precinct Plan as the location of the tower permitted in the block bounded by Queens Quay East, Parliament Street, Lake Shore Boulevard East and Small Street.

Zoning:

The site is zoned within the Former City of Toronto Zoning By-law 438-86 as Commercial Residential (CR(h)), as amended and approved by the Ontario Municipal Board by By-law 1174-2010, and amended by the OMB on December 22, 2017. The holding provision limits permitted uses and buildings to those existing on the site on August 27, 2010, or an addition thereto not exceeding 100 square metres in non-residential gross floor area (GFA).

The zoning is structured to permit greater density if the site and adjacent Quayside Block 3B develop together: the site alone has a maximum GFA of 7,700 square metres, while 3B has a maximum GFA of 39,500 square metres. If the site develops together with adjacent Quayside Block 3B, the maximum GFA for the combined lands increases to 53,350 square metres. The zoning delineates the permitted tower area on the easterly portion of the combined block bounded by Queens Quay East, Parliament Street, Lake Shore Boulevard East and Small Street.

Currently there is no application on Block 3B, however on February 15, 2022, Waterfront Toronto announced the selection of Quayside Impact Limited Partnership

(QILP) – led by Dream Unlimited and Great Gulf Group – as the Preferred Proponent to develop Quayside. Staff will be reporting on the Quayside project in the near future.

Section 37 provisions in the applicable zoning by-law describe detailed requirements for affordable rental housing, contributions toward public art and community arts initiatives, and site plan application requirements.

THE APPLICATION

Notice of Complete Application Issued:

June 10, 2022

Description:

One mixed-use building of 49 storeys (154.2 metres) with a total gross floor area of 31,694.3 square metres (30,994.3 square metres of residential and 700 square metres of non-residential).

Density:

20.54 times the lot area

Dwelling Units, Affordable Housing and Amenity Space:

A total of 430 residential units are proposed: 86 one-bedroom (20%), 130 one-bedroom and den (30%) 171 two-bedroom (40%) and 43 three-bedroom (10%).

For a condominium development, this application proposes a minimum of 10% of the total new residential gross floor area be secured as affordable ownership housing or a minimum of 7% of the total new residential gross floor area be secured as affordable rental housing for at least 15 years. For a purpose-built rental development, this application proposes no minimum affordable housing requirement.

A total of 1,814.8 square metres of amenity space are also proposed with 309 square metres and 1,505.8 square metres of indoor and outdoor amenity space, respectively.

Access, Parking and Loading:

The application proposes parking underground, accessed off Small Street. A total of eight vehicular and 433 bicycle spaces are proposed.

Additional Information:

See Attachments 2, 3, 4 and 6 of this report for the block plan, 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:

<http://app.toronto.ca/AIC/index.do?folderRsn=DaS2dN6cZkSFWWNu4CfEqA%3D%3D>

Reason for Application:

The Official Plan Amendment application proposes to amend the Central Waterfront Secondary Plan to permit the site to be a tower location with a maximum height of 155 metres. Additionally, the amendment is required to increase the permitted gross floor area on the site, as well as to seek revision to the applicable affordable housing policies. Additional amendments to the Official Plan may be identified as part of the application review.

The Zoning By-law Amendment application proposes to amend Zoning By-law 438-86 for performance standards, including but not limited to: gross floor area, floor space index, building height and building setbacks. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control:

The development is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (PPS), conformity with the Growth Plan, 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.

Staff do not support this proposal as currently submitted. It requires revision to reflect the area development framework, and to implement the planned coordination with the Quayside development. The following initial issues are to be resolved:

- Appropriate coordination with proposals for Quayside including reconfiguration of the public realm;
- Appropriate density, massing and transitions, including tower and base building setbacks and stepbacks in relation to the area's existing and planned context;
- Appropriate provision of affordable housing and community infrastructure;
- Appropriate provision of amenity space;
- The provision of parkland and a high-quality public realm, including landscaped open space, tree planting, streetscapes and public art;
- Shadow and wind impacts on the surrounding existing and planned contexts;
- Appropriate site circulation, vehicular access and loading;

- Determination of infrastructure capacity (transport, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Appropriate regard for applicable City guidelines, including the Tall Building Design Guidelines and design criteria in the applicable precinct plans;
- Appropriate mitigation of noise and vibration consistent with applicable provincial guidelines and regulations;
- Achievement of land use compatibility between the proposed development and lawfully existing industrial operations in the vicinity;
- The applicant is strongly encouraged to pursue Tier 2, 3, or 4 of the Toronto Green Standard; 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 applications, agency comments and the community consultation process.

NEXT STEPS

City staff will host 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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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Location Map

Attachment 2: Quayside Block Plan

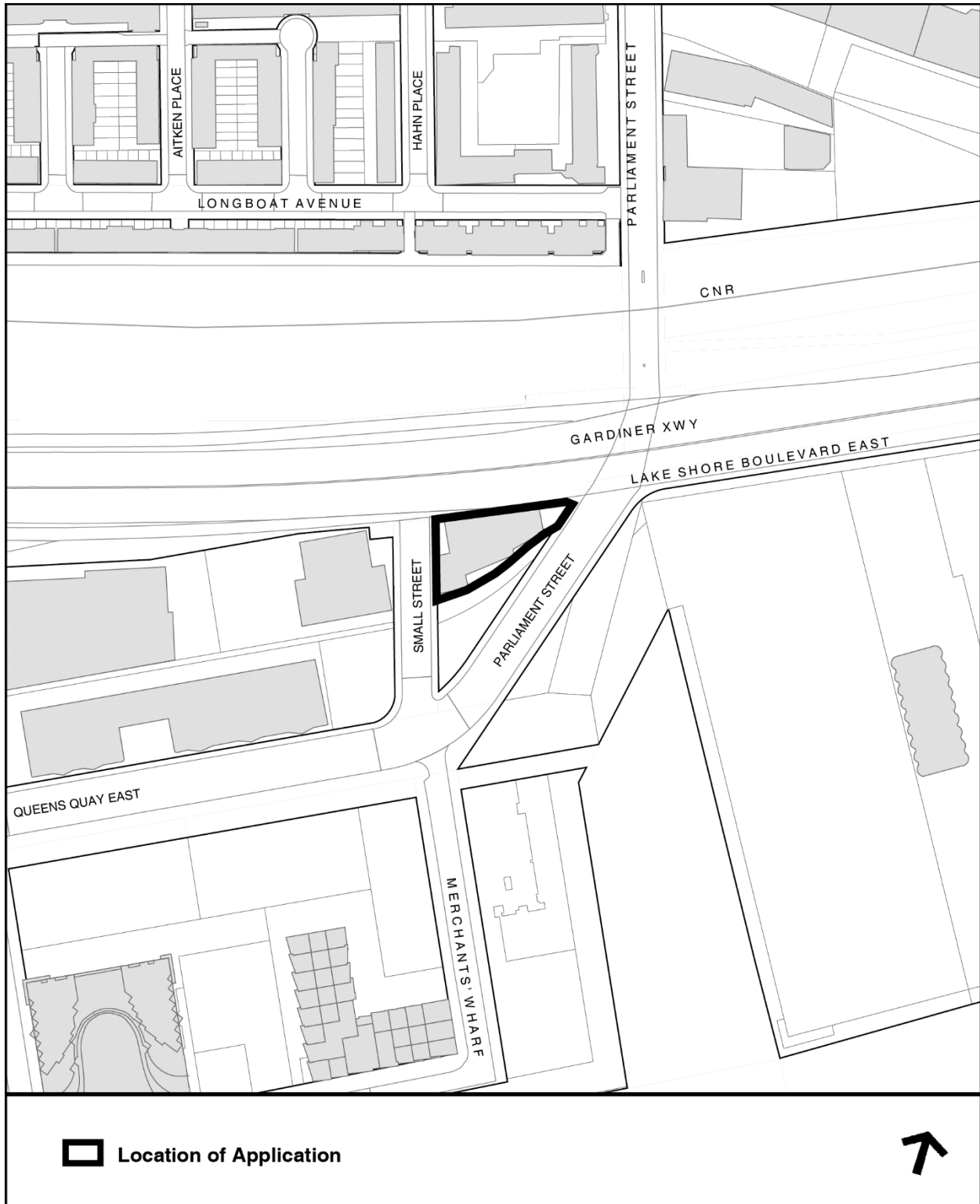
Attachment 3: 3D Model of Proposal in Context

Attachment 4: Site Plan

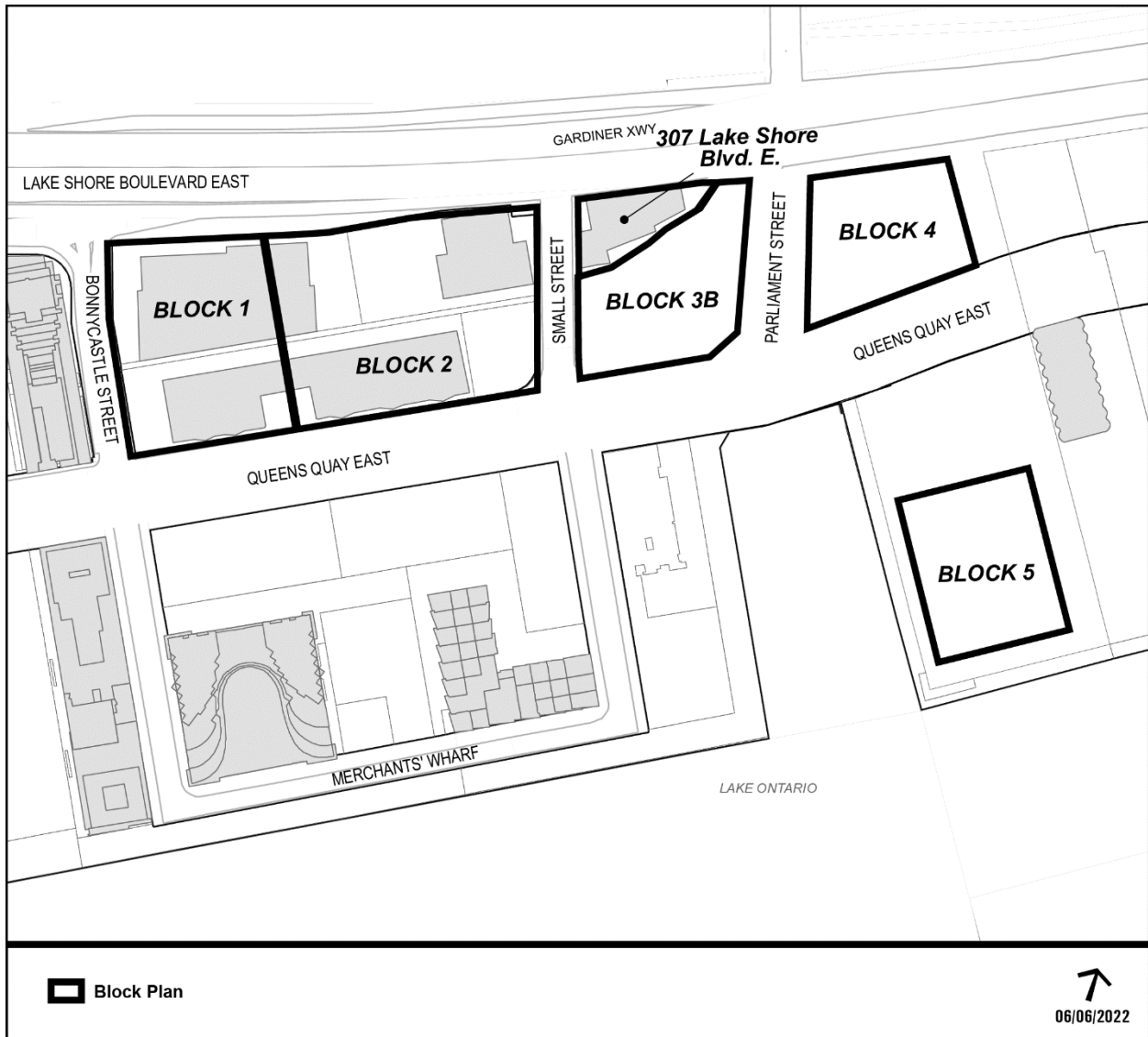
Attachment 5: Official Plan Map

Attachment 6: Application Data Sheet

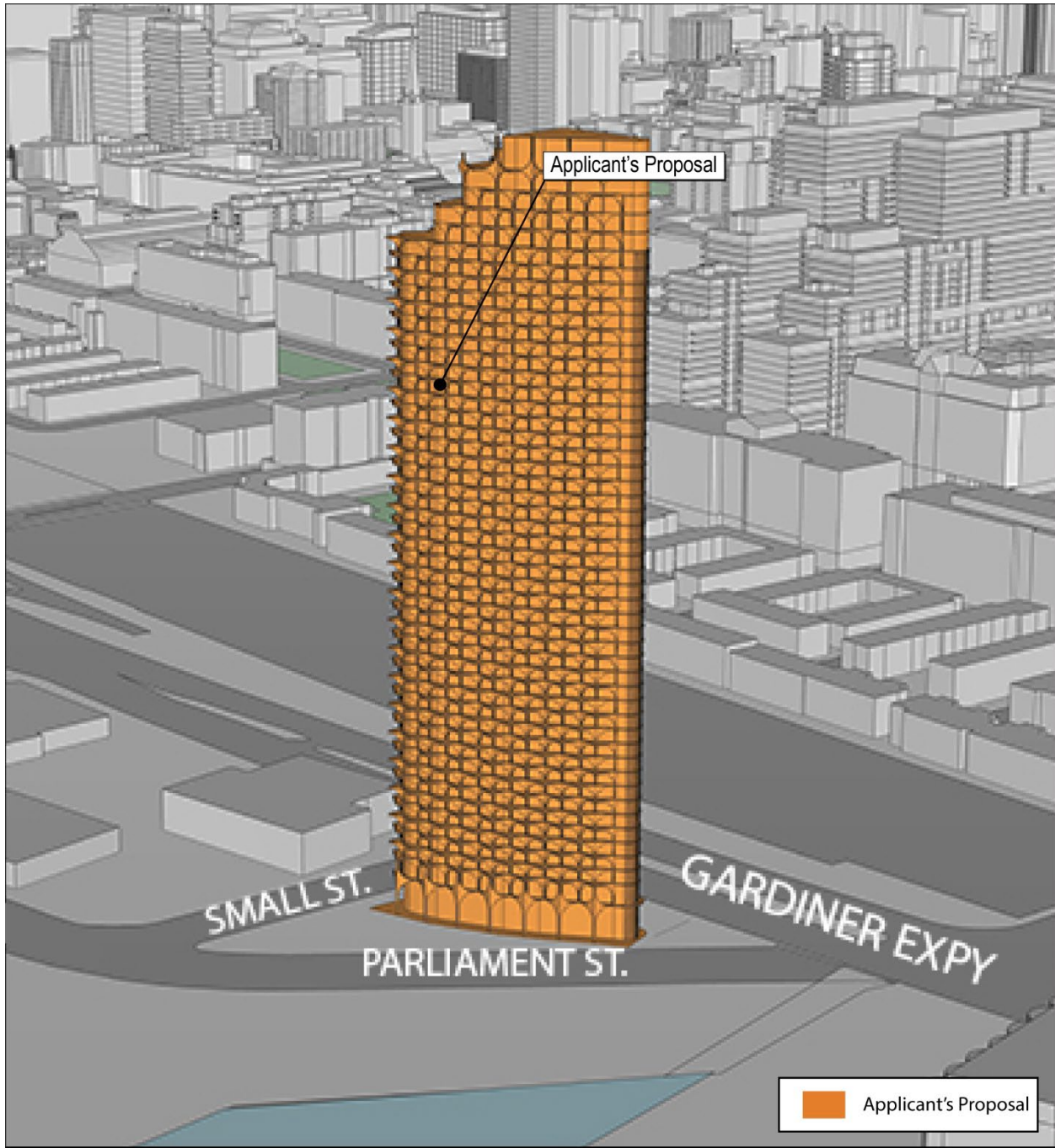
Attachment 1: Location Map



Attachment 2: Quayside Block Plan



Attachment 3: 3D Model of Proposal in Context

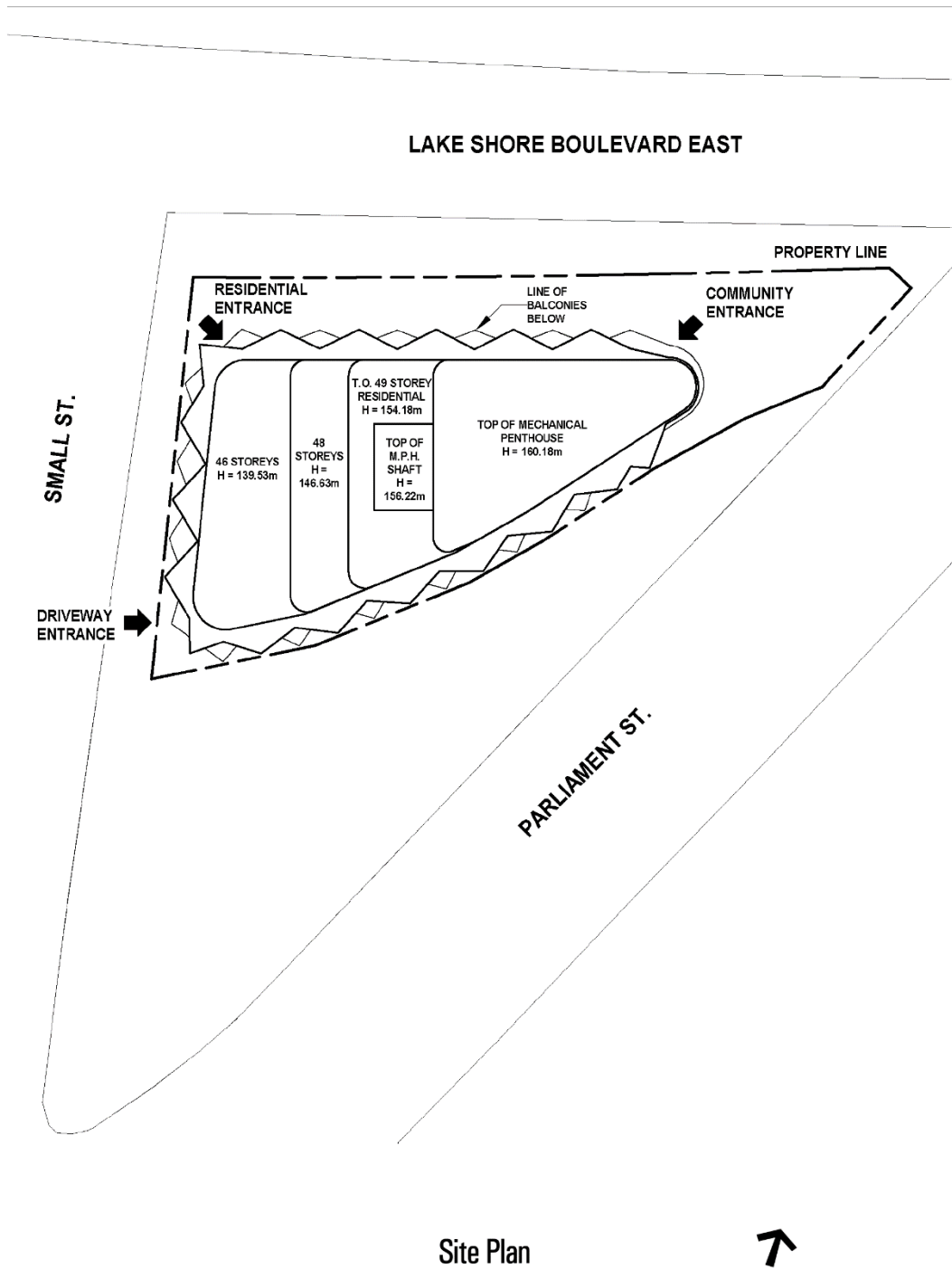


View of Applicant's Proposal Looking Northwest

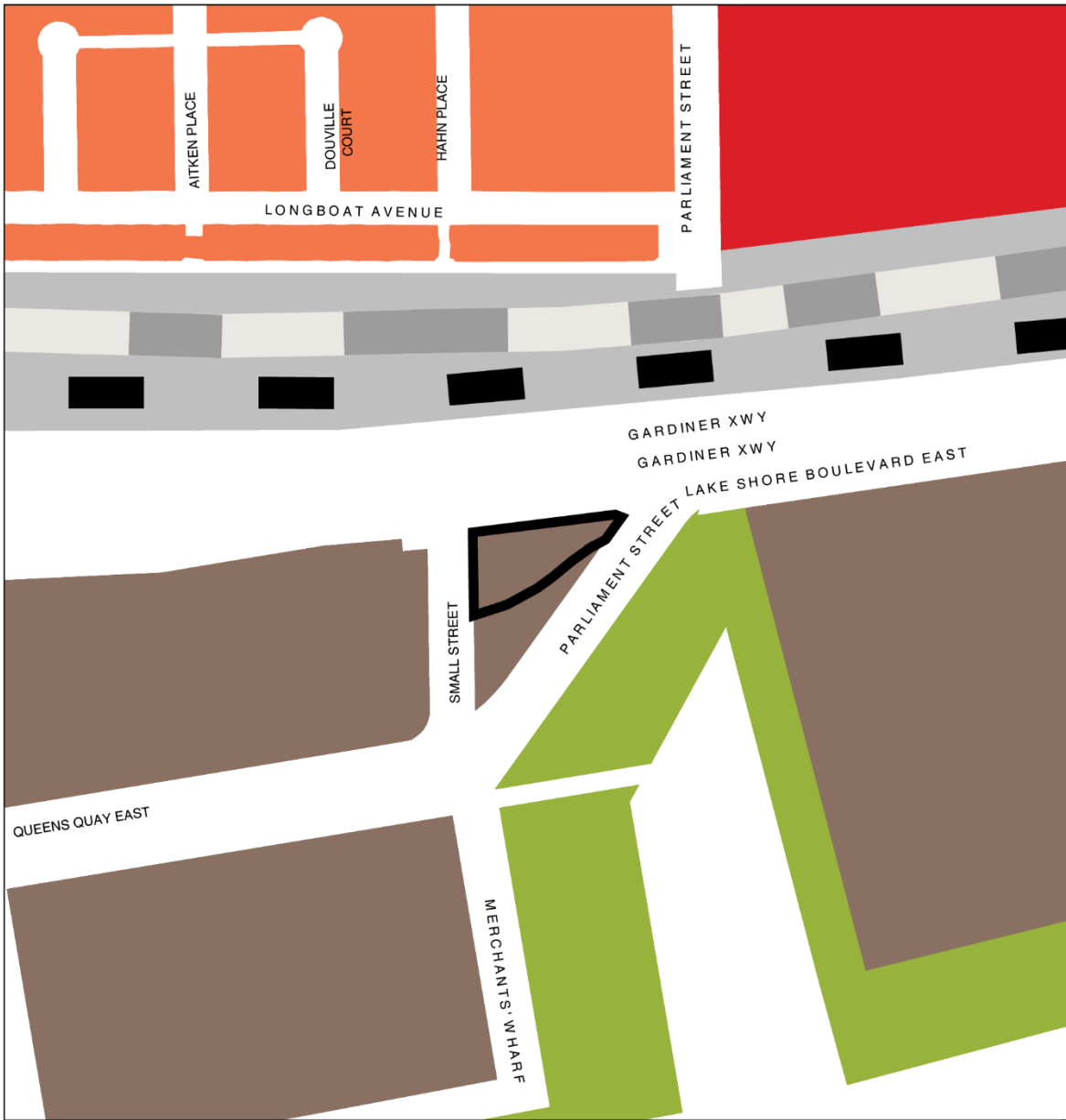


06/02/2022

Attachment 4: Site Plan



Attachment 5: Official Plan Map




Official Plan Land Use Map #18

307 Lake Shore Boulevard E

File # 22 141954 STE 10 0Z

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


 Not to Scale
 Extracted: 05/09/2022

Attachment 6: Application Data Sheet

Municipal Address: 307 LAKE SHORE BLVD E Date Received: May 4, 2022

Application Number: 22 141954 STE 10 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan & Zoning By-law Amendment applications to amend the City of Toronto Official Plan (Central Waterfront Secondary Plan) and the former City of Toronto Zoning By-law No. 438-86, as amended by By-law 1174-2010 (the Keating Channel Precinct West By-law), while the site plan has been submitted in order to deal with matters relating to detailed site design and organization. The applications propose 430 residential units in a 49-storey tower.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC		BDP. Quadrangle	307 LAKESHORE BOULEVARD EAST LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	Central Waterfront; Keating Channel; East Bayfront
Zoning:	CR (h)	Heritage Designation:	
Height Limit (m):	38	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,541 Frontage (m): 64 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,146		535	535
Residential GFA (sq m):			30,994	30,994
Non-Residential GFA (sq m):	1,520		700	700
Total GFA (sq m):	1,520		31,694	31,694
Height - Storeys:	2		49	49

Height - Metres: 6 154 154

Lot Coverage Ratio 34.71 Floor Space Index: 20.56
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	30,861	133
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	700	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:			430	430
Total Units:			430	430

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			216	171	43
Total Units:			216	171	43

Parking and Loading

Parking Spaces: 8 Bicycle Parking Spaces: 433 Loading Docks: 2

CONTACT:

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