

2151-2155 Lake Shore Boulevard West – Zoning By-law Amendment Application and Application to Lift the Holding "H" By-law - Preliminary Report

Date:	May 25, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	12 142328 WET 06 OZ

SUMMARY

These applications for 2151-2155 Lake Shore Boulevard West proposes to allow a mixed-use development having two residential towers with overall heights of 49 storeys and 14 storeys consisting of 622 residential condominium units and a three storey commercial building along Lake Shore Boulevard West. The second application is to lift the holding by-law that applies to the site.

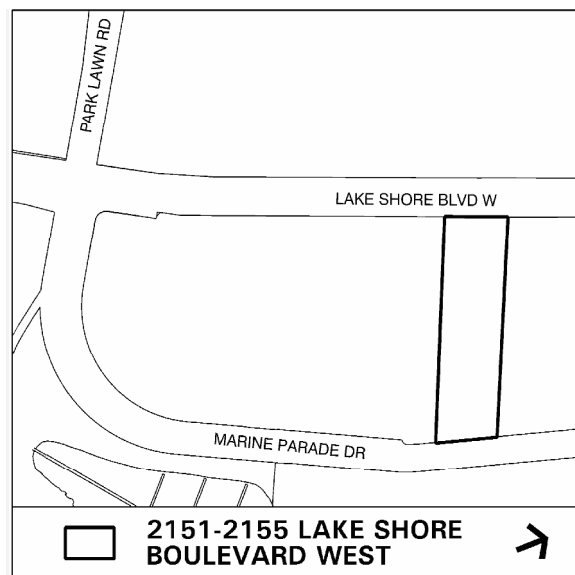
This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The statutory Public Meeting is targeted for the first quarter of 2013, provided the applicant provides all required information and addresses staff comments in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for



- the lands at 2151-2155 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 site.
 3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject property is within the boundary of the Motel Strip Secondary Plan (see Attachment 5), which is subject to Zoning Bylaw 1994-197. City Council also adopted the Humber Bay Shores Urban Design Guidelines Update and Public Realm Report in July 2008. At that time Council also required the completion of a Landowners Precinct Plan ("Precinct Plan") to ensure co-ordination and cost sharing between the landowners for the road network, servicing infrastructure, and urban design. The Precinct Plan includes the entirety of the subject property. A Final Report for the Precinct Plan was presented to Etobicoke York Community Council on May 25, 2010; the report recommendations were adopted with a minor amendment and subsequently adopted by City Council on June 8, 2010. An Infrastructure Agreement for the Precinct Plan has since been drafted and is under review by the parties involved.

Pre-Application Consultation

City Planning held two pre-application meetings (September 12, 2011, October 13, 2011) to discuss the potential for the submission of a rezoning application and details of the development proposal. During these meetings City Planning provided comments regarding built form, massing, servicing, setbacks, public realm co-ordination, and vehicular access.

The applicant submitted a preliminary development concept to the City's Design Review Panel ("Panel") on September 27, 2011 for their review and comments. The concept included a 49-storey residential tower in the centre of the site, a 14-storey residential tower adjacent to Marine Parade Drive and a 3-storey non-residential building adjacent to Lake Shore Boulevard West. The Panel provided comments addressing issues of building massing, vehicular access, refining the loading area and operations, reconfiguring the building base and pedestrian access.

ISSUE BACKGROUND

Proposal

Monarch Developments anticipates developing its proposal in two phases. The first phase is a 49-storey residential tower with 449 units and a floor plate of approximately 743 square metres, and a total height of 167.5 metres (including mechanical).

The second phase is a 14-storey residential tower with a 7-storey podium and 173 units. The total height is 54.5 metres which includes the mechanical. There is approximately 142 square metres of retail space along Marine Parade Drive.

Lake Shore Boulevard is framed by a 3-storey non-residential building with 514 square metres of retail at grade and two storeys of commercial recreation space (1,331 square metres) above. The commercial recreation space is intended to be amenity space which may include a fitness facility and pool.

A five level underground parking garage extends under the entire development site from Lake Shore Boulevard West to Marine Parade Drive. The garage contains a total of 650 parking spaces.

Three loading areas are proposed to accommodate the development.

In total, Monarch's proposal contains 622 residential units and approximately 52,649 square metres of gross floor area and a floor space index (FSI) of 6.4 times the lot area. A new public right of way with a width of 16.5 metres, Street 'C', is proposed in the middle of the site between phase one and phase two. A six metre laneway separates the commercial building along Lake Shore Boulevard West and phase one (49-storey residential tower). All vehicular access to on-site parking and the pick-up / drop-off areas shall be via Street 'C' and the laneway.

A landscaped courtyard located on the southern edge of phase two is proposed to include a decorative walkway, benches and a variety of plantings, as well as providing a pedestrian connection between the buildings and Marine Parade Drive.

Attachments 1 and 2 show the proposed site plan (phases one and two) and elevations for the project. For a summary of the application details, please refer to the Application Data Sheet in Attachment 6.

Site and Surrounding Area

The subject property has a total area of 0.83 hectares with approximately 45 metres of frontage on Lake Shore Boulevard West and along Marine Parade Drive, and an average depth of 181 metres. The site is generally rectangular in shape and is currently vacant. The site slopes gently downwards from Lake Shore Boulevard West to Marine Parade Drive. The development is located on the east side of Lake Shore Boulevard West

between the signalized intersections at Park lawn Road and the Gardiner Expressway on and off ramp opposite Brookers Lane in Humber Bay Shores. Marine Parade Drive is a public road running through Humber Bay Shores along the shore of Lake Ontario from Park Lawn Road to Lake Shore Boulevard.

The subject site is surrounded by the following land uses:

North: 2143-2147 Lake Shore Boulevard West, an approved but not built mixed-use, 50 storey residential condominium tower with a mid-rise (16-storey) building along Marine Parade Drive. The site is known as "Waterways" and is being developed by the Conservatory Group. City Planning is currently processing a site plan application (09 115113 WET 06 SA)

South: 2157 Lake Shore Boulevard West, an approved but not built mixed-use 36-storey residential condominium along Marine Parade Drive with a mid-rise (8-storey) building central to the site. The site is known as "Ocean Club" and is being developed by Graywood Developments. City Planning is currently processing a site plan application (11 276514 WET 06 SA).

East: Across Marine Parade Drive, is Lake Ontario with a public park and trail along the waterfront linked to the expansive Humber Bay Park system.

West: Across Lake Shore Boulevard West is a long standing industrial facility (Kraft Canada).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is currently designated "*Mixed Use Areas*" as per Map 15 – Land Use Plan (see Attachment 4).

Mixed Use Areas allow a broad array of waterfront recreational uses, residential uses, offices, retail and services, institutions, entertainment, parks and recreation, and cultural activities. A mixed-use development may allow residents to live, work and shop in the same area or the same building.

This portion of Lake Shore Boulevard West is also identified as an *Avenue* on the Urban Structure Map (Map 2) of the Official Plan. The *Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing, and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. New developments along the *Avenues* in a *Mixed Use Areas* will have a residential emphasis.

The site is also subject to the Motel Strip Secondary Plan (also known as Humber Bay Shores). Secondary Plans establish local development policies to guide growth and change in a defined area with respect to height, number of units, total permitted commercial gross floor area, road networks, and public realm conditions.

Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan

In July 2008, City Council adopted the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. This document replaced the former Urban Design Guidelines for the Motel Strip, and recommended new initiatives that are more in keeping with the Design Criteria for the Review of Tall Buildings. Among many directives, the new guidelines address relationships of taller buildings to the public realm, local streets and block patterns.

(Urban Design Guidelines Update and Public Realm Plan.

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13991.pdf>)

Zoning

The site is subject to By-law 1994-197 and is zoned Mixed Use Holding (MU(H)), and Limited Commercial Holding (CL-H) as per Map B10 of the former City of Etobicoke Zoning Code (See Attachment 3).

By-law 1994-197 amended Section 320-4 of the former City of Etobicoke Zoning Code by adding the MU, MU-H and CL-H zoning districts. The Mixed Use (MU) and Mixed Use – Holding (MU-H) districts permit residential uses and a range of commercial uses including hotels, motels, retail and restaurants. The Holding (H) symbol also ensures that an appropriate road network, infrastructure, and amenities have been secured by the City before any development proceeds.

The Limited Commercial – Holding (CL-H) zone allows a broad range of commercial uses, including retail shops and services, restaurants, offices, and various institutional

uses. The Holding (H) symbol precludes most forms of development until a by-law to lift the Holding (H) symbol is passed by City Council.

Site Plan Control

An application for Site Plan Approval has been submitted (12 142323 WET 06 SA) and is being reviewed concurrently with the Zoning By-Law Amendment Application.

Tree Preservation

A total of 22 private trees and 4 City Owned trees are subject to the Private Tree By-law. None of these trees are considered to be rare or endangered species. The proposed development will necessitate the removal or relocation of all existing trees. Urban Forestry staff will review the Arborist Report and provide City Planning staff with appropriate conditions.

Reasons for the Application

The zoning by-law amendments are required to establish appropriate development standards and to implement the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. Amendments to Site Specific Zoning By-law 1994-197 include increases to height and density and reduced parking standard. Additional areas of non-compliance may be identified through the circulation and review process.

In addition, a zoning by-law amendment to remove the Holding provision has also been filed (12 142333 WET 06 OZ).

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Servicing and Stormwater Management Report
- Pedestrian Level Wind Study
- Noise and Vibration Study
- Geotechnical Study
- Transportation Considerations Report
- Arborist Report
- Environmental Site Assessment Phase 1 Study
- Environmental Site Assessment Phase 2 Study
- Toronto Green Standards
- Energy Model Report
- Sun and Shadow Study

A Notification of Complete Application was issued on April 16, 2012.

Issues to be Resolved

The following issues require further review and analysis:

- Compliance with applicable Official Plan policies, including appropriate density.
- Integration with the Public Realm and Precinct Plan.
- Compliance with the Humber Bay Shores Urban Design Guidelines and Public Realm Plan, especially for the podium design and overall height.
- Suitability of proposed heights of towers and podium and compliance with the Tall Buildings Guidelines and Mid-Rise Guidelines.
- Adequacy of parking and access.
- Compatibility with existing and proposed buildings and uses in the vicinity.
- Adequacy and extent of buffer between proposed residential uses and the existing industrial facility (Kraft Canada) on the west side of Lake Shore Boulevard West.
- Determination of suitable community benefits through a Section 37 Agreement.
- Compliance with the Tier 1 Toronto Green Standards.
- Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Michael Hynes, Senior Planner

Tel. No. (416) 394-8228

Fax No. (416) 394-6063

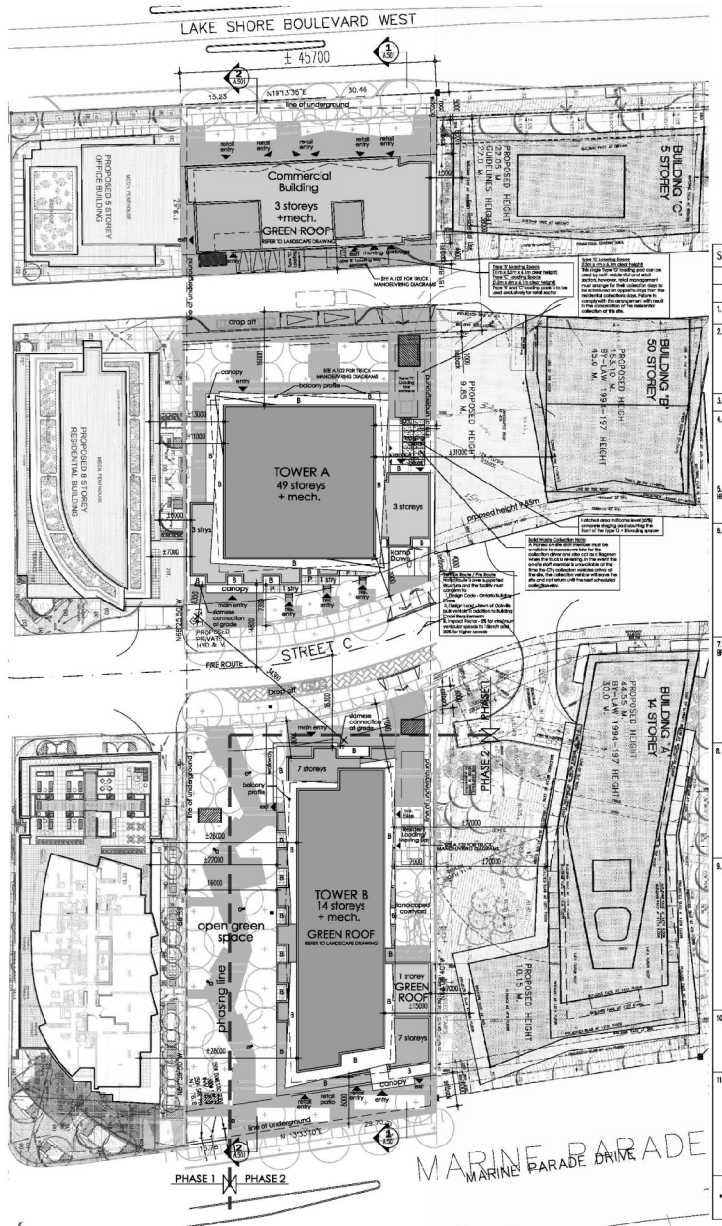
E-mail: mhynes@toronto.ca

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2a: East/West Elevations (Tower - Marine Parade Drive)
- Attachment 2b: North/South Elevations (Tower - Marine Parade Drive)
- Attachment 2c: North/South Elevations (Middle)
- Attachment 2d: Elevations – Lake Shore Boulevard West
- Attachment 3: Zoning
- Attachment 4: Official Plan
- Attachment 5: Motel Strip Secondary Plan
- Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

2151 - 2155 Lake Shore Boulevard West

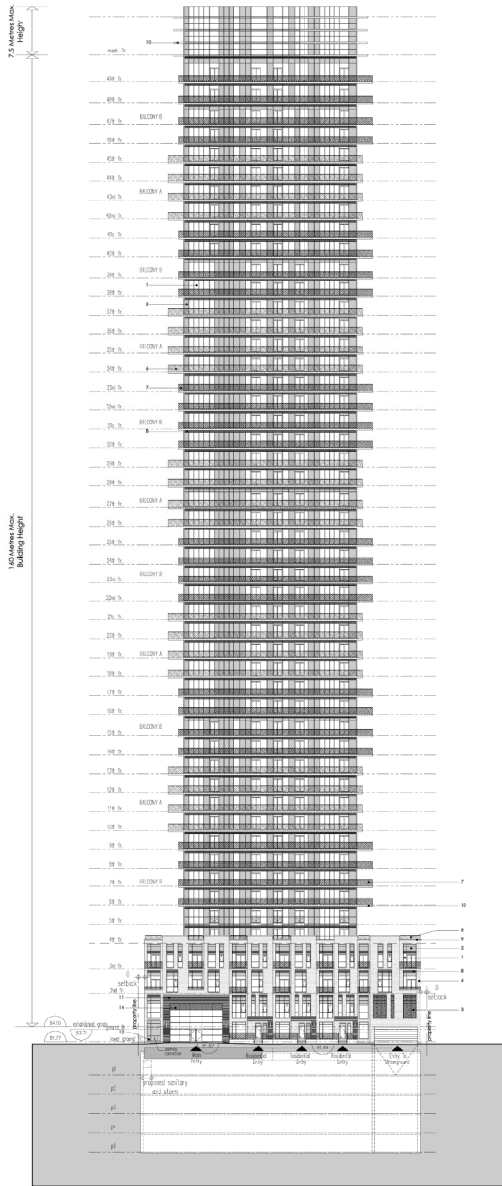
Applicant's Submitted Drawing

Not to Scale
04/25/12



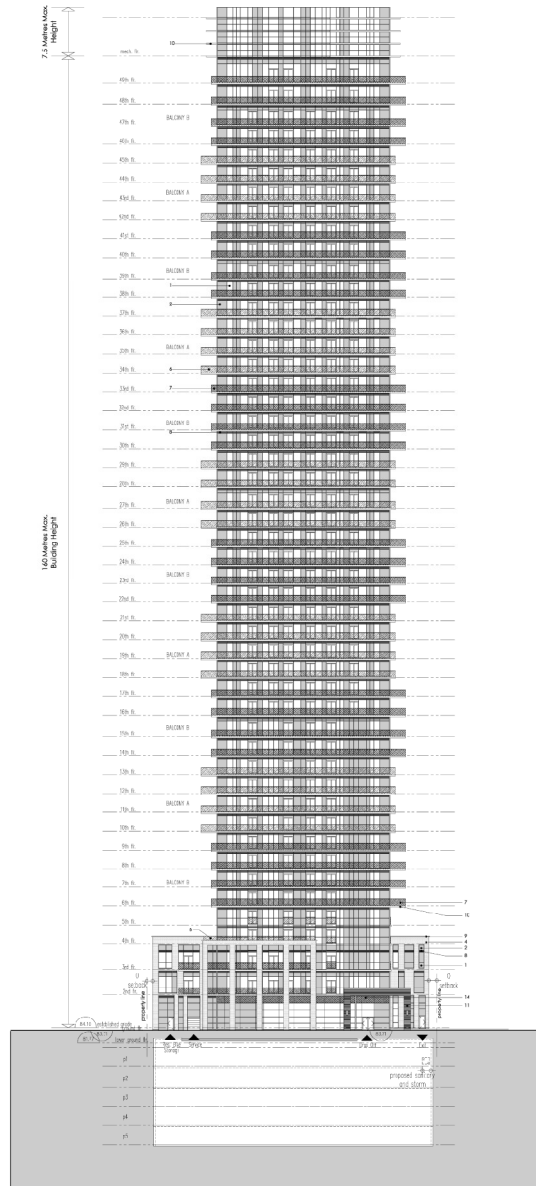
File # 12 142328 WET 06 02

Attachment 2a: East/West Elevations (Tower – Marine Parade Drive)



EAST ELEVATION

East Elevation



WEST ELEVATION

West Elevation

Elevations

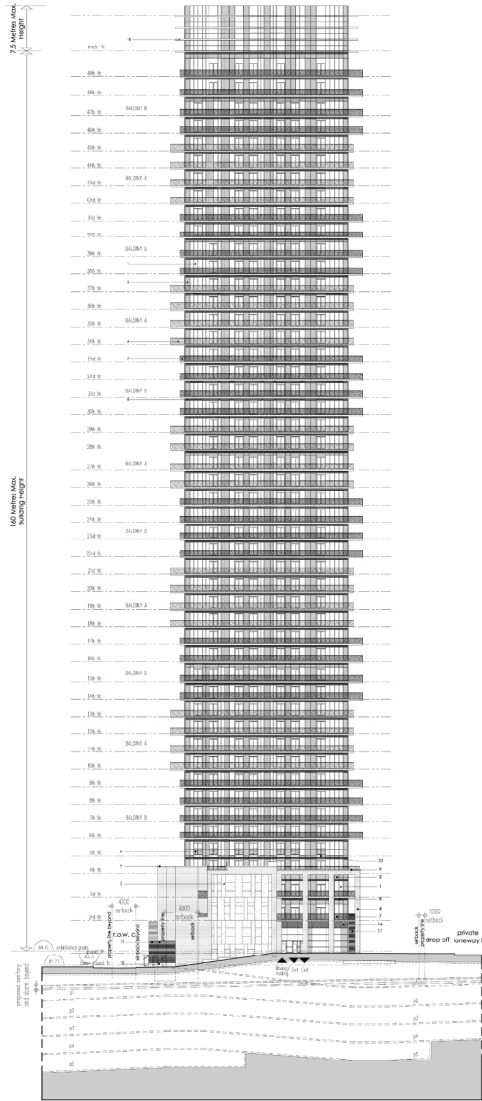
Applicant's Submitted Drawing

Not to Scale
04/25/12

2151 - 2155 Lake Shore Boulevard West

File # 12 142328 WET 06 0Z

Attachment 2b: North/South Elevations (Tower – Marine Parade Drive)



North Elevation

NORTH ELEVATION



South Elevation

SOUTH ELEVATION

Elevations

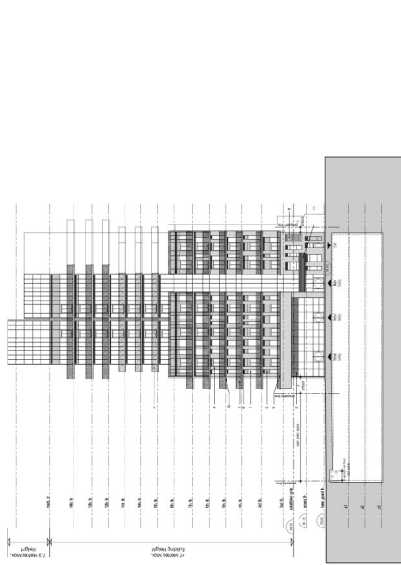
Applicant's Submitted Drawing

Not to Scale
04/25/12

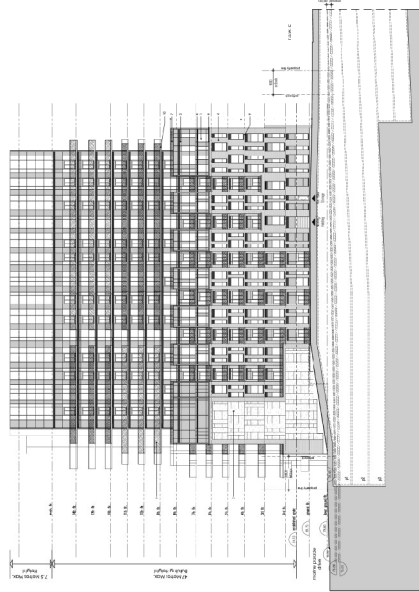
2151 - 2155 Lake Shore Boulevard West

File # 12 142328 WET 06 02

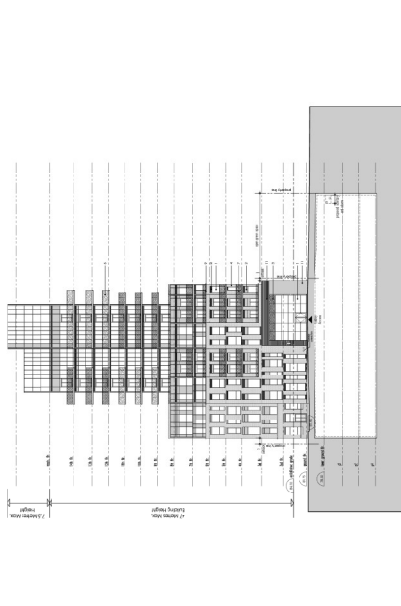
Attachment 2c: North/South Elevations (Middle)



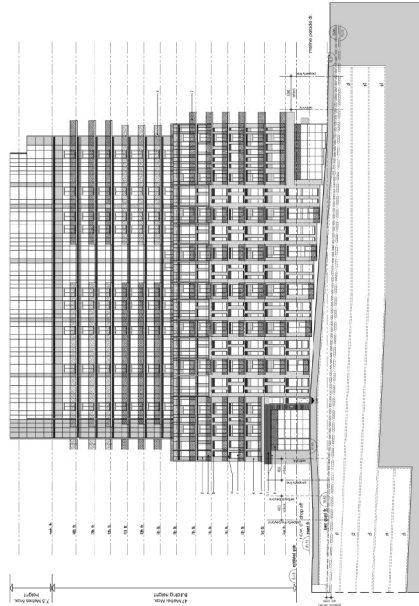
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Elevations

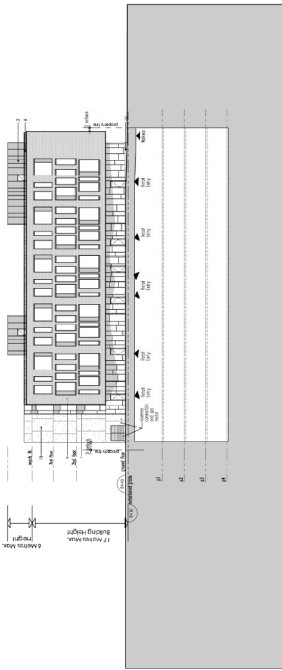
Applicant's Submitted Drawing

Not to Scale
04/25/12

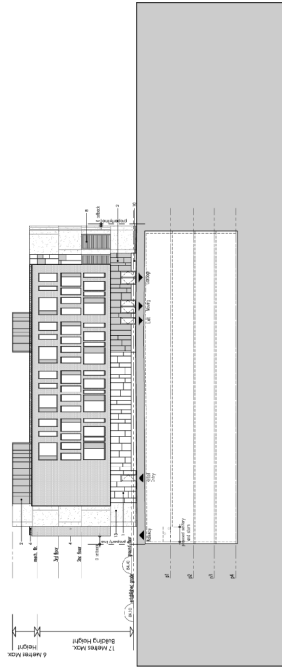
2151 - 2155 Lake Shore Boulevard West

File # 12 142328 WET 06 02

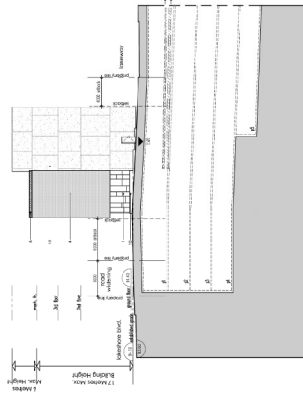
Attachment 2d: Elevations (Lake Shore Boulevard West)



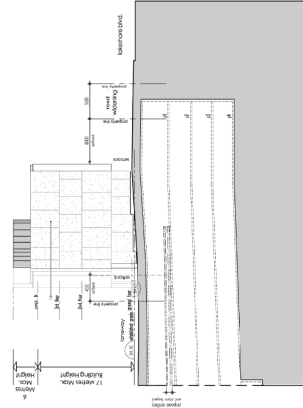
West Elevation



East Elevation



South Elevation



North Elevation

Commercial Elevations

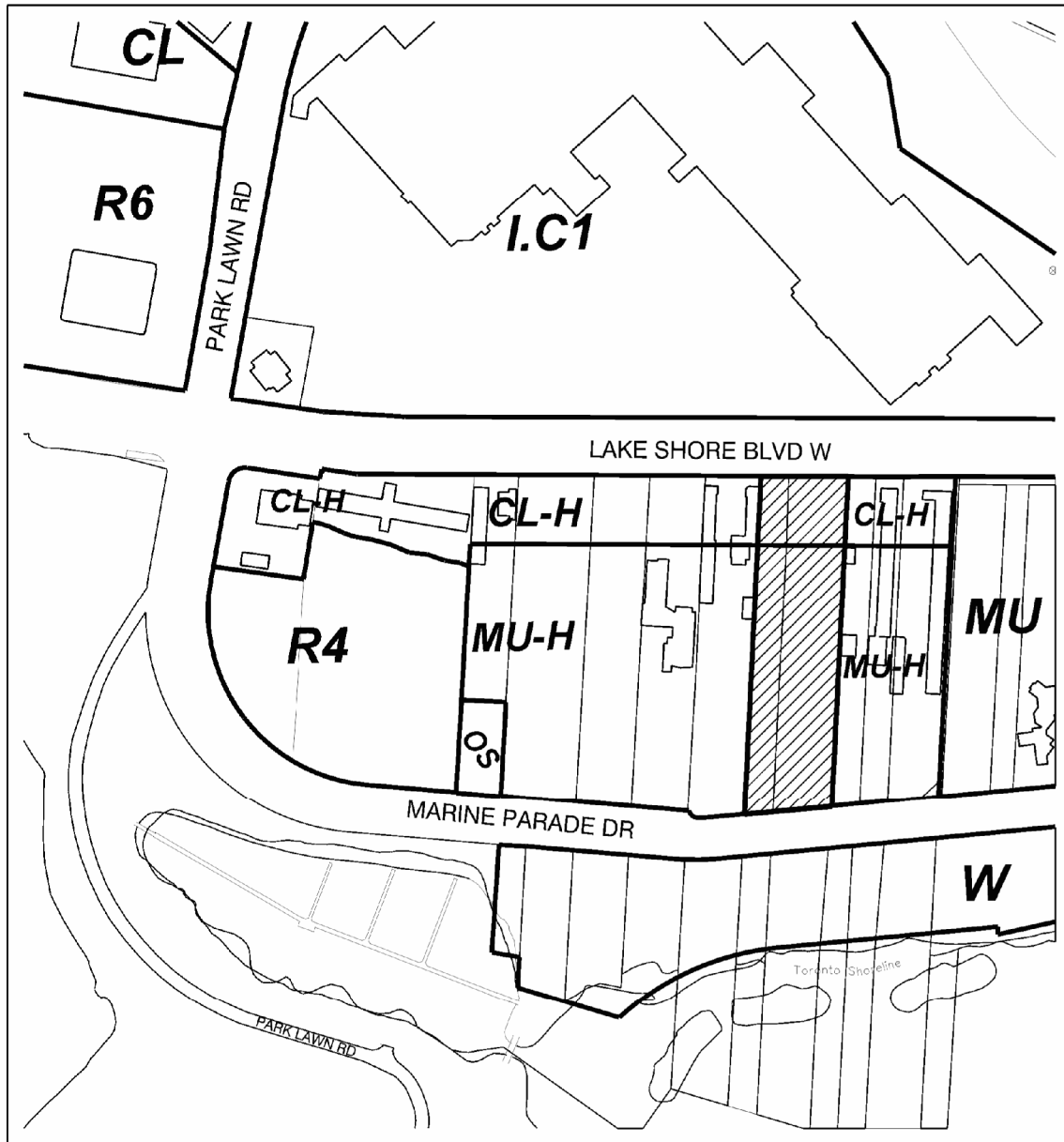
Applicant's Submitted Drawing

Not to Scale
04/25/12

2151 - 2155 Lake Shore Boulevard West

File # 12 142328 WET 06 02

Attachment 3: Zoning



TORONTO City Planning
Zoning

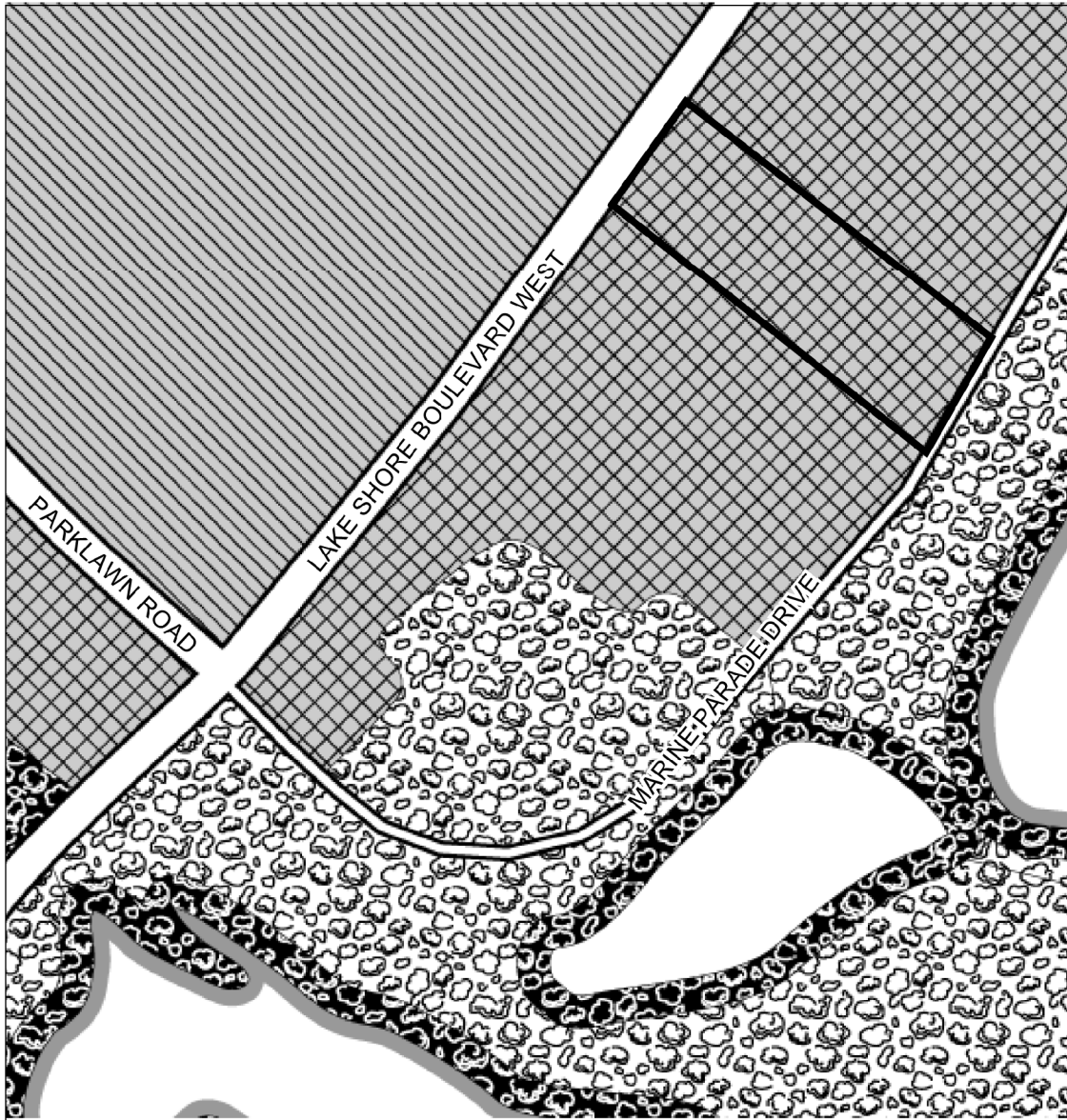
2151 - 2155 Lake Shore Boulevard West

File # 12 142328 WET 06 0Z

- | | |
|-------------------------------|-----------------------|
| R4 Residential Fourth Density | CL Commercial Limited |
| R6 Residential Sixth Density | MU Mixed Use |
| I.C1 Industrial Class 1 | W Waterfront |
| OS Public Open Space | (H) Holding District |

➔
Not to Scale
Zoning By-law 11,737 as amended
Extracted 04/20/12

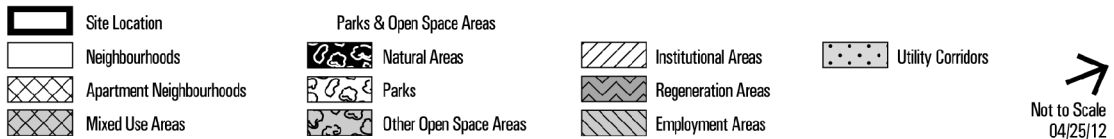
Attachment 4: Official Plan



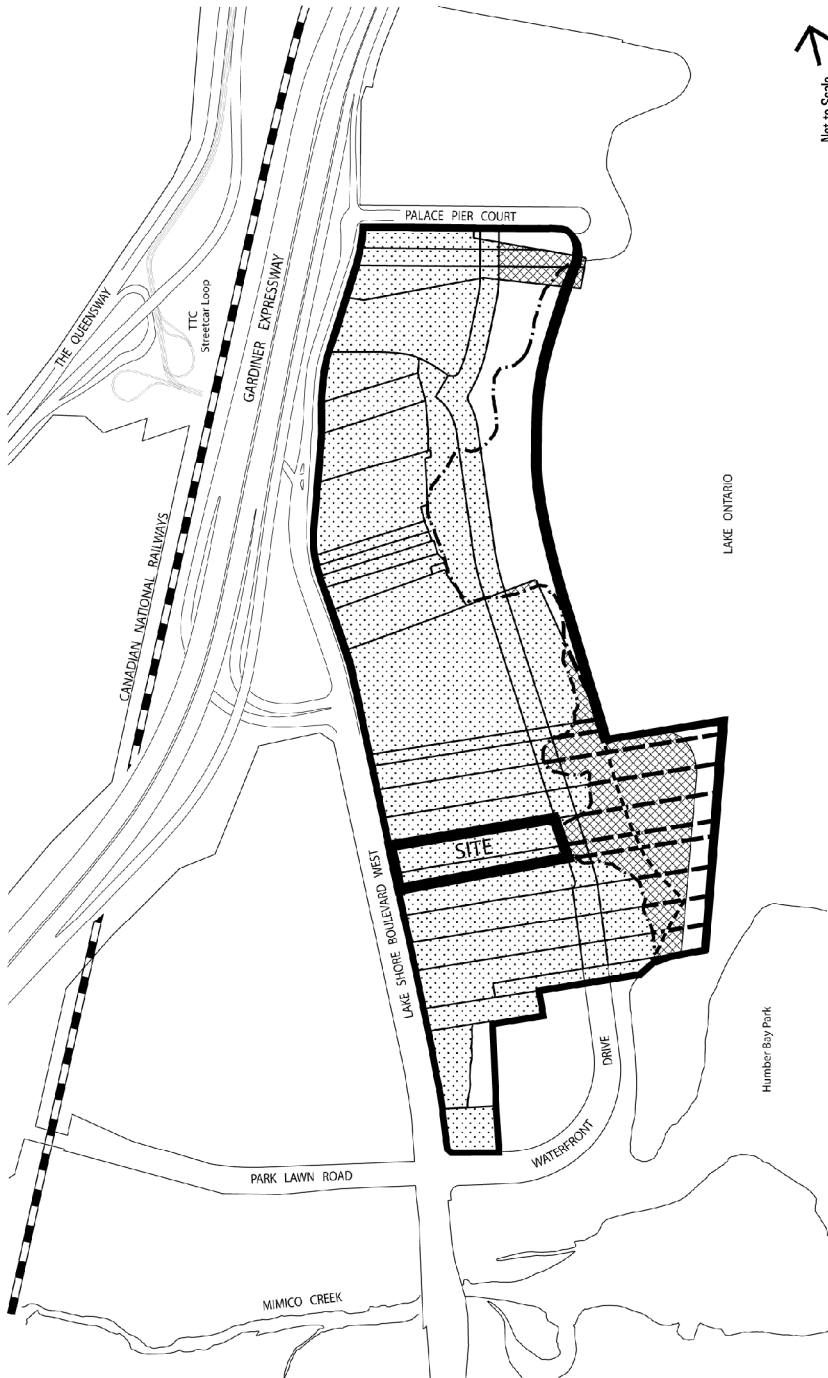
TORONTO City Planning
Official Plan

2151 - 2155 Lake Shore Boulevard West

File # 12 142328 WET 06 0Z



Attachment 5: Motel Strip Secondary Plan



Not to Scale →

Motel Strip Secondary Plan MAP 11-3 Development Limits



- Secondary Plan Boundary
- - - Existing Shoreline
- Water Lots (south of developable area)
- - - TRCA Approved Fill Line
- [Cross-hatched box] Limit of Qualifying Area (density transfer)
- [Dotted box] Limit of Developable Area (including internal roads and local parks)

June 2006

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	12 142328 WET 06 OZ
Details	Rezoning, Standard	Application Date:	March 23, 2012

Municipal Address: 2151-2153 LAKE SHORE BLVD W
 Location Description: PLAN 1229 LOTS 6 & 7 WATER LOT **GRID W0608
 Project Description: First phase consists of a one storey amenity building with commercial at grade as well as a forty-nine storey tower. Phase 2 consists of a fourteen storey residential podium

Applicant:	Agent:	Architect:	Owner:
Monarch Corporation 2550 Victoria Park Avenue Toronto, ON M2J 5A9	Same as applicant	Graziani and Corazza 1302 Shawson Drive, Suite 100 Mississauga, ON L4W 1C3	Same as applicant

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:		Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	8418	Height:	Storeys:	49
Frontage (m):	41.4		Metres:	54.5
Depth (m):	178.2			
Total Ground Floor Area (sq. m):	2836			Total
Total Residential GFA (sq. m):	50558		Parking Spaces:	743
Total Non-Residential GFA (sq. m):	3335		Loading Docks	2
Total GFA (sq. m):	53893			
Lot Coverage Ratio (%):	34			
Floor Space Index:	6.4			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	15
1 Bedroom:	322
2 Bedroom:	279
3 + Bedroom:	6
Total Units:	622

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	50558	0
Retail GFA (sq. m):	3335	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Michael Hynes, Senior Planner, mhynes@toronto.ca
TELEPHONE: 416-394-8228