

TORONTO STAFF REPORT

February 3, 2003

To: Humber York Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report
Application to amend the Official Plan and Zoning By-law of the (former) City of Toronto
1291547 Ontario Inc. and 1356071 Ontario Inc.
1900 Lake Shore Boulevard West
102024, TC CMB 2002 0024
Parkdale-High Park, Ward 13

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

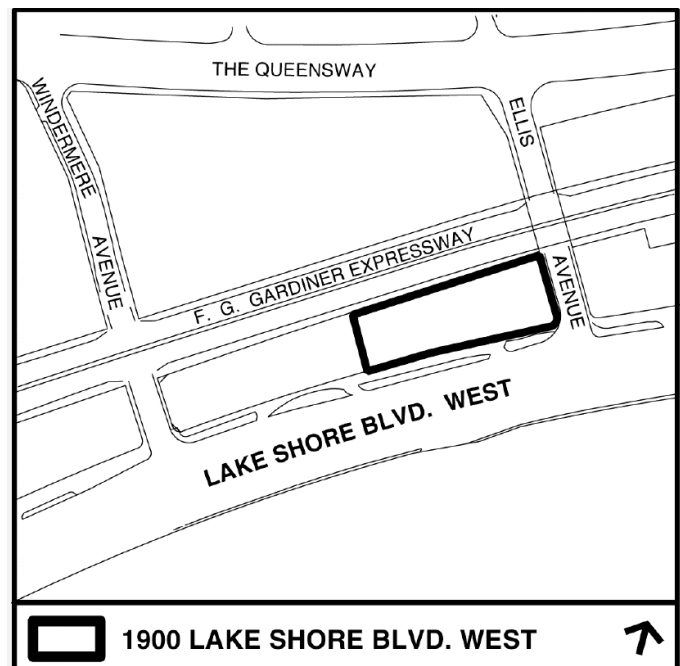
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Background:

The site includes the former Meow Club building and the surrounding parking lot. The site directly abuts the Sheraton Four Points Hotel to the west. The Meow Club was closed down by the City on July 31, 2001 because it was operating as an Entertainment Facility, which is not a permitted use of the property. The building has remained vacant since that time.

Comments:

Proposal

The application requests permission to demolish the existing three-storey building and replace it with a four-storey podium with two point towers. The residential towers are proposed to be eighteen and twenty-four storeys in height. They are separated by an internal courtyard dictated by the presence of a large diameter storm sewer pipe that traverses the site. The site has very minimal landscape plantings and is covered by the existing building and a large paved parking lot.

Site Description

The 4789.8 square metre site is located on the northwest corner of Ellis Avenue and Lake Shore Boulevard West. It directly abuts the Frederick G. Gardiner Expressway to the north and the Four Points Sheraton Hotel to the west.

Official Plan

The site is currently designated as "Open Space" in the former City of Toronto Part I Official Plan. Council's policy discourages the sale or lease of these lands in order to safeguard the future development of an open space system. However, the site was previously owned by Metro Toronto, and administered by the Toronto Harbour Commissioners. It was operated privately for many years as two restaurants. It was declared surplus by the new City of Toronto after amalgamation and sold to the operator of the Meow Club.

New Official Plan

In November 2002, Council adopted a new Official Plan which has yet to be brought into force by the Minister of Municipal Affairs and Housing. The site is designated as a Mixed Use Area in the new Official Plan which would permit the proposed residential and commercial uses. Section 4.5 of the new Official Plan contains a series of development criteria for proposals in Mixed Use Areas dealing with built form, community services and facilities, transportation and other matters that be used to evaluate this application. Other portions of Chapter 3 of the Official Plan dealing with built form, housing and transportation also contain policies that are relevant in

evaluating this application. The application will be reviewed for compliance with the policies and criteria of the new Official Plan.

Zoning

The site is zoned CR T2.0 C2.0 R1.0 by the Zoning By-law 438-86, as amended. The Zoning By-law permits a range of residential and retail uses including an apartment building and parking garage. There is a height limit of 14 metres.

Site Plan Control

The approval of a Site Plan Application is also required and will be submitted after community consultation is held.

Reasons for the Application

The applicant submitted an Official Plan Amendment application to allow residential and retail use of the site as neither are permitted by the existing Official Plan. The applicant is also seeking relief from the Zoning By-law with respect to density, building height, possible setbacks and other technical variances yet to be determined.

Issues to be Resolved

Precedent

Humber York Community Council at their meeting of July 24, 25 and 26, 2001 requested that the Director, Community Planning, South District report further on “the prevention of residential development south of the Frederick G. Gardiner Expressway between the Humber River and Exhibition Place.” The requested review will be done as part of our review of this application. This site and the abutting parcels to the west are the only sites zoned for commercial/residential use within the above noted area. The remainder is in public ownership and zoned G or open space.

Height/Built Form/Shading

The proposal includes two towers on a four-storey podium. The height of the easterly tower is 24 storeys (66.5 metres) and the westerly tower is 18 storeys (41 metres). The height of the surrounding podium is 4 storeys (12.9 metres). The proposed tower heights are substantially beyond the 14 metre height permitted by the Zoning By-law. The easterly tower is a few storeys higher than the approved building being developed to the north of the Frederick G. Gardiner Expressway.

Shadow studies will be requested from the applicant for review by planning staff. The overall height of the two residential towers and their relationship to the adjacent hotel building and the future development to the north will require further discussion with the community and City Planning staff.

Density

The proposed density is 5.86 times the area of the lot. The most recent residential approvals in the area have maintained a density of 2.0 times the area of the lot or less. The proposed density is to be discussed and reviewed by City Planning staff.

Views

The position of taller buildings on the former Stelco site, north of the Frederick G. Gardiner Expressway, was determined through discussions between area residents, City staff and the developer. Taller elements were located to protect views from Swansea and High Park to the Lake.

Although the site is small and constrained in a number of ways, the applicant is willing to consider alternative designs that will minimize the impact of the proposed buildings on these view corridors.

Water Table Impact /Construction Noise and Vibration

The owner of the Sheraton Four Points Hotel has raised concerns regarding two matters. These include the possible impact of the existing high water table on the development and the financial impact of the construction phase in terms of disruption to the hotel operations. These matters that will have to be addressed by appropriate City staff and consultants for the applicant.

Traffic

Parking and traffic are of concern to the local residents and City staff. The applicant has been requested to submit a Traffic and Parking study because of the scale and location of the development. The requested studies will help to evaluate potential traffic impacts on Lake Shore Boulevard West and the adjacent Swansea area.

Conclusions:

As outlined above the major issues are the possible precedent set by the project, height, built form, density, view corridors, water table disruption and traffic. These issues and others that may be identified through the processing of this application must be resolved prior to the introduction of a Final Report to the Humber York Community Council. The next step is to hold a community meeting in the second quarter of 2003.

Contact:

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Beate Bowron
Director, Community Planning, South District

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List of Attachments:

Application Data Sheet
Attachment 1: Aerial View (as provided by applicant)
Attachment 2: South Elevation (as provided by applicant)
Attachment 3: Zoning
Attachment 4: Official Plan

Application Data Sheet

Combination

Site Plan Approval:	No	File Number:	102024
Rezoning:	Yes	Application Number:	TC CMB 2002 0014
O.P.A.:	Yes	Application Date:	10/03/2002

Municipal Address: 1900 Lake Shore Boulevard West
Nearest Intersection: Ellis Avenue and Lake Shore Boulevard West
Project Description: Construct two buildings with 374 residential condominium units and retail

Architect:

Burka Varacalli Architects
4800 Dufferin Street
Toronto, M3H 5S9
(416) 665-0722

Owner:

1291547 Ontario Inc./1356071 Ontario Inc.
Concord, Ontario

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Open Space, Toronto OP/ New OP Mixed Use Area	Site Specific Provision:	No
Zoning District:	CR T2.0 C2.0 R1.0	Historical Status:	No
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area:	4789.8	Height:	Storeys:	24	
Frontage:	39.45		Metres:	66.5	
Depth:	108.7				
		Indoor	Outdoor	Type	
Ground Floor GFA:	2736	Parking Spaces:	224		
Residential GFA:	27791	Loading Docks:	0	2	G
Non-Residential GFA:	290				
Total GFA:	28081				

DWELLING UNITS

Tenure Type:	N/A
Rooms:	0
Bachelor:	0
1 Bedroom:	246
2 Bedroom:	128
3+ Bedroom:	0
Total Units:	374
Total Proposed Density:	5.86

FLOOR AREA BREAKDOWN

	Above Grade
Residential GFA:	27791
Retail GFA:	290
Office GFA:	0
Industrial GFA:	0
Industrial/Other GFA:	0

COMMENTS This property confirmed by S&M as only 1900 Lake Shore Boulevard West

Current Status:	Open	<u>Latest Event</u>	<u>Actual Date</u>
		Suppl. Submission	10/16/2002
		Suppl. Submission	10/03/2002
		Received	10/03/2002
Data Valid:	February 4, 2003	Planner:	Barry Brooks Phone: (416) 392-0758
Area:	District - C	Planning Office:	Toronto - West (TC)