

**10 Park Lawn Rd - Zoning Amendment Application-  
Preliminary Report**

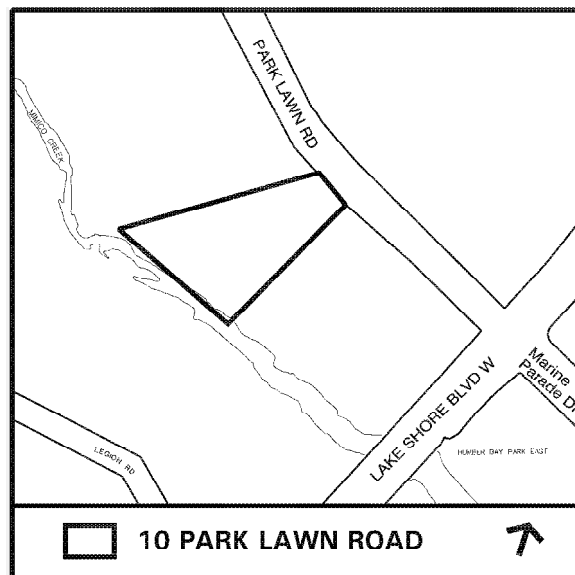
<b>Date:</b>	March 9, 2012
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	12 123575 WET 06 OZ

**SUMMARY**

This application proposes a mixed use development at 10 Park Lawn Road. The proposal consists of a 45-storey residential building with 515 residential units and 1 140 square metres of commercial space located both in the podium of the residential building and in a separate 1-storey building along Park Lawn Road. Access to the site will be from an internal driveway that links to a new signalized intersection located on the 2200 Lake Shore Boulevard West property. A total of 618 parking spaces are provided in 4 levels of underground parking.

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

The Community Consultation meeting is targeted for the second half of 2012 and a final report in the fourth quarter of 2012 provided the applicant provides all required information and addresses staff comments in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 10 Park Lawn Road 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 site is among four properties referred to as the “Park Lawn Block”: 60-80 Park Lawn Road, 42 Park Lawn Road, 36 Park Lawn Road, and 2200 Lake Shore Boulevard West and 10 Park Lawn Road. In 2005, applications for Official Plan and Zoning amendments to redesignate the properties from Employment to Mixed Use were filed for two of the properties (2200 Lake Shore Boulevard West and 10 Park Lawn Road and 60-80 Park Lawn Road). These applications were subsequently appealed to the Ontario Municipal Board (OMB). During the OMB proceedings, the owners of 36 Park Lawn Road and 42 Park Lawn Road became parties to the hearing, and requested that the OMB modify the proposed Official Plan amendment to enable the Park Lawn Block to be treated as a whole. This would provide for consistency across all four properties in terms of land use designations for permitted uses on the Block.

OMB Decision 2919, dated October 18, 2006, redesignated the Official Plan land use from Employment to Mixed Use for the entire Block. The OMB also approved the Zoning By-laws for 2200 Lake Shore Boulevard West and 10 Park Lawn Road, and 60-80 Park Lawn Road. The by-law zoned the 10 Park Lawn Road site CL- Limited Commercial which is consistent with the Mixed Use designation in the Official Plan. The applicant has now applied to rezone the property from commercial to residential.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal consists of a storey residential tower on top a "U" shaped 7-storey podium for a total height of 45 storeys. A total of 515 units are proposed including townhouse units facing the Mimico Creek Valley. A total of 1 140 square metres of commercial space is proposed in both the ground floor of the podium and a separate 490 square metre building adjacent to Park Lawn Road. This building will complete the commercial frontage on Park Lawn Road. Through this proposal, the applicant is proposing a density of 4 times the area of the lot.

Access to the development will be from a private driveway situated between the commercial building and the residential building. This private driveway connects properties to the north and south. The driveway will have a new signalized intersection shared with the lands to the south. The private driveway and signalized intersection are part of the overall transportation plan developed at the OMB. Parking is provided in an underground garage containing 618 spaces.

The site is adjacent to the Mimico Creek Valley and the development proposes a new top of bank and buffer area. A trail system connecting the Mimico Creek Valley system with the waterfront is proposed to be developed in the buffer area.

### **Site and Surrounding Area**

The site is located on the west side of Park Lawn Road south of the Gardiner Expressway and north of Lake Shore Boulevard West. The site is approximately .97 hectares and has 32 metres of frontage on Park Lawn Road. The site is developed with a three-storey office building surrounded by surface parking. The rear portion of the site, as it meets the Mimico Creek Valley, has a steep, well treed slope.

The subject lands are surrounded by the following land uses:

North: a proposed 36-storey residential building with 344 units and a 900 square metre commercial building adjacent to Park Lawn Road.

South: a proposal currently under construction for a mixed use development with three residential towers of 42, 44 and 44-storeys and 1,350 units and 5 862 square metre commercial uses.

East: across Park Lawn Road is the Kraft (Christie) bakery and a bank.

West: the Mimico Creek Valley.

### **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 Official Plan designates the site *Mixed Use*. *Mixed Use Areas* are comprised of a broad range of commercial, residential and institutional uses, in either single use or mixed-use buildings. Development in *Mixed Use Areas* will create a balance of high quality residential, commercial and open space uses that will meet the needs of the local community.

Official Plan Site and Area Specific Policy 303 applies to the Park Lawn Block and provides the framework for applying for a rezoning to residential uses for this site.

Map 9 – Natural Heritage of the Official Plan identifies the entire site to be in a Natural Heritage System. Development is generally not permitted in the natural heritage system. Where the underlying land use designation provides for development in or near the heritage system, development will recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area, and will minimize adverse impacts.

Development criteria for *Mixed Use Areas* and other relevant policies of the Plan including Built Form and Parks and Open Space Areas and Natural Heritage system will provide a basis for review of the application.

### **Zoning**

The site is currently zoned CL – Limited Commercial in accordance with By-law 59-2011 (pursuant to OMB Order No. 2919). The CL zone allows for a wide range of commercial uses including, business and professional offices.

### **Site Plan Control**

The site is subject to Site Plan control but an application has not been submitted at this time.

### **Ravine Control**

The western portion of the site is part of the Mimico Creek Valley system and is subject to the provisions of the City of Toronto Municipal Code Chapter 658-Ravine protection.

Any developments within designated ravine and natural protection areas may require a permit from Urban Forestry. Forestry staff will be reviewing the submitted material.

### **Tree Preservation**

The site is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 for Street Trees and Private Tree By-laws. The applicant has submitted an Inventory/Arborist Report that is under review.

### **Toronto and Region Conservation Authority**

The western portion of the site falls within an area regulated by Toronto and Region Conservation Authority under O/Reg. 166/06. A permit is required from TRCA for any development or site alteration within the regulated area. TRCA staff will review the proposal to ensure compliance with the concept of the Mimico Creek improvements.

### **Reasons for the Application**

The proposed mixed use development, including residential, uses does not comply with the permitted uses in the CL – Limited Commercial zone of the former City of Etobicoke.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rational and Community Facilities Study
- Arbourist Report and Ravine Stewardship Plan
- Traffic Assessment
- Geotechnical Feasibility Study
- Municipal Servicing Report and Stormwater Management Report
- Archaeological Assessment: Stage 1 and 2
- Environmental Air Quality Review
- Pedestrian Level Wind Study
- Noise and Vibration Impact Feasibility
- Shadow Study
- Green Standards Checklist

City staff are reviewing the application for completeness.

### **Issues to be Resolved**

City Planning has circulated the application, plans and studies to other City divisions and agencies. Staff will review and discuss with the applicant the issues that have been identified on a preliminary basis that are listed below, plus any others that may be identified through further review, agency comments and community consultation:

- Compliance with Official Plan policies, including appropriate density.

- Suitability of proposed height of the tower and podium and compliance with the Tall Building Guidelines.
- Traffic capacity and impacts.
- Servicing capacity.
- Compatibility with existing and proposed buildings and uses in the area.
- Relationship of the development to Mimico Creek Valley and conformity with the concept plan for Mimico Creek Improvements.
- Continuation of the Park Lawn streetscape connection to the waterfront.
- Identification and securing of community benefits under Section 37 of the Planning Act.
- Public Art opportunities
- Compliance with the Tier 1 Green Development Standards performance measures.

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

## **CONTACT**

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Fax No. 416-394-6063

E-mail: kthom@toronto.ca

## **SIGNATURE**

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Thomas C Keefe  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan

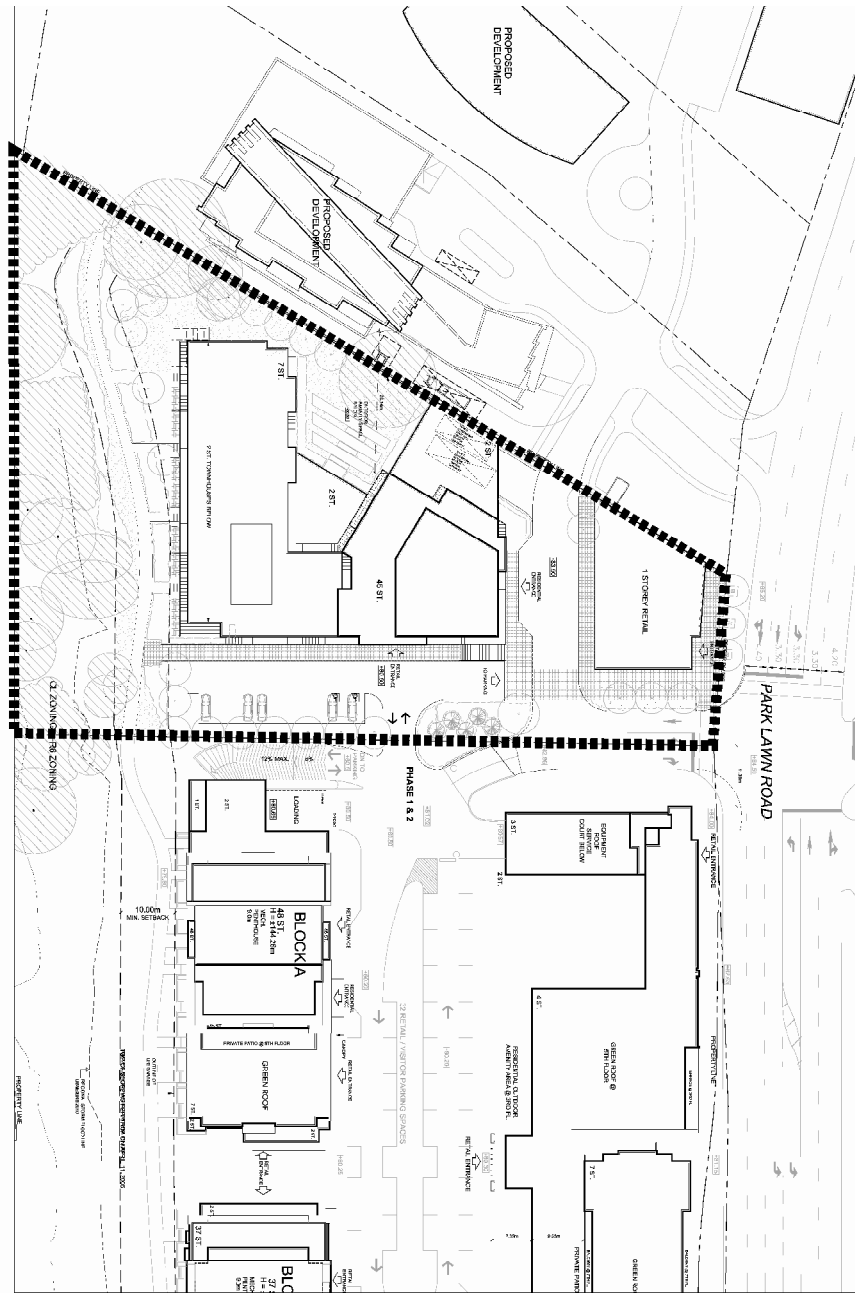
Attachment 2: Elevations - North

Attachment 3: Elevations - East

Attachment 4: Zoning

Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale

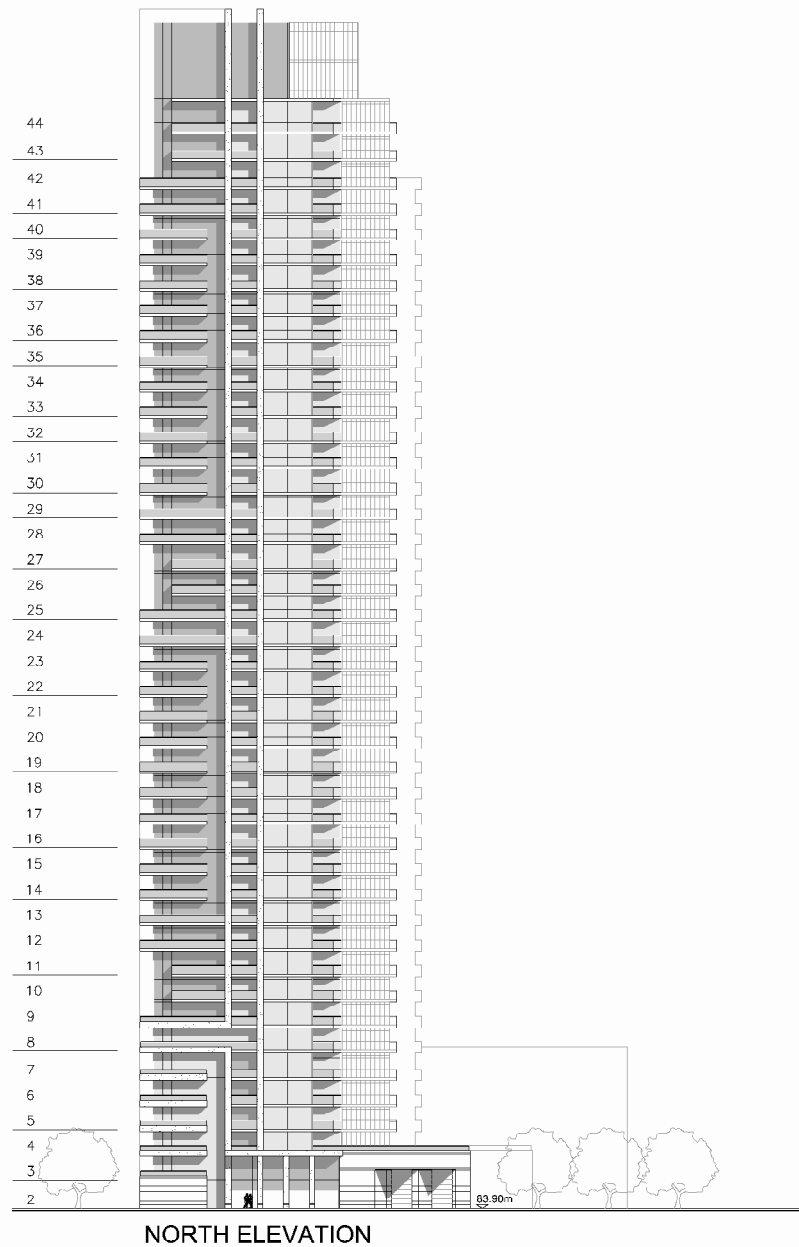
03/07/2012



10 Park Lawn Road

File # 12 123575 WET 06 OZ

## Attachment 2: Elevations



### Elevations

Applicant's Submitted Drawing

Not to Scale

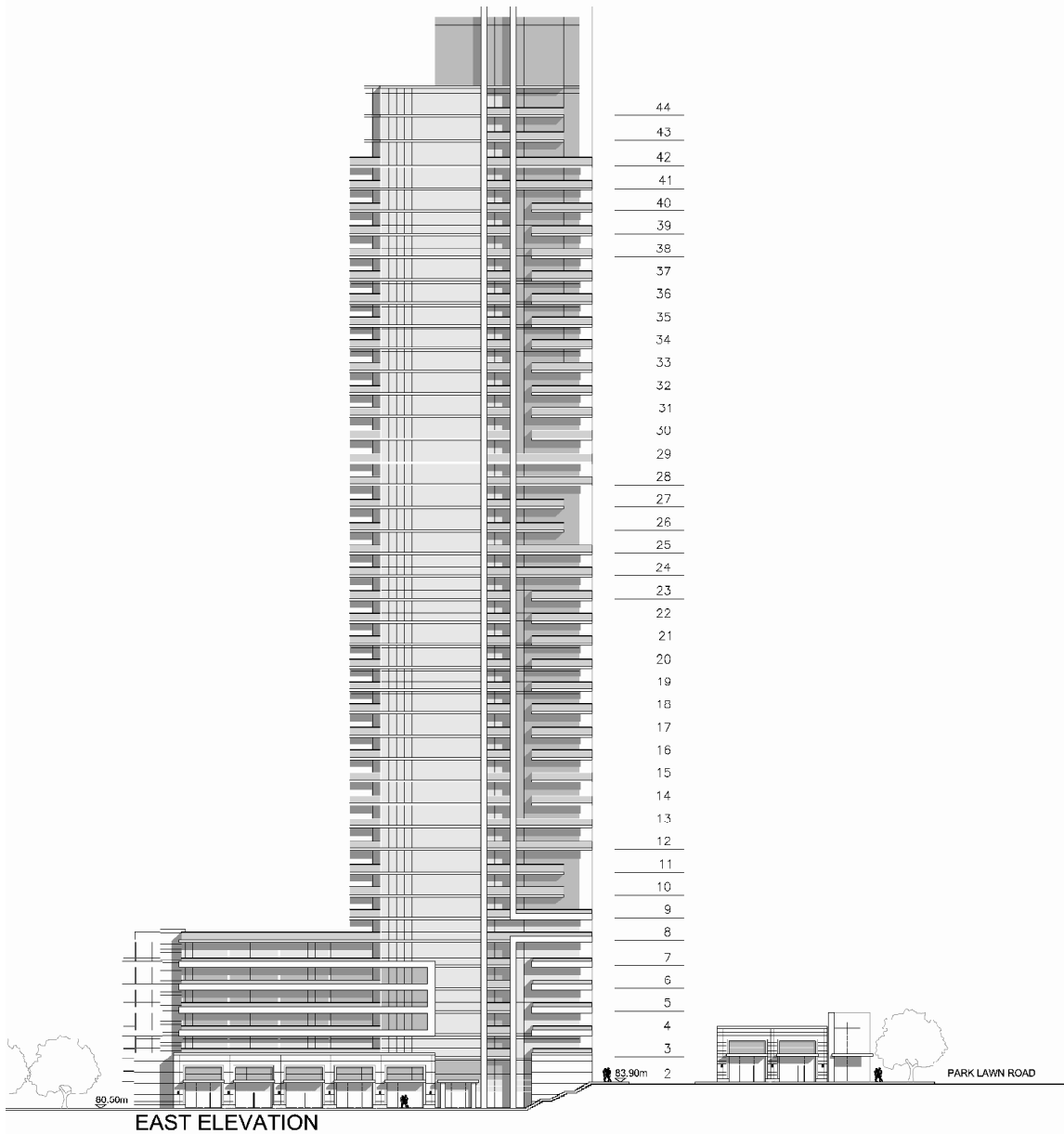
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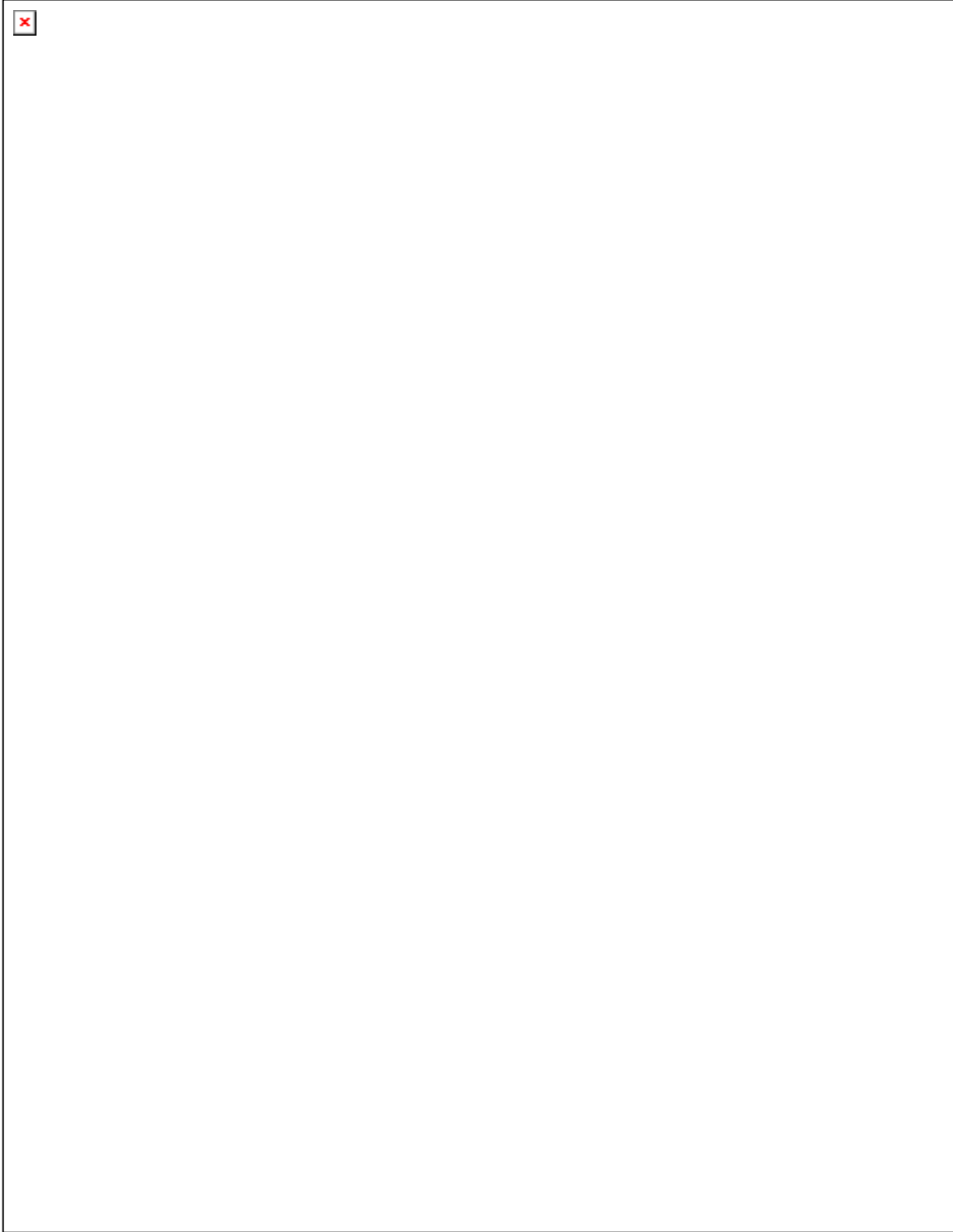
### Attachment 3: Elevations



**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
03/07/2012

**10 Park Lawn Road**  
File # 12 123575 WET 06 OZ

**Attachment 4: Zoning**



## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	12 123575 WET 06 OZ
Details	Rezoning, Standard	Application Date:	February 16, 2012

Municipal Address: 10 PARK LAWN RD

Location Description: PLAN 83 PT LOT 7 RP 64R8929 PARTS 1 2 & 3 \*\*GRID W0608

Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of a 45 storey mixed-use building (commercial at grade and 515 residential condominium units) with underground parking. Two storey residential townhomes integrated with the base building are included in the above noted residential unit count.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ONNI WESTLAKE LANDS CORP			ETOBICOKE NOMINEE CORP

### PLANNING CONTROLS

Official Plan Designation:	Mixed-Use and Natural Area	Site Specific Provision:
Zoning:	CL	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	9718	Height:	Storeys:	45	
Frontage (m):	31.5		Metres:	135	
Depth (m):	131.5				
Total Ground Floor Area (sq. m):	2975				<b>Total</b>
Total Residential GFA (sq. m):	37100		Parking Spaces:	618	
Total Non-Residential GFA (sq. m):	1140		Loading Docks	2	
Total GFA (sq. m):	38240				
Lot Coverage Ratio (%):	30.6				
Floor Space Index:	3.9				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	333
2 Bedroom:	182
3 + Bedroom:	0
Total Units:	515

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	37100	37100	0
Retail GFA (sq. m):	1140	1140	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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