

**2123 Lake Shore Boulevard West and 68 Marine Parade Drive – Official Plan and Zoning Amendment Applications - Preliminary Report**

<b>Date:</b>	March 9, 2009
<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>	08 231693 WET 06 OZ

**SUMMARY**

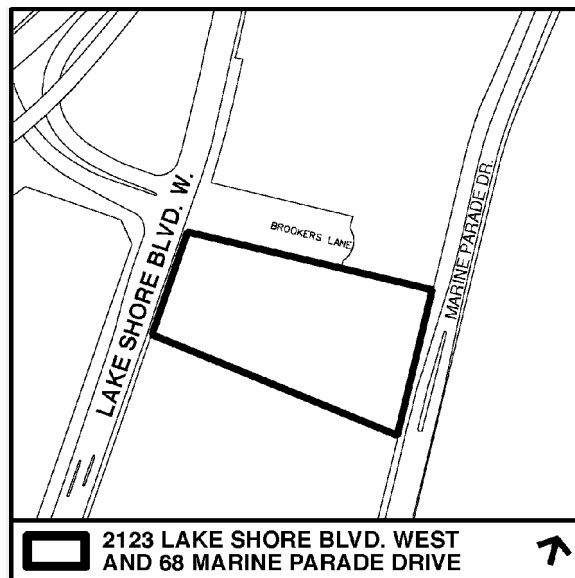
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes official plan and zoning by-law amendments to permit a 39-storey condominium building with retail at grade on the lands at 2123 Lake Shore Boulevard West. A 30-storey condominium building with retail at grade is proposed for the lands at 68 Marine Parade Drive.

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.

This application has been circulated to relevant divisions and agencies. It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor.

A Final Report and Public Meeting under the Planning Act to consider this application is targeted for the third quarter



of 2009, provided all required information is submitted 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 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 located within the Humber Bay Shores Secondary Plan (formerly the Motel Strip). By-laws pertaining to Humber Bay Shores include By-law 1994-149 (approved December 22, 1996), applying to the “Central Site”, and By-law 1994-197 (approved February 28, 1996) applying to the balance of the lands within this community. Both By-laws apply to the site.

### **Central Site**

In 2005, City Council considered a Planning Staff Report recommending approval of a number of changes to the Humber Bay Shores Secondary Plan and Zoning By-law for the Central Site. These changes included adjusting the boundary of the central site to reflect the consolidated Waterview site ownership, increasing the permitted residential gross floor area (to 140 665 square metres) and units (to 1,460 units), increasing building heights on the final phases of development and clarifying public road and parking arrangements. There were no changes to the underlying Mixed Use land use designation and commercial land use permissions and zoning. After the execution of a Section 37 Agreement, City Council approved the implementing By-laws in April 2006 (OPA 135-2005) and Zoning By-law 297-2006.

The City recently completed the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan, which recommends new initiatives that are more in keeping with the recently adopted Design Criteria for the Review of Tall Buildings. To address these new initiatives, the applicant has redesigned the last two phases of development.

### **2123 Lake Shore Boulevard West – Phase 4 (Nautilus)**

In 2006, two residential buildings were envisioned for this site at a height of 29 storeys (90 metres) and 17 storeys (52 metres), linked by a common commercial and residential

base and underground parking garage. In May 2007, following pre-consultation with the City and community, the proposal and related Site Plan application, were amended in order to increase the height and refine the design of the landmark residential building by 7 storeys from 29 to 37 storeys (90 metres to 115 metres). The second 17 storey tower was eliminated. The Committee of Adjustment approved these changes on May 17, 2007. The processing of the Site Plan application is currently in progress (Application Number 06-181692).

## **68 Marine Parade Drive – Phase 5 (Waterscapes)**

For Phase 5, the Official Plan and Zoning previously provided for two 16-storey buildings connected by a podium along the entire Marine Parade Drive frontage. The new Humber Bay Shores Guidelines contemplate a single, narrower and taller building which the applicant has responded to in the current submission.

### **Pre-Application Consultation**

The City's Urban Design Review Panel unanimously endorsed the proposed design at its meeting in October 2008. City staff and the Panel positively noted that it followed the recent Council-endorsed Urban Design Guidelines general principles and design details for this site within Humber Bay Shores. Representation from City staff was made at one of the Humber Bay Shores Condominium Association meeting where existing and intended proposals for the Humber Bay Shores area were discussed. This proposed development was included as part of the presentation. A pre-application consultation meeting was also held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

#### **2123 Lake Shore Boulevard West – Phase 4 (Nautilus)**

The proposal for Phase 4 “Nautilus” is to increase the approved building height of 37 storeys, to a 39-storey building, with retail and commercial uses at grade. These changes result in approximately 12 additional residential suites in Nautilus.

#### **68 Marine Parade Drive – Phase 5 (Waterscapes)**

For the fifth and final phase of development, a 30-storey mixed use residential tower with ground floor retail is proposed on the southwest block of the Central Site. In response to the City's recently approved Humber Bay Shores Urban Design Update and Public Realm Plan, the proposal has been refined to include reduced public street road widths, and street-related building design details, taller and more slender buildings to create better separation and sky views.

Revised designs for the final two phases of development, Nautilus and Waterscapes, have been designed with 18.5m public streets consistent with this City-endorsed design direction. However, the basic road and block layout in the Central Site has not changed.

## **Site and Surrounding Area**

For the purposes of this report, Lake Shore Boulevard West will be referred to as north of the subject lands, and Marine Parade Drive will be referred to as south of the subject lands. The site is located on the south side of Lake Shore Boulevard West, east of Park Lawn Road, opposite the ramp from the QEW/Gardiner Expressway. The assembled area of the land is 4.92 hectares, and includes lands municipally known as 2115-2139 Lake Shore Boulevard West, and 68 Marine Parade Drive.

Surrounding uses include Kraft Canada/Mr. Christies Bakery to the north and Marine Parade Drive to the south. Further south is the waterfront park, trails and Lake Ontario. To the east are the completed phases of the Central Site (Waterview Community) – Voyager 1 and 2, and Explorer. Immediately to the west are parcels of land that are currently vacant.

## **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.

## **Official Plan**

The Official Plan designates the property as *Mixed Use Areas*. *Mixed Use Areas* are made up 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.

This portion of Lake Shore Boulevard West is identified as an *Avenue* on the Urban Structure Map (Map 2) of the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing, job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. While an Avenue Segment Study would normally be contemplated, the recently completed Humber Bay

Shores Urban Design Guidelines provide an appropriate contextual direction, therefore precluding the need for additional study at this time.

The site is also subject to the Motel Strip Secondary Plan (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 and total permitted commercial gross floor area (GFA). A section of the northwest block is designated *Mixed Use Areas "B"*. Lands designated *Mixed Use Areas "B"* are intended to provide for a range of commercial uses as an area of transition between the existing industrial use north of Lake Shore Boulevard and residential uses within *Mixed Use Areas "A"*. Uses within *Mixed Use Areas "B"* will be compatible with the industrial use through land uses and building design, orientation and landscape features.

The central and south blocks are designated *Mixed Use Areas "A"*, which permits a diversity of waterfront recreational, commercial, residential, institutional, cultural, entertainment and open space uses.

Generally, the Official Plan Amendment seeks to increase building height, number of residential units and commercial gross floor area.

## **Zoning**

The site is predominantly zoned Mixed Use Holding (MU(H)) subject to site-specific provisions for the Central Site in By-law 1994-149. The holding symbol has been lifted for the initial phases of the development. A small portion of the overall land holdings that are being master planned as part of the final phases of development are zoned Mixed Use (MU(H)) and Limited Commercial Holding (CL(H)) subject to By-law 1994-197.

## **Site Plan Control**

As noted earlier in this report, an application for Site Plan Control has been filed for 2123 Lake Shore Boulevard West, Phase 4 Nautilus, and is under review. A site plan application for 68 Marine Parade Drive (Phase 5) has been filed and is currently under review (Application Number 08-231731).

## **Reasons for the Application**

The Official Plan and zoning by-law amendments are needed to implement the design changes of the recently approved Humber Bay Shores Urban Design Update and Public Realm Plan. Amendments will include: an increase in residential gross floor area (500 square metres), and maximum permitted residential units for the Central Site (from 1,460 to 1,511); increasing the building height in Phase 4 to 39 storeys; increasing the building height in Phase 5 from a maximum permitted height of 45 metres to 95 metres; and reducing the planned right-of-way width for the remaining two streets from 23 metres to 18.5 metres.

## **COMMENTS**

### **Application Submission**

The applicant's submission is supported by a number of studies submitted as part of the 2006 approval which apply to the property including; traffic servicing, geotechnical, and stormwater, air quality, noise and various and microclimate analyses. The studies may need to be updated to reflect the proposed modified design concept, prepared as part of their application. The applicant will also need to file an application to lift the holding provisions for Phase 5, subsequent to the finalization of the site plan application.

### **Issues to be Resolved**

#### **Toronto Green Standard**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard recently adopted by City Council in July 2006.

#### **Humber Bay Shores Guidelines Implementation**

The proposal will need to be reviewed in the context of a Land Owners Precinct Plan, which is to be developed in consultation with the City to ensure the development of a co-ordinated road network, streets and block pattern, servicing and grading for the area, prior to the lifting of the Holding provisions.

The proposal has been developed to respond to the new north-south road connection (Street "B") as provided for in the Humber Bay Shores Guidelines, which shows a road generally along the west property boundary. This development provides for interim phased access from Lake Shore Boulevard West, until such time as the future north-south road to the west of the property is completed.

#### **Transportation**

Development will be considered in light of a number of on-going transit and transportation initiatives, including the proposed extension of Legion Road, the relocation of the Humber streetcar loop, and the proposed Waterfront West LRT.

#### **Built Form Policies**

This proposed design has been recently (October 24<sup>th</sup>, 2008) unanimously endorsed by the City's Urban Design Review Panel. As the amendment applications for Official Plan and zoning by-law unfold, staff will continue to review the proposed additional height and gross floor area in the context of the Humber Bay Shores Guidelines, Tall Buildings Guidelines, and other policies of the Official Plan and applicable by-laws.

#### **Application to Lift the "H" Provision**

The applicant will be required to submit and amend a number of studies including: air quality, noise and vibration, microclimate, hydrological and geotechnical reports, as needed to review the deletion of the "H" symbol in By-law 1994-197, and to address any potential impact and mitigating measures as it may relate to the industrial use to the north of Lake Shore Boulevard West.

Staff will evaluate the need for additional studies, pursuant to the on-going technical review with the relevant agencies in anticipation of a forthcoming application to remove the Holding provision under the Zoning By-law.

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

## **CONTACT**

Michael McCart, Senior Planner

Tel. No. (416) 394-8228

Fax No. (416) 394-6063

E-mail: [mmccart@toronto.ca](mailto:mmccart@toronto.ca)

Shelly Tulloch, Acting Planner

Tel. No. (416) 394-8208

Fax No. (416) 394-6063

E-mail: [stulloc@toronto.ca](mailto:stulloc@toronto.ca)

## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1a: Site Plan – Phase 4 (Nautilus)

Attachment 1b: Site Plan – Phase 5 (Waterscapes)

Attachment 2a: Elevations - Phase 4 (Nautilus)

Attachment 2b: Elevations- Phase 4 (Nautilus)

Attachment 2c: Elevations Phase 4 (Nautilus)

Attachment 2d: Elevations- Phase 4 (Waterscapes)

Attachment 2e: Elevations – Phase 5 (Waterscapes)

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5a: Application Data Sheet - Phase 4 (Nautilus)

Attachment 5b: Application Data Sheet - Phase 5 (Waterscapes)

**Attachment 1a: Site Plan – Phase 4 (Nautilus)**



**2123 Lake Shore Boulevard West  
and 68 Marine Parade Drive**

File # 08\_231693

**Site Plan - Phase 4**

Applicant's Submitted Drawing

Not to Scale  
03/04/09





Attachment 1b: Site Plan – Phase 5 (Waterscapes)

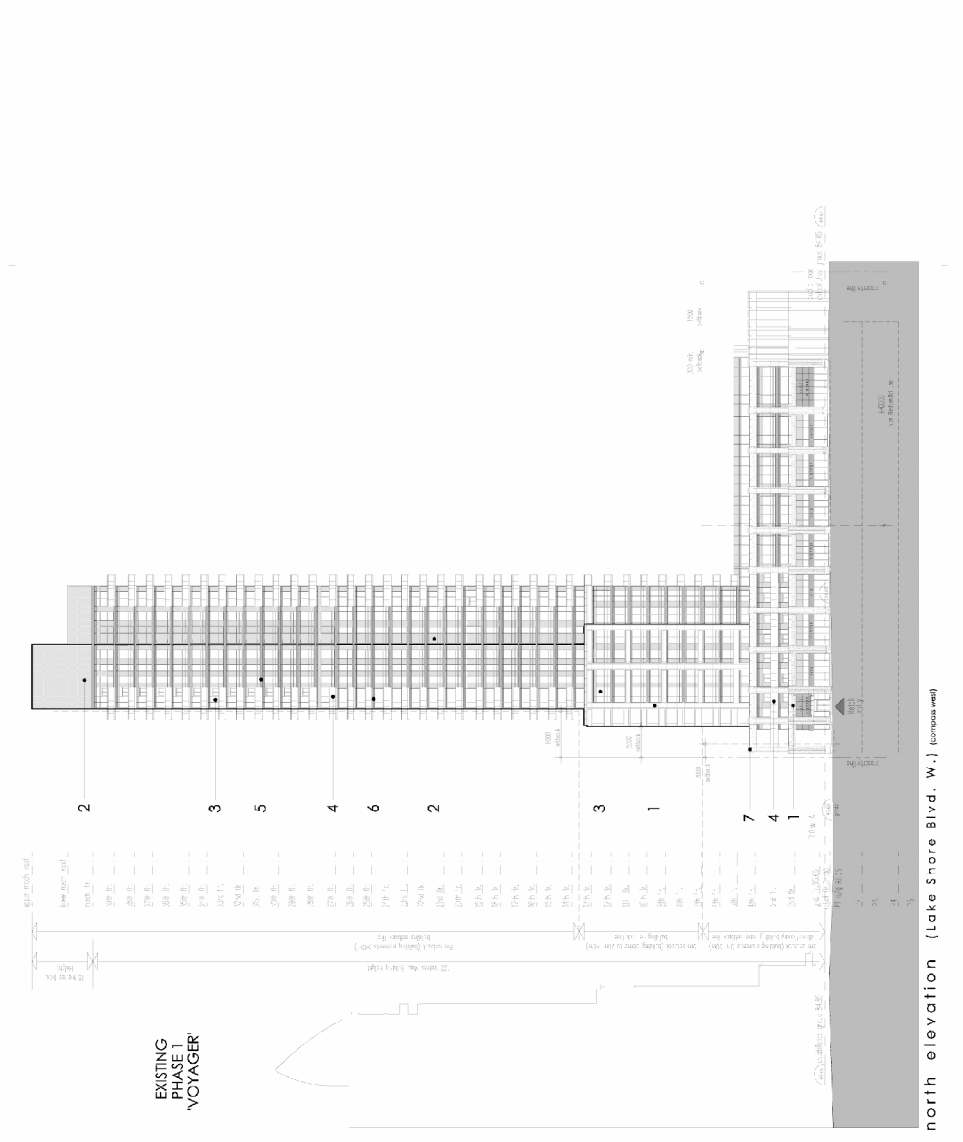


**Site Plan - Phase 5**  
Applicant's Submitted Drawing  
Not to Scale  
03/04/09



**2123 Lake Shore Boulevard West  
and 68 Marine Parade Drive**  
File # 08\_231693

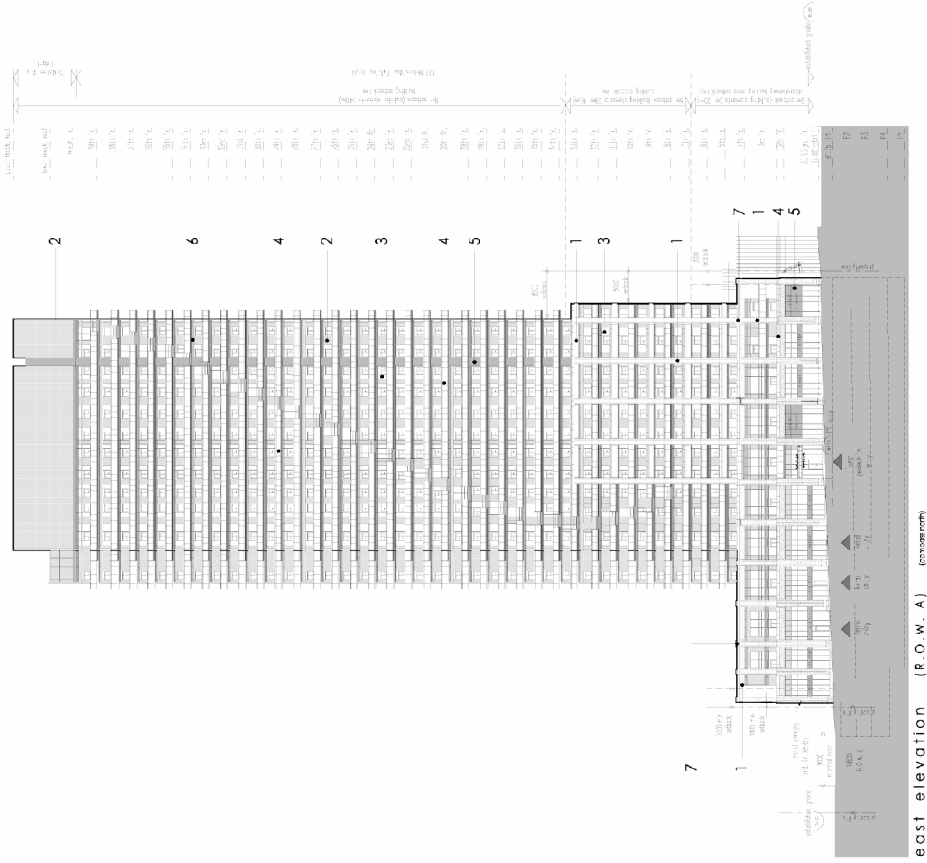
Attachment 2a: Elevations – Phase 4 (Nautilus)



**Elevations - Phase 4**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/04/09

**2123 Lake Shore Boulevard West  
 and 68 Marine Parade Drive**  
 File # 08\_231693

**Attachment 2b: Elevations – Phase 4 (Nautilus)**



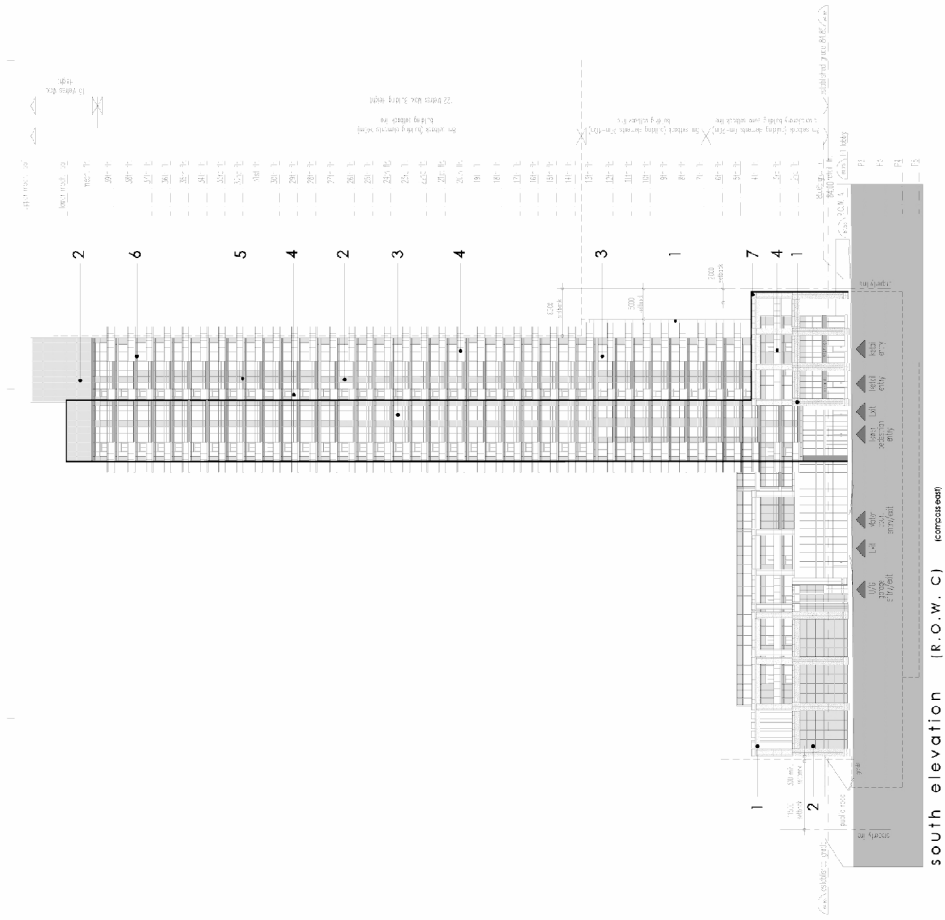
**2123 Lake Shore Boulevard West  
and 68 Marine Parade Drive**

File # 08\_231693

**Elevations - Phase 4**  
Applicant's Submitted Drawing

Not to Scale  
03/04/09

**Attachment 2c: Elevations – Phase 4  
(Nautilus)**



**Elevations - Phase 4**

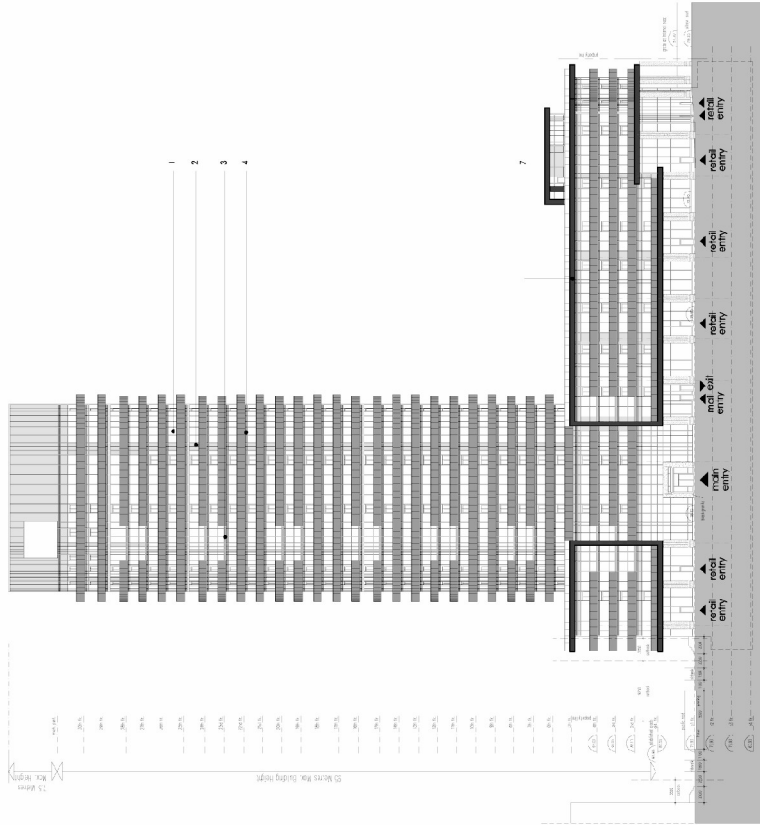
Applicant's Submitted Drawing

Not to Scale  
09/04/09

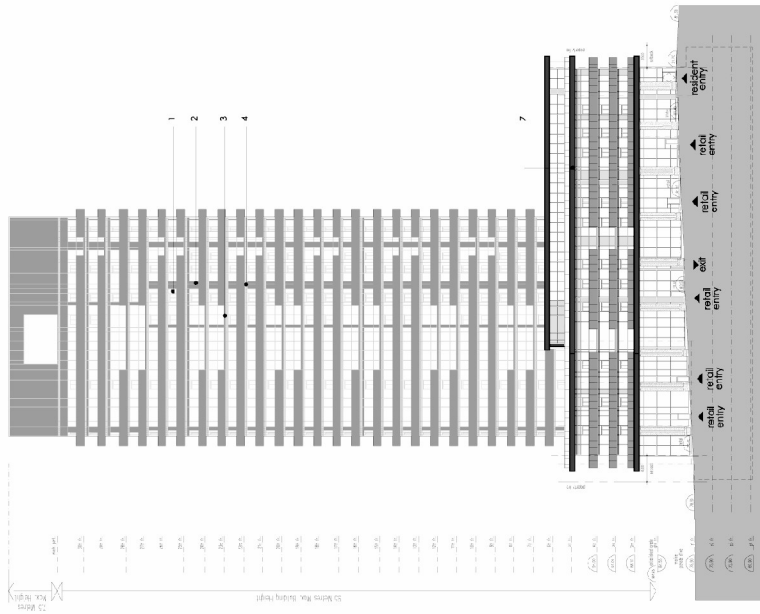
**2123 Lake Shore Boulevard West  
and 68 Marine Parade Drive**

File # 08\_231693

**Attachment 2d: Elevations – Phase 5  
(Waterscapes)**



EAST ELEVATION



NORTH ELEVATION

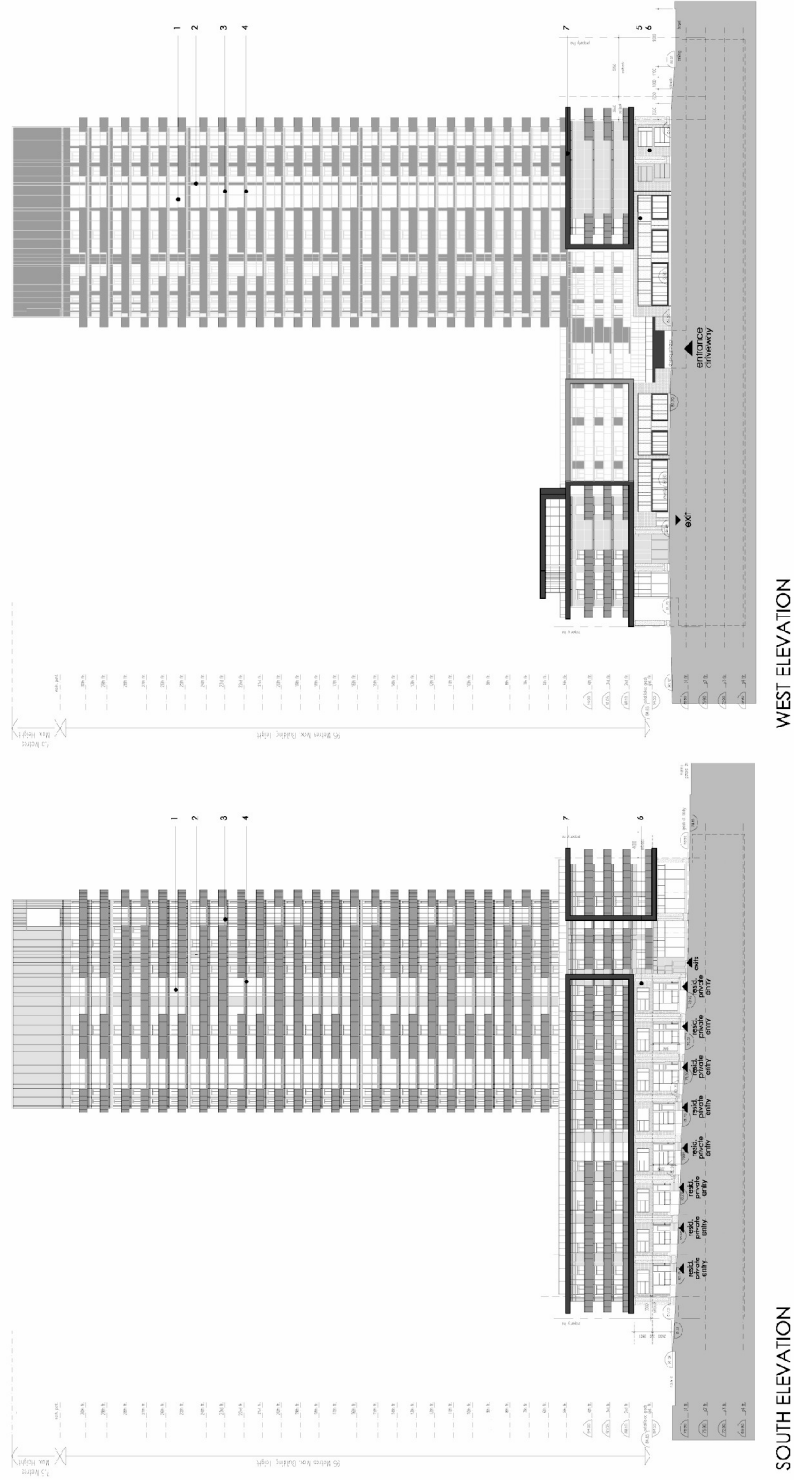
**2123 Lake Shore Boulevard West  
and 68 Marine Parade Drive**

**Elevations - Phase 5**  
Applicant's Submitted Drawing

File # 08\_231693

Not to Scale  
03/04/09

Attachment 2e: Elevations – Phase 5 (Waterscapes)



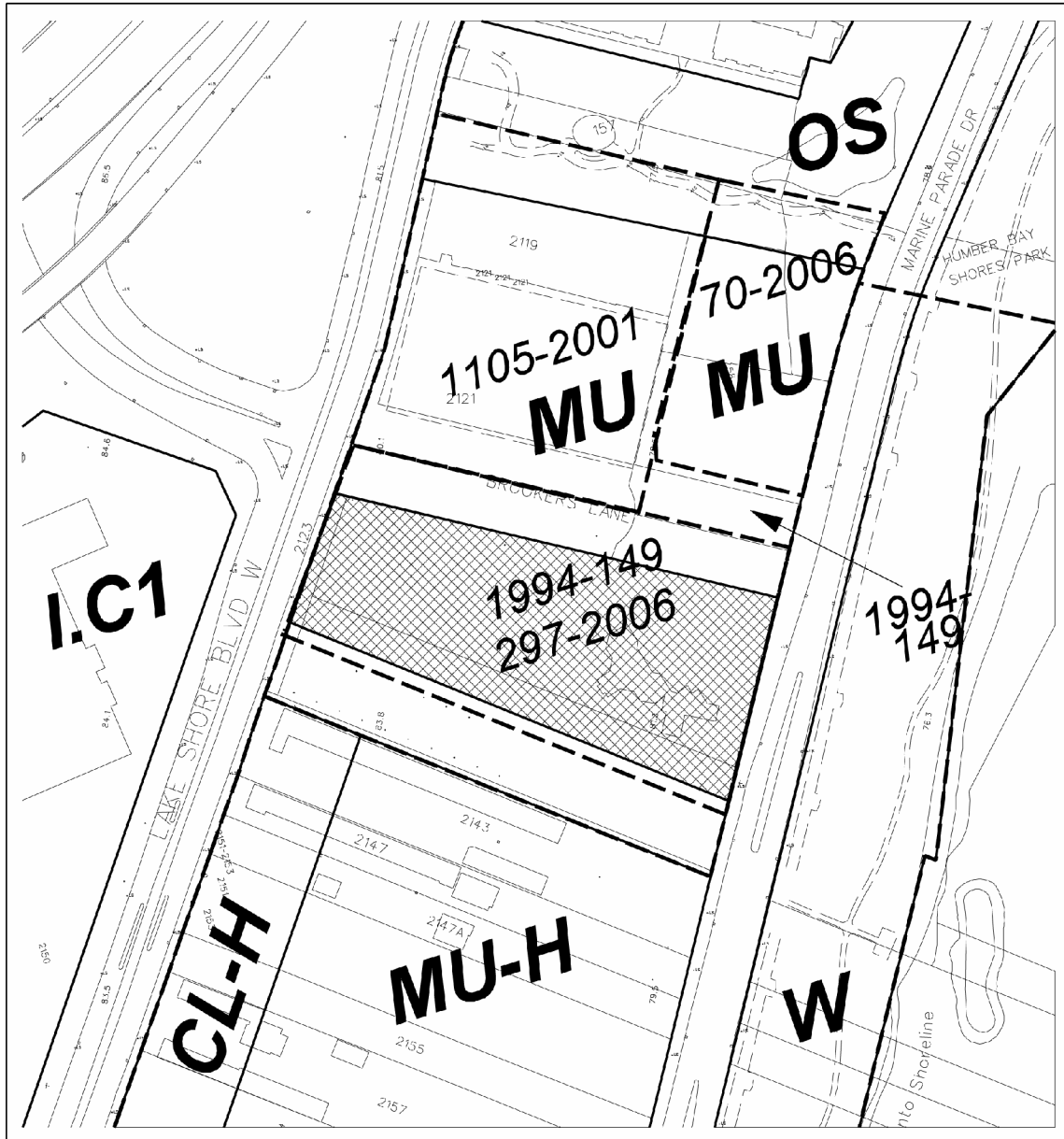
2123 Lake Shore Boulevard West  
and 68 Marine Parade Drive

File # 08\_231693

Elevations - Phase 5  
Applicant's Submitted Drawing

Not to Scale  
03/04/09

**Attachment 3: Zoning**



**TORONTO** Urban  
Development Services  
**Zoning**

**2123 Lake Shore Blvd.W.  
& 68 Marine Parade Drive**  
File # 08\_231693

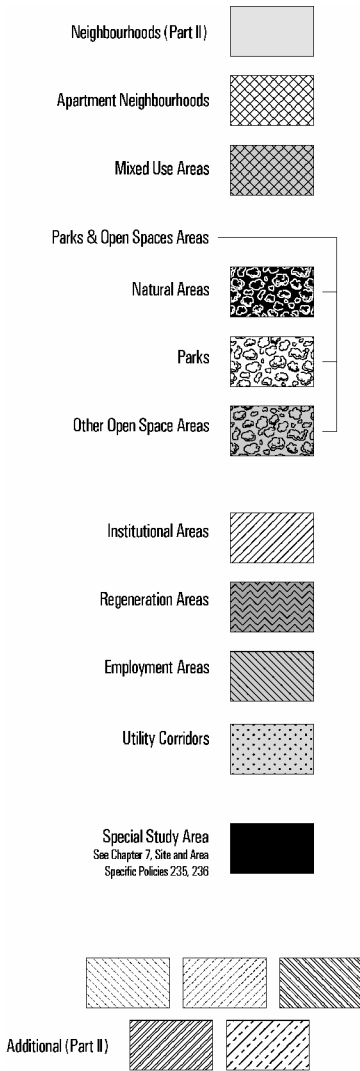
I.C1 Industrial Class 1  
MU Mixed Use  
CL Commercial Limited

(H) Holding District  
W Waterfront  
OS Public Open Space



Not to Scale  
Zoning By-law 11,737 as amended  
Extracted 03/03/09 - RAZ

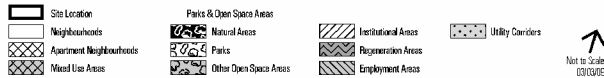
## Attachment 5: Official Plan



**TORONTO** City Planning  
Official Plan

2123 Lake Shore Boulevard West  
& 68 Marine Parade Drive

File # 08\_231693





## Attachment 5a: Application Data Sheet (Phase 4 – Nautilus)

Application Type	Rezoning	Application Number:	08 231693
Details		Application Date:	December 23, 2008

Municipal Address: 2123 LAKE SHORE BLVD W S/S

Location Description: PL 1176 PT LT27 WATER LT BY-LAW 1994-149 PT LTS E & F \*\*GRID W0608

Project Description: Proposed development of a 37 Storey buildings containing a total of residential units with of grade related retail space. (Phase 4). Revised Application to construct one 37-storey residential tower with a commercial component. Committee of Adjustment Decision No. A243/07EYK approved a height increase to allow for 115 metres . Currently 377 units are proposed.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MONARCH WATERVIEW DEVELOPMENT LIMITED			WATER VIEW CORPORATION

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	1994-149, 1994-197, C-65-86 (15.10.0)
Zoning:	MU-H	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	5413	Height:	Storeys:	39
Frontage (m):	0		Metres:	122
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	33039		Parking Spaces:	555
Total Non-Residential GFA (sq. m):	4460		Loading Docks	1
Total GFA (sq. m):	37499			
Lot Coverage Ratio (%):	0			
Floor Space Index:	6.93			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	33039	0
Bachelor:	2	Retail GFA (sq. m):	3093	0
1 Bedroom:	207	Office GFA (sq. m):	0	0
2 Bedroom:	180	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	1367	0
Total Units:	389			

## Attachment 5b: Application Data Sheet (Phase 5 – Waterscapes)

Application Type	Rezoning	Application Number:	08 231693 WET 06 OZ
Details	Rezoning, Standard	Application Date:	December 23, 2008

Municipal Address: 68 MARINE PARADE DR  
 Location Description: \*\*GRID W0608  
 Project Description: To construct a 30-storey condominium building on the south portion of the lands, referred to as Phase 5

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
LINO PELLICANO			MONARCH WATERVIEW DEVELOPMENT LIMITED

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	6994	Height:	Storeys:	30
Frontage (m):	130		Metres:	95
Depth (m):	80			
Total Ground Floor Area (sq. m):	33356			<b>Total</b>
Total Residential GFA (sq. m):	30714		Parking Spaces:	481
Total Non-Residential GFA (sq. m):	2642		Loading Docks	1
Total GFA (sq. m):	33356			
Lot Coverage Ratio (%):	0			
Floor Space Index:	4.76			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	Residential GFA (sq. m):	30714	0
2 Storey Loft:	8	Retail GFA (sq. m):	1347
1 Bedroom:	219	Office GFA (sq. m):	0
2 Bedroom:	118	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	1295
Total Units:	345		0