TORONTO

STAFF REPORT
ACTION REQUIRED

2157 Lake Shore Boulevard West – Official Plan and Zoning Amendment Application – Final Report

Date:	September 24, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	08 223121 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 requests an Official Plan and Zoning Amendment, in order to permit a 5-storey office/commercial building fronting on Lake Shore Boulevard West, an 88-unit, 8-storey residential building in the centre block of the property and a 408-unit, 36-storey residential tower with ground floor retail. A 4-level underground garage will be shared by all three buildings to be accessed from the north side of Street "C".

The development conforms to the principles contained within the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. The project includes two open space areas. These include a pedestrian corridor located on the east side of the proposed mixed-use/residential tower, and a courtyard located on the east side of the proposed residential building to be developed in conjunction with the project to the east.

The project is consistent with the Provincial Policy Statement's call for intensification of residential growth in a manner that implements the City's Official Plan.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 6.

2. City Council amend Zoning By-law 1994-197 substantially in accordance with the draft Zoning By-law Amendment as described in this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. Before introducing the necessary Bills for enactment, City Council require the owner to enter into a Section 37 Agreement to secure community benefits as outlined in this report.

5. The Land Owners Precinct Plan be finalized to the satisfaction of the City Solicitor and City Planning, in consultation with Technical and Transportation Services, prior to the lifting of the Holding Symbol.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The site is located within the Humber Bay Shores Development Area (also known as the Motel Strip). The site is governed by the Motel Strip Secondary Plan, and Humber Bay Shores general By-law 1994-197. Both governing documents establish land uses, development standards as well as a number of Holding provisions that must be satisfied prior to the lifting of the "H" symbol to allow the underlying land use and zoning to come into effect.

In July 2008, City Council adopted the Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan. This document replaces the former Urban Design Guidelines for the Motel Strip, and now recommends new initiatives that are more in keeping with the recently adopted 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. In addition to these guidelines, a Land Owner's Precinct Plan must be developed in consultation with the City to ensure co-

ordinated road networks, streets and blocks, servicing and grading for the area, prior to the lifting of the Holding Provisions.

(Urban Design Guidelines Update and Public Realm Plan. http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13991.pdf)

In June 2009, Council authorized staff to undertake a City-initiated Official Plan Amendment in order to incorporate the changes to the internal road system recommended in the recently adopted Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan.

ISSUE BACKGROUND

Proposal

The applications for Official Plan and Zoning Amendment, have been made jointly by Lorraine Properties Limited and the Toronto and Region Conservation Authority. The project site is comprised of two parcels of land, of which one Part is in the ownership of Lorraine Properties Limited (5 459 square metres), and the second Part is owned by the TRCA (312 square metres). The TRCA is currently in the process of conveying the TRCA owned parcel to Lorraine Properties Ltd.

The application proposes to redevelop the lands at 2157 Lake Shore Boulevard West by constructing a mixed use development consisting of a 5-storey office building with commercial uses at grade fronting onto Lake Shore Boulevard West, a single-use 8-storey condominium apartment building, and a 36-storey condominium apartment building with commercial use at grade fronting onto Marine Parade Drive. A north/south public street ("Street B") will ultimately be constructed along the west boundary of the site. Street B is wholly located on the adjoining land holding to the west of the subject lands. Central to the site is proposed Street "C", which is an intermediate, east/west public street that separates the 8-storey residential building from the 36-storey mixed-use tower. Proposed laneway "E" separates the proposed office building from the 8-storey residential building. In addition to this, the site plan provides for a road widening along Lake Shore Boulevard West to provide for a 36 metre wide right-of-way.

The proposed 5-storey office/commercial building includes both retail and office uses. The 5-storey building has a height of 27.45 metres and a total commercial GFA of 2 617 square metres. The proposed office building has a total FSI of 2.26.

The proposed 8-storey residential building fronts onto Street "B", with main access via Street "C", has a height of 27.45 metres, and contains a total of 88 residential units, with a total building GFA of 7 107 square metres. The proposed 36-storey mixed-use building occupies the majority of the southern portion of the site between Street "C" and Marine Parade Drive. This building contains 496 square metres retail space at grade, and a total of 320 residential units. The building has a total GFA of 2 8196 square metres. The overall 2-tower residential development has a total GFA of 37 921 square metres and FSI

of 3.99. The total proposed FSI for the entire development including the office building is 3.78.

The Secondary Plan currently allows for an interim development strategy until all the proposed road and infrastructure requirements are completed. In this instance, interim vehicle access will be provided from both Marine Parade Drive and Lake Shore Boulevard West. The primary interim access driveway will be provided along the east side of the site connecting to a turn around area between the proposed mixed-use tower and residential building. The driveway will connect to the below grade parking area. A secondary access point will be provided from Lake Shore Boulevard West. Site access will ultimately connect to Street C and along the proposed laneway.

The lands to the south of the residential tower are presently owned by the Toronto and Region Conservation Authority. Currently this area is in a naturalized state. Once formally acquired by Lorraine Properties Ltd this parcel of land will be integrated into the proposed development and will provide for an open space area in connection with the proposed retail component of the residential tower. The development includes a portion of the pedestrian corridor and private courtyard as contemplated by the Guidelines. A portion of the pedestrian corridor identified in the Humber Bay Shore Design Guidelines is located on the east side of the site. The pedestrian feature will provide a connection between Street "C" to Marine Parade Drive. The private courtyard is located on the east side of the 8-storey residential building.

Site and Surrounding Area

The site is located within the Humber Bay Shores Area and is municipally known as 2157 Lake Shore Boulevard West. The area of the property is 5 459 square metres (1.35 acres) with a frontage of 30.5 metres along Lake Shore Boulevard West. The property was previously occupied by the Silver Moon Motel. The Motel was demolished in February 2008 and the property is currently vacant.

Surrounding land uses include:
North: Kraft Canada/Mr. Christies Bakery
South: Waterfront park, trails and Lake Ontario
East: vacant parcel/future mixed use high-density residential and commercial
West: Casa Mendoza Motel, future mixed use high-density residential and commercial

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.

The northernmost proposed block fronting 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 and Secondary Plan address this matter, 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). The proposed north 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 the use of building design, orientation and landscape features.

The proposed 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.

Zoning

The site is regulated by By-law 1994-197. The proposed north block is zoned Limited Commercial Holding (CL-H), and the remainder of the site is zoned Mixed Use Holding (MU-H).

In order for the proposal to reflect the recently adopted Humber Bay Shores Guidelines, amendments to the by-law in terms of setbacks, height, number of residential units, parking, and gross floor area/floor space index are required.

The proposed zoning by-law amendment does not include removal of the Holding provision however, will be done in the future under a separate application.

Site Plan Control

The property is subject to Site Plan Control, for which an application has not yet been submitted.

Reasons for Application

The Official Plan Amendment seeks to introduce site specific provisions in relation to height and density that will facilitate the proposed mixed-use development.

Further, a zoning by-law amendment will implement the official plan amendment by introducing site specific policies that relate to density, height, parking, and setbacks.

Community Consultation

A Community Consultation Meeting was held at the Polish Hall on Lake Shore Boulevard West on February 25th, 2009. Approximately 8 members of the public were in attendance, along with consulting staff, representatives from the Toronto and Region Conservation Authority, the Local Councillor and City Planning staff. There were no objections registered following a detailed presentation describing the proposal, however, the following concerns were raised:

1. Noise, exhaust fumes, nuisance from ground floor commercial to above residential
2. Provision of Green building initiatives
3. Parking locations, underground and street/grade level
4. TRCA position on land sale
5. Location of delivery/servicing truck traffic
6. Proposed types of retail/commercial uses

With respect to the above issues, the TRCA has agreed to the proposed land transfer to the applicant and the remaining issues will be resolved through the Site Plan Control approval process.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Design Review Panel

The proposed development scheme was presented before the Design Review Panel on July 24th, 2008. The design review panel provided comments on the initial concept plans. The applicant has worked cooperatively with City Planning/Urban Design staff to address the comments raised and resubmitted a revised concept plan in November 2008. The revised plans addressed key comments received from the panel and staff including: articulation of building facades; location of retail; entrance features and locations;

introduction of a pedestrian corridor linking Street ‘C’ and Marine Parade Drive; refinement of office building design; and floor plate adjustments.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. As a residential project it supports the policy objectives of focusing growth in existing settlement areas (intensification). The development promotes efficient land uses, reduces land consumption related to residential development and utilized existing services and infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal’s compact and efficient form helps to optimize the utilization of existing services and infrastructure, and promotes intensification along a transit corridor in an area identified to absorb growth

Land Use

The site is designated Mixed Use Areas in the Official Plan and Motel Strip Secondary Plan. Staff are of the opinion that the development proposal conforms to the Mixed Use Area designations and its development criteria. The high-rise residential use of this land is appropriate as it is compatible with the surrounding, and future planned context and building form. The proposal will have good access to parks, nearby community facilities and institutions, and maximizes opportunities for transit. The commercial building fronting onto Lake Shore Boulevard West also meets the objectives of providing an adequate buffer and transition between the existing industrial property to the north, and supports the vision of increasing commercial and retail uses for area residents along Lake Shore Boulevard West.

Density, Height, Massing

The Official Plan requires redevelopment in Mixed Use areas to demonstrate an appropriate style of development and transition in terms of height, density and urban design to ensure that the general amenity of the existing area is not negatively affected.

Factors to be considered include light, shadows, views, privacy, traffic and parking, among other matters. It calls for new development to frame existing streets, provide an entrance that is visible and accessible from the street, and minimize the impact of parking, service areas, access roads, wind and shadows on future residents of the proposed development and its neighbours.

At 36 storeys in height (116.05 metres), the proposed mixed-use tower fits with the scale of taller residential buildings built, approved or emerging within Humber Bay Shores. The proposed 8-storey tower promotes appropriate design and supports a diversity of building forms within the Humber Bay Shores Area.

The overall development density is at 3.78 FSI, including a total of 408 residential units, and provides 3 113 square metres of commercial space. The mass of the proposed tower meets the Tall Building Guidelines with respect to floor plate size, spatial separation, and podium heights, the unique design of the tower promotes a nautical appearance at the top of the building and reinforces its prominence along the waterfront.

The densities are comparable to the site specific densities allocated for the lots in Humber Bay Shores further east.

Sun, Shadow, Wind

The applicant has provided a preliminary sun/shadow study to allow staff to assess the impacts of the shadows that the proposed building will cast on its own and neighboring properties. The illustrations show that there are moderate shadowing impacts on adjoining lands and open spaces during March and September. Overall, the shadow impacts are acceptable in light of the proposed built form, scale and massing.

A wind analysis was prepared by F.H. Theakson Environmental Control Inc. for the proposed development. The study concludes that the wind conditions at a pedestrian level along Lake Shore Boulevard West and Marine Parade Drive will be suitable for standing and walking under normal to high ambient wind conditions. The report further concludes that comfort conditions relating to wind are considered to be acceptable to the urban context of the site.

Traffic Impact, Access, Parking

The City recently adopted the Humber Bay Shores Urban Design Guidelines, which will require a number of amendments to the Motel Strip Secondary Plan which will proceed in the near future in tandem with the finalization of the Landowners Precinct Plan. These alterations include a change in planned right-of-way widths, the extension of Street ‘C’ at the west end of Humber Bay Shores area, a new north-south connection, referred to as Street ‘D’, and the creation of a private laneway (Laneway ‘E’), south of Lake Shore Boulevard West, to service the commercial and residential uses.

The implementation strategy contained within the guidelines, and directed by City Council, requires the preparation of a Land Owners Precinct Plan to be completed prior to the lifting of the Holding symbol which applies to the lands within Humber Bay Shores.

As there are a number of active development applications in the area, all property owners have collaborated and submitted a draft Precinct Plan to the City for review. A comprehensive submission that includes transportation, engineering, planning, and landscape design has been requested by City Staff. The Landowners Group on behalf of the City has collaborated and funded the preparation of this material, which is anticipated to be submitted in the near future. This undertaking represents a significant advancement in the detailed planning of the Humber Bay Shores area. In particular, the Precinct Plan implements the urban design guidelines, provides for the dedication of local

roads and the widening of Lake Shore Boulevard West and will facilitate the timely delivery of infrastructure to serve this community.

Given that these works, including the preparation of the supporting documentation, provide a public benefit to the residents of this area and implement the City's long term vision for the area, it is recommended that an appropriate funding mechanism be introduced such as Development Charge credits, Section 37, or other Agreement in consultation with the City Solicitor, to reimburse participating Landowners for the completion of this work.

For this proposal, the necessary road modifications for Street 'C', and Laneway 'E', may ultimately be secured in the Precinct Plan now under preparation. The measures to legally secure the timing and phasing of the road dedication, environmental review, construction of the road at the applicant's expense, and the agreement to respond to the ultimate road network as structured in the guidelines, will be determined in consultation with Technical Services and provided for as part of the Section 37 Agreement for this subject application, registered on title prior to the Bills going forward.

In the absence of comments related to the development's internal and private site circulation, parking standards, and access, the proposed by-law has been structured to be in general compliance with the prevailing by-law standards. The Humber Bay Shores area Zoning By-law 1997-194 allows for parking structures to be located under the pubic right-of-way, and provides maximum ratios for parking requirements. The development meets the parking ratios, and the underground structure will be constructed to the full extent of the property lines, and will also be located under the proposed Street 'C', and Laneway 'E'. Transportation comments will be finalized prior to the lifting of the "H" Holding By-law and/or as part of Site Plan Approval.

Servicing

A Functional Servicing Report was submitted as part of the application. Service connections need to be taken from the existing watermain, sanitary sewer and storm sewer along Marine Parade Drive in order to service the proposed development for both the commercial and residential building.

Open Space/Parkland

In keeping with the Official Plan and the Humber Bay Shores Urban Design Guidelines and Public Realm Plan, part of the subject property will be redeveloped for a pedestrian corridor and public courtyard.

The pedestrian corridor feature will operate independently until such time that the lands located to the east of the subject lands are developed. The pedestrian corridor feature will provide a connection from Street "C" to Marine Parade Drive. The design of the pedestrian corridor will be finalized and integrated into the design of the adjoining lands when that site develops.

The public courtyard located on the east side of the 8-storey building is illustrated in the Humber Bay Shores Urban Design Guidelines. This courtyard will be located partially on the subject lands and predominantly on the site adjoining the subject lands to the east. The portion of the courtyard on the subject lands will be operational prior to the development of the adjoining lands. It is anticipated that the design will be refined upon the completion of development on the adjoining lands.

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. The lands that are the subject of this application are in the highest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. The site is in a parkland priority area, and subject to Motel Strip Secondary Plan provisions.

Parks, Forestry and Recreation staff have advised that the development site is subject to the alternate rate park levy. The required parkland dedication will be satisfied through a combination of cash-in-lieu and consideration of lands previously dedicated to implement the Humber Bay Shores parkland system.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the City's Green Development Standards adopted by Council in July 2006.

Section 37

Section 37 of the Planning Act authorizes a municipality with appropriate approved Official Plan provisions to pass by-law involving increases in the height or density otherwise permitted by a Zoning By-law in return for the provisions of community benefits by the applicant.

The Official Plan provides for the use of Section 37 of the Planning Act to secure the provision of community benefits in return for height and/or density in development if the increases are first determined to represent good planning. Community Planning staff have discussed matters regarding a Section 37 Agreement with the owner and local Councillor. It had been agreed that a contribution of $2 million would be applied for the combination of cash-in-lieu of parkland and Section 37 contributions. Finalizing the amount of monies to be applied is dependant on an appraisal for cash-in-lieu of parks purposes, which has been requested, but not yet completed. A preliminary estimate has been provided by Facilities and Real Estate.

Notwithstanding the foregoing, parkland dedication payments and Section 37 contributions must be distinct, as the parkland rate is a statutory requirement, taken at the time of building permit issuance. In this instance staff have estimated a Section 37 payment of approximately $1 million. The Section 37 payment is recommended to be allocated within the Humber Bay Shores development area and the Mimico 20/20 revitalization study area. The approximate order and magnitude and financial obligations related to specific items may need to be resolved prior to the Bills being presented for enactment.

The community benefits recommended to be secured in the Section 37 agreement are as follows:

1. Public and parkland improvements within Humber Bay Shores and the Mimico 20/20 revitalization study area related to recreational amenities and facilities and acquisitions of parkland. A more precise allocation may be refined prior to the Bills going forward to Council.

The following matters are also recommended to be secured in the Section 37 agreement as a legal convenience to support development:

1. The securing of building materials for the proposed building, to the satisfaction of the Chief Planner and Executive Director, City Planning;

2. Mechanisms for the implementation, timing and dedication, costing and final design of the proposed road and related infrastructure to be provided for, and be registered on title, through the necessary agreements, all to the satisfaction of the City Solicitor, City Planning, in consultation with Technical Services;

3. Register on title to the property and to the satisfaction of the City Solicitor, a restriction recognizing that driveway access to Lake Shore Boulevard West and potentially Marine Parade Drive is only a temporary condition and that the City is not financially responsible for any loss or claim due to these restrictions, and if the north-south road to the west of the site is not ultimately built;

4. Register on title to the property and to the satisfaction of the City Solicitor, a condition requiring that a permanent access to the site must be constructed in accordance with the accepted Precinct Plan upon completion of the construction of Street B and Street C. The temporary access to Lake Shore Boulevard West and Marine Parade Drive must be closed and restored, all at the property owner's expense. The City is not financially responsible for any loss or claim due to these arrangements;

5. A mutually agreeable credit and funding mechanism shall be applied in consultation with the City Solicitor, other City staff and participating Landowners to achieve the completion of work related to the emerging Humber Bay Shores Precinct Plan.

Development Charges

It is estimated that the development charges for this project will be $2,681,547.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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E-mail: mpremru@toronto.ca

SIGNATURE

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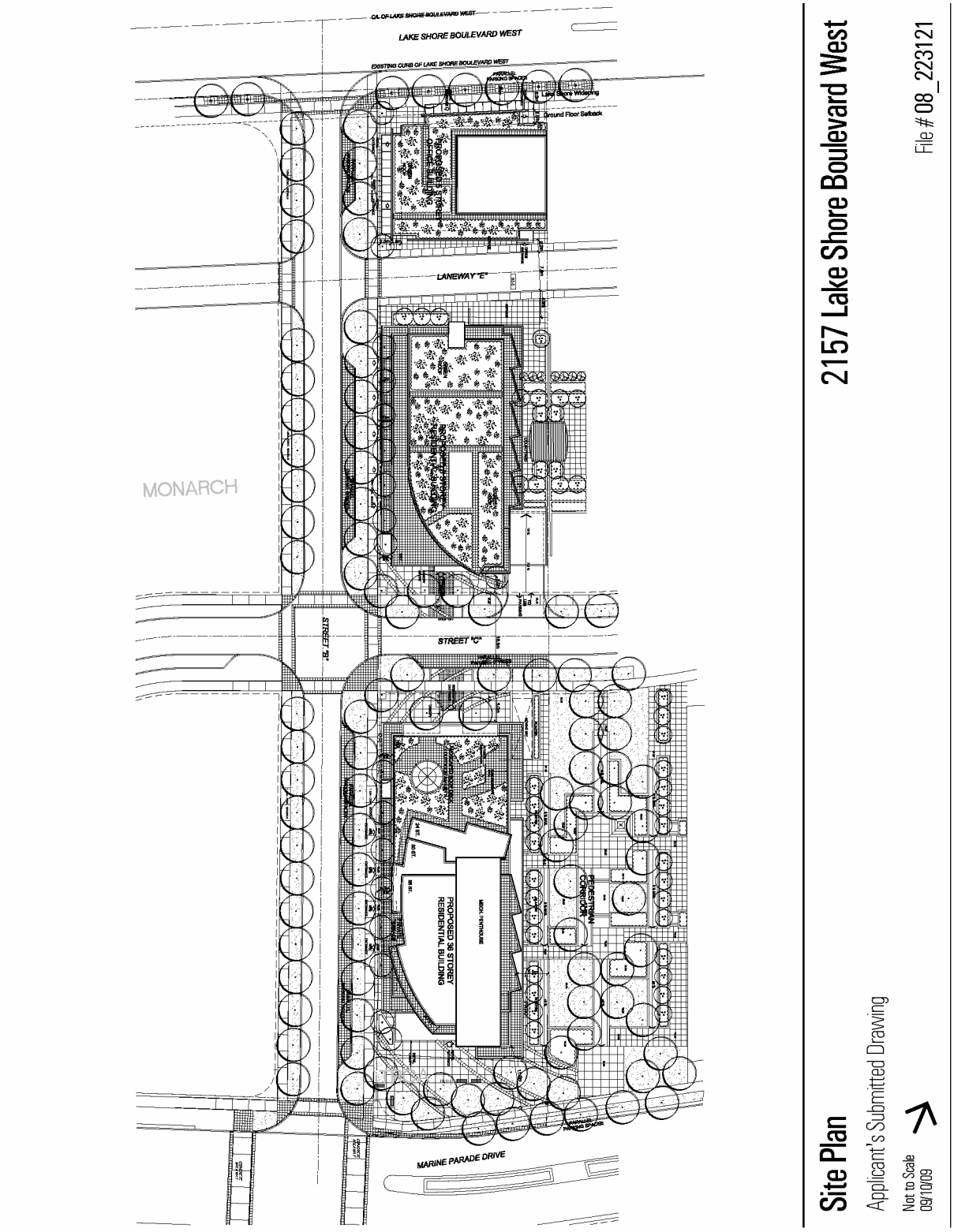
Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

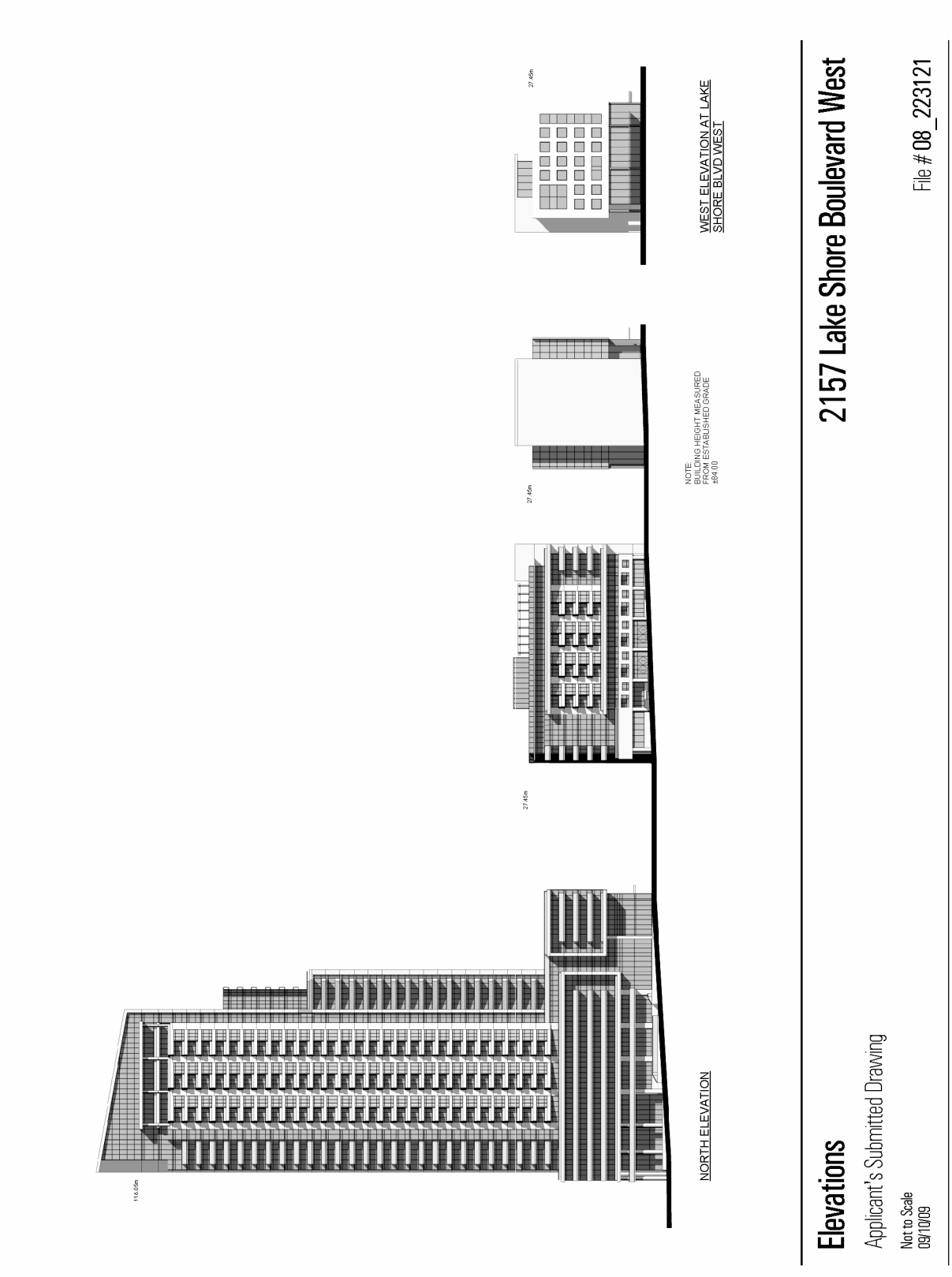
ATTACHMENTS

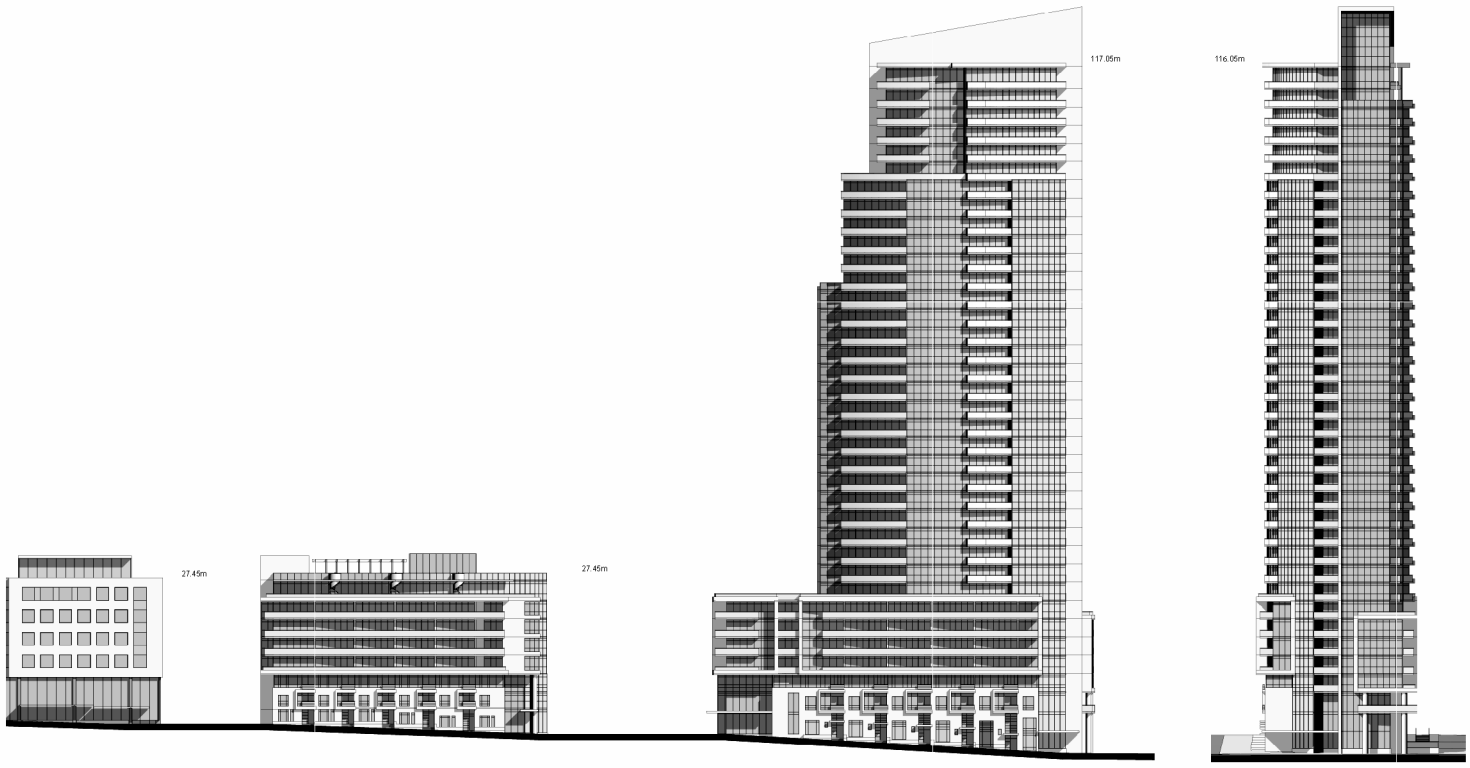
Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet
Attachment 6: Draft Official Plan Amendment

Attachment 1: Site Plan



Attachment 2: Elevations





SOUTH ELEVATION ALONG STREET "B"

NOTE:
BUILDING HEIGHT MEASURED
FROM ESTABLISHED GRADE
±84.00

EAST ELEVATION

Elevations

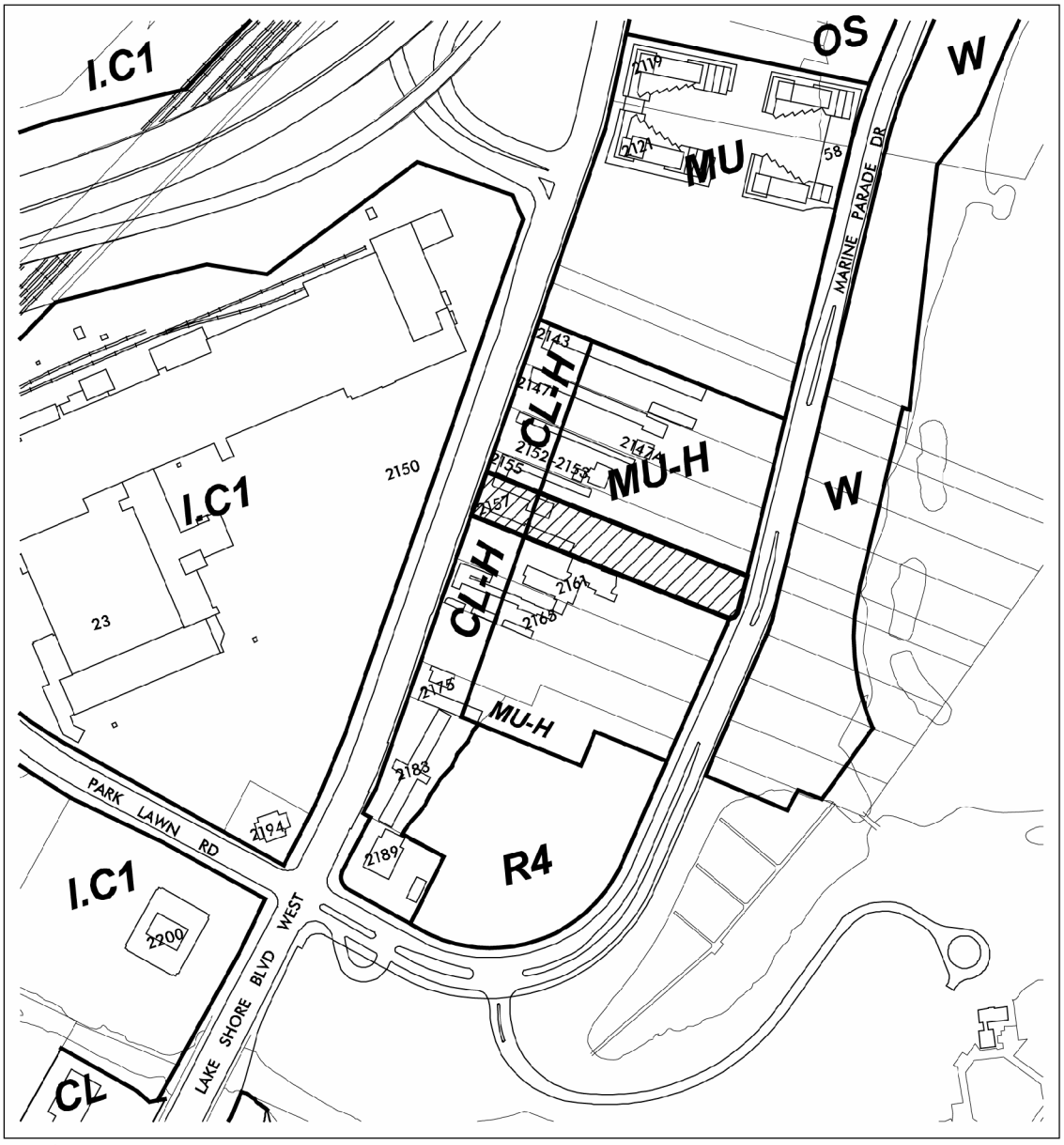
Applicant's Submitted Drawing

Not to Scale
09/10/09

2157 Lake Shore Boulevard West

File # 08_223121

Attachment 3: Zoning



TORONTO City Planning West District
Zoning

2157 Lake Shore Boulevard West
File # 08_223121

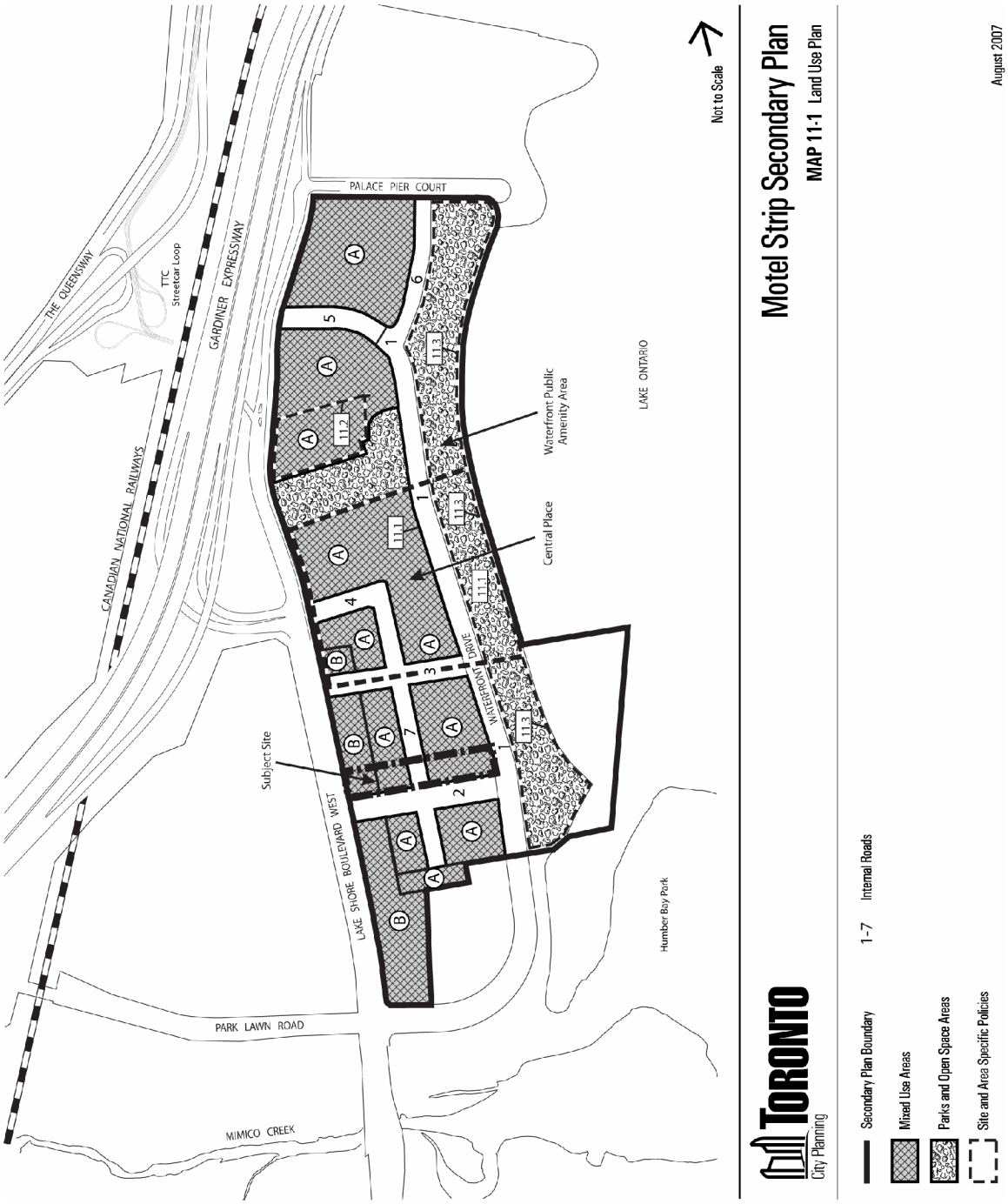
R4 Residential Fourth Density
I.C1 Industrial Class 1
OS Public Open Space
MU Mixed Use

CL Commercial Limited
W Waterfront

(H) Holding District

Not to Scale
Zoning By-law 11,737 as amended
Extracted 01/14/09- KP

Attachment 4: Official Plan



Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 223121 WET 06 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 19, 2008

Municipal Address:	2157 LAKE SHORE BLVD W
Location Description:	PL 1229 LTS 9 & 10 WATER LT **GRID W0608
Project Description:	Official Plan Amendment and Zoning By-law Amendment Application to propose a mixed use development that includes three buildings , a total of 386 residential dwelling units and 2,815 square metres of commercial space.

Applicant:	**Agent:**	**Architect:**	**Owner:**
GRAYWOOD DEVELOPMENT LIMITED			LORRAINE PROPERTIES LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	area specific by-law 1994-197
Zoning:	Commercial/Mixed use residential-Commercial	Historical Status:	
Height Limit (m):		Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	5767	Height:	Storeys:	0
Frontage (m):	30.5		Metres:	0
Depth (m):	177.5			
Total Ground Floor Area (sq. m):	2728			**Total**
Total Residential GFA (sq. m):	34,808		Parking Spaces:	500
Total Non-Residential GFA (sq. m):	3113		Loading Docks	0
Total GFA (sq. m):	37921			
Lot Coverage Ratio (%):	47			
Floor Space Index:	3.78			

DWELLING UNITS **FLOOR AREA BREAKDOWN** (upon project completion)

			Above Grade	**Below Grade**
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	34808	0
Bachelor:	0	Retail GFA (sq. m):	913	0
1 Bedroom:	228	Office GFA (sq. m):	2200	0
2 Bedroom:	180	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	408			

CONTACT: **PLANNER NAME:** **Michael McCart, Senior Planner**
TELEPHONE: **(416) 394-8228**

Attachment 6: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Report No. ___, Clause No. __,
As adopted by City of Toronto Council on _____,
Enacted by Council: _____

CITY OF TORONTO

BY-LAW No. _____

To adopt Amendment No. ____ to the Official Plan for the City of Toronto in order to implement a site specific amendment to adopt site-specific height and density policies, thereby facilitating a mixed use development on the subject lands municipally known as 2157 Lake Shore Boulevard West, located within the Humber Bay Shores Development Area.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the attached Amendment No. 102 to the Official Plan of the City of Toronto Planning Area, consisting of Part Two of the accompanying amendment, is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this _ day of ____, A.D. ____.

DAVID R. MILLER
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PART ONE – PREAMBLE

PURPOSE/LOCATION

Official Plan Amendment No. 102 applies to a 0.57 hectare parcel of land located on the south side of Lake Shore Boulevard West, east of Park Lawn Road, known municipally as 2157 Lake Shore Boulevard West.

The purpose of this amendment is to adopt site-specific height and density policies to facilitate a mixed use development.

1.2 BASIS

In 2008, The Humber Bay Shores Urban Design Guidelines Update and Public Realm Plan was passed by the City of Toronto which provided additional guidance and a new vision for the development of the "Motel Strip". This amendment will implement the design vision and land use pattern contemplated by the urban design guidelines.

The intensification of the site is consistent with the Provincial Policy Statements and Growth Plan for the Greater Golden Horseshoe. The Growth Plan identifies intensification as a planning tool for managing population and employment growth within settlement areas.

The development of the subject lands will provide for an appropriate balance of uses including office, residential, and retail uses.

This amendment introduces a site specific policy for the development of the subject lands, which is provided in Part Two below.

PART TWO – THE AMENDMENT

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text and Schedules "A" and "B" constitutes Amendment 102, to the Official Plan for the City of Toronto Planning Area. The Official Plan is hereby amended as follows.

2.2 MAP CHANGES

1. Map 11-1 of the Motel Strip Secondary Plan is hereby amended as shown on Schedule "B" by introducing a site specific policy area 11.5 for the subject lands.

2.3 TEXT CHANGES

The subject lands identified on Schedule "A" shall be subject to the following site specific policy which is to be incorporated into Section 10 of the Motel Strip Secondary Plan and shall apply to that part of the Mixed Use Areas 'A' and 'B' where site specific policy 11.5 is shown on Map 11-1.

"The following policies shall apply to lands identified on Map 11-1 as site specific policy 11.5:

a) Notwithstanding Sections 3.2, 4.1, 4.2, 8.5 and 8.6, the subject lands within Mixed Use Areas "A" and "B" shall be developed for a mixed use project and shall be subject to the following policies:

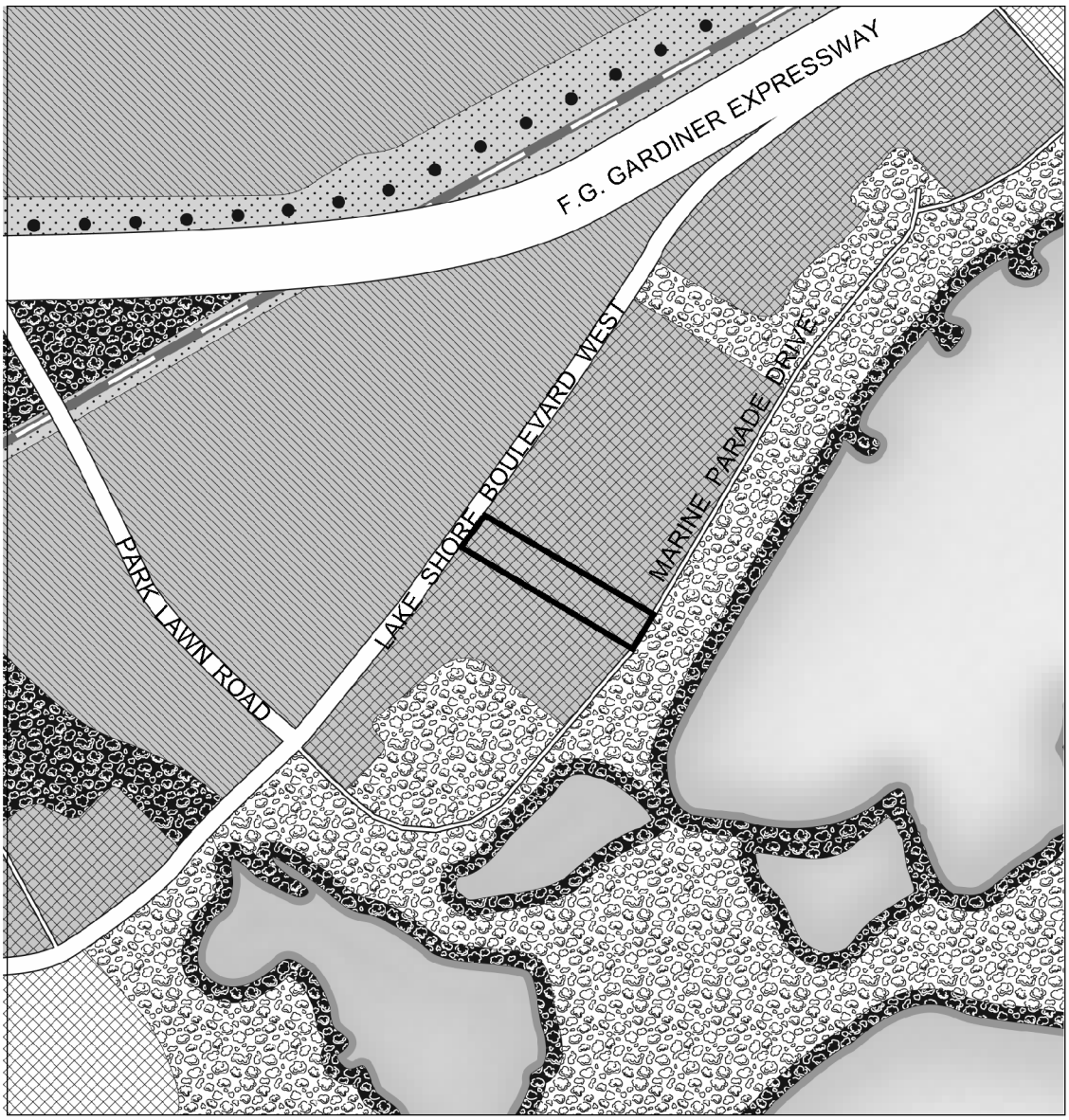
    a. A maximum of 408 residential units on the subject lands to be located entirely with Mixed Use Area "A" as shown on Schedule B.

    b. A commercial building with a minimum floor area of 2,617 square metres on the subject lands to be located entirely within Mixed Use Area "B" as shown on Schedule B.

    c. Grade-related retail and/or service commercial uses shall be provided along Marine Parade Drive and Lake Shore Boulevard.

    d. The maximum density within Mixed Use Area "A" shall be 3.99 times the gross lot area of 8732 square metres.

    e. The maximum building height permitted in Mixed Use Area "A", between Marine Parade Drive and Street 7, as shown on Map 11-1, shall be 116.05 metres measured above an elevation of 84 metres asl.



TORONTO City Planning

Official Plan Amendment # 102

Area to which OPA #102 applies.

2157 Lake Shore Boulevard West

Schedule A

File # 08_223121

Site Location

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Parks & Open Spaces Areas

Natural Areas

Parks

Other Open Space Areas

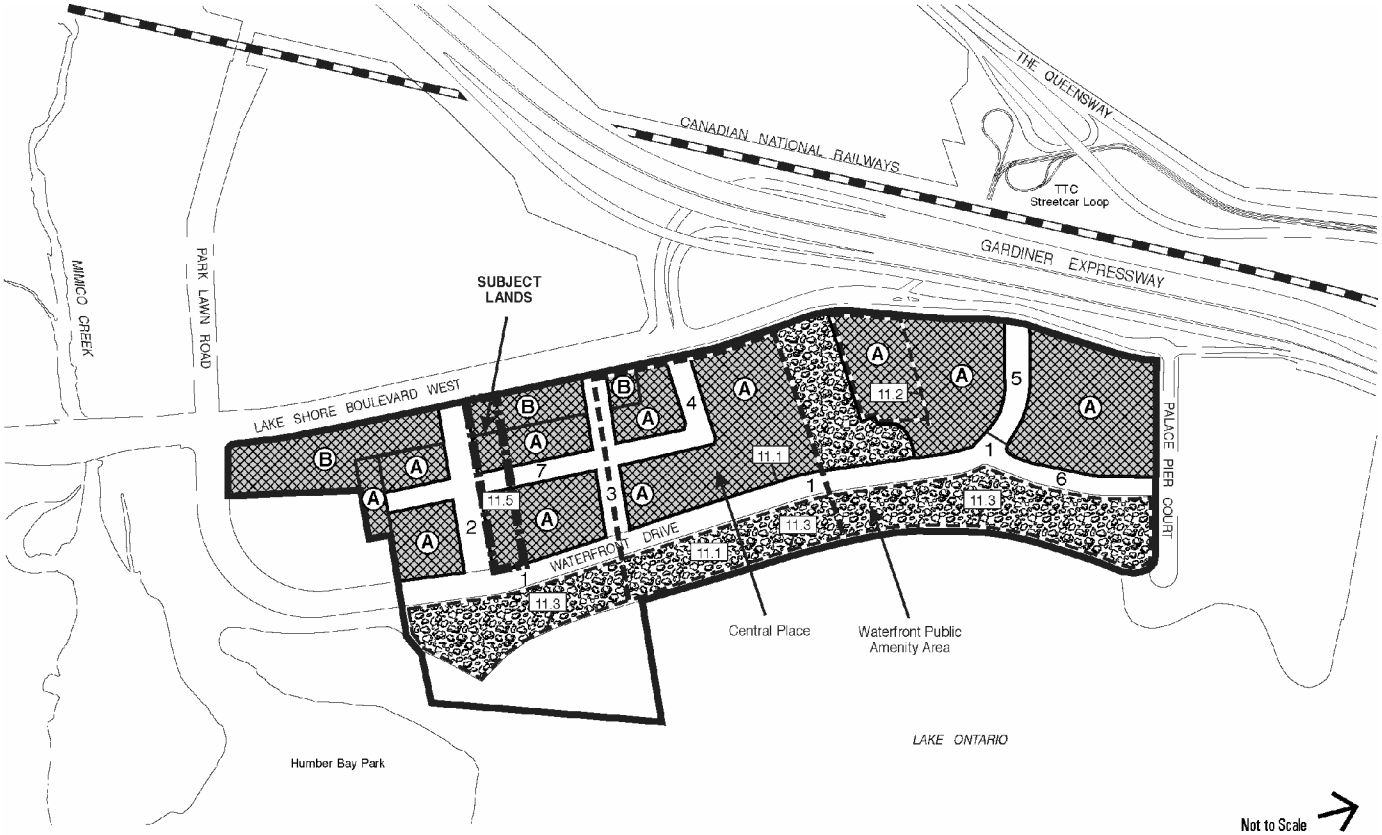
Institutional Areas

Regeneration Areas

Employment Areas

Utility Corridors

Not to Scale
09/22/09



TORONTO
City Planning

Motel Strip Secondary Plan

MAP 11-1 Land Use Plan

Secondary Plan Boundary

Mixed Use Areas

Parks and Open Space Areas

Site and Area Specific Policies

1-7 Internal Roads

Schedule B

Site and Area Specific Policies 11.5

August 2007