

2230 Lake Shore Boulevard West – Official Plan and Zoning By-law Amendment Application – Final Report

Date:	March 10, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	08 166911 WET 06 OZ

SUMMARY

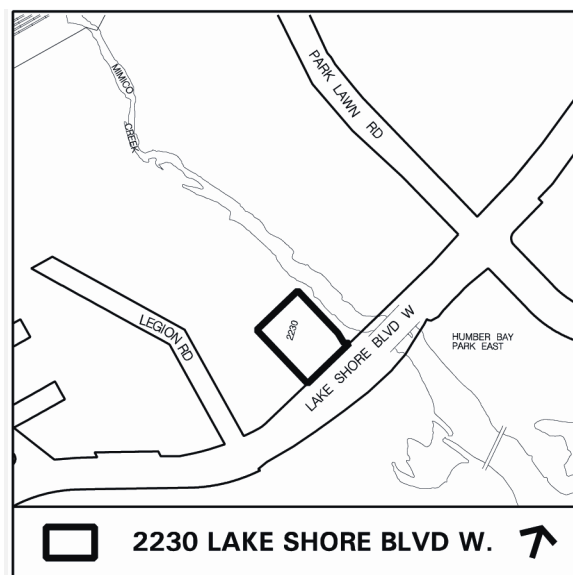
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to replace the existing commercial plaza at 2230 Lake Shore Boulevard West with a 133 metre high-rise residential condominium building (approximately 44-storeys) containing approximately 341 condominium and townhouse-style units. The development will consist of four levels of underground parking, a two to 4-storey podium, with retail commercial uses at grade along Lake Shore Boulevard West with office uses above.

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

The point tower and podium design respect the integrity of the existing neighbourhood, create a good public realm, and the landscaped open space on and adjacent to the site contribute to the development.

The proposal is compatible with the scale of other tall residential buildings existing, approved and proposed nearby, including Marina Del Ray, Humber Bay Shores and



along Park Lawn Road.

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 the Zoning Code for the former City of Etobicoke substantially in accordance with the Zoning By-law amendments 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, in consultation with City Planning, Building Division, and the Toronto and Region Conservation Authority.
4. The owner be required to enter into a Section 37 Agreement to secure community benefits as outlined in this report and summarized in Attachment 7, prior to introducing the necessary Bills to City Council for enactment.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the lands at 2230 Lake Shore Boulevard West by demolishing the existing one storey commercial plaza, and constructing a 44-storey mixed-use point tower. The tower will have a main floor plate size of 665 square metres, with a main building height of 133 metres, plus a 19 metre architecturally integrated mechanical penthouse. The building is proposed to have a podium base ranging from two to four storeys in height. The tower will physically and functionally connect to the residential towers at 2242 and 2246 Lake Shore Boulevard West (Phases 1 and 2) to the west.

The proposal includes approximately 341 condominium and townhouse-style units. Approximately 45% will be one bedroom units (154 units), 54% will be two bedroom units (185 units), and the remainder will have three bedrooms (2 units). The total gross floor area (GFA) of the development is approximately 29,200 square metres. The floor space index (FSI) is 6.7 times the lot area.

The proposal includes four levels of underground parking. The current proposal includes 386 parking spaces. As the intent of the proposal is to functionally integrate with the development at 2242 and 2246 Lake Shore Boulevard West (Phases 1 and 2), commercial/retail and office underground parking, as well as some residential and visitor parking, will be shared throughout the project. Surface vehicle parking will continue to be accessed from Lake Shore Boulevard West, and access will be designed to function as right-in/ right-out movements.

For the convenience of pedestrians, an entrance providing access to the lobby is located directly from Lake Shore Boulevard West, adjacent to the retail space. Servicing, loading and garbage pick-up are located inside the podium, visually concealing these uses from the main street and adjacent open spaces.

Hard and soft landscaping is provided for residents on the 2nd and 4th levels of the podium building, which is also connected to the large and extensive indoor amenity areas in the towers at Phases 1 and 2. The amenity facilities will be shared between all three phases. A 10 metre open space buffer and building setback is also provided along Mimico Creek with landscaping for public uses.

Site and Surrounding Area

The site is located on the north side of Lake Shore Boulevard West, just east of Legion Road. The site has a lot area of 0.43 hectares, and is generally rectangular. The property is currently occupied by a vacant one-storey commercial plaza.

The surrounding uses are as follows:

North: Immediately north of the site is a vacant City-owned lot. Currently this lot is being used as a construction staging area for the development at 2242 and 2246 Lake Shore Boulevard West (Phases 1 and 2). Once construction of these phases are complete, the City-owned property will be regraded and naturalized into public open space by the developer, and will form part of the future green space revitalization planned by the City and TRCA.

South: Humber Bay Park, and further south is Lake Ontario.

East: The west bank of Mimico Creek, followed by a mid-rise office building at 2200 Lake Shore Boulevard West. This property has development approvals to permit three condominium towers, with an approved height of 124 metres, and 1,200 residential units.

West: 2242 and 2246 Lake Shore Boulevard West (Phases 1 and 2), which is intended to be integrated with the proposal at 2230 Lake Shore Boulevard West (Phase 3). This site has zoning and site plan approvals to construct two residential mixed-use condominium towers with a height of 27 and 36 storeys. Construction is underway.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is designated Mixed Use Areas on the Land Use Plan (Map 15) of the City of Toronto Official Plan. The abutting properties along Lake Shore Boulevard West are also designated Mixed Use Areas. These areas are intended to contain a broad range of commercial, residential and institutional areas, in single use or mixed-use buildings, as well as parks and open spaces and utilities.

The Plan contains criteria for redeveloping lands in Mixed Use Areas. Proposals should create high quality developments; minimize negative impacts on adjacent neighbourhoods; enhance nearby public streets, parks and open spaces; provide attractive, comfortable and safe pedestrian environments and reduce automobile dependency. The Mixed Use Area development criteria in the Official Plan guide the physical shape and character of intensification and are discussed throughout this report.

The property is adjacent to lands within the "Natural Heritage System" as shown on the Natural Heritage Map (Map 9) of the Official Plan. Policies in the Official Plan require that the development be set back by at least 10 metres adjacent to the top-of-bank of the valley, and the Plan contains policies dealing with opportunities, to restore, enhance and extend the Natural Heritage System through new development in these areas. The proposed development mostly responds to the built form criteria required next to Natural Areas, for the exception of a minor encroachment of the underground parking garage, and balconies on the east side of the tower. These minor encroachments will form part of the new site-specific Official Plan Amendment.

All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts, and identify measures to mitigate negative impacts on

and/or improve the natural heritage system, taking into account consequences for features, form and function.

Mentioned later in this report, the applicant has worked extensively and co-operatively with the City and TRCA on a comprehensive flood remediation plan for the lands at 2242 and 2246 Lake Shore Boulevard West (Phases 1 and 2), and lands in the vicinity between Legion Road and Mimico Creek. The TRCA and City are generally satisfied with the Flood Remediation and naturalization strategy, subject to final detailed design.

This portion of Lake Shore Boulevard West is identified as an Avenue on the City's Urban Structure Map (Map 2). Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment. Each Avenue is different in terms of lot sizes and configuration, existing uses, neighbouring uses, transit service and streetscape potential.

While an Avenue Segment Study might normally be contemplated as part of this proposal, in this instance, the subject development is designed to be integrated with Phases 1 and 2, which are already approved, before the *Avenue* policy applied to the site. This site also constitutes the last remnant parcel for development between Legion Road and Park Lawn Road. Notwithstanding the foregoing, the application was evaluated, against the Tall Building Guidelines and Built Form Criteria of the Official Plan, to ensure suitable relationships along this segment of the Avenue.

The site is also subject to Official Plan Site-Specific Policy No. 17. This policy allows the existing use to continue up until redevelopment of the site occurs, and only permits a maximum building height of 30 metres. This is a vestige of an older policy, previously contained in the Park Lawn/Lake Shore Boulevard Secondary Plan, which is now repealed. This report recommends deletion of this site-specific Official Plan Policy, and its replacement with a new site-specific policy, in order to allow for the proposed development.

Zoning

The property was rezoned from Class 1 Industrial (IC.2) to Limited Commercial. By-law 1985-252 also applies to the site. Site-specific provisions permit the existing commercial plaza, however the by-law does not allow for residential uses, and restricts certain commercial uses on site. A rezoning is needed in order to allow the proposed redevelopment.

Ravine Control

The site is protected under the City of Toronto Municipal Code, Chapter 658 – Ravine Protection. Specifically, the purpose of the by-law is to promote the management, protection and conservation of ravines and associated natural and woodland areas and to prohibit and regulate the injury and destruction of trees, filling and dumping in areas

defined in Schedule A of the by-law. A permit is required to conduct any of the above activities on the ravine protected areas. Under the provisions of Section 658, the General Manager of Parks, Forestry & Recreation is authorized to issue permits to injure or destroy trees or alter the grade where applicable. The issuance of permits may be subject to conditions. A Ravine Permit was obtained by the applicant for Phases 1 and 2 and will be sought during the Site Plan Approval process for this development.

Toronto and Region Conservation Authority

The property is partially located within the Toronto and Region Conservation Authority (TRCA) regulated area. Under the Conservation Authorities Act, the TRCA has the power to regulate development in certain designated areas. The areas under the TRCA's control are identified in Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation) established under the authority of the Act. A permit is required from the TRCA prior to any of the following works: straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland or development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

Development is defined by the TRCA as:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure or increasing the number of dwelling units in the building or structure;
- c) site grading; and
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

The applicant has been working extensively with the TRCA to address the limits of development, grading and floodproofing measures to the Mimico and Bonar Creek system. The TRCA generally accepts the proposed development, subject to further refinements.

Site Plan Control

The property is subject to Site Plan Control. There are a number of issues that must be addressed and finalized at Site Plan review stage, including:

- Building materials and overall design of the proposed condominium building such that the finished building will be integrated with the towers as part of the Phase 1 and 2 development (2242 and 2246 Lake Shore Boulevard West);
- Encouraging the applicant to develop the proposed development in accordance with Council adopted Toronto Green Standards;
- Finalizing the details regarding the built form, visual transparency, and grading relationship along the edge of the Bonar and Mimico Creeks;
- The submission of a Pedestrian Wind Study with acceptable wind levels for outdoor amenity and public areas;
- The submission of a Scoped Natural Heritage Impact Study for the non-developed portion of the site; and
- Full consideration of all other standard site plan control requirements of the City.

Reasons for Application

Residential development is not permitted under the current zoning. In addition, the proposed heights and density exceed the maximum permitted in the Official Plan site-specific policy.

Community Consultation

Two Community Consultation Meetings were held at the Polish Hall on Lake Shore Boulevard West (September 30, 2008) and Mimico Memorial Library (March 2, 2009).

Community Consultation Meeting of September 30, 2008

All residents and property owners within a 120-metre radius of the site were notified, plus the Humber Bay Shores Condominium Association which includes residents within the Humber Bay Shores Area and the condominiums west of Park Lawn Road.

Approximately 22 members of the public attended the first meeting.

Issues raised at the meeting were mainly related to site access, traffic generation, capacity within the existing road network, and the ability of traffic generated from the proposed development to use the private road system within the townhouse development, located west of the property. The response from those in attendance was an overall acceptance of the proposal. No negative comments were raised with respect to the design of the building and the proposed height.

Community Consultation Meeting of March 2, 2009

Area residents outside the 120 metre notification radius expressed interest in the proposal, after the first Community Consultation Meeting was held. At the request of the

local Ward Councillor, a second meeting was scheduled in order to provide the local residents an opportunity to make their views known, and ask questions of the applicant and City staff.

Questions raised at this meeting were related to the proposed height and density of the point tower, the potential widening of Legion Road, the amount of parking dedicated for the retail component, and the total number of parking spaces provided for the entire development. The ability for vehicles arising from the development, to pass through the townhouses road system at Yachter's Lane, was raised as a concern. An additional comment was made relating to a desire for increased development in the area, in order to revitalize the local neighbourhood.

The issues outlined above were discussed at the meeting, and are also addressed in the Comments section of this report.

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.

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 use, reduces land consumption related to residential development and utilizes 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 to reduce the need to convert rural land to urban uses. It is an example of intensification through redevelopment of an underutilized lot.

Land Use

The site is designated Mixed Use Areas in the Official Plan. Staff are of the opinion that the development proposal conforms to the intent of the Mixed Use Areas designation and its development criteria. The high-rise residential use of this land is appropriate as it is compatible with the surrounding context and buildings. The proposal will have good access to parks, nearby community facilities and institutions, and maximize opportunities for transit.

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 things. 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 neighbours.

At 44 storeys in height (133 metres), the proposal makes a transition from the 27 and 36 storey towers (84 metres and 110 metres, respectively) in Phase 1 and 2, and fits with the scale of taller residential buildings built, approved or emerging on Lake Shore Boulevard West at Park Lawn Road, and further east towards Humber Bay Shores. The slender point tower provides a consistent, high quality design and forms an architectural ‘trio’ of buildings, thereby completing this block of residential development.

Staff have assessed the impacts of this height with regard to shadow impacts, loss of amenity and/or privacy for neighbouring uses and the pedestrian environment and streetscape. It has also been reviewed in the context of the recently adopted Humber Bay Shores Guidelines, which is located just east of the subject site.

Density is at 6.7 FSI, with a total of 341 residential units. However, the mass of the tower is thin, and allows for greater sky views from the public realm and streetscape level. The densities are comparable to the site specific densities in Humber Bay Shores, and are lower when blended across the entire gross lands (Phases 1-3) from Legion Road to Mimico Creek.

Tall Building Guidelines

The Council-approved Design Criteria for Review of Tall Building Proposals (Tall Building Guidelines) reiterate the Official Plan requirements that the tower component of the tall buildings be composed of base, shaft and top. The tower elements proposed for this development exhibit this form.

The proposed tower has a designed floor plate size of 665 square metres, tapering from the 16th floor and up. In staff’s opinion the towers are appropriate as they promote separation, and promote sky views.

The separation distances between the proposed tower and the recently approved buildings at 2242 and 2246 Lake Shore Boulevard West are above the minimums called for in the Tall Building Guidelines. The tapering balconies, and other articulation of the massing and architectural details of the building will provide interesting views in and out of the property. By including three appropriately sized high-rise towers, the design provides for the intensification of the site while allowing for light, views and a feeling of openness in the area.

The development creates a strong built-form edge with visual interest along Lake Shore Boulevard West, Bonar Creek to the north and Mimico Creek to the east. The Bonar and Mimico Creek edges are intended for future public trails, and the proposal provides pedestrian connections in and around these ravine areas. This site has been planned comprehensively as part of this Mixed Use Area between Legion Road and Mimico Creek. Site Plan review will ensure the project responds positively to this major road and provides appropriate scale and massing that fits with the recently approved design and architectural elements, and blends into the approved development site at 2242 and 2246 Lake Shore Boulevard West (Phases 1 and 2).

Sun, Shadow, Skyview

The applicant has provided a sun/shadow study to allow staff to assess the impacts of the shadows that the proposed building will cast on its own and neighbouring properties, as required by the Official Plan. The illustrations show the proposed tower will not adversely overshadow neighbouring areas, internal courtyards, and other publicly accessible areas. Planning staff are of the opinion that the shadow impacts of this project on its neighbours are reasonable. The point tower profile of the tower elements will help to ensure that the shadows move quickly. Shadow impacts on adjacent neighbourhoods west of Legion Road are limited in the Spring/Fall and summer to the early morning, and are largely off any residential areas by 9:00 a.m. and 10:00 a.m. The shadows of Phase 3 mostly nest with the approved Phases 1 and 2 development.

Wind

The applicant has yet to submit a Pedestrian Level Wind Study. Its objective is to determine what the wind velocities will be on site and how individuals will perceive them in each season. Mitigation measures will be addressed through the Site Plan Approval process. Measures could include architectural and landscape features that increase surface roughness, such as more trellises, and tree plantings, in addition to minor alteration to the form of the building.

Open Space

A significant landscaped area will be provided on the second floor of the podium building, and a portion of the 4th level podium will be landscaped along the Lake Shore Boulevard West street frontage. As this proposal is intended to integrate with Phases 1 and 2, the building at 2230 Lake Shore Boulevard West (Phase 3), has been designed to connect into Phases 1 and 2 at the third floor and share the large and active indoor amenity area of approximately 2,300 square metres (over 24,500 square feet). The amenity areas provided as part of the completed development will exceed the minimum standard for open space, as required by the zoning by-law.

The site abuts Bonar and Mimico Creek. The proposal provides a 10 metre open space buffer along Mimico Creek, for public trails that will connect to Lake Shore Boulevard

West and Legion Road, and adjacent to open spaces being planned by the City and TRCA.

As the site is bordered on two sides by the Bonar and Mimico Creek system, Official Plan policies, as well as the Toronto and Region Conservation, requires that any buildings, above and below ground, and any parking or feature essential to the viability of the proposal be setback 10 metres from the stable top of bank.

There will be limited and minor encroachments of the underground garage, and above-grade balconies along the north edge of the podium, and portions along the east edge of the podium, adjacent to Mimico Creek. The main building at grade respects natural heritage setbacks. In order to address the building encroachments, Staff support an Official Plan Amendment to create a Site and Area Specific Policy to permit development within 10 metres of the top-of-bank. These encroachments are supported as the owner has agreed to re-naturalize the lands, provide pedestrian trails along Bonar and Mimico Creek, and dedicate the lands adjacent to Mimico Creek to the Toronto and Region Conservation Authority, ownership. In addition, the site-specific zoning by-law will also detail these setbacks and minor encroachments.

In summary, staff is of the opinion that the proposed development meets the requirements of the Official Plan and Design Criteria for Review of Tall Building Proposals. As part of the Site Plan Approval review, a high quality building design will be pursued, particularly with respect to the visibility from Lake Shore Boulevard West, building materials, built form and grading relationships along the Bonar Creek wetlands, and promoting designs in environmental sustainability.

Traffic Impact, Access, Parking

The applicant submitted a Traffic Impact Study (TIS) as part of the application. A review of this study by the City's Transportation Services indicates that the conclusions within the report are acceptable. The TIS concludes that the proposed development will add approximately 30 new two-way trips to the area traffic in the a.m. peak hour, with virtually no change in the p.m. peak hour. Essentially, the new site traffic is projected to add approximately 1% additional traffic to the Lake Shore Boulevard West and Park Lawn Road intersection. Parking for all Phases will be provided at zoning standards approved at Phases 1 and 2, with the flexibility to share surplus underground visitor and residential spaces at Phases 1 and 2.

Land devoted to vehicles and vehicle traffic in the development have been minimized by providing entrances to the podium at the ground level and first level underground garage from the access driveway from Lake Shore Boulevard West, and from Legion Road. Service facilities related to garbage, loading, and moving are located in the podium.

Servicing

A Functional Servicing Report has been submitted as part of the application. A review by Technical Services indicates that the sanitary sewer system along Lake Shore Boulevard West (between Louisa Street and Legion Road) may need to be upgraded. It is recommended that the applicant conduct field investigations to ascertain whether any upgrades are needed, so that appropriate measures can be implemented prior to the construction of the development, if required.

Parkland

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 lowest quintile of current provision of parkland, as per Map 8B/C of the Official Plan.

Parks, Forestry and Recreation staff have advised that the development site is subject to the alternate rate park levy. The parkland contribution that would apply to this site is 10%. The required parkland dedication will be satisfied through cash in lieu. The Alternative Dedication By-law provides that a portion of dedication above the base 5% must be used to acquire parkland that is accessible to the area in which the development is located or improve parks in the vicinity of the development.

Streetscape

The proposed development provides a building mass that appropriately frames the edge of the street, and is aligned to be consistent with the building façade of the development at Phases 1 and 2. The Site Plan review will finalize details to provide adequate room for pedestrian amenity, landscaping and tree planting, and will offer an attractive, comfortable and safe pedestrian environment, and appropriately located vehicular access.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the City's Green Development Standards (GDS) adopted by Council in July 2006, including the measures referenced above to achieve a net environmental gain.

Section 37

Section 37 of the Planning Act authorizes a municipality with appropriate approved Official Plan provisions to pass by-laws involving increases in the height or density otherwise permitted by the Zoning By-law in return for the provision 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 an increase in height and/or density of

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 has been agreed that a cap of \$2-million will 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 (above and beyond the 5%) which has been requested, but not yet completed. The approximate order of magnitude and financial obligations may need to be reordered subject to the appraisal, and will be resolved prior to the Bills going forward for enactment.

The community benefits recommended to be secured in the Section 37 agreement including cash-in-lieu above and beyond 5%, are generally as follows:

1. Contribution of \$500,000 for a new community centre in Mimico (location to be determined), to be paid prior to the issuance of the first above-grade building permit;
2. Contribution of \$500,000 towards the trails and bridge crossings (potentially 2 bridges) over Mimico Creek and Bonar Creek;
3. Contribution of \$500,000 for parkland acquisition within Mimico;
4. Contribution of \$250,000 towards Mimico Memorial Park;
5. Contribution of \$75,000 for the Mimico Train Station;
6. Contribution of \$75,000 for Mimico By-the-Lake Public Art; and
7. Contribution of \$100,000 for public art at Coronation Park.

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. the fulfillment through the site plan agreement, of all ravine and valley lands remediation work and environmental matters, including the conveyance of a 10-metre buffer along the east side of the property, into the ownership of the TRCA, all to the satisfaction of the Toronto and Region Conservation Authority, the General Manager, Parks, Forestry and Recreation, and Urban Forestry Ravine Protection division, in consultation with the Chief Planner and Executive Director, City Planning;
3. require the owner to submit a Pedestrian Wind Study, to the satisfaction of the Director of Community Planning, Etobicoke York District;
4. require the owner to submit information related to the sanitary sewer capacity along Lake Shore Boulevard West between Legion Road and Louisa Street

indicating whether or not the existing sanitary sewer system in this area is needed to be upgraded to support the development; and

5. require the owner to revise and re-submit the Functional Servicing Report to the Executive Director of Technical Services for review and acceptance.

Development Charges

It is estimated that the development charges for this project will be \$2,297,600. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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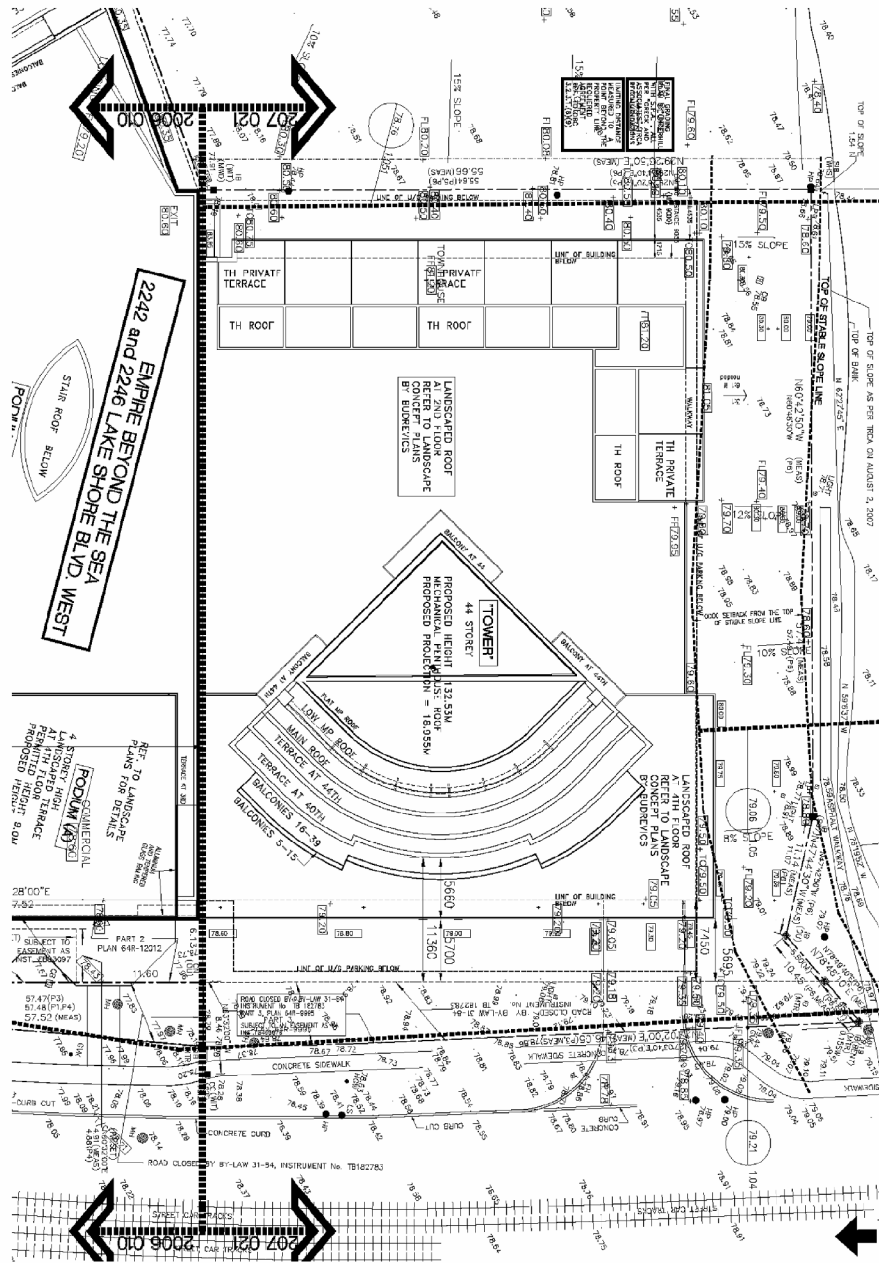
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Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1a: Site Plan
Attachment 1b: Context Plan
Attachment 2a: Elevations – South Side, North and East Side Podium
Attachment 2b: Elevations – North and West
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 6: Draft Official Plan Amendment
Attachment 7: Section 37 – Community Benefits

Attachment 1a: Site Plan



Site Plan

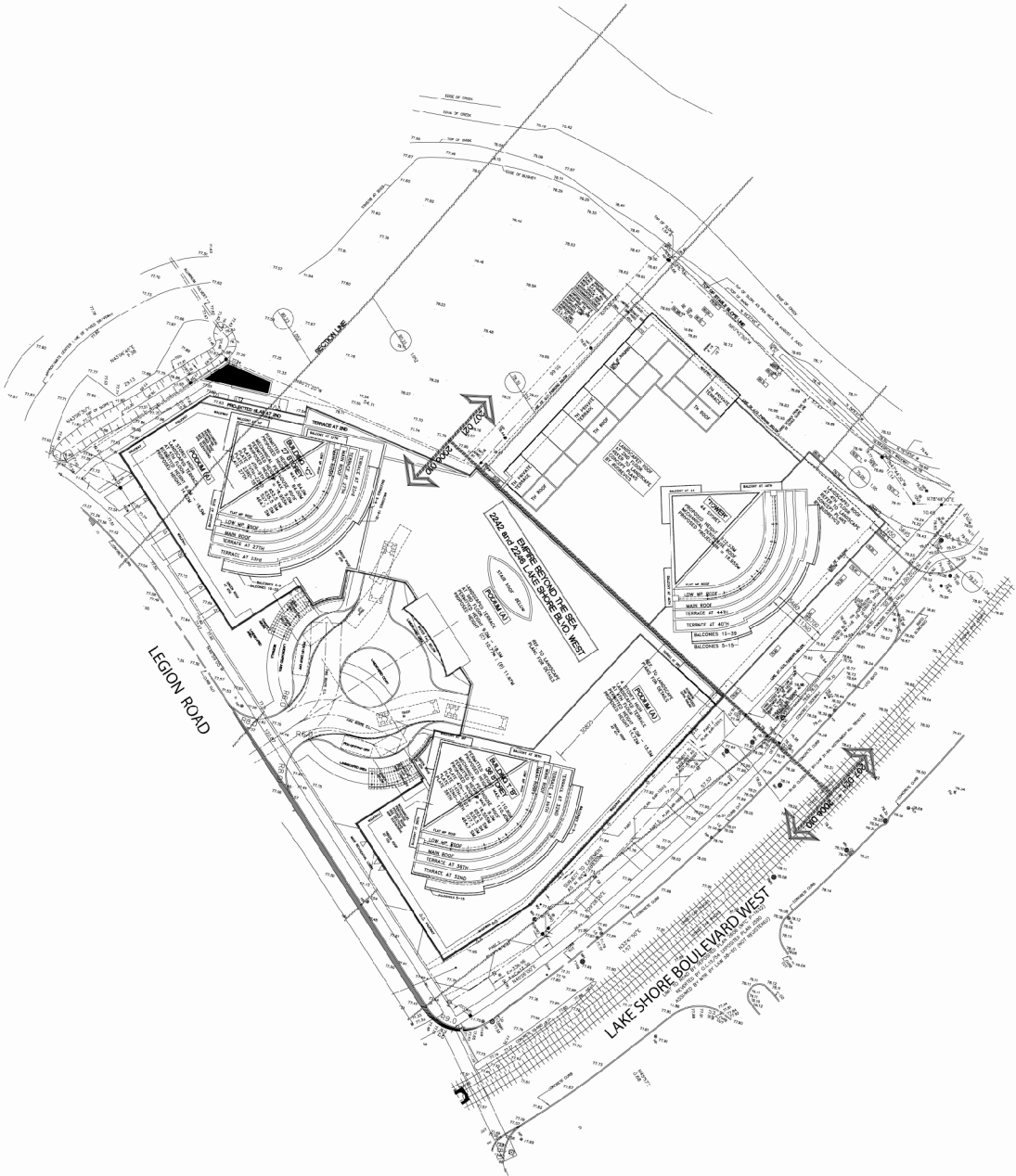
2230 Lake Shore Boulevard West

Applicant's Submitted Drawing

Not to Scale
04/03/2009

File # 08_166911

Attachment 1b: Context Plan



Site Plan

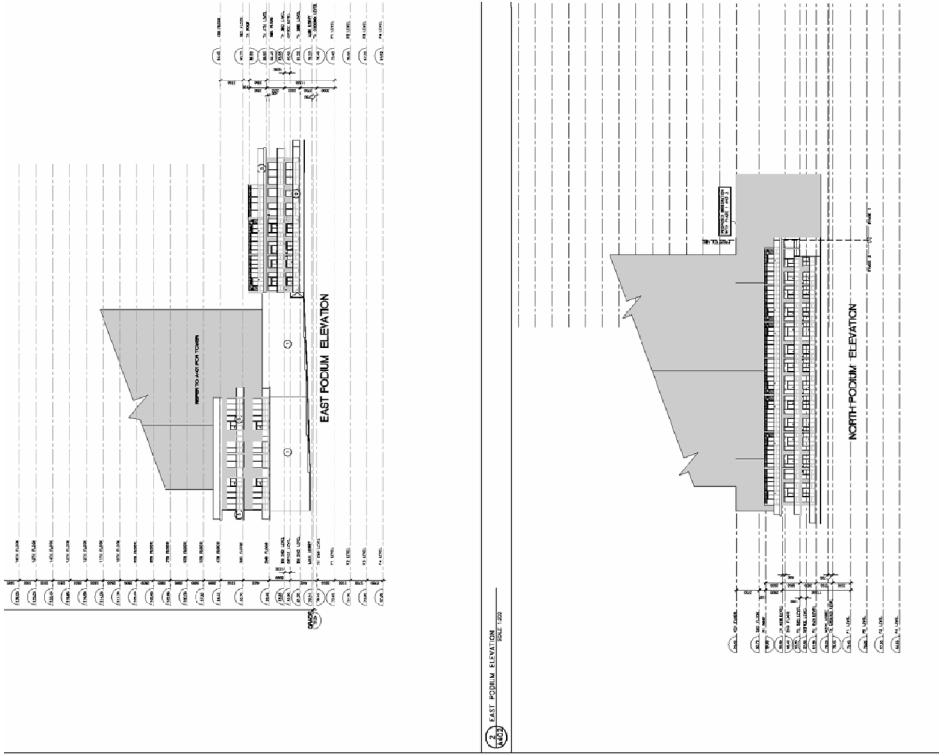
2230 Lake Shore Boulevard West

Applicant's Submitted Drawing

Not to Scale 

File # 08_166911

Attachment 2a: Elevations- South Side, North and East side Podium



2230 Lake Shore Boulevard West

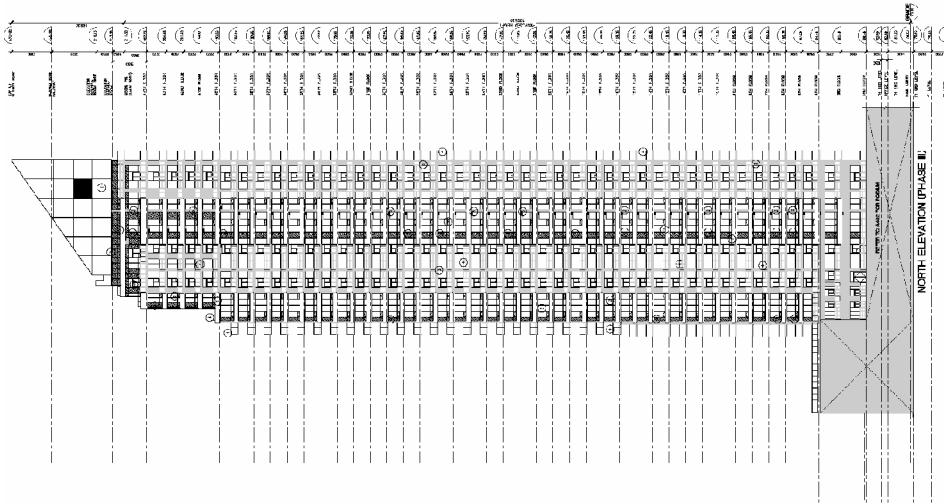
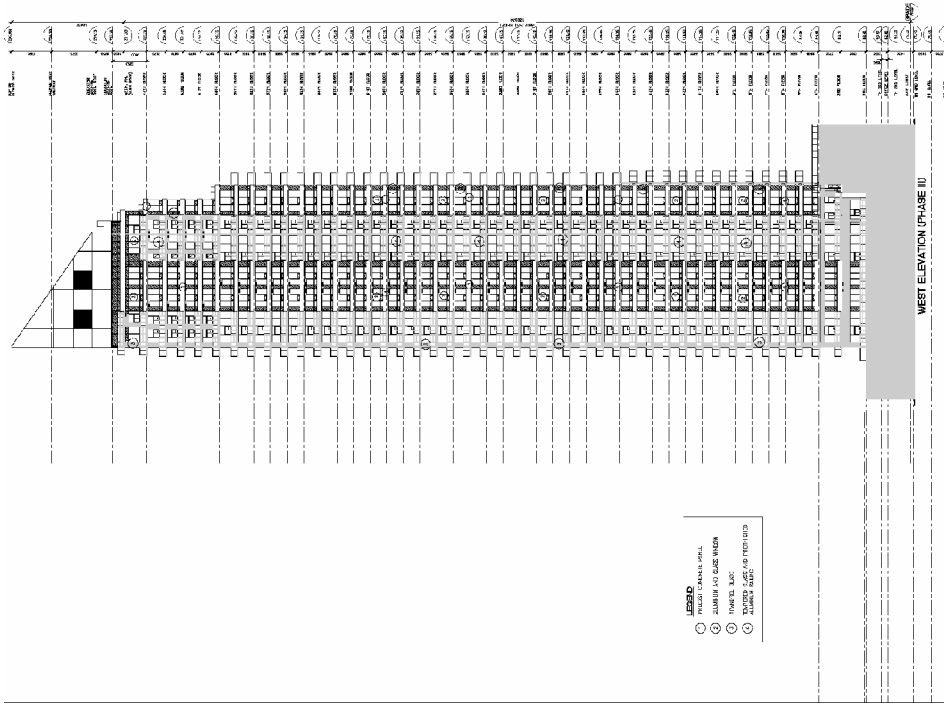
Elevations

Applicant's Submitted Drawing

Not to Scale
03/04/2009

File # 08_166911

Attachment 2b: Elevations- North and West



2230 Lake Shore Boulevard West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 03/04/2009

File # 08_166911

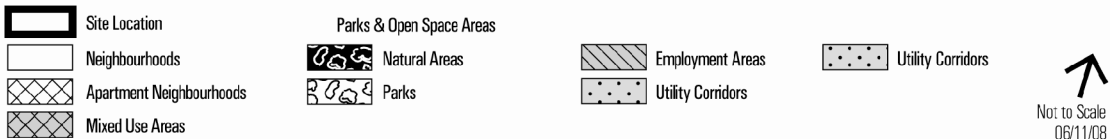
Attachment 3: Official Plan



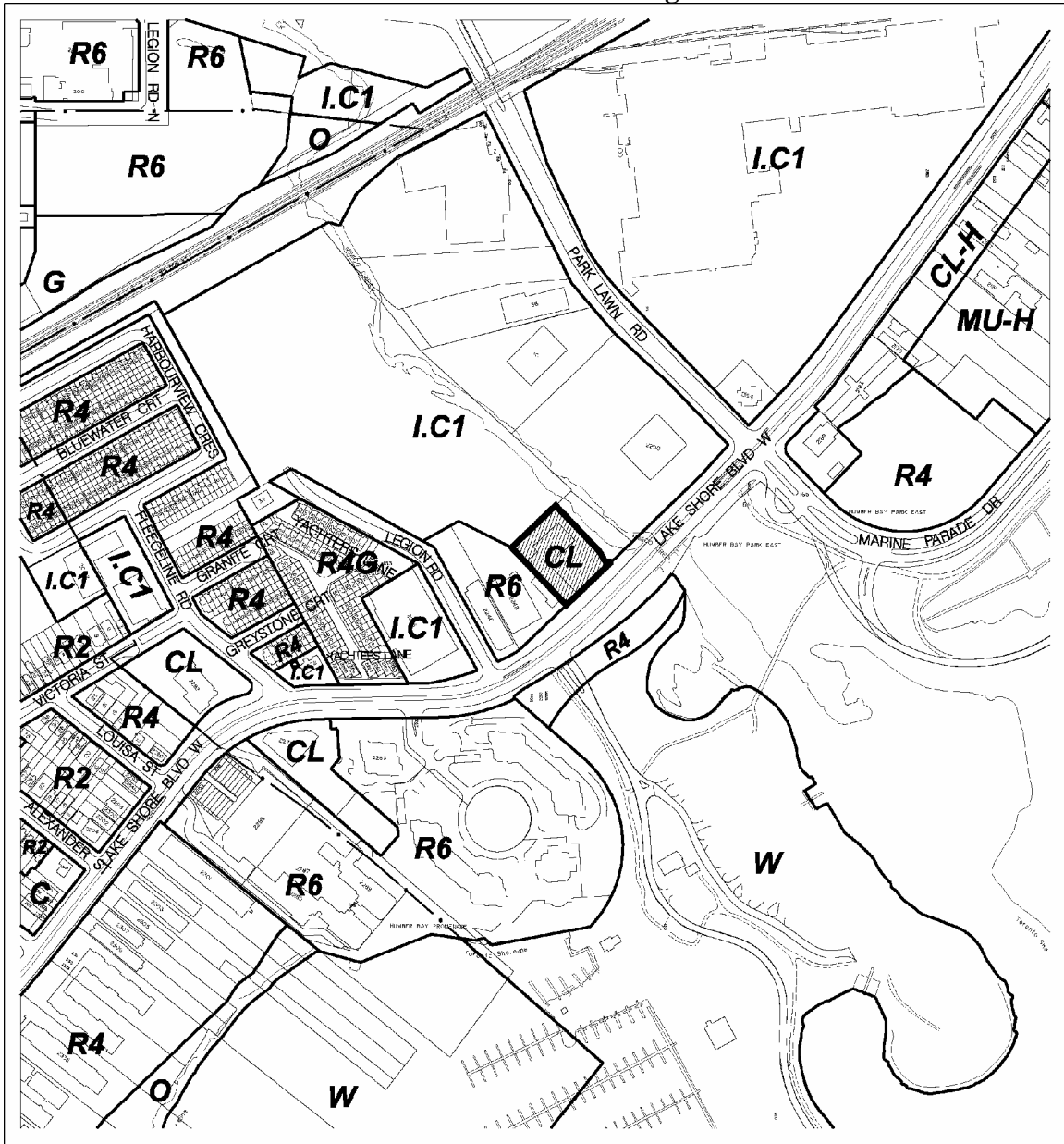
TORONTO City Planning
Official Plan

2230 Lake Shore Boulevard West

File # 08_166911



Attachment 4: Zoning



2230 Lake Shore Boulevard West

File # 08_166911

Former Etobicoke By-law 11,737
 R4 Residential Fourth Density
 R6 Residential Sixth Density
 I.C1 Industrial Class 1
 CL Commercial Limited

Former Mimico By-law 1930
 R2 Residential 1, 2, & 3 Family
 R4 Residential Multiple
 G Greenbelt
 MU Mixed Use

O Temporary Open Space
 W Waterfront
 (H) Holding District



Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 04/03/2009 JM

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 166911 WET 06 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 6, 2008

Municipal Address: 2230 LAKE SHORE BLVD W
 Location Description: PL 164 PT LT370 RP 64R9995 PT 3 **GRID W0608
 Project Description: Official Plan and Rezoning to permit a 44-storey residential condominium tower with commercial/office uses at the ground level.

Applicant:	Agent:	Architect:	Owner:
ARMSTRONG HUNTER AND ASSOCIATES			2230 LAKE SHORE BLVD LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	1985-252
Zoning:	CL	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4320	Height:	Storeys:	44
Frontage (m):	60		Metres:	133
Depth (m):	72			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	28502		Parking Spaces:	382
Total Non-Residential GFA (sq. m):	698		Loading Docks	1
Total GFA (sq. m):	29200			
Lot Coverage Ratio (%):	0			
Floor Space Index:	6.7			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	28502
Bachelor:	0	Retail GFA (sq. m):	297
1 Bedroom:	154	Office GFA (sq. m):	0
2 Bedroom:	185	Industrial GFA (sq. m):	0
3 + Bedroom:	2	Institutional/Other GFA (sq. m):	0
Total Units:	341		

Attachment 6: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ [or Report No.~. Clause No.~] as adopted by City Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

BY-LAW No.?

To adopt Amendment No. 75 to the Official Plan for the City of Toronto with respect to lands municipally known as 2230 Lake Shore Boulevard West

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. The attached Amendment No. 323 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this ~th day of ~, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI WATKISS
City Clerk

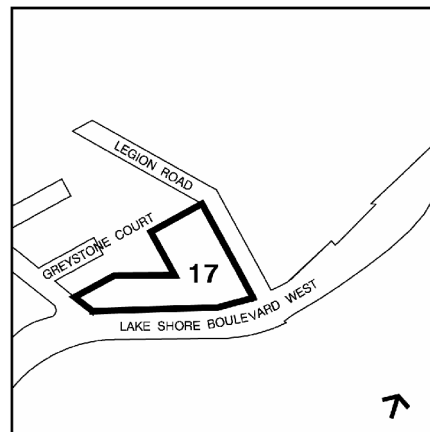
**AMENDMENT No. 75 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

The following text and schedule constitute Amendment No.75 to the Official Plan for the City of Toronto.

OFFICIAL PLAN AMENDMENT

The Official Plan of the City of Toronto is amended as follows:

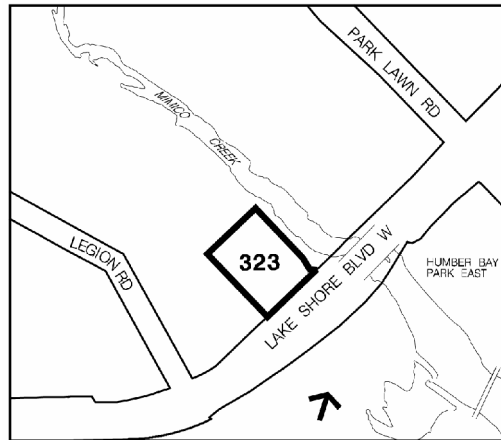
1. Chapter 7, Site and Area Specific Policies is amended by deleting Site and Area Specific Policy No. 17 as it applies to the lands municipally known as 2230 Lake Shore Boulevard West, by deleting the existing map and replacing it with attached map below.



2. Map 26, Site and Area Specific Policies, is amended by amending the area affected by Site and Area Specific Policy No.17 as shown on the map above as Site and Area Specific Policy No. 17.
3. Chapter 7, Site and Area Specific Policies is amended by adding Site and Area Specific Policy No. 323 for the lands known as 2230 Lake Shore Boulevard West, as follows:

323. **2230 Lake Shore Boulevard West**

Development is permitted within 10 metres of the top-of-bank of the valley



4. Map 26, Site and Area Specific Policies, is amended by adding the lands municipally known as 2230 Lake Shore Boulevard West, as shown on the map above as Site and Area Specific Policy No. 323.

Attachment 7: Section 37

The community benefits recommended to be secured in the Section 37 Agreement, are generally as follows:

- 1 Contribution of \$500,000 for a new community centre in Mimico (location to be determined), to be paid prior to the issuance of the first above-grade building permit;
- 2 Contribution of \$500,000 towards the trails and bridge crossings (potentially 2 bridges) over Mimico Creek and Bonar Creek;
- 3 Contribution of \$500,000 for parkland acquisition within Mimico;
- 4 Contribution of \$250,000 towards Mimico Memorial Park;
- 5 Contribution of \$75,000 for the Mimico Train Station;
- 6 Contribution of \$75,000 for Mimico By-the-Lake Public Art; and
- 7 Contribution of \$100,000 for public art at Coronation Park.

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. the fulfillment through the site plan approval process, agreement of all ravine and valley lands remediation work and environmental matters, including a 10 metre buffer along the east side of the property, to be conveyed into the Ownership of the TRCA, all to the satisfaction of the Toronto and Region Conservation Authority, the General Manager, Parks, Forestry and Recreation, and Urban Forestry Ravine Protection division, in consultation with the Chief Planner and Executive Director, City Planning; and
3. require the owner to submit a Pedestrian Wind Study, to the satisfactory of the Director of Community Planning, Etobicoke York District.
4. require the owner to submit information related to the sanitary sewer capacity along Lake Shore Boulevard West between Legion Road and Louisa Street indicating whether or not the existing sanitary sewer system in this area is needed to be upgraded to support the development.
5. require the owner to revise and re-submit the Functional Servicing Report to the Executive Director of Technical Services for review and acceptance