



STAFF REPORT ACTION REQUIRED

3526 Lake Shore Boulevard West - Zoning By-Law Amendment and Draft Plan of Subdivision Applications – Preliminary Report

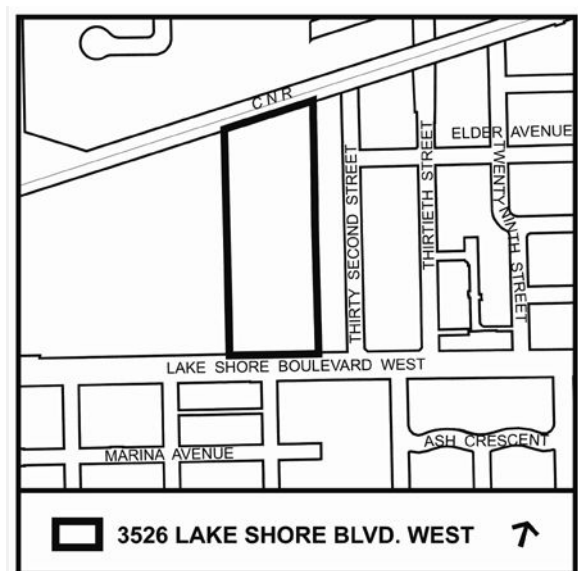
Date:	August 18, 2015
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	15 170337 WET 06 OZ 15 173350 WET 06 SB

SUMMARY

This application to amend the former City of Etobicoke Zoning Code proposes 421 residential units in a series of standard and stacked townhouse blocks and walk-up apartments on lands located at 3526 Lakeshore Boulevard West. The Draft Plan of Subdivision would create the development blocks, two public roads and a public park.

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.

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is intended to be held in the fourth quarter of 2015. A Final Report and statutory public meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2016. This target is contingent upon the applicant providing all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3526 Lake Shore Boulevard West 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Two pre-application consultation meetings were held with the applicant to discuss complete application submission requirements. The applicant was advised of the Site and Area Specific Policy framework outlined below that emphasizes the need to develop a public street network through the lands.

This proposal updates previous applications to amend the Official Plan and Zoning By-law for the northern portion of the subject site. Additional land has now been assembled facilitating a revised site design that requires an amendment to the Etobicoke Zoning Code. The previous proposal required an Official Plan Amendment since the *Mixed Use Areas* designation was proposed to encompass more of the site and also as the proposal sought to relocate the Parks and Open Spaces designation to the northern part of the site. An Official Plan Amendment is no longer required as the proposed development conforms with the land use schedule in the Official Plan.

ISSUE BACKGROUND

Previous Applications

An application to amend the Official Plan and the City of Etobicoke Zoning Code for the northern portion of the site was submitted on September 13, 2013 (Application No. 13 235642 WET 06 OZ). The application proposed 87 townhouses and two semi-detached dwellings organized around a public street network and new park. A Preliminary Report requesting that staff be directed to schedule a community consultation meeting was approved by Etobicoke York Community Council on November 19, 2013. Shortly thereafter the applicant decided not to pursue the application.

Proposal

This application proposes to amend the former City of Etobicoke Zoning Code to permit 421 residential units of which 351 units would be stacked townhouses, 36 units would be

on-street townhouses and 34 units would be walk-up apartment units organized around a public street network with a new 0.302 hectare park as indicated on Attachment 1 (Site Plan). The net density of the development would be 1.17 FSI (Floor Space Index).

The proposed stacked townhouse units would be 4 storeys in height and would front onto a proposed public street that would connect to Elder Avenue, an existing open but unimproved municipal residential street to the east of the subject lands which connects to Thirty Second Street. The proposed street townhouses would be 3 storeys in height and the three blocks of walk-up apartments fronting Lake Shore Boulevard West are proposed to be four storeys in height.

The public street is proposed to end in a cul-de-sac at the north portion of the development. Surface parking spaces would be proposed along the northern section of the development within the 30 metre setback required by Metrolinx for residential development adjacent to the abutting rail corridor.

The proposed park would form the eastern extent of the linear park designated in the Official Plan in Site and Area Specific Policy 23 (SASP 23)

North and east of the park would be seven blocks of stacked townhouses, oriented in both an east-west and north-south direction. Three blocks would front onto the new public road and four blocks would be located adjacent to a private road. On the east side of the public road would be five blocks of street townhouses that would front directly onto the public road and back onto the backyards of the existing dwellings on Thirty Second Street.

Site and Surrounding Area

The site is located on the north side of Lake Shore Boulevard West, just east of Long Branch Avenue. The lands have a frontage of 122 m on Lake Shore Boulevard West and an area of approximately 4 ha. The property is bounded to the north by the CNR/Metrolinx Lakeshore West rail corridor, and the lands consist almost entirely of paved surface, with a slight slope from north to south.

The site originally contained industrial land uses until its redevelopment as a car dealership. The main dealership building is one storey tall and set back 20 m from Lake Shore Boulevard West and contains an auto showroom and vehicle servicing centre. The northern portion of the site is used for vehicle storage and contains two smaller buildings associated with the dealership.

The surrounding land uses are as follows:

North: Across the CNR/Metrolinx Lakeshore West rail corridor, numerous industrial land uses;

East: Low scale residential uses on lands designated *Neighbourhoods*;

South: Across Lake Shore Boulevard West, commercial and recent residential redevelopment of two to four storeys in height; and

West: Mixed use neighbourhood containing various residential dwelling types and a single storey retail building ("the Minto lands").

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The development site is subject to multiple land use designations in the Official Plan and the western portion of the site is also located within the boundaries of Site and Area Specific Policy 23 (SASP 23) which provides specificity to the policy framework for lands between Lake Shore Boulevard West, the CNR/Metrolinx Rail Corridor, Browns Line and lands to the east up to a line generally aligned with Thirty Third Street.

The portion of the site fronting Lake Shore Boulevard West is designated *Mixed Use Areas* on Map 15 – Land Use Plan of the Official Plan as a focus for redevelopment along an *Avenue* identified by Map 2 – Urban Structure. *Avenues* are corridors along major streets intended for incremental reurbanization to create new residential, commercial and retail opportunities while improving the overall pedestrian environment and creating animated districts along transit routes. Map 5 – Surface Transit Priority Network identifies Lake Shore Boulevard West as a Transit Priority Segment demonstrating the intention of maintaining and improving transit service along this corridor over the short and long term. A portion of the site along the rail corridor is also designated *Mixed Use Areas* by the Official Plan, and the development criteria for these lands is further refined by SASP 23 as outlined below.

A portion of the site to the north of the lands designated *Mixed Use Areas* fronting Lake Shore Boulevard West is designated *Parks and Open Space Areas*. *Parks and Open Space Areas* comprise the open space network for the City and provide for a number of recreational and cultural opportunities.

Between the *Parks and Open Space Areas* and the northerly *Mixed Use Areas* designations are lands designated *Neighbourhoods*. The Official Plan provides policy direction to infill development in *Neighbourhoods* on lots that vary from the local pattern of lot sizes and configuration or orientation to add to the quality of *Neighbourhood* life by filling in gaps and extending streets and paths. These policies provide for infill development in *Neighbourhoods* that front onto existing or newly created public streets and have heights, massing and scale appropriate for the site and compatible with adjacent and nearby residential properties.

Policies found in Chapter 3 of the Official Plan provide guidance on the creation of new blocks and streets with an emphasis on the quality of the public realm. Policy 3.1.1.14 provides that new streets should be public streets and used to provide connections with adjacent neighbourhoods while dividing larger sites into smaller development blocks. These development blocks should be appropriately sized and configured in relation to the requested land use and scale of development and allow for phasing to be properly undertaken. Development lots within these blocks are to be street oriented and provide adequate room within the block for parking and servicing needs. These policies also provide for co-ordinated landscape improvements within building setbacks to create attractive transitions from the private to public realms.

Policies in Chapter 3 also provide strategies for the acquisition and location of new parkland as a condition of new development, taking into account a range of factors including the amount of existing parkland, characteristics and quality of the land to be dedicated, opportunity for programming and opportunities to link parks and open spaces. The Official Plan requires land to be conveyed for parks purposes to be free of encumbrances unless approved by City Council, sufficiently visible from adjacent public streets and consolidated or linked with adjacent parks and open spaces where possible.

SASP 23 provides for the evolution of the area into a residential and mixed use community reusing lands previously occupied by industrial uses and sets out additional refinements to the policy framework and development criteria discussed above. SASP 23 provides for up to 2,200 residential units and a mix of uses along Lake Shore Boulevard West as well as new parks and a public street network to be implemented through redevelopment of the lands. A minimum of three north-south public streets from Lake Shore Boulevard West is required by SASP 23, Policy (i), to access the interior of the lands, appropriately located opposite existing streets on the south side of Lake Shore Boulevard West with the possibility that two other public street connections or access locations may also be required. At least one east-west public street through the lands is also required.

Along the Lake Shore Boulevard West frontage, a maximum six storey building height and density of 3.0 times the area of the lot is provided for by SASP 23. Buildings are encouraged to be located within 1.5 m of Lake Shore Boulevard West and have a continuous built form at the minimum setback for at least 70% of the property frontage. Employment uses, including light industry and technology uses, are provided for in the *Mixed Use Areas* along the rail corridor to a maximum density of 3.0 times the area of the lot, or 2.5 times the area of the lot if the development contains a residential component. Low-rise apartment buildings on lands designated *Neighbourhoods* are provided for to a height of 6 storeys. Although SASP 23 provides for residential uses, existing non-residential uses are permitted to continue. New non-industrial development would be required to address potential impacts on existing industrial uses.

Zoning

On May 9, 2013, City Council enacted a new City-Wide Zoning By-law (By-law 569-2013), which is now under appeal to the Ontario Municipal Board. Although the applications were submitted after the enactment of By-law 569-2013, the subject lands do not form part of By-law 569-2013. The Official Plan Amendment application for the adjacent Minto lands had previously included the subject lands and lands under active development applications were not included in By-law 569-2013. Therefore, the subject lands remain subject to the former City of Etobicoke Zoning Code.

The subject lands are zoned I.C1 (Industrial Class 1) under the former City of Etobicoke Zoning Code (see Attachment 7). This zoning permits a limited range of industrial and ancillary uses.

The subject lands were studied as part of the "Lake Shore Boulevard West Avenues Study" in 2004. However, City Council did not include lands within the SASP 23 area, including the subject lands, in the resultant Commercial-Avenues Zoning (C1-AV) implemented for the Study Area by By-law 1055-2004 as SASP 23 was determined to provide an appropriate development vision for this portion of Lake Shore Boulevard West. Lands on the south side of Lake Shore Boulevard West are zoned C1-AV under By-law 1055-2004 which permits redevelopment with a mix of uses within buildings having heights of 4 to 6 storeys.

Site Plan Control

A Site Plan Control application is required for the proposed development but has not been submitted by the applicant.

Reasons for the Applications

An amendment to the former City of Etobicoke Zoning Code is required to permit residential uses and establish appropriate residential standards for the site as the proposed residential uses are not permitted in an I.C1 Zone.

A Draft Plan of Subdivision application is required to establish the proposed public streets and park, as well as create the development blocks for the proposed residential units.

COMMENTS

Application Submission

The following reports/studies were submitted with the applications:

- Planning Justification Report
- Site Plan and Landscape Plan
- Draft Plan of Subdivision
- Floor Plans, Elevations and Sections
- Tree Preservation Plan
- Stormwater Management and Functional Servicing Report
- Transportation Impact Assessment
- Arborist Report
- Air Quality Study
- Green Standards Checklist

A Notification of Complete Application was issued on July 9, 2015.

Issues to be Resolved

Planning staff have reviewed the submitted material and circulated the plans, studies and reports to appropriate City Divisions and agencies for comment. Staff have identified, on a preliminary basis, the following issues to be resolved. In addition to the issues summarized below, additional matters may be identified through the review of the applications, agency comments and the community consultation process.

Integration of the Development into the Surrounding Neighbourhood

Site and Area Specific Policy 23 (SASP 23) provides for the evolution of these formerly industrial lands into a mixed use neighbourhood that integrates into the existing and planned context of the former Village of Long Branch as well as development on adjacent sites.

The proposed Draft Plan of Subdivision will be reviewed against the objectives of SASP 23 to achieve a connected public street and park network for the area, particularly as it relates to the development proposal on the adjacent Minto lands. In addition, the applications will be evaluated to ensure the proposed development contributes to the creation of a complete community, including the capacity of existing community services and facilities to absorb the increase in residential units. The potential for at grade retail/commercial along Lake Shore Boulevard West will also be explored.

Appropriateness of the Proposed Public Street Network

SASP 23 provides clear direction for the development of a public street system through the lands. It requires at least one east-west public street and a minimum of three north-south public streets, with the potential for two more. The policy framework intends to provide connectivity through the lands as they evolve into a mixed use community, and to ensure a co-ordinated approach to establishing a public street network prior to redevelopment of any property.

The proposed public street network would extend Elder Avenue through the subject lands to the east. There is also a connection proposed to the public streets emerging through the applications on the Minto lands to the west. The appropriateness of the proposed public street network will be reviewed within the context of the SASP 23 policy framework.

Urban Design, Built Form and Block Layout

The Official Plan provides for public streets to create development blocks that break up larger sites and are appropriately sized for the uses proposed. Staff will evaluate the proposed Draft Plan of Subdivision with regard to this policy framework. In addition, the *Neighbourhoods* policies require the proposed built form to have heights, massing and scale appropriate for the site and compatible with adjacent and nearby residential properties. The applications will be evaluated relative to this policy expectation. The proposed townhouses will also be evaluated against the City's Urban Design Guidelines for Infill Townhouses.

Infrastructure, Transportation and Servicing Capacity

Staff will review the submitted technical studies to ensure there is adequate capacity to accommodate the increased traffic, sanitary and stormwater flow from the proposed development. Opportunities to integrate servicing infrastructure with existing and proposed public streets will be explored. Conformity with the City's Development Infrastructure Policy and Standards (DIPS) as it relates to street dimensions, tree planting, stormwater run-off, emergency access and other relevant infrastructure elements will also be evaluated.

Compatibility with Adjacent Industry

SASP 23 requires new non-industrial development within the policy area to address its potential impacts on existing industrial uses. In addition, the subject lands are located south of an *Employment District* beyond the Metrolinx rail corridor containing a number of industrial uses. The *Employment District* policies provide for development adjacent to or nearby the *Employment Districts* to be appropriately designed, buffered or separated from industries as necessary to mitigate the adverse effects from noise, vibration and other contaminants. The applicant will be submitting a Noise and Vibration Study and have submitted an Air Quality Study which will be reviewed against the appropriate

Ministry of the Environment (MOE) Guidelines to determine the compatibility of the proposal with adjacent industry. If necessary, the proposed development may be required to incorporate measures to mitigate noise and other impacts from neighbouring industrial and commercial uses such that these existing uses remain compliant with appropriate MOE standards despite new sensitive land uses being located within their area of influence.

Section 37

Staff will determine the appropriateness and applicability of recommending the securing of community benefits pursuant to Section 37 of the *Planning Act*.

Toronto Green Standard

A Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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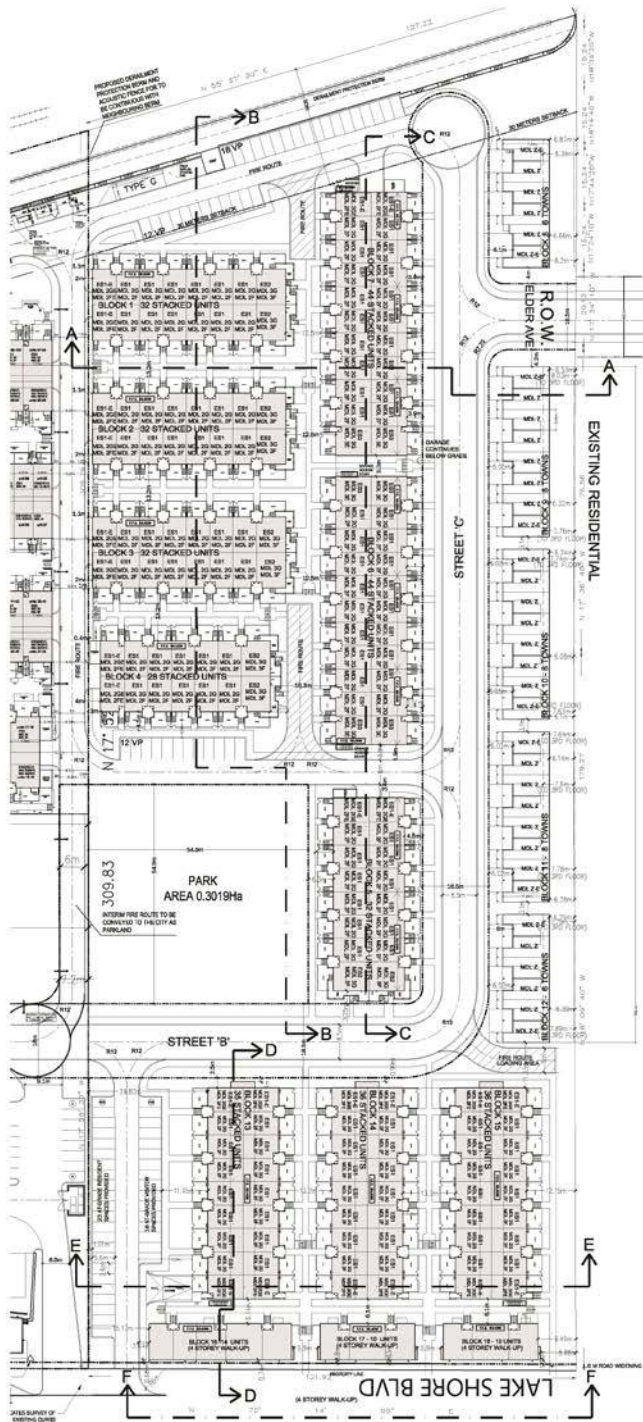
SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Draft Plan of Subdivision
Attachment 3: Typical Front and Rear Elevations
Attachment 4: Typical Side Elevations
Attachment 5: Official Plan
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



3526 Lake Shore Boulevard West

Site Plan

Applicant's Submitted Drawing

Not to Scale

08/11/2015

File # 15 170337 WET 06 02

File #15 170350 WET 06 SB

The map illustrates the following development blocks and their specifications:

- BLOCK 1 TOWNHOUSES**: 244 Stacked Towns, 244 units, 1.722 ha.
- BLOCK 2 TOWNHOUSES and APARTMENTS**: 107 Stacked Towns, 34 Walk-up Apartment Units, 141 units, 0.893 ha.
- BLOCK 3 TOWNHOUSES**: 6 On Street Towns, 6 units, 0.087 ha.
- BLOCK 4 TOWNHOUSES**: 30 On Street Towns, 30 units, 0.377 ha.
- BLOCK 5 PARK**: 0.302 ha.
- BLOCK 6 PUBLIC ROAD**: 0.589 ha.
- BLOCK 7 ROAD WIDENING**: 0.020 ha.

Additional map details include:

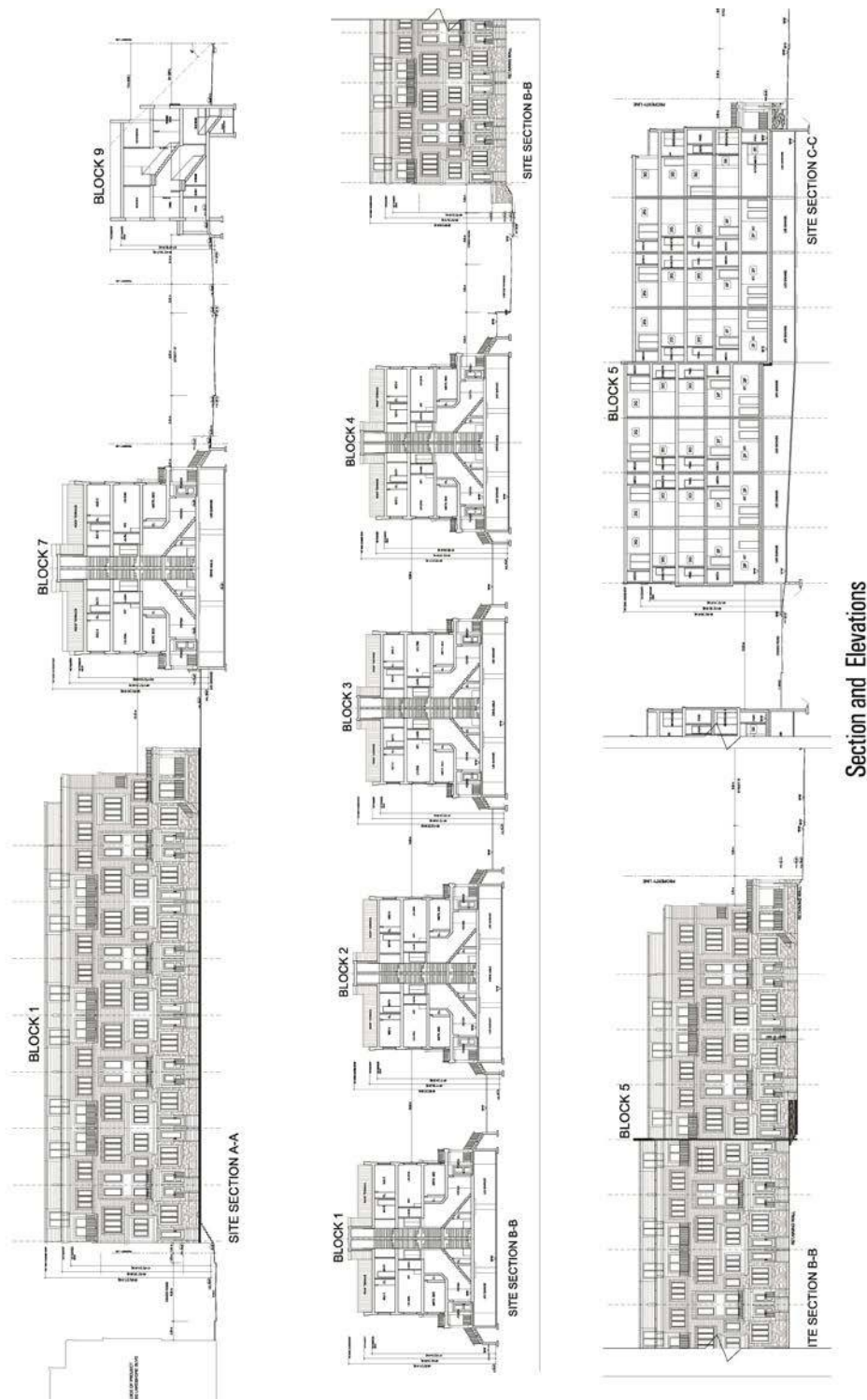
- Streets**: LAKE SHORE BOULEVARD WEST, ELDER AVENUE, THIRTY-SECOND STREET.
- Other Features**: SOUTHERN TOWNHOUSE BLOCK, COMMERCIAL, PARK, CANADIAN NATIONAL RAILWAY LANDS.
- Measurements**: Bearings (e.g., N 55° 37' 30" E, N 18° 02' 50" W) and Distances (e.g., 127.22, 163.6, 121.9).
- Lot Numbers**: Various lots are numbered throughout the plan, including LOT 1 through LOT 28.

Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale
08/11/2015

Attachment 3: Typical Front and Rear Elevations



3526 Lake Shore Boulevard West

Elevations

Applicant's Submitted Drawing

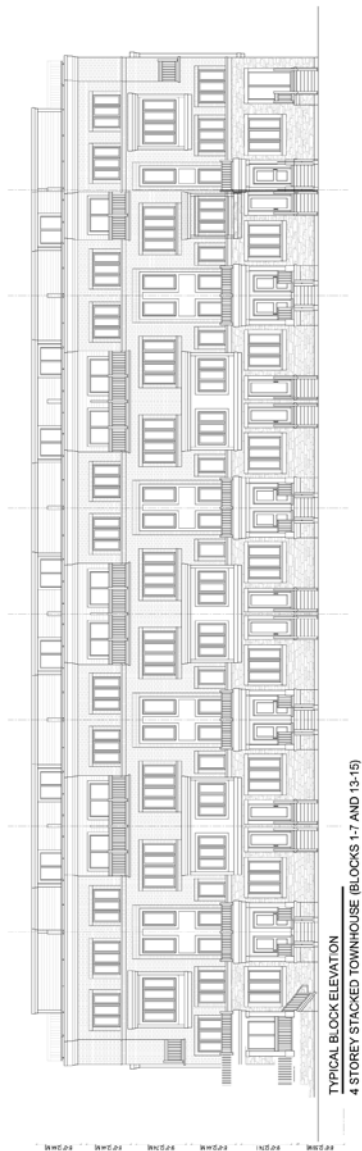
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File # 115 170337 WET 06 0Z

File # 15 170337 WET 06 SB

Attachment 4: Typical Side Elevations



Typical Block Elevations

Elevations

Applicant's Submitted Drawing

Not to Scale

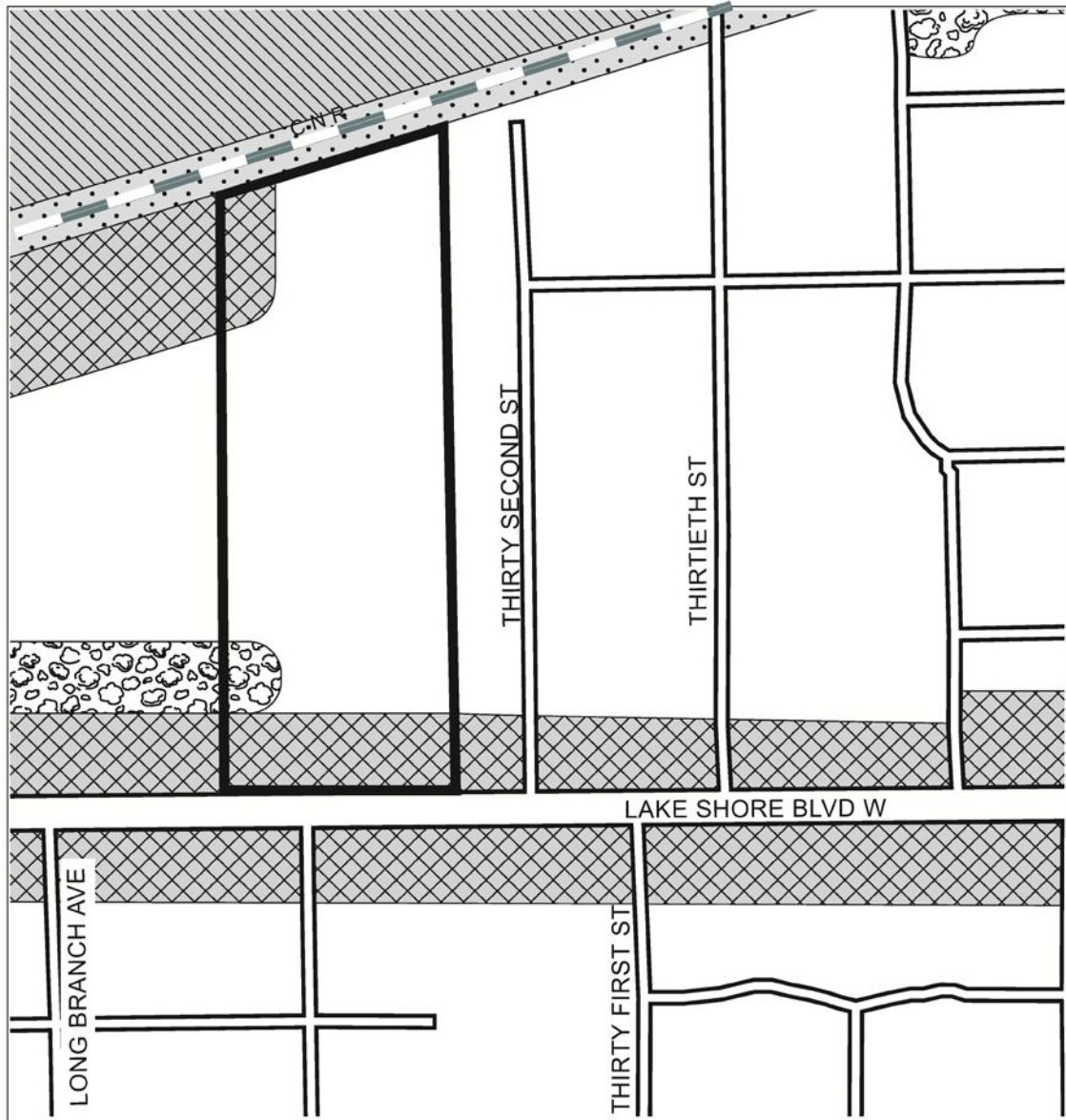
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3526 Lake Shore Boulevard West

File # 115 170337 WET 06 0Z

File # 15 170337 WET 06 SB

Attachment 5 – Official Plan



TORONTO City Planning
Official Plan

3526 Lake Shore Boulevard West

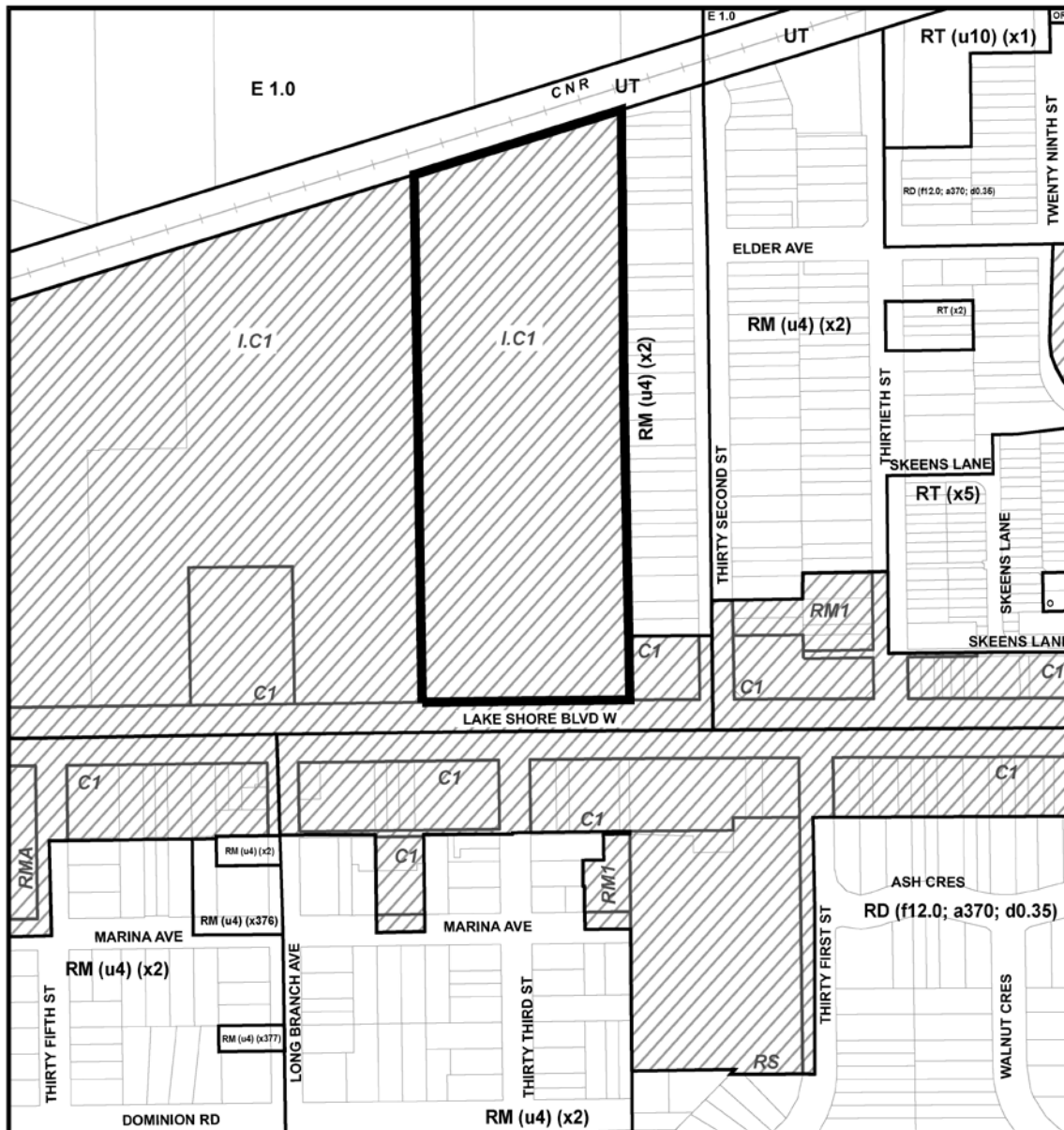
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Attachment 6 – Zoning



Toronto City Planning
Zoning By-law 569-2013

3526 Lake Shore Boulevard West
File # 15 170337 WET 06 02
15 170350 WET 06 SB

Location of Application

RD Residential Detached
RT Residential Townhouse
RM Residential Multiple
E Employment Industrial

UT Utility and Transportation
O Open Space

See Former Zoning Code of the City of Etobicoke V131

RM1 Residential Multiple
C1 Commercial
I.C1 Industrial Class 1
RS Residential Single

Not to Scale
Extracted 07/30/2015

Attachment 7 – Application Data Sheet

Application Type	Rezoning	Application Number:	15 170337 WET 06 OZ
Details	Rezoning, Standard	Application Date:	June 8, 2015

Municipal Address:	3526 LAKE SHORE BLVD W
Location Description:	CON 1 FTL PT LOT 9 RP 64R8221 PARTS 1 TO 4 **GRID W0605
Project Description:	Proposed amendment to permit the development of 421 residential units in a series of standard and stacked townhouse blocks and walk-up apartments.

Applicant:	Agent:	Architect:	Owner:
PEDRO LOPES			MARINO D'ALESSANDRO

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:		Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	39910	Height:	Storeys:	4
Frontage (m):	121.92		Metres:	15.5
Depth (m):	179			
Total Ground Floor Area (sq. m):	47057			Total
Total Residential GFA (sq. m):	47057		Parking Spaces:	517
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	47057			
Lot Coverage Ratio (%):	0			
Floor Space Index:	1.17			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	47057	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	12	Office GFA (sq. m):	0	0
2 Bedroom:	341	Industrial GFA (sq. m):	0	0
3 + Bedroom:	68	Institutional/Other GFA (sq. m):	0	0
Total Units:	421			

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