

TORONTO STAFF REPORT

October 3, 2005

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Subject: Preliminary Report
Rezoning Application 05 156490 ESC 43 OZ
Proponent: DM Precision Contractors
Architect: John Benczkowski, Sol Arch
4097 Lawrence Ave E
Ward 43 - Scarborough East

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

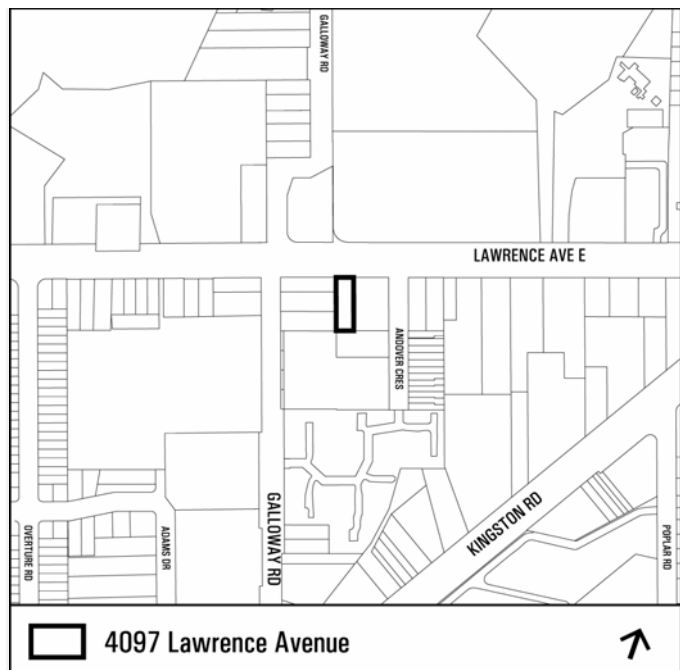
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor once the required supporting reports and studies have been received;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Comments:

Proposal

The applicant is proposing to rezone the site to permit a 4-storey, 38 unit apartment building having a total of 14 parking spaces. Access to the site would be from a 3 metre (10 feet) drive off Lawrence Avenue. The applicant has indicated that the building will be 'affordable assisted housing' comprised of 24 bachelor units and 14 one-bedroom units. The bachelor units would be approximately 23.8 square metres in size (256 square feet) and the one-bedroom units would be approximately 46.5 square metres in size (500 square feet).

Further project information and details are contained on the attached Site Plan (Attachment 1), Floor Plans (Attachments 2-6), Elevations (Attachment 7-9), and Application Data Sheet (Attachment 12).

Site Description

The property has a frontage of 18.29 metres (60 feet) on Lawrence Avenue East and a lot area of 1,020 square metres (10,980 square feet). The site is vacant with the exception of a number of large trees scattered throughout the site.

The property is surrounded by single-detached residential dwellings fronting on to Galloway Road to the west with the corner property zoned Offices Uses (OU), large multiple-storey apartment residential buildings across Lawrence Avenue to the north, Growing Tykes Learning Centre to the immediate east, which is a daycare/child learning centre, and a 4-storey apartment building to the south zoned Institutional – Social Welfare (I-SW). There are also a number of townhouse developments in the immediate area south of the subject site.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and the hearing commenced on June 13, 2005 and will continue in the fall.

Once the Plan comes into full force and effect, it will designate these lands as 'Mixed Use Areas'. Mixed use Areas consist of a broad range of commercial, residential and institutional uses in single or mixed-use buildings as well as parks and open spaces and utilities.

Mixed Use Areas will create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependence and meet the needs of the local community. As well, developments will: locate and mass buildings to provide a transition between areas of

different development intensity and scale, particularly providing setbacks from and a stepping down of heights towards lower scale Neighbourhoods; locate and mass new buildings to minimize shadow impacts on adjacent Neighbourhoods during the spring and fall equinoxes; locate and mass new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable conditions for pedestrians on adjacent streets, parks and open spaces; have access to schools, parks, community centres, libraries and childcare; take advantage of nearby transit services; provide good access and circulation and an adequate supply of parking for residents and visitors; locate and screen service areas and garbage storage to minimize the impact on adjacent streets and residences; and provide indoor and outdoor recreation space for building residents.

Housing policies call for a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, to be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Scarborough Official Plan

The subject site has been designated as a “Special Uses” area within the West Hill Community Secondary Plan (Attachment 10). This area is considered unsuitable for public school pupil generating residential development, being severed from neighbourhood facilities by major traffic arteries. The Secondary Plan, therefore, provides for the eventual redevelopment of this area for “Special Uses”, such as Commercial and/or, Institutional Uses, and non-school pupil generating Institutional–Residential Uses.

Residential Goals within the Official Plan speak to promoting a diversity of residential environments within the City, to meet the needs of the City’s diverse age, income and social groups and lifestyles. The provision of an adequate supply of housing in an appropriate mix of densities, unit types and cost shall be encouraged.

The policies of the plan seek to maintain the stable residential character of existing neighbourhoods and communities. New development proposals shall have regard for compatibility with adjacent land uses and designations, particularly with regard to dwelling unit type, density and height.

Affordable housing policies call for providing a full range of housing to meet the needs of Scarborough’s population which will promote a healthy relationship between housing supply and demand. In order to enable at least 25 percent of new housing to be affordable housing, the plan provides that Council will pursue maintaining a healthy supply of sites planned and zoned for housing, but not yet developed; ensure that development standards, including minimum unit

sizes and parking requirements, remain reasonable; and consider reducing parking requirements, provided that adjacent activities, neighbourhoods, and public streets are adequately protected.

Zoning

The property is zoned Office Uses (OU) (Attachment 11).

Site Plan Control

The subject site is not located within a site plan control area, however any approvals of a proposal for a multiple-family or apartment residential development should be placed under site plan control. Accordingly, a By-law to designate these lands as a Site Plan Control Area would be required to be passed by Council. The applicant has been advised of the need to submit a site plan application to assist in the evaluation of the proposal.

Ravine Control

The property does not fall within an area subject to Ravine Control.

Reasons for the Application

The Offices Uses (OU) zoning category does not permit any type of residential uses. The rezoning application is necessary to rezone the property to a suitable land use category to allow the development with the appropriate density, parking, setbacks and other performance standards.

Issues to be Resolved

Land Use – The West Hill Community Secondary Plan provides for Institutional Uses and non-school pupil generating Institutional-Residential Uses on this site. Staff require further clarification with respect to the proposed use and details of the project, and have requested a Planning Rationale from the applicant to provide an overall planning framework for understanding the proposal and how it fits into the neighbourhood. This will assist in determining the appropriate land use category for the project and whether or not it complies with the intent of the Official Plan.

The applicant has indicated that the proposed building would be for “affordable assisted housing”. A management company would develop, own and manage the property, while the day to day housing component would be carried out by an experienced non-profit service provider who would provide support services to the tenants. A service provider for the tenants has not been identified by the applicant. It is not clear at this time if or how funding would be secured for this project, however the applicant did indicate that they intend to apply to the City’s Affordable Housing Office (formerly Let’s Build) for funding to construct the building and that there may be some federal involvement as well.

Parking & Traffic – The applicant has proposed a parking rate and drive aisle width which vary significantly from current By-law standards. Staff have indicated to the applicant that there are concerns with the proposed 3 metre two-way drive aisle to the subject property from Lawrence Avenue East and a reduced parking rate of approximately 0.36 spaces per unit. Staff have requested a parking and traffic operations study in order to justify these lower standards. Particular attention should be paid to access for emergency vehicles. The applicant has indicated that there would also be housing support workers on site who would assist tenants in participating in the community and within the building. It is appropriate to review how many support workers would be on site at any given time and the resulting demands on parking supply.

Site Circulation & Garbage/Snow Storage – The applicant's submitted floor plans do not indicate any indoor garbage storage areas or rooms within the main building. Additionally, there have been no outdoor designated garbage/snow storage areas or truck loading areas. The addition of such may result in a further parking deficiency and implications for service and emergency vehicles trying to access the site.

Density – The proposed density of the building would be approximately 373 units per hectare (151 units per acre). It is appropriate to review the density being proposed for this site in relation to the surrounding neighbourhood. Staff will review the number and type of residential units within the building.

Overall Fit & Compatibility – Staff will review how the proposed building form would fit with the existing physical character of the neighbourhood. Staff will review matters such as: proposed building massing, height, coverage, setbacks, privacy, buffering, pedestrian connections and landscaping areas.

The development proposal in its current format seems constrained for this site. The drive aisle being proposed is substandard with no sidewalk or pedestrian walkway from the parking area to either of the entrances along the west or north sides of the building. Furthermore, the windows of the ground floor apartment units face directly on to the 3 metre drive aisle with no separation. There is a lack of landscaping or buffering areas along the west, east and south property lines. The suitability of the proposed apartment building form will have to be assessed in light of the site area constraints. The early submission of a site plan approval application would assist in the site plan design and evaluation process.

Trees – There are a number of large trees located throughout the subject property. Staff will pursue opportunities to preserve or replace existing trees and encourage the planting of additional trees. Staff has requested that the applicant submit an arborist report and tree preservation plan for review by Urban Forestry Services staff.

Site Servicing – Staff have requested that the applicant submit a site servicing report to determine whether there is servicing capacity for a 38-unit residential development.

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

Conclusions:

The application is being circulated for comments to the relevant departments and agencies. Staff has concerns with the proposal in its present format as there are significant issues that need to be addressed which would have an impact on the appropriateness of the development.

There are also a number of outstanding reports and information required that have been requested from the applicant such as: a planning rationale, parking and traffic operations study, and an arborist report. It would be beneficial to await the submission of this material prior to holding a Community Consultation Meeting. Once the supporting reports and information has been received, staff would be in a better position to evaluate this application and move forward with a Community Consultation Meeting.

Contact:

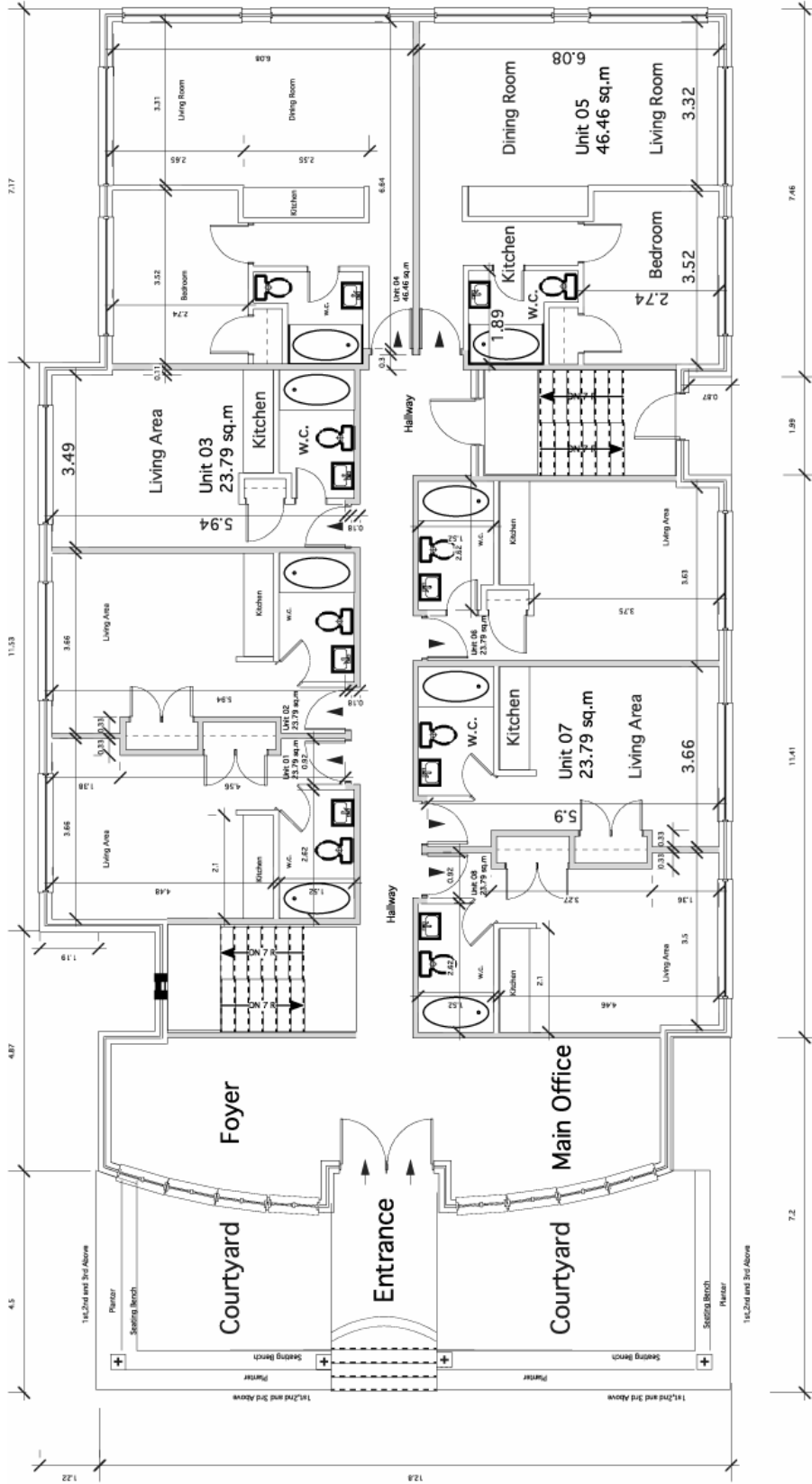
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Community Planning, Scarborough District

List of Attachments:

Attachment 1:	Site Plan
Attachment 2 – 6:	Floor Plans
Attachment 7 - 9:	Elevations
Attachment 10:	Official Plan
Attachment 11:	Zoning
Application 12:	Application Data Sheet

Attachment 2: Floor Plan - Ground



4097 Lawrence Avenue

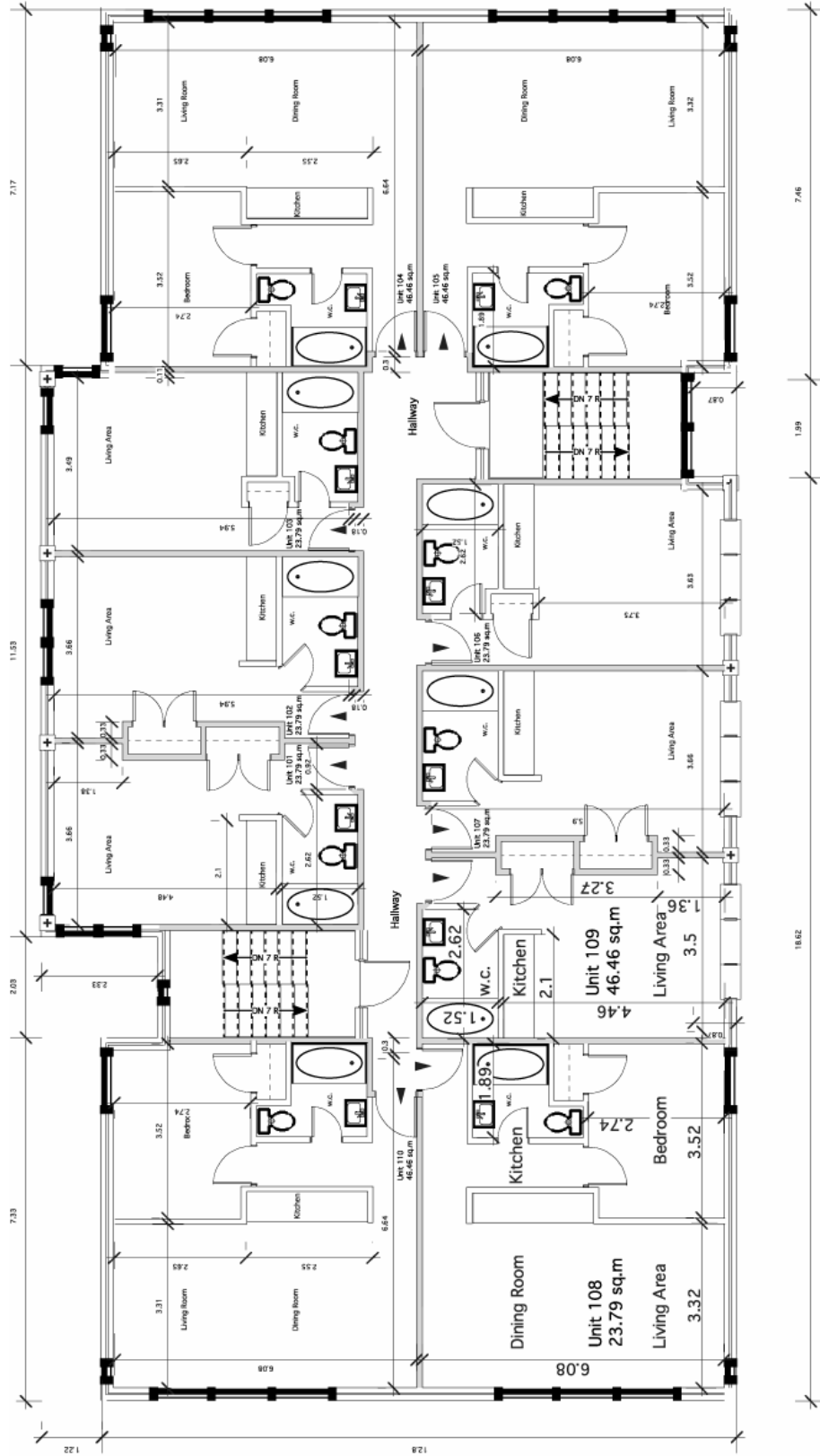
Floor Plan - Ground

Applicant's Submitted Drawing

Not to Scale
09/22/05

File # 05-156490 OZ

Attachment 3: Floor Plan - First



4097 Lawrence Avenue

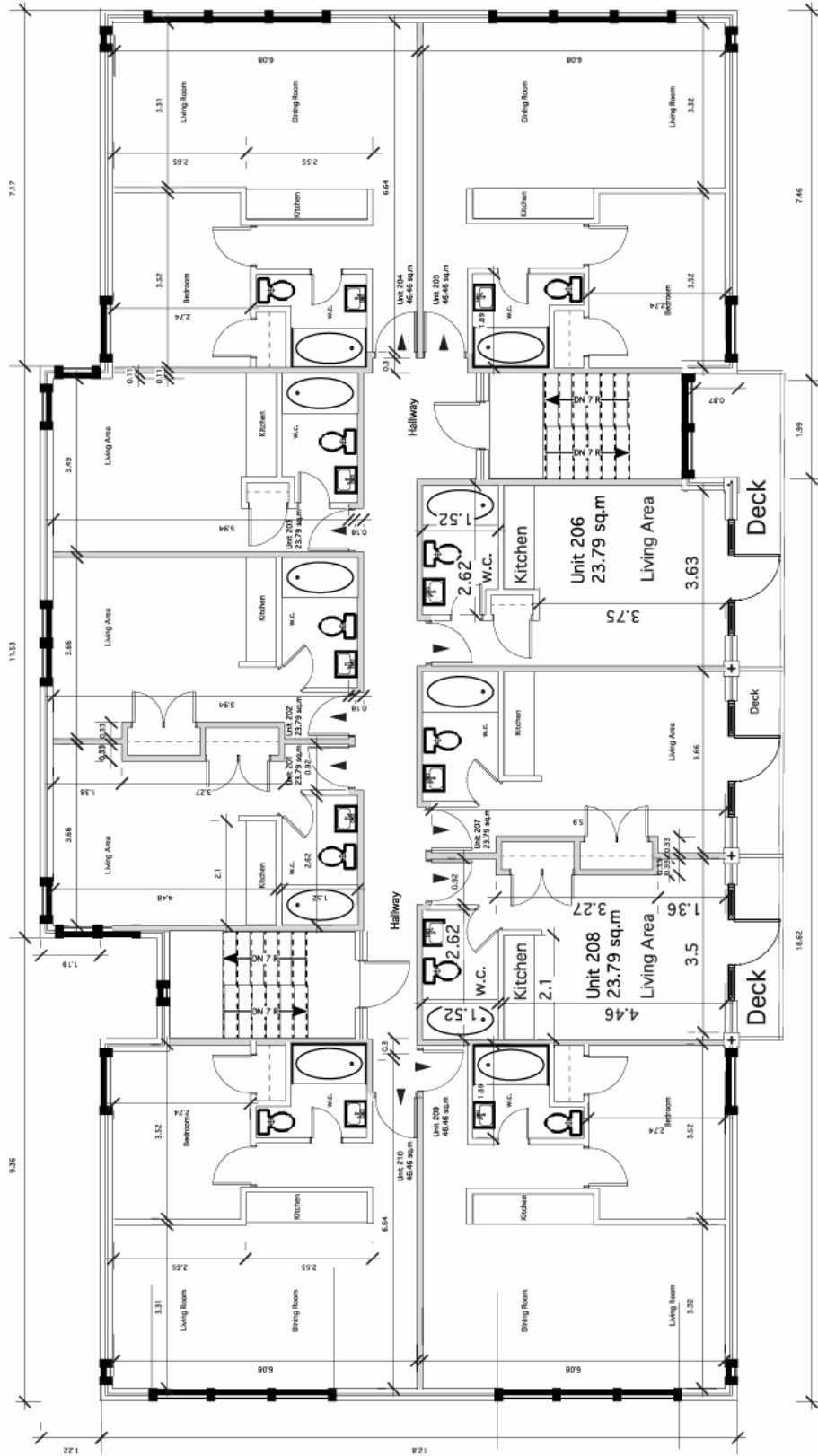
Floor Plan - First

Applicant's Submitted Drawing

Not to Scale
09/27/05

File # 05-156490 0Z

Attachment 4: Floor Plan - Second



4097 Lawrence Avenue

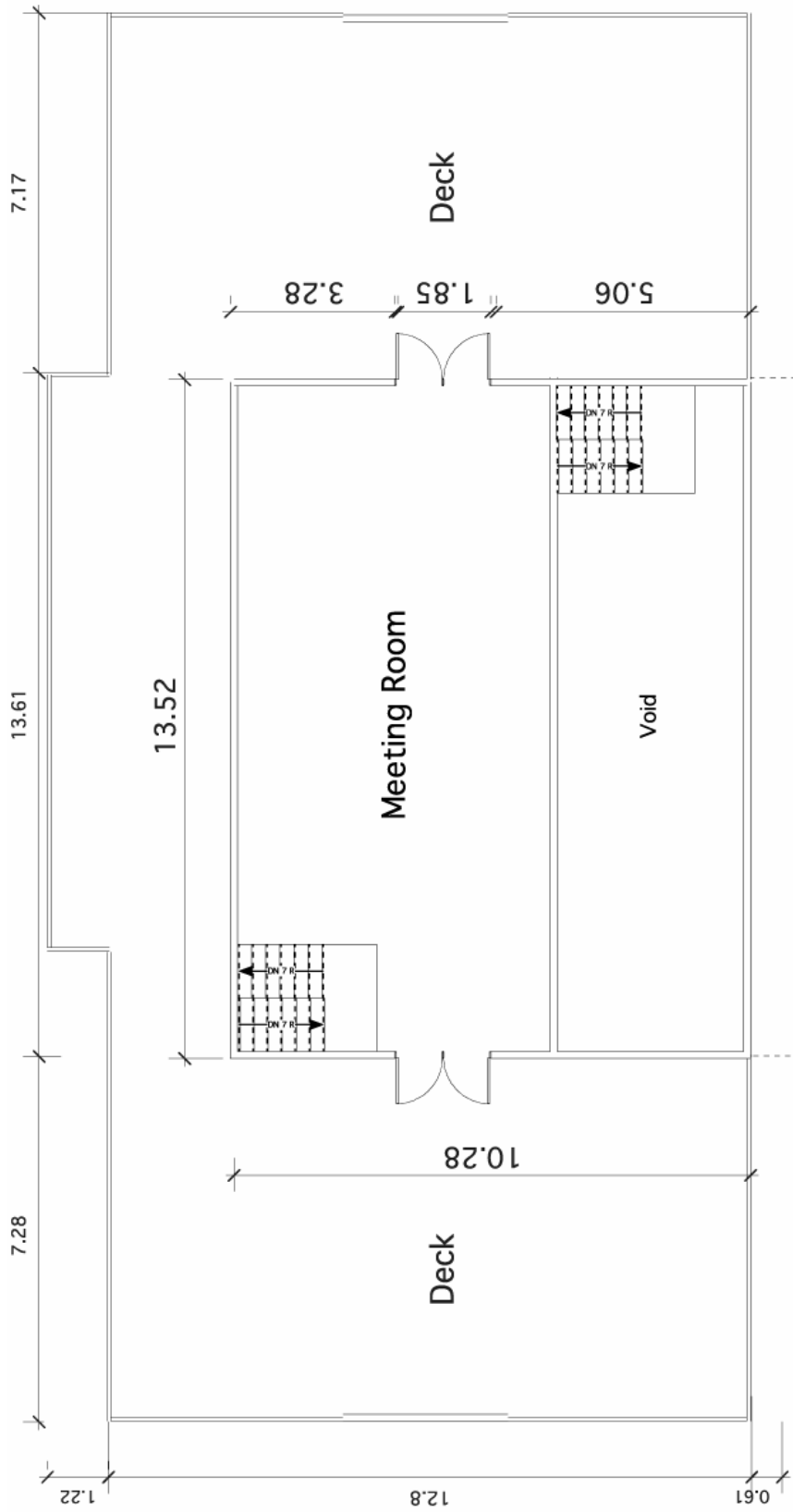
Floor Plan - Second

Applicant's Submitted Drawing

Not to Scale
09/27/05

File # 05-156490 0Z

Attachment 6: Floor Plan - Forth



4097 Lawrence Avenue

File # 05-156490 0Z

Floor Plan - Forth

Applicant's Submitted Drawing

Not to Scale
09/22/05

Attachment 7: Elevation 1



Elevations

Applicant's Submitted Drawing

Not to Scale
09/22/05

4097 Lawrence Avenue

File # 05-156490 OZ

Attachment 8: Elevation 2



Elevation - West

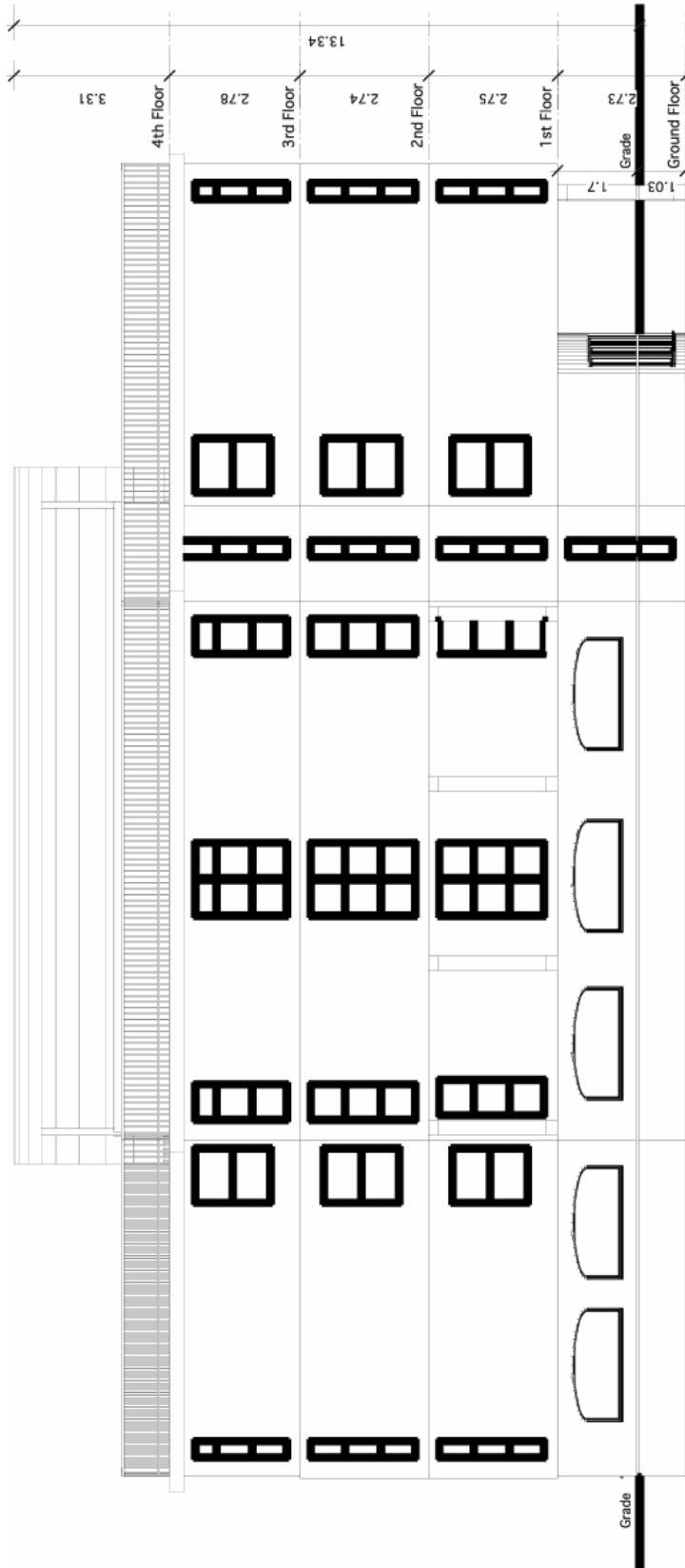
Applicant's Submitted Drawing

Not to Scale
09/22/05

4097 Lawrence Avenue

File # 05-156490 0Z

Attachment 9: Elevation 3



4097 Lawrence Avenue

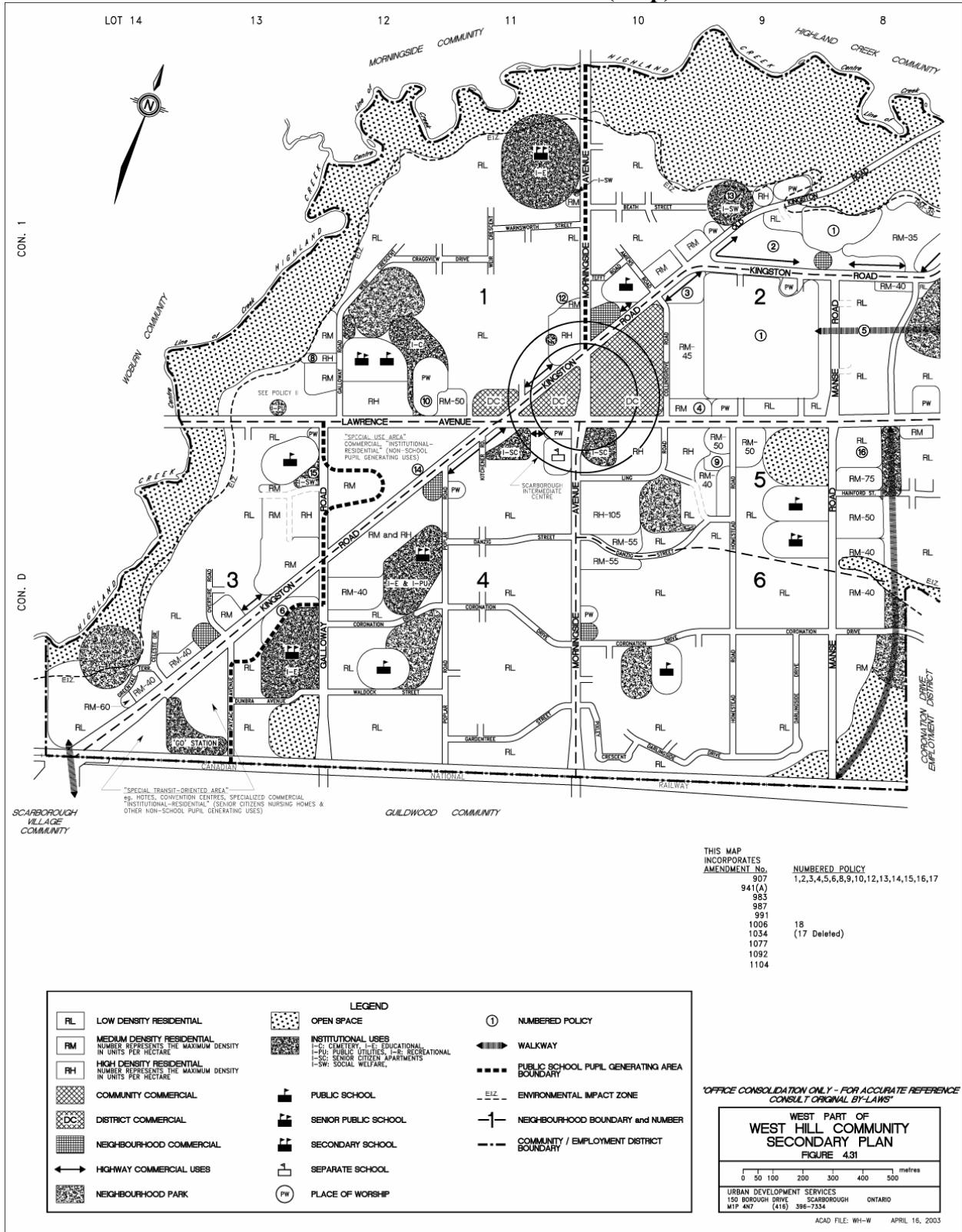
Elevation - East

Applicant's Submitted Drawing

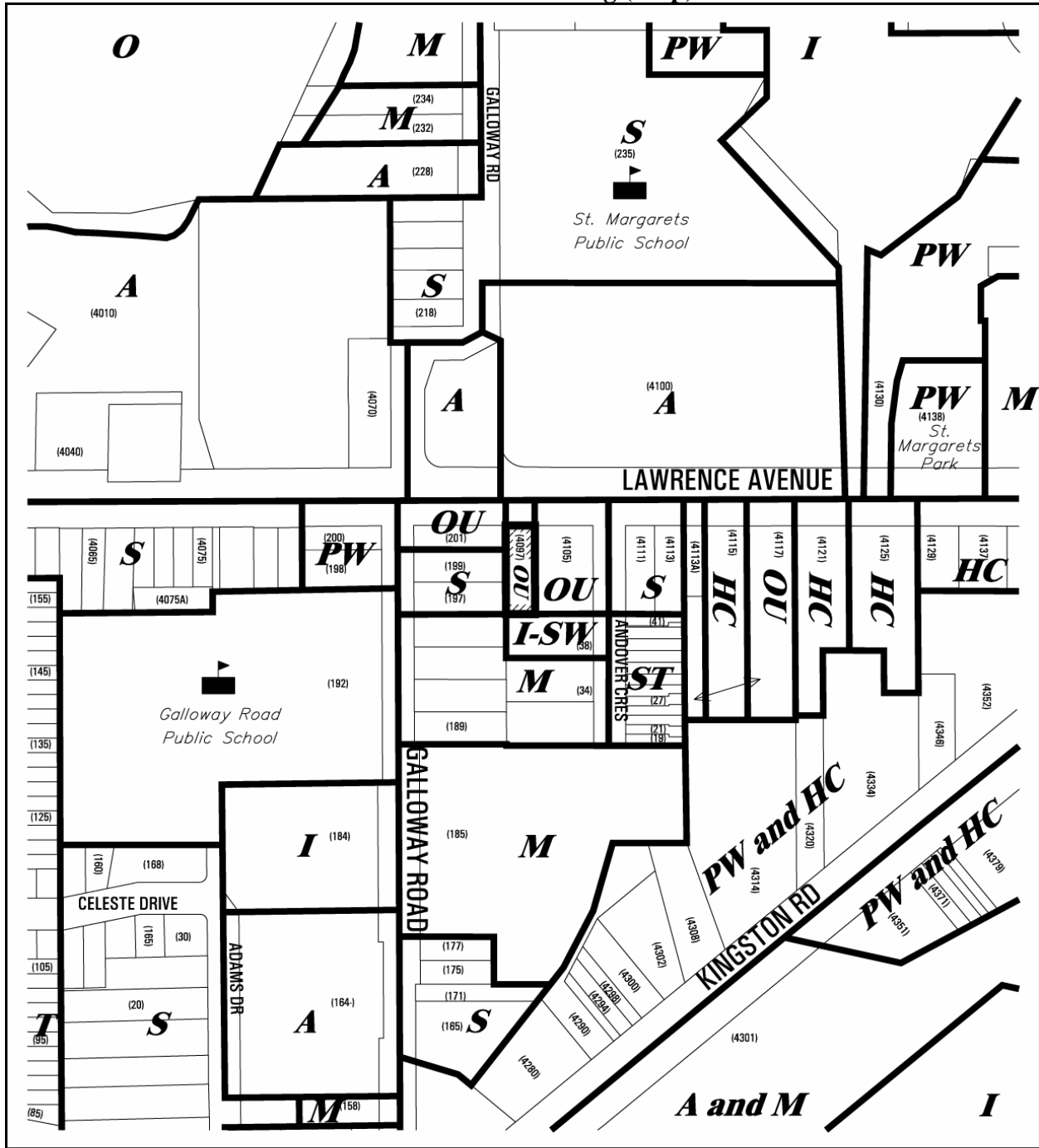
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File # 05-156490 OZ

Attachment 10: Official Plan (Map)



Attachment 11: Zoning (Map)



Toronto City Planning Division
Zoning

4097 Lawrence Avenue
 File # 05-156490 OZ

S Single-Family Residential
T Two-Family Residential
M Multiple-Family Residential
A Apartment Residential

HC Highway Commercial
OU Office Uses
I Institutional Uses
I-SW Institutional-social Welfare

PW Place(s) of Worship
O Major Open Spaces

West Hill Community Bylaw
 Not to Scale
 09/21/05



Attachment 12: Application Data Sheet

Application Type Rezoning Application Number: 05 156490 ESC 43 OZ
Details Rezoning, Standard Application Date: July 6, 2005

Municipal Address: 4097 LAWRENCE AVE E, Toronto ON

Location Description: PL M600 LT16 **GRID E4306

Project Description: The applicant is proposing to rezone the site from Office Uses (OU) to a suitable residential category to permit a 4-storey, 38-unit apartment building having a total of 14 parking spaces. The applicant has indicated that the building will be 'affordable assisted housing' comprised of 24 bachelor units and 14 one-bedroom units. The site is currently vacant.

PLANNING CONTROLS

Official Plan Designation: Special Use Area Site Specific Provision:
Zoning: OU-Office Use Historical Status:
Height Limit (m): Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	1020	Height: Storeys:	4
Frontage (m):	18.29	Metres:	13.34
Depth (m):	55.78		
Total Ground Floor Area (sq. m):	346.8		Total
Total Residential GFA (sq. m):	1530.45	Parking Spaces:	13
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	1530.45		
Lot Coverage Ratio (%):	34		
Floor Space Index:	1.5		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1530.45 0
Bachelor:	24	Retail GFA (sq. m):	0 0
1 Bedroom:	14	Office GFA (sq. m):	0 0
2 Bedroom:	0	Industrial GFA (sq. m):	0 0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0 0
Total Units:	38		

CONTACT: PLANNER NAME: John Andreevski, Planner
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