

6500 to 6550 Lawrence Avenue East – Zoning and Plan of Subdivision Applications - Preliminary Report

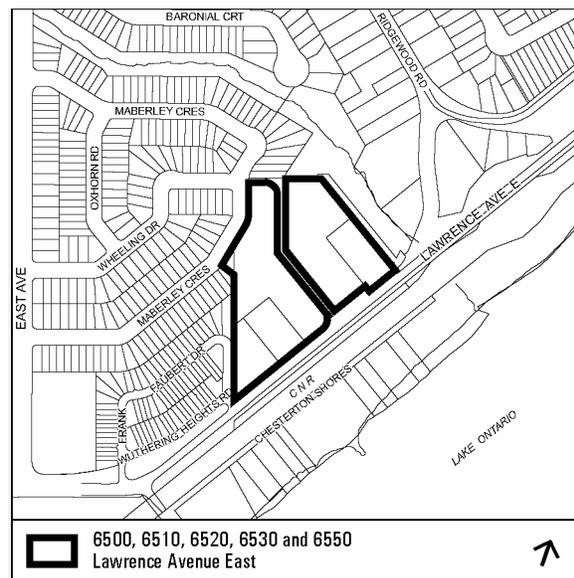
Date:	April 16, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 44 – Scarborough East
Reference Number:	File Nos. 06 193884 ESC 44 OZ and 06 193887 ESC 44 SB

SUMMARY

Rezoning and Plan of Subdivision applications have been submitted to permit the development of 10 single detached residential homes and 77 townhouse units, for a total of 87 units. The proposal would result in the creation of three new 18.5 metre wide public roads and a park located at the northeast corner of the development site. The project proposes to incorporate a residual closed road allowance owned by the City that bisects the development site from north to south in order to comprehensively develop the entire site.

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.

The applications should proceed through the standard planning review process including the scheduling of a community consultation meeting. The closed road allowance has not been declared as surplus at this time. Planning staff will work with City Real Estate staff with regards to the closed road allowance and its status as part of the development. A Final Report will be prepared and a Public Meeting will be



scheduled once all the identified issues have been satisfactorily resolved and all required information is provided in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In January 1985, Council of the former City of Scarborough adopted a report of the Board of Control authorizing the closure and sale of portions of a sixty-six foot and thirty-three foot road allowance, which bisected the subject lands running north from Lawrence Avenue between 6520 and 6530 Lawrence Avenue to the Wheeling Drive/Maberley Crescent intersection. The City retained portions of the road allowance and portions were also conveyed to abutting land owners at the time. Presently, the City owns the vacant residual portion of the closed road allowance approximately 10 metres (33 feet) in width located between 6520 and 6530 Lawrence Avenue East, which extends from Lawrence Avenue north to Maberley Crescent. This land is no longer required for public road purposes.

‘Declaration as Surplus’ Report 6 Clause 2a from the Administration Committee was considered by City Council on October 26, 27 and 28, 2004. The purpose of the report was to declare the residual portion of the closed road allowance surplus to municipal needs. City Council amended the recommendations of the report requiring that the residual portion of the closed road allowance be retained by the City of Toronto until such time as the Port Union Waterfront Trail is completed; and upon completion of the Port Union Waterfront Trail, the Commissioner of Works and Emergency Services report back to the Property Management Committee as to whether the closed road allowance should be retained in City ownership as a pedestrian walkway.

ISSUE BACKGROUND

Proposal

Mattamy (Lawrence) Limited is proposing to develop 5 industrial properties known municipally as 6500, 6510, 6520, 6530 and 6550 Lawrence Avenue East for residential purposes. The proposal consists of 10 single detached residential homes and 59 townhouse units, and a number of blocks to be combined with the closed City road allowance for the development of 18 additional townhouses, for a total of 87 units.

The 10 detached residential homes would front onto Maberley Crescent with a minimum frontage of 9.15 metres (30 feet) and minimum lot area of 265 square metres (2,856 square feet). All townhouses would have a minimum frontage of 7.4 metres (24.3 feet) with a minimum area of 190 square metres (2,048 square feet). All detached homes would be two storeys in height and townhouses would consist of a mixture of one and a half and two storey dwellings. All units would have 2 parking spaces consisting of an enclosed garage space and one located on the driveway leading to the garage. The proposal would result in the creation of three new 18.5 metre public roads with access points on Lawrence Avenue. A 1,150 square metre (12,379 square feet) park is proposed to be located at the northeast end of the site adjacent to the existing detached homes on Maberley Crescent and Adams Creek natural area.

The City owns a residual portion of a closed road allowance approximately 10 metres (33 feet) wide that bisects the development site in a north-south direction from Maberley Crescent to Lawrence Avenue running between 6530 and 6550 Lawrence Avenue. This closed road allowance is no longer required for public road purposes and is proposed to be included in the proposal by the applicant for a comprehensive development of the site. Mattamy currently owns the properties at 6500-6530 Lawrence Avenue East and have agreements of purchase and sale for 6550 Lawrence Avenue East and Blocks 116-119, Plan 66M-2129, which are remnant parcels from the existing subdivision to the north. These remnant blocks will be developed as part of the proposed detached lots fronting onto Maberley Crescent and have been incorporated into the applicant's plan of subdivision.

For further project information refer to the Plan of Subdivision and Application Data Sheet (Attachments 1 & 5).

Site and Surrounding Area

The development site has a frontage of approximately 252 metres (827 feet) along Lawrence Avenue and 113 metres (371 feet) along Maberley Crescent, with an area of approximately 3.08 hectares (7.6 acres). The site contains 5 industrial buildings. The industrial properties at 6530 (Coretec Inc.) and 6550 (Frank T. Ross & Sons) Lawrence Avenue East are still occupied and operating. The industrial operators of these properties have an arrangement with Mattamy to remain in operation until May of 2007 and May of

2008 respectively. The remaining three industrial operations have already vacated. The rear portion of the properties abutting Maberley Crescent contains a number of trees and vegetation.

Surrounding Land Uses

North: Single-detached residential development along Maberley Crescent and Wheeling Drive.

West: An acoustic wall separating the townhouse development along Frank Faubert Drive and Wuthering Heights Road.

East: Remnant parcel of vacant private land and open space lands which include Adam's Creek.

South: Lawrence Avenue East with a Canadian National railway track line running parallel to the street, and Chesterton Shores Road located south of the railway track with existing detached homes along the south side of the street backing onto Lake Ontario.

Official Plan

The subject lands are designated as “Neighbourhoods” within the Toronto Plan, which are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Policies and development criteria aim to ensure that physical changes to established Neighbourhoods will be sensitive, gradual and generally “fit” the existing physical character. New development will respect and reinforce the general physical patterns and character of established Neighbourhoods, with particular regard to the size and configuration of lots, heights, prevailing building types and patterns of front, side and rear yard setbacks, and landscaped open space.

The subject properties, with the exception of the portion of the subject lands that front on Maberley Crescent, are also located within the Port Union Village Secondary Plan. The Port Union Village Community is planned as a predominantly residential, transit supportive community. A variety of housing forms at low and medium densities and some mixed uses adjacent to public spaces are planned in low-rise structures, consistent with a village theme approach and set out in the Urban Design Guidelines for this area. Development within the Port Union Village Community should result in a recognizable distinct community. It is intended that the area have the flavour of a water-related village. The development site, with the exception of the lands fronting on Maberley Crescent, is permitted to develop with a maximum of 3 storeys in height.

The secondary plan stipulates that all industrial properties, existing and former, and any other properties where contamination is suspected, are to be decommissioned and cleaned up prior to any development occurring. All development/redevelopment applications will be accompanied with: past and present uses of the site and surrounding lands in order to provide initial information on the types of contaminants which may have been used upon this site and their possible location; analysis of soils and groundwater in order to

document the presence, type and concentration of contaminants; and the preparation of a remedial action plan. All this should be done in accordance with the Ministry of the Environment and Energy guidelines.

A small portion of the easterly boundaries of 6530 and 6550 Lawrence Avenue fall within the City's Natural Heritage System. The Natural Heritage System is made up of areas where protecting, restoring and enhancing the natural features and functions should have a high priority in City building decisions. Where the underlying land use designation provides for development in or near the natural heritage system, development will: recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and minimize adverse impacts and when possible, restore and enhance the natural heritage system.

All proposed development in or near the natural heritage system will be evaluated to assess the development's impact on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system, taking into account the consequences for: terrestrial natural habitat features and functions including wetlands and wildlife habitat; known watercourse and hydrologic functions and features; significant physical features and land forms; riparian zones or buffer areas and functions; and vegetation communities and species of concern.

Zoning

The subject lands are zoned Heavy Industrial Uses (H.IND) Zone within the Township of Pickering (Centennial) By-law Number 1978. This zone category permits industrial and manufacturing uses of all kinds, except for objectionable uses by reason of dust, smoke or fumes, noise or danger. A variety of recreational, institutional and public uses are also permitted. Residential uses are not permitted, with the exception of accommodation for employees essential for the safeguarding of the industry.

Site Plan Control

The subject properties fall within an area subject to site plan control. A site plan control application has not been submitted. The applicant will be required to submit an application for the portion of the site proposed for townhouse development.

Ravine By-law / Tree Preservation

Portions of 6520, 6530, 6550 Lawrence Avenue and most of the area covered by the closed road allowance, fall within the Ravine By-law area. There are a number of trees located throughout the site. The applicant has submitted an Arborist/Tree Preservation Report, which has been circulated to Urban Forestry for review.

Reasons for the Application

Residential uses are not permitted on the subject properties. A zoning by-law amendment is required in order to permit the residential uses and to implement the necessary zoning standards to regulate the new development. The plan of subdivision is necessary to create the proposed new lots, park, blocks and to create the new public right-of-ways.

COMMENTS

Issues to be Resolved

Prior to submission of a formal application, the applicant initiated pre-consultation meetings with City staff in order to discuss potential development concepts for the site. Previous development concepts and discussions for these lands included: a through street connection to Maberley Crescent; numerous private street and lane configurations; housing forms consisting of row houses, apartment buildings, and townhouse condominium blocks with above grade and underground parking. Previous concepts were proposed with higher densities ranging from approximately 154 to 300 units. Planning staff reviewed with the applicant the goals and objectives of the Official Plan, including encouraging a range of housing types, ensuring all new streets are public, overall density and compatibility. The current development proposal will need to be assessed based on the issues identified below.

Neighbourhood Compatibility

Any new development must respect the existing neighbourhood character. The proposed lots and dwellings must be compatible and integrate well with the existing detached dwellings along Maberley Crescent and the townhouse development to the west. The City's 'Infill Townhouse Guidelines' serve as a framework and provide specific development criteria that must be addressed when evaluating proposed townhouse developments. It is appropriate to review certain zoning by-law requirements such as, but not limited to, lot frontages and areas, setbacks, building height and coverage, for both the detached and townhouse components of the proposal.

Closed Road Allowance

The residual portion of the closed road allowance was not declared as surplus in 2004 in order to determine whether it should be retained in City ownership as a pedestrian connection to provide access through the subject lands to Lawrence Avenue East and the Port Union Waterfront Trail. As part of the current development, the applicant is proposing a pedestrian connection in the form of public sidewalks along the proposed public streets in order to ensure that there is a north-south connection from Maberley Crescent to Lawrence Avenue East and the waterfront.

Planning staff have had discussions with Toronto and Region Conservation Authority staff who have advised that the plan for the Port Union Waterfront Trail (PUWT) has been completed. Phase I of the Trail has been constructed to a point just west of Chesterton Shores Road, which is to the southwest of the subject lands. Phase II of the Trail from Chesterton Shores Road to the Rouge Beach Park will begin construction in July 2007 and is anticipated to be completed in 2010. Phase II of the trail will be situated to the south of the subject lands along Lake Ontario.

The applicant proposes that the City's closed road allowance would be exchanged for other lands, such as public right-of-ways, to be dedicated to the City as part of the subdivision development. City Real Estate staff has indicated that the applicant would be

required to purchase the closed road allowance and the terms of any land transaction would need to be negotiated through the City's Real Estate Division.

In order for Mattamy to purchase these lands they would have to be declared as surplus. Prior to declaring the lands as surplus, the Commissioner of Works and Emergency Services will report back to the Property Management Committee regarding the need for the residual portion of the closed road allowance as a pedestrian walkway to provide access to the Port Union Waterfront Trail, as per the direction in Administrative Committee Report 6 Clause 2a. Real Estate staff has advised that they will be preparing a report for the closed road allowance, which will be targeted for the May 10, 2007 General Management Committee meeting. City Real Estate Division should also authorize Mattamy to formally include the residual portion of the closed road allowance as part of their rezoning and subdivision applications once it is declared as surplus. Should the road allowance not be declared as surplus, the plan of subdivision would have to be revised. If the lands are declared as surplus, a subsequent report from the City's Real Estate Division will also be required with respect to the sale of the portion of the closed road allowance. This report would be targeted to coincide with Planning's Final Staff Report on the development applications.

Traffic / Parking

The applicant has submitted a transportation impact study that is being reviewed by staff. The applicant is proposing 2 parking spaces per dwelling unit with one enclosed garage parking space and one space located in the driveway leading to the garage. Visitor parking spaces will be accommodated on-street within the municipal right-of-way. The development will be reviewed to assess whether the proposal impacts area traffic and to ensure that a sufficient number and size of parking spaces are provided.

Storm Water Management / Site Servicing

The development will be reviewed to ensure that appropriate storm water management and site servicing can be provided for the subdivision. The applicant has submitted a servicing report which is being reviewed by staff.

Trees

There are a number of trees on site which qualify for protection under the Private Tree and Ravine By-law that are proposed to be removed in order to accommodate the proposed development. Urban Forestry staff is reviewing the arborist report and will provide comments. Staff will ensure opportunities to preserve, replace and plant additional trees and vegetation are pursued.

Environmental Issues

The applicant has submitted a Phase 1 and 2 Environmental Site Assessment report to address the appropriateness of the change in land use from industrial to residential, which is currently being reviewed.

Natural Heritage

The abutting lands to the east fall within the City's Natural Heritage System and are located within a Toronto and Region Conservation Authority Area of Interest. The interface and impact between homes abutting this natural area will have to be reviewed. The applicant has been advised of the requirement for a Natural Heritage Impact Study. There is a privately owned remnant sliver of land abutting to the east of 6550 Lawrence Avenue. The ultimate disposition of this parcel will be reviewed by Planning staff.

Noise / Vibration

The development site is located in close proximity to a railway line. It is appropriate to review any impact from this rail line on the proposed development. The applicant has submitted a Railway Vibration Analysis and a Noise Impact Statement in support of their application, which is currently being reviewed by staff. The application has also been circulated to CN Railways for their review.

Acoustic Fence

There is an existing acoustic fence approximately 2.8 metres (9.2 feet) in height that is situated on top of a 0.6 metre (2 feet) high berm and located to the west of the development site. This wall separates the industrial properties and the existing townhouse development along Frank Faubert Drive and Wuthering Heights Road. Staff will determine if it is necessary to maintain this wall since all of the industrial properties are proposed for redevelopment.

Park

The applicant's development proposal includes parkland which consists of Block 93 with an area of 870 square metres (9,365 square feet) with a frontage of approximately 26 metres (85 feet) along Maberley Crescent and Block 94 with an area of 280 square metres (3,014 square feet) with a frontage of 31 metres (102 feet) along proposed Street A (Attachment 1). The total area of both park blocks is approximately 1,150 square metre (12,379 square feet). These park blocks are situated on either sides of a portion of the closed road allowance. The intent is that the portion of the closed road allowance would be combined with Blocks 93 and 94 to form one comprehensive park with frontage on both streets and a total area of approximately 1,706 square metres (18,364 square feet). The proposal will have to be assessed to determine the ultimate size, location and configuration of the park.

Open Space

The development proposal identifies Open Space Blocks 95, 96 and 97 abutting Lawrence Avenue East. The intent of these blocks is to provide wider boulevards to be consistent with adjacent developments. These blocks will require City maintenance if dedicated to the City. Staff will review this proposal.

Green Development Standard

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

West Rouge Community Association

On February 20, 2007, the local ward councillor arranged a meeting between the West Rouge Community Association Executive and the applicant at the West Rouge Community Centre, at which Planning staff were in attendance. The community association had a number of questions and comments regarding the proposal.

The community association had questions about the proposed elevations and building treatment/materials to be used. They did not want to see rows of identical townhouses throughout the development site. There was particular concern with the elevation treatment of lots that would flank onto Lawrence Avenue and proposed public streets. Further details were requested regarding proposed development standards such as building heights and setbacks, rear yard amenity areas, and the amount of parking to be provided.

Residents wanted to know if the applicant had considered other options for development on this site, such as more detached residential dwellings with larger frontages, detached dwellings along the eastern most edge of the site abutting the natural area, and more green space.

The community association also wanted to know if it was necessary to continue to maintain the existing acoustic fence abutting the development site to the west.

Planning staff will work with the community association, the local Councillor and the applicant to resolve issues identified at the meeting. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

John Andreevski, Planner
Tel. No. (416) 396-5279
Fax No. (416) 396-4265
E-mail: jandree@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Plan of Subdivision

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 1: Plan of Subdivision



Unit Type	Units
1) ● 9.15m Single Detached	10
2) * 7.4m Townhouse	59
3) ▲ Future 7.4m Townhouse	18
Total	87

Proposed Plan of Subdivision
 Applicant's Submitted Drawing

6500, 6510, 6520, 6530 and 6550
Lawrence Avenue East

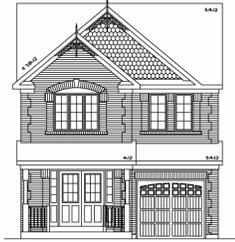
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 4/12/07

File # **06-193884 OZ and 06-193887 SB**

Attachment 2 – Elevations



Front Elevation 'A'



Front Elevation 'B'
Single Detached Dwelling



Front Elevation 'C'



BT-02

BT-03

BT-03

BT-02

Front Elevation 'A'
Townhouses



BT-02

BT-03

TST-01

TST-02

BT-02

Front Elevation 'B'
Townhouses

Elevations

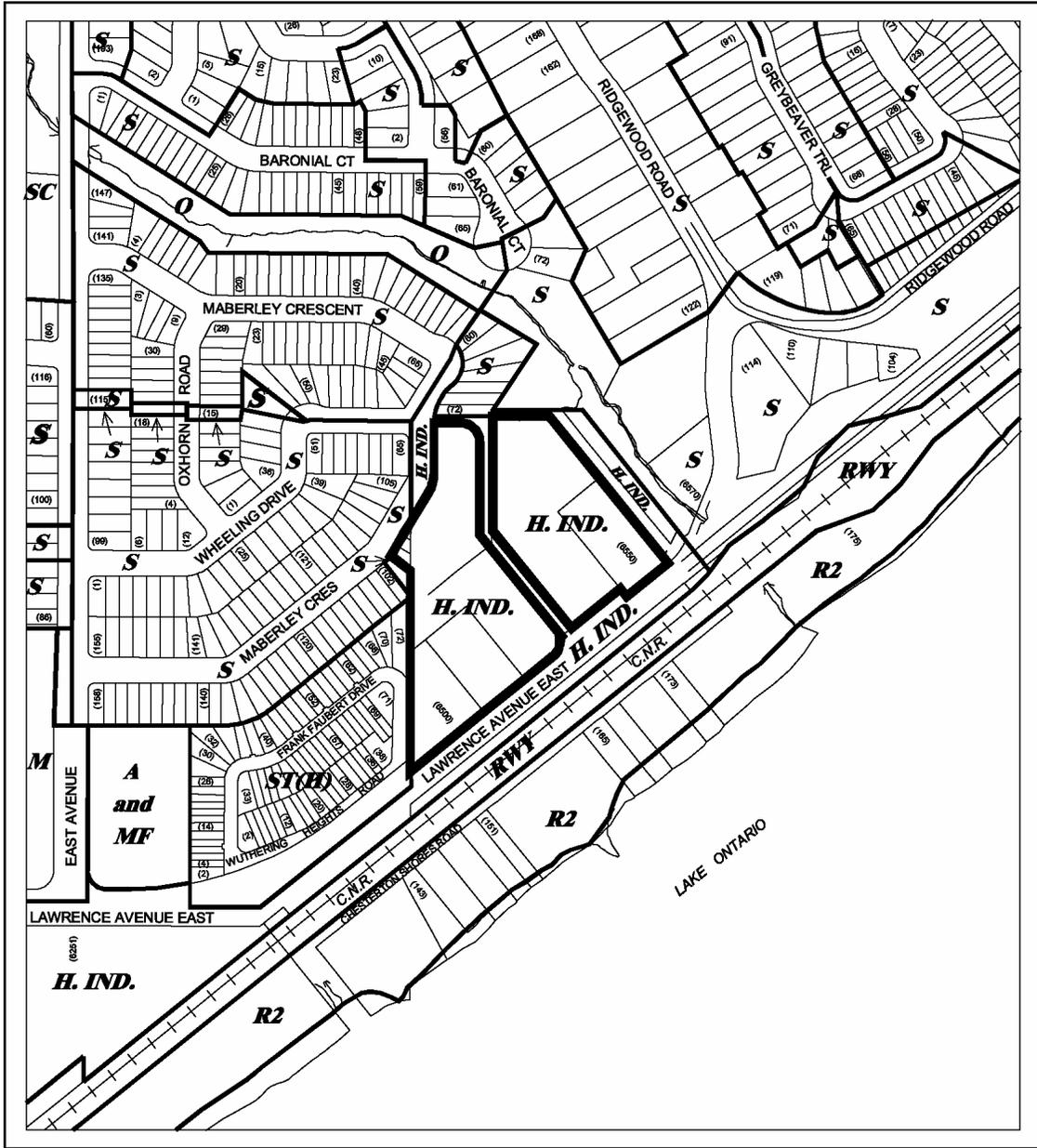
Applicant's Submitted Drawing

Not to Scale
4/12/07

**6500, 6510, 6520, 6530 and 6550
Lawrence Avenue East**

File # 06-193884 OZ and 06-193887 SB

Attachment 3: Zoning



TORONTO City Planning Division
Zoning

6500, 6510, 6520, 6530 and 6550 Lawrence Ave. E.

File # 06-193884 OZ and 06-193887 SB

West Rouge By-law

H. IND. Heavy Industrial Uses
R 2 Residential Uses

Centennial Community By-law

S Single-Family Residential
MF Multiple-Family Residential
A Apartment Residential

ST
O
RWY
(H)

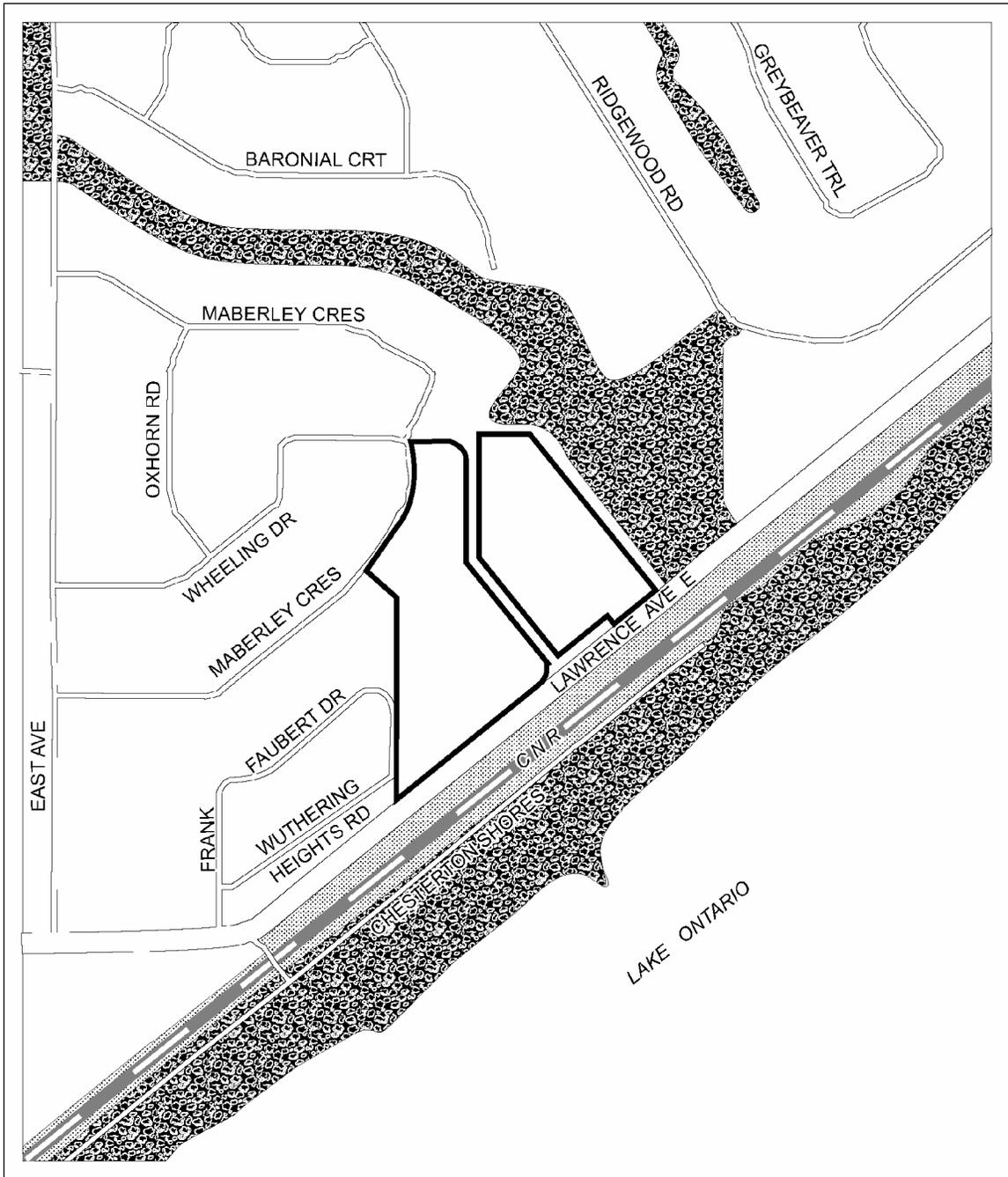
Single-family Residential
 Major Open Spaces
 Railway
 Holding Provision

Centennial Employment District By-law

M Industrial Uses

↑ Not to Scale
 12/15/06

Attachment 4: Official Plan



Toronto City Planning Division
Official Plan

6500, 6510, 6520, 6530 and 6550 Lawrence Ave. E.

File # 06-193884 OZ and 06-193887 SB

-  Site Location
-  Neighbourhoods
-  Natural Areas
-  Utility Corridors



Not to Scale
 12/15/06

Attachment 5 – Application Data Sheet

Application Type	Rezoning & Subdivision	Application Number:	06 193884 ESC 44 OZ 06 193887 ESC 44 SB
Details	Rezoning, Standard	Application Date:	November 24, 2006
Municipal Address:	6500 - 6550 LAWRENCE AVE E, TORONTO ON M1C 4A7		
Location Description:	PL 319 PT LT160 & PT LT162 PT BLK A **GRID E4408		
Project Description:	Mattamy Homes has submitted an application to permit the development of 10 single detached residential homes, 59 townhouse units, and a number of blocks to be combined with a closed City road allowance for the development of 18 additional townhouse units, for a total of 87 units. The proposal would result in the creation of three new 18.5 metre wide public roads and a park located at the northeast corner of the development site.		

Applicant:	Agent:	Architect:	Owner:
MATTAMY (LAWRENCE) LIMITED			MATTAMY (LAWRENCE)LIMITED

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	Heavy Industrial (Former Township of Pickering by-law 1978 (Rouge River)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	30820	Height:	Storeys:	2	
Frontage (m):	n/a		Metres:	10	
Depth (m):	n/a				
Total Ground Floor Area (sq. m):	n/a				Total
Total Residential GFA (sq. m):	10,897		Parking Spaces:	138	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	10,897				
Lot Coverage Ratio (%):	28.5				
Floor Space Index:	0.354				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	24	Industrial GFA (sq. m):	0	0
3 + Bedroom:	45	Institutional/Other GFA (sq. m):	0	0
Total Units:	69			

CONTACT:	PLANNER NAME:	John Andreevski, Planner
	TELEPHONE:	(416) 396-5279