

**1325 Lawrence Avenue East - Site Plan Control
Application – Final Report**

Date:	January 24, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 34 – Don Valley East
Reference Number:	07 105354 NNY 34 SA

SUMMARY

This application was made on January 29, 2007, and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applicant seeks to obtain Site Plan Control Approval to convert an existing industrial building to an automobile and motorcycle dealership at 1325 Lawrence Avenue East.

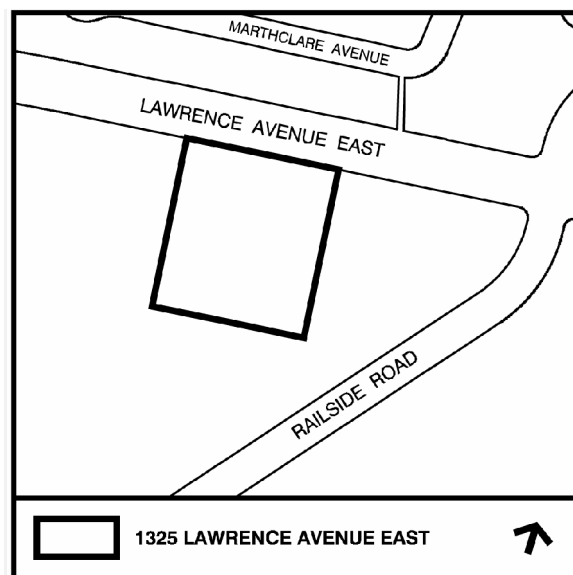
The local Councillor in a memo dated December 20, 2007, requested this site plan application be “bumped up” and staff report to Community Council on the matter.

This report reviews and recommends approval of the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the proposed conversion of the existing industrial building into an automobile and motorcycle dealership as indicated on Attachments 1, 2, 3, and 4, subject to the execution of a site plan agreement.



Financial Impact

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

ISSUE BACKGROUND

Proposal

This application is to obtain Site Plan Control Approval to convert an existing one storey industrial building into an automobile and motorcycle dealership.

Site and Surrounding Area

The site is approximately 0.22 hectares and has a 110.2 metre frontage on Lawrence Avenue East. The site presently contains a vacant industrial building.

Land uses surrounding the site are as follows:

North: grade related residential neighbourhood adjacent to Lawrence Avenue East

South: Industrial uses

East: Multi-unit commercial building

West: Multi-unit industrial/commercial business complex

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.

Official Plan

The City of Toronto Official Plan designates the property as "*Employment Areas*", which permits offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

Zoning

The subject lands are zoned Industrial-Commercial Holding Zone (MC[H]) in Zoning By-law 7625, as amended, which permits a variety of industrial and commercial uses including a motor vehicle dealership. The Holding provision in the MC(H) zone limits

retail stores, personal service shops, and office uses to the lesser of a floor space index of 0.5 or 5,000 m². Zoning for the subject lands and the surrounding properties is shown in Attachment 5.

Reasons for Application

The Site Plan Control By-law for the former City of North York requires that the proposed development be subject to Site Plan Control approval.

Agency Circulation

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

COMMENTS

City staff have reviewed the proposed Site Plan Control application with the following changes being incorporated with the final submitted plans.

1. Location of On-site vehicle display

The proposed landscaping plan includes landscaping that physically discourages the display or storage of vehicles in front of the building. All vehicle parking is located behind the building and there are no vehicle display pads between the building and Lawrence Avenue East. As an additional precaution to regulate vehicle display a clause has been included in the proposed site plan control agreement that specifically prohibits motor vehicle storage or display between the building and Lawrence Avenue East. All vehicle display will be inside the building.

2. Landscaping

The proposed landscape plan was designed to protect and enhance the public realm as well as regulate motor vehicle display in front of the building. In this regard, the proposed landscape plan shows the installation of nine new trees evenly spaced along the front of the building and three landscaped areas at the easterly end of the building. The nine new trees discourage the display motor vehicles in front of the building and the landscape areas add to the visual appearance of the site and the public realm. The proposed landscape plan will be secured through a letter of credit. The proposed landscape plan is shown in Attachment 4.

3. Pedestrian linkage

The site plan was modified to include a pedestrian linkage to the existing side walk along Lawrence Avenue East. The proposed pedestrian linkage will enable non-vehicular traffic to access the building from the on-site parking area or the sidewalk along Lawrence Avenue East.

4. Exterior Banners, flags, portable signs

Toronto Buildings staff have confirmed that the Sign By-law for the former City of North York (By-law 30788, as amended) regulates “portable signs”, which includes flags, banners, buntings and other forms of advertising devices. Building staff are satisfied that the current Sign By-law is sufficient to regulate any offensive advertising resulting from the business operation.

City staff are satisfied that the proposed changes, if approved, will result in an improvement to the existing site and compliance with all current guidelines. Therefore, staff recommends that final approval of the application be issued subject to the execution of a site plan agreement.

CONTACT

Derrick Wong, Planner
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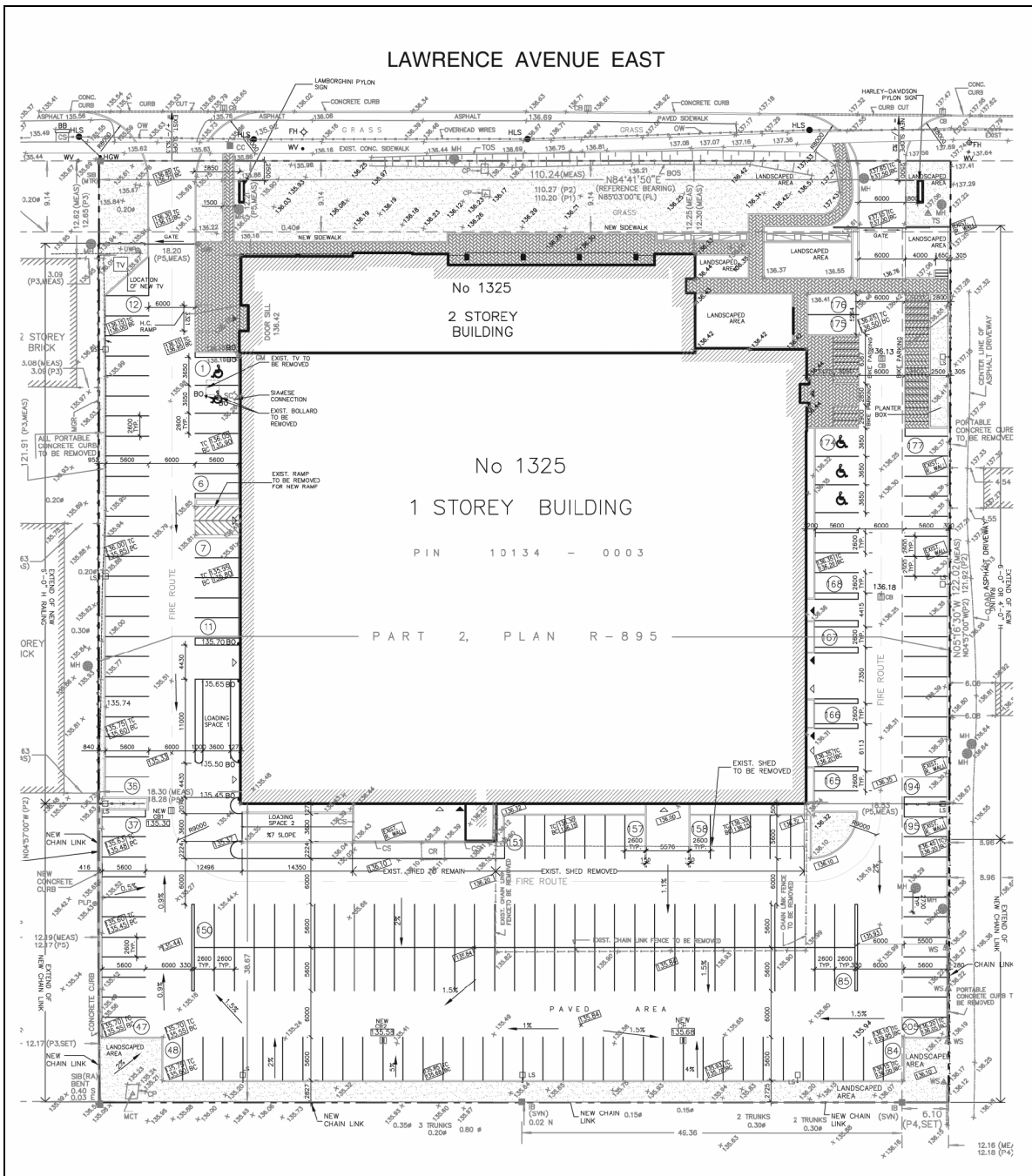
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations II
Attachment 4: Landscape Plans
Attachment 5: Zoning Map
Attachment 6: Application Data Sheet
Attachment 7: Site Plan Control Approval Conditions

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

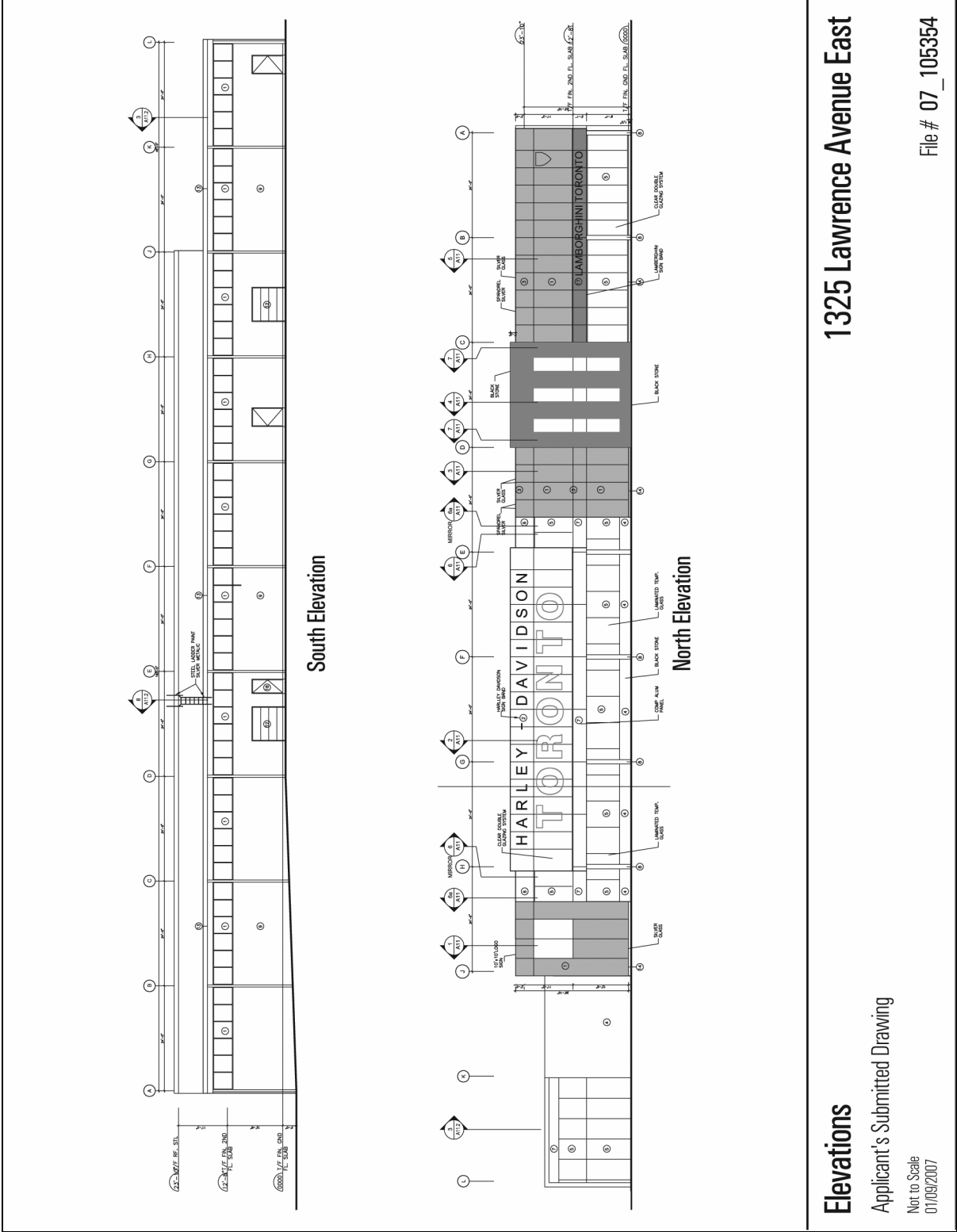
Not to Scale
01/09/2008



1325 Lawrence Avenue East

File # 07_105354

Attachment 2: Elevations

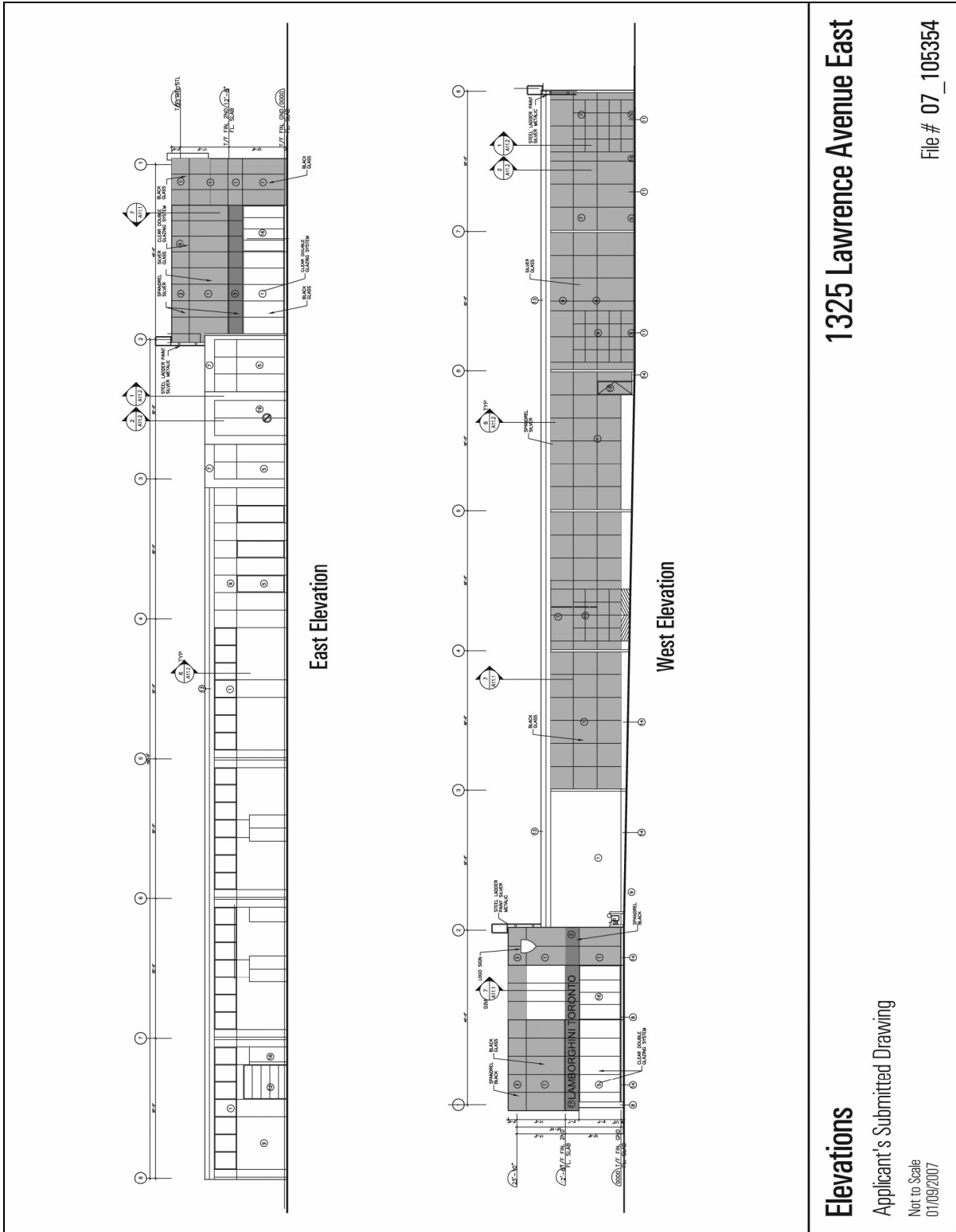


1325 Lawrence Avenue East

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 01/09/2007

File # 07_105354

Attachment 3: Elevations II



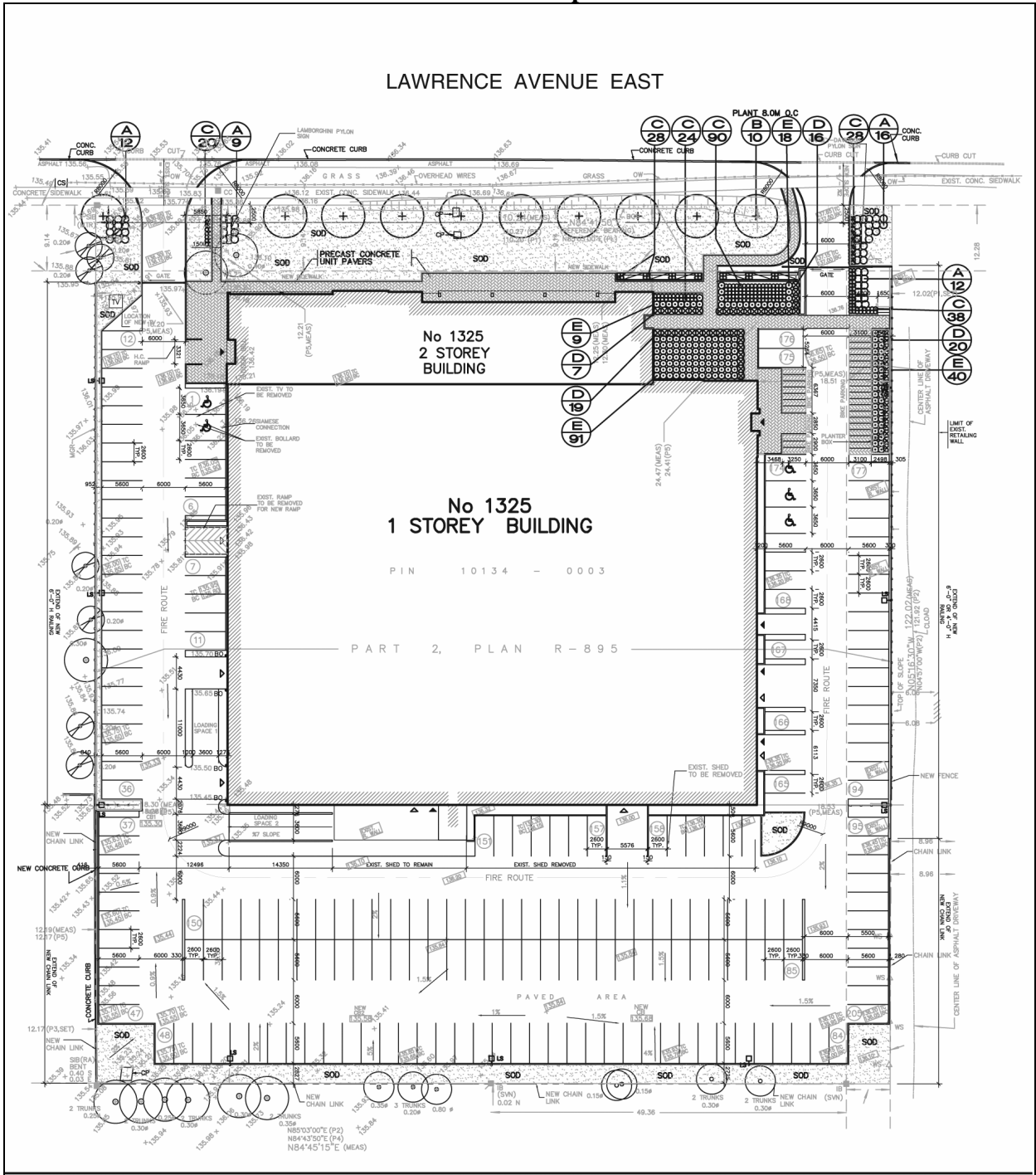
Elevations
 Applicant's Submitted Drawing
 Not to Scale
 01/09/2007

1325 Lawrence Avenue East

File # 07_105354

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Attachment 4: Landscape Plan



Landscape Plan

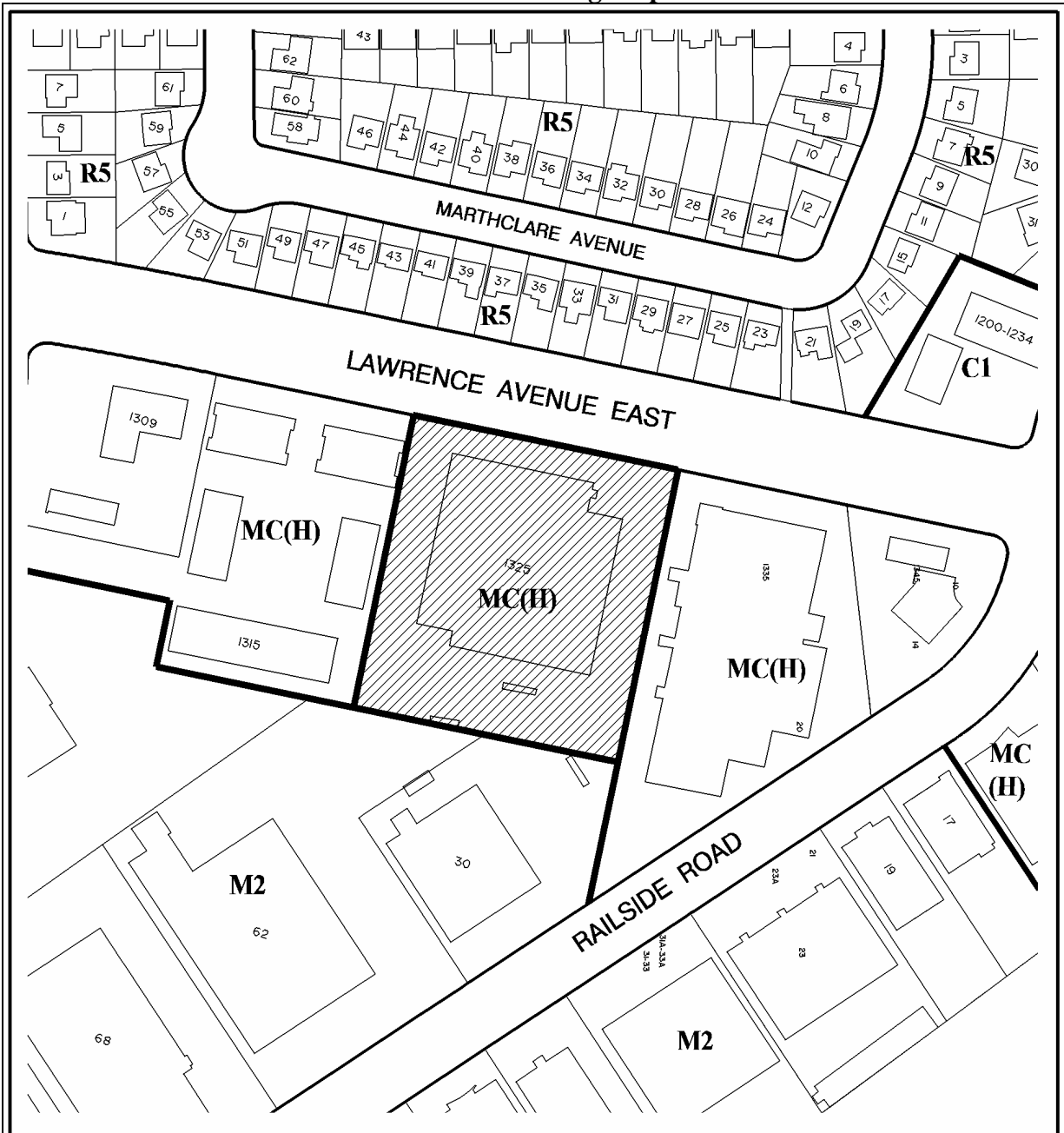
1325 Lawrence Avenue East

Applicant's Submitted Drawing

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File # 07_105354

Attachment 5: Zoning Map



Toronto City Planning
Zoning

1325 Lawrence Avenue East

File # 07_105354

MC Industrial-Commercial Zone
 M2 Industrial Zone Two
 C1 General Commercial Zone
 R5 One-Family Detached Dwelling Fifth Density Zone
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
 Zoning By-law 7625
 Extracted 01/22/2008

Attachment 6: Application Data Sheet

APPLICATION DATA SHEET

Application Type: Site Plan Approval Application Number: 07 105354 NNY 34 SA
Details: Application Date: January 29, 2007

Municipal Address: 1325 LAWRENCE AVE E, TORONTO ON
Location Description: PLAN M765 BLK FF PT RP R895 PART 2 **GRID N3406
Project Description: Conversion of an existing warehouse to an auto dealership

Applicant: SHAHRAM SERADJ **Agent:** Phil Houghton **Architect:** M. Shami Architect **Owner:** ERNEST WERNER

PLANNING CONTROLS

Official Plan Designation: Employments Lands Site Specific Provision:
Zoning: MC(H) Historical Status:
Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	13444.9	Height: Storeys:	2
Frontage (m):	110.24	Metres:	7.87
Depth (m):	122.02		
Total Ground Floor Area (sq. m):	5017.6		Total
Total Residential GFA (sq. m):	0	Parking Spaces:	205
Total Non-Residential GFA (sq. m):	5734.1	Loading Docks:	2
Total GFA (sq. m):	5734.1		
Lot Coverage Ratio (%):	37.3		
Floor Space Index:	0.43		

DWELLING UNITS

Tenure Type:
Rooms: 0
Bachelor: 0
1 Bedroom: 0
2 Bedroom: 0
3 + Bedroom: 0
Total Units: 0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	3668.6	0
Office GFA (sq. m):	716.5	0
Industrial GFA (sq. m):	1349	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Derrick Wong, Planner
TELEPHONE: (416) 395-7052

Attachment 7: Site Plan Control Conditions

The City Planning Division North York District, has completed our review of your proposal to convert the existing industrial building into an automobile and motorcycle dealership as outlined in the following plans and drawings:

1. Site Plan Drawing No. A-1.1c as drawn by M. Shami Architect and Plaston Architect Limited on September 13, 2007 and revised to July 15, 2007;
2. Elevations Drawings No. A-05 as drawn by M. Shami Architect and Plaston Architect Limited undated; and,
3. Proposed Landscape Plan No. L1 as drawn by M. Shami Architect and Plaston Architect Limited on September 13, 2007 and revised to November 19, 2007.

Before we can grant approval to your proposal we require that the following conditions be fulfilled:

1. The execution of a site plan agreement.

Please note that if these conditions are not fulfilled within 2 years of the date of this notice, then this notice is no longer valid and a new submission is required unless a written request for time extension is received and granted by the Director of Community Planning.

In addition to the above, the following conditions are to be fulfilled following site plan approval and will be incorporated into a site plan agreement:

1. This approval is valid for a period of three years from the date of the approval.
2. No motor vehicles shall be permitted to be displayed or stored between the building and the curb on Lawrence Avenue East.
3. The lands shall be developed and maintained in accordance with the approved drawings and the conditions of this approval. The Owner acknowledges that notwithstanding this approval, the lands shall be developed in accordance with the zoning by-law and that it is the responsibility of the Owner to ensure that:
 - a. the development is in conformity with the zoning by-law to the satisfaction of the Chief Building Official;
 - b. all easements are protected to the satisfaction of the municipality; and
 - c. all requirements of any owner of adjacent publicly owned lands (i.e. City of Toronto Technical Services Division, Parks, Forestry & Recreation) are satisfied.
4. All of the work shown on the approved drawings and all the work required by the conditions of this approval shall be completed within 1 year of the date of this approval, failing which, this approval shall require an extension by the Director, Community Planning, North York District, prior to the issuance of any building permit.
5. All existing trees to remain, shall be maintained as shown on the approved plan in accordance with the "North York Standards for the Protection and Care of Trees". Any tree that is removed in contravention of this approval, or that is severely damaged, shall be replaced with a tree or trees of similar value to the satisfaction of the Director, Community Planning, North York District.

6. All site illumination shall be designed to prevent the spread of light onto adjacent lands.
7. Drainage shall be directed to ensure that no drainage problems are created on adjacent lands.
8. All work on the adjacent boulevard shall be to the satisfaction of the Executive Director, Technical Services Division.
9. All street tree protection, planting, removal and or relocation shall be to the satisfaction of the General Manager, Parks, Forestry & Recreation Division.
10. The municipal address of the building shall be well-illuminated, provided in a prominent location the lands, and designed to be easily readable from adjacent streets.
11. All outdoor mechanical equipment (i.e. air conditioning units) shall be located in a manner which minimizes impact to adjoining lands.
12. Remove all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director of Technical Services.
13. The proposed driveway on City property must be graded downward towards the roadway and have a 2% to 6% slope.
14. Any proposed access must be at least 1.0 metre from existing utilities. If required, the relocation of any public utilities (utility poles and their guy wires, etc.) would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies.
15. All loading operations for this development shall take place on-site, including any loading operations involving automobile transport vehicles. Under no circumstances shall any loading operations be undertaken from Lawrence Avenue.
16. During loading operations involving automobile transport vehicles, some parking spaces at the southeast corner of the building may have to be temporarily closed off, so as to allow for egress of the automobile transport vehicle. For this reason, loading operations must not be undertaken during peak hours of operation for the car sales centre. The building tenant shall manage parking activities during loading operations to ensure that loading vehicle manoeuvres are not encumbered.
17. Any existing raised concrete curbs which impede the manoeuvre of automobile transport vehicles shall be removed and replaced with hatched pavement markings. Also, no such raised curbs which impede the manoeuvre of automobile transport vehicles shall be constructed.
18. Driveway curbs must be flush on either side of the sidewalk for a minimum of 0.45 metres.
19. The proposed walkway connection to the public along the westerly driveway is subject to an encroachment agreement; moreover, the applicant shall indemnify the City of Toronto for the said encroachment.

20. Any encroachments within the City of Toronto Municipal Road Allowances will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services. The applicant is required to contact the said section through the permit approval process to obtain the exact particulars of these requirements.
21. Advise all owners and tenants/future purchasers of the units that refuse and recyclable materials generated by this building must be collected by a private refuse collection firm.
22. The refuse and recycling storage area must be enclosed and maintained in a manner that will not attract pests, create a health or other hazard, or obstruct an emergency route, driveway or walkway.
23. Construct and maintain stormwater management measures/facilities as recommended in the accepted Stormwater Management Report entitled 1325 Lawrence Avenue East, Toronto, prepared by LGI Consulting Engineers Inc., and dated October 29, 2007, and Stormwater Management Drawing No. SW-1, prepared by LGI Consulting Engineers Inc., and dated October 29, 2007.
24. Construct and maintain site servicing and grading indicated on the accepted Site Servicing and Grading Drawing No. SG-1, prepared by LGI Consulting Engineers Inc., and dated October 29, 2007.
25. Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities have been constructed in accordance with the accepted Stormwater Management Report.
26. Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities and grading have been constructed in accordance with the accepted drawings.