

### Preliminary Report Zoning By-law Amendment and Draft Plan of Subdivision Applications 770 Lawrence Avenue West and 3083 to 3101 Dufferin Street

<b>Date:</b>	March 11, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 15 – Eglinton-Lawrence
<b>Reference Number:</b>	07 283458 NNY 15 OZ and 07 288522 NNY 15 SB

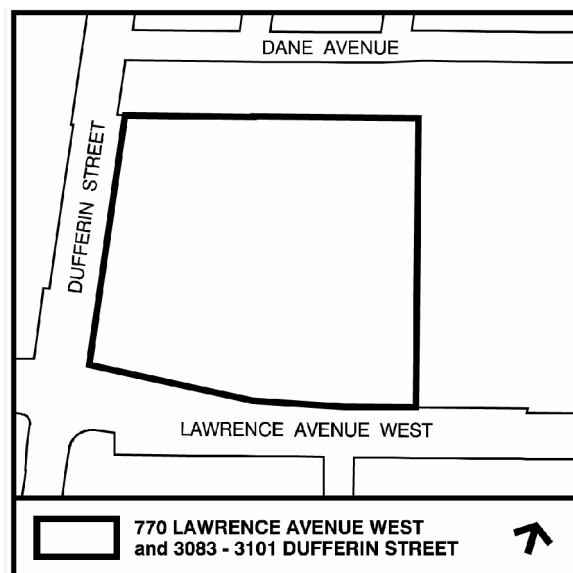
#### SUMMARY

These applications were made on November 30, 2007 (Zoning By-law Amendment) and December 20, 2007 (Draft Plan of Subdivision) and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

These applications propose a mixed-use development including retail, office and 1,880 residential units in a mix of point towers and mid-rise buildings. They also seek to establish a public road connecting Lawrence Avenue West to Dufferin Street and a 0.5 hectare park in the centre of the site.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications.

It is recommended that upon completion of the evaluation of the proposal, a Final Report be prepared with notice of a Public meeting under the *Planning Act*.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. 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.

## ISSUE BACKGROUND

### Proposal

The applicant proposes to amend the Zoning By-law for the subject site to permit the development of the lands for retail, office and residential uses in a series of mid-rise buildings and point towers. The applicant proposes a total of 1,180 residential units and 15,200m<sup>2</sup> of commercial space over the 3.8 hectare site. The overall Floor Space Index of this proposal is 3.5 times the lot area.

A Draft Plan of Subdivision is proposed to establish a public road through the site connecting Lawrence Avenue West with Dufferin Street, and provide a public park (see Attachment 2). The road divides the site into two blocks for development purposes and a block for park purposes. Driveways off the new road would provide access to the proposed buildings. The buildings would be located around the site perimeter leaving the park block in a central location to abut the existing Dane Parkette.

The development statistics for each block are presented below.

The westerly parcel (Block 1) is proposed to have a total gross floor area of 110,900m<sup>2</sup> comprised of 8,500m<sup>2</sup> of office space, 6,700m<sup>2</sup> of commercial space and 1,300 residential units. The proposal comprises a 7-storey podium that provides a streetwall condition along Dufferin Street and Lawrence Avenue West. At both the north end of Block 1 fronting Dufferin Street and the east end of Block 1 fronting Lawrence Avenue West, 14-storey buildings provide an anchor and 9-storey wings provide a streetwall along the internal road. Located at the intersection of Dufferin Street and Lawrence Avenue are three 24-storey point towers.

The easterly block (Block 2) is to be entirely residential and is proposed to have 37,800m<sup>2</sup> in 2 condominium buildings containing a total of 580 units. These buildings will rise in height from a 7-storey base condition in each case to 10 storeys for the northern building and 14 storeys for the southern building.

<b>Proposed Development (Gross Floor Area)</b>	<b>Block 1</b>	<b>Block 2</b>	<b>Total</b>
Residential	95,700m <sup>2</sup>	37,800m <sup>2</sup>	133,500m <sup>2</sup>
Retail	6,700m <sup>2</sup>		6,700m <sup>2</sup>
Office	8,500m <sup>2</sup>		8,500m <sup>2</sup>
<b>Total GFA</b>	110,900m <sup>2</sup>	37,800m <sup>2</sup>	148,700m <sup>2</sup>
<b>Residential Units</b>	1,300 units	580 units	1,880 units

Block 3 is the proposed public park and would abut the existing Dane Parkette and serve the existing and new community.

A total of 2,077 parking spaces are proposed for the project. An underground parking structure would be provided for each block – Block 1 would be provided with 1,510 parking spaces in a four level underground structure and Block 2 would have 567 spaces in three levels of underground parking.

The site statistics are presented on the Application Data Sheet (Attachment 5).

### **Site and Surrounding Area**

The site is located at the northeast corner of Dufferin Street and Lawrence Avenue West. The site has a frontage of 167.0 metres on Dufferin Street and 219.8 metres frontage on Lawrence Avenue West. The site area is 3.8 hectares.

The site contains several one-storey buildings that are used for retail purposes with extensive surface parking areas separating the buildings from Lawrence Avenue West and Dufferin Street.

At its meeting on July 16-19, 2007 City Council approved the June 14, 2007 Affordable Housing Committee recommendation to Executive Committee that the Chief Planner be authorized to develop a Vision and Planning Framework for the revitalization of the Lawrence Heights community.

This Study is currently underway and includes all those lands in the area bounded by Lawrence Avenue West in the south to Highway 401 in the north and Dufferin Street in the west to Bathurst Street in the east. The central portion of the area encompasses the Toronto Community Housing Corporation Lawrence Heights housing development and large parcels owned by the Toronto District School Board and Rio-Can.

The subject site is located in the southwest corner of this Study Area and it is expected that the work undertaken as part of the Study will be used to assess the impacts and implications of the redevelopment of the subject site.

Land uses surrounding the subject site are as follows:

North: Dane Parkette and detached residential dwellings; a low-rise commercial building is located on Dufferin Street immediately north of the subject lands.

South: 3-storey walk-up apartments across Lawrence Avenue West.

East: a recently-constructed townhouse development (Liberty Walk) immediately adjacent, mid-rise commercial/office buildings beyond on Lawrence Avenue West.

West: highway commercial uses and low-rise industrial uses across Dufferin Street; a 3-storey church and the Columbus Centre along Lawrence Avenue West and mid-rise apartment buildings along Dufferin Street south of the church.

### **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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto. City Council's planning decisions are required to conform, or not conflict, with the Greenbelt Plan.

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

### **Official Plan**

The Official Plan identifies areas that are well-served by public transit and the existing road network and which have a number of properties with redevelopment potential that can best accommodate growth. These areas are shown on Map 2, Urban Structure and are identified by four categories including the *Avenues* identification. The *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, the appearance of the street, shopping opportunities and transit service for community residents. Both the Dufferin Street and Lawrence Avenue West frontages are identified as *Avenues* on Map 2 of the Official Plan.

The Official Plan designates the site as *Mixed Use Areas*, one of four land use designations intended to accommodate growth. The *Mixed Use Areas* designation encourages a broad range of commercial, residential, institutional and open space uses to accommodate increase in population and jobs along transit lines.

Development in *Mixed Use Areas* prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. For this reason, proponents of such proposals are required to address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. Section 2.2.3, Policy 3(b) sets out the criteria that must be examined in such an Avenue Segment Review. The applicant has submitted an Avenue Segment Study and it is presently being reviewed.

The Official Plan establishes criteria for development in *Mixed Use Areas* including a requirement for buildings to be located and massed to provide a transition between areas of different development intensity, providing setbacks from, and stepping down of, building heights towards existing lower scale development. The Plan also contains requirements to locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open space.

The Official Plan contains a policy that encourages the inclusion of public art in all significant private sector developments across the City. The Percent for Public Art program recommends that a minimum of one percent of the gross construction cost of each significant development be contributed to public art. The governing principle for the Percent for Public Art Program is that art is a public benefit to be enjoyed and experienced by residents and visitors throughout the City.

The 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 a development. The City may require the owner to enter into an agreement to secure these matters.

## **Zoning**

The subject property falls into three zoning categories.

The corner parcel at 3083-3085 Dufferin Street is zoned “C2”, Local Shopping Centre, which permits a variety of commercial uses and institutional uses. Permitted density is 3.0 times the lot area.

The property at 770 Lawrence Avenue West is zoned “M1”, Industrial Zone One. This industrial zone permits a variety of commercial, institutional and industrial uses including some accessory uses. The maximum permitted building height is between 8.8 and 15 metres.

Finally, 3087-3101 Dufferin Street has a “C2” zone on the south portion and a “C1(6)” zone on the north portion. The “C1” zone permits some residential uses, a variety of commercial uses and some institutional uses. The exception to the General Commercial “C1” zone specifically permits a motor vehicle dealership, and a motor vehicle body repair shop as an accessory use.

## **Site Plan Control**

The development of this multi-building project will be phased and each individual building will be subject to Site Plan Control Approval. Applications in this regard have not been filed. However, given the scale of the proposal and the need for phasing, Urban Design Guidelines or a comprehensive concept plan will be required to ensure the overall proposal is developed appropriately.

## **Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property. According to the Arborist Report submitted by the applicant, there are three trees on the subject site and a number of trees on City-owned parkland adjacent the site having a diameter equal to or greater than 30 cm (12 in.). There are also two trees on abutting private property within 6.0 metres of the development site. All are in fair condition. The applicant will be required to undertake appropriate retention and protection measures as determined through the review of the individual Site Plan Control applications.

## **Reasons for the Application**

An amendment to the Zoning By-law is required to permit the proposed increase in building height and density of development and to establish appropriate development standards to facilitate the proposal. A Plan of Subdivision is required to secure the public road and public park and address servicing matters.

## **Community Consultation**

A community consultation meeting has been scheduled for March 27, 2008 in Lawrence Heights Middle School.

## **COMMENTS**

### **Issues to be Resolved**

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.

On a preliminary basis, the following issues have been identified:

- Development intensity, density distribution and building heights;
- The appropriateness of the road and block configuration;
- An evaluation of vehicular access points;
- Traffic impacts and assessment;
- The location, orientation and organization of buildings and servicing areas including appropriate built form distribution and relationships to the street and surrounding properties and uses;
- The adequacy of the proposed indoor and outdoor residential amenity space;
- The appropriate range and extent of community benefits to be sought under Section 37;
- The assessment of the Avenue Segment Study and the built form policies on *Avenues*;

- A determination of the need for Urban Design Guidelines or concept plans given the size of the proposal and phasing issues; and
- How this proposal will be addressed in the context of the larger Lawrence Heights Study.

Other issues may be identified through the processing of this application.

## **CONTACT**

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E-mail: cfergus@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

Attachment 1: Site Plan

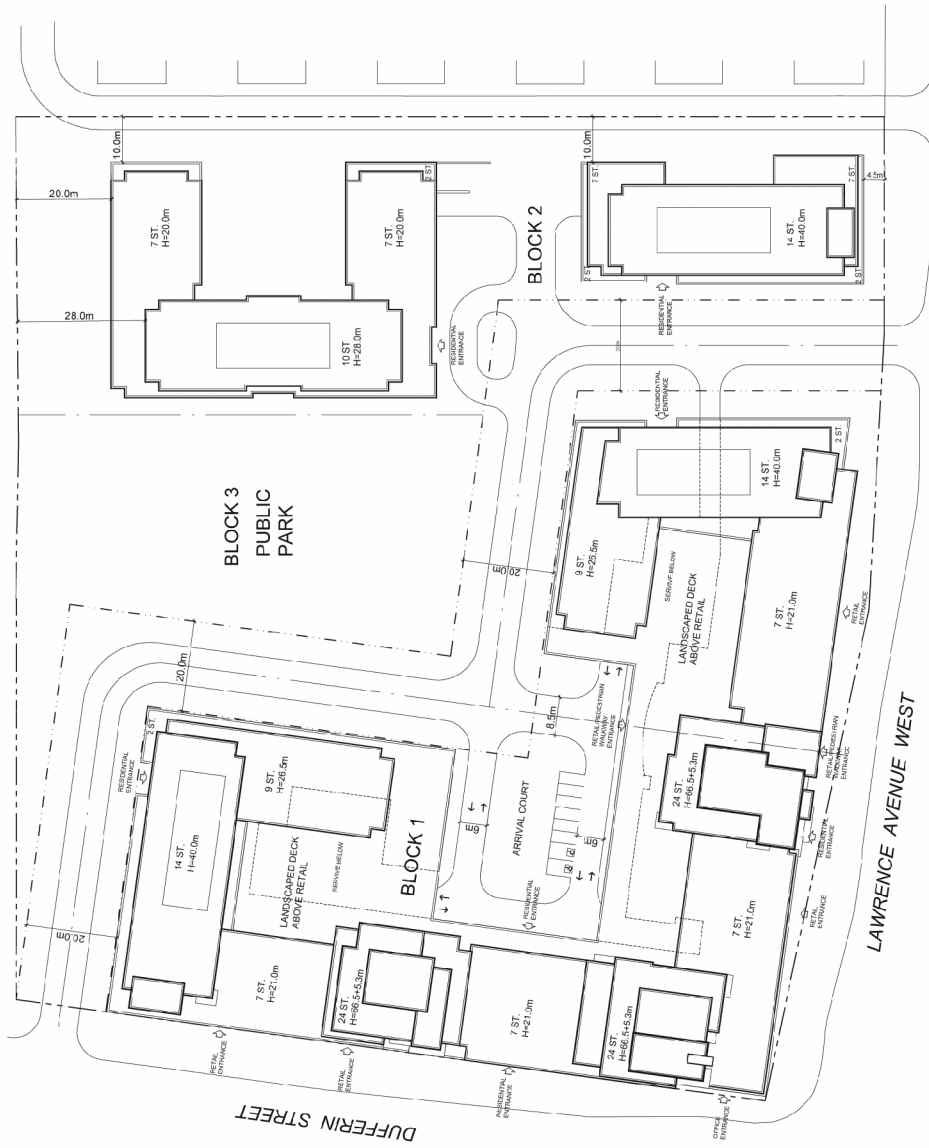
Attachment 2: Draft Plan of Subdivision

Attachment 3: Elevations [as provided by applicant]

Attachment 4: Zoning

Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



770 Lawrence Avenue West and 3083-3101 Dufferin Street

Site Plan

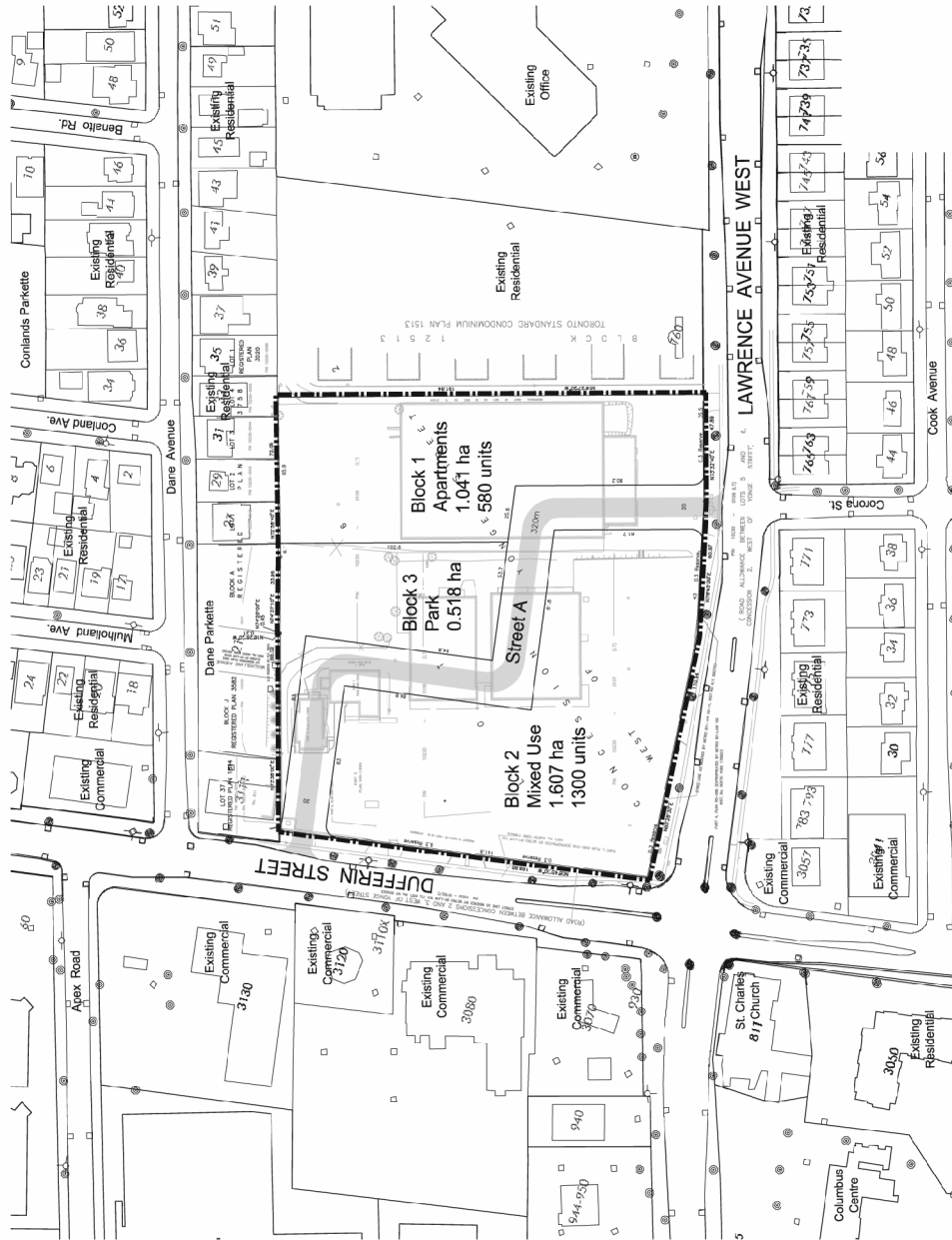
Applicant's Submitted Drawing

Not to Scale  
01/02/2008

File # 07\_283458



## Attachment 2: Draft Plan of Subdivision



**770 Lawrence Avenue West and 3083-3101 Dufferin Street**

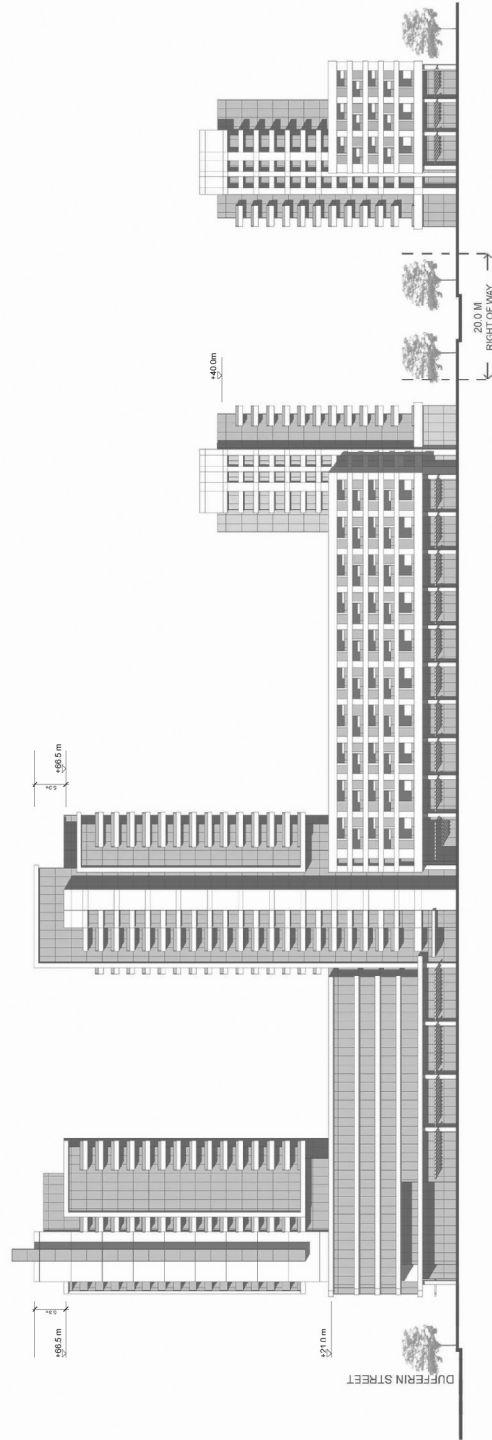
**Draft Plan of Subdivision**

Applicant's Submitted Drawing

Not to Scale  
12/28/2007

File # 07\_283458

**Attachment 3a: South Elevation**



South Elevation

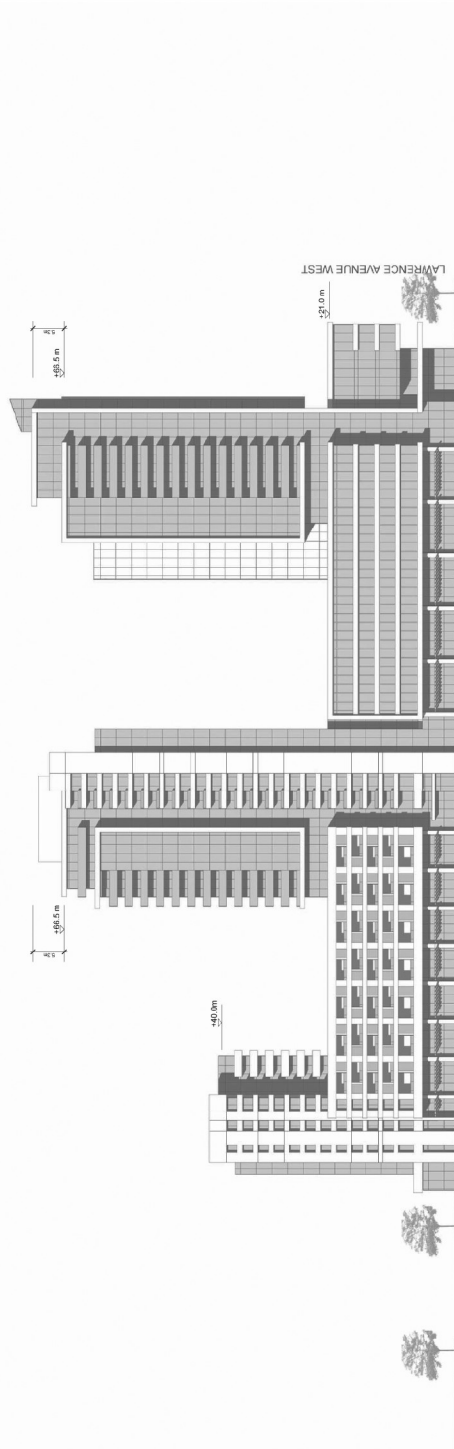
**Elevations** 770 Lawrence Avenue West and 3083-3101 Dufferin Street

Applicant's Submitted Drawing

Not to Scale  
01/02/2008

File # 07\_283458

**Attachment 3b: West Elevation**



West Elevation

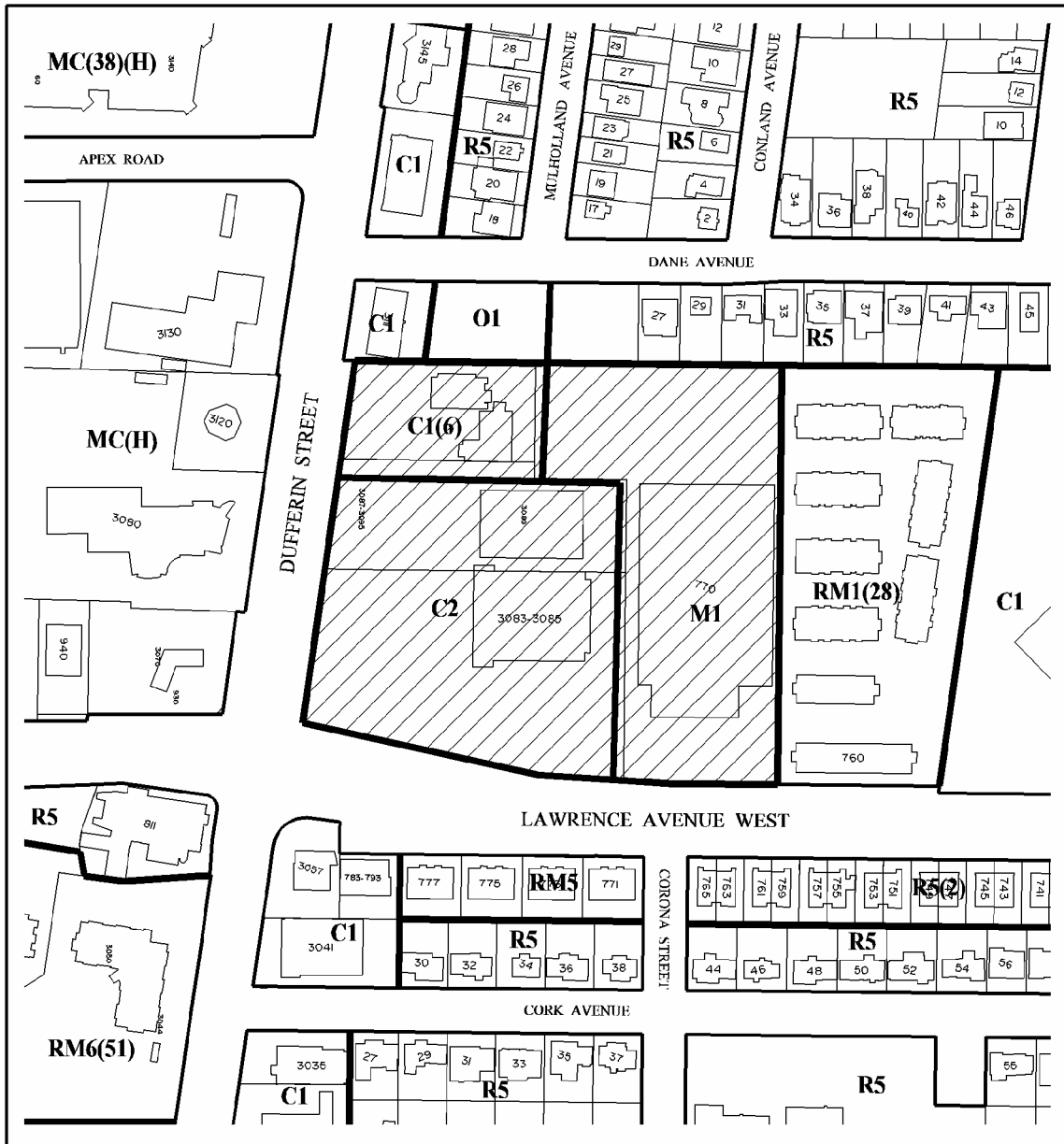
**Elevations**  
770 Lawrence Avenue West and 3083 - 3101 Dufferin Street

Applicant's Submitted Drawing

Not to Scale  
01/02/2008

File # 07\_283458

## Attachment 4: Zoning



**770 Lawrence Avenue West and 3083 - 3101 Dufferin Street**

File # 07\_283458

- R5 One-Family Detached Dwelling Fifth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- O1 Open Space Zone

- M1 Industrial Zone One
- MC Industrial-Commercial Zone
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone



Not to Scale  
Zoning By-law 7625  
Extracted 12/28/2007

## Attachment 5: Application Data Sheet

Application Type	Rezoning, Draft Plan of Subdivision	Application Number:	07 283458 NNY 15 OZ 07288511 NNY 15 SB
Details	Rezoning, Standard	Application Date:	November 30, 2007 December 20, 2007

Municipal Address: 770 Lawrence Avenue West, 3101 and 3083 to 3095 Dufferin Street  
 Location Description: CON 2 WY PT LOT 6 \*\*GRID N1502  
 Project Description: Redevelop lands with a mix of uses including residential (1,880 units), retail, office and a public park.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
AIRD & BERLIS, LLP			DUFLAW REALTY LTD

### PLANNING CONTROLS

Official Plan Designation:	MUA	Site Specific Provision:	
Zoning:	C2, C1(6), M1	Historical Status:	
Height Limit (m):		Site Plan Control Area:	N

### PROJECT INFORMATION

Site Area (sq. m):	38065	Height:	Storeys:	24
Frontage (m):	166.8		Metres:	71.8
Depth (m):	219.8			
Total Ground Floor Area (sq. m):	14660			<b>Total</b>
Total Residential GFA (sq. m):	133500		Parking Spaces:	2077
Total Non-Residential GFA (sq. m):	15200		Loading Docks	8
Total GFA (sq. m):	148700			
Lot Coverage Ratio (%):	38.5			
Floor Space Index:	3.91 including park block and road			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	133500	0
Bachelor:	280	Retail GFA (sq. m):	6700	0
1 Bedroom:	1000	Office GFA (sq. m):	8500	0
2 Bedroom:	500	Industrial GFA (sq. m):	0	0
3 + Bedroom:	100	Institutional/Other GFA (sq. m):	0	0
Total Units:	1880			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Cathie Ferguson, Senior Planner</b>
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