



STAFF REPORT ACTION REQUIRED

2256-2270 Lawrence Avenue West – Rezoning and Site Plan Applications - Preliminary Report

Date:	April 1, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 2 – Etobicoke North
Reference Number:	09 111798 WET 02 OZ and 09 111796 WET 02 SA

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish the existing seven detached dwellings at 2256-2270 Lawrence Avenue West, and construct 3 pairs of semi-detached dwellings fronting onto Westona Street and 3 pairs of semi-detached dwellings fronting onto Bowsprit Avenue. A Rental Housing Demolition and Conversion application has also been submitted to demolish the existing seven rental dwellings and is being reviewed concurrently.

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 is targeted for the second quarter of 2009.



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.
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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. During the pre-consultation stage, Planning staff indicated concerns regarding this proposal's compliance to the Official Plan's *Neighbourhoods* policies.

ISSUE BACKGROUND

Proposal

The applicant proposes to demolish the existing seven buildings fronting Lawrence Avenue West, and to construct a total of 12 three-storey semi-detached dwellings. Six of the units will front onto Bowsprit Avenue and six units are to front Westona Road. The northern most units will be placed on lots having a 5.51 metre frontage, and the corner units flanking Lawrence Avenue West will have 6 metre frontages. The remaining lots will have frontages of 5.4 metres. Each unit will be approximately 184 square metres (1,981 square feet) in size, and will contain an integral single car garage. Sufficient space to accommodate an additional parking space will be provided on each driveway.

A statistical summary of the proposal is detailed in Attachment No. 5 of this report.

Site and Surrounding Area

The subject land is located on the north side of Lawrence Avenue West and spans between Bowsprit Avenue and Westona Road. The site is .27 hectares (.66 acres) in size, with a total of 73.15 metres (240 feet) of frontage along Lawrence Avenue West and has a consistent lot depth of 36.6 metres (120 feet). The site contains a total of 7 one to two-storey single family rental dwellings. The ground floor of the dwelling at 2256 Lawrence Avenue West previously contained a convenience store use.

The application lands are surrounded with low density residential uses within an established low density neighbourhood. There are no examples of semi-detached dwellings within the vicinity.

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.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe, specifically as it relates to the relevant policies for building strong communities.

Official Plan

The property is designated *Neighbourhoods* under the Official Plan. Neighbourhoods are considered physically stable areas primarily made up of low density type residential uses. The Plan requires new development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including among others: pattern of streets, blocks and lanes; size and configuration of lots; heights, massing, scale, and dwelling type of nearby residential properties; prevailing building types; street, side and rear yard building setbacks; and landscaped open space. The Plan states no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood. Further, proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged.

Policy 3.2.1.6 of the housing policies specifies that new development that would have the effect of removing six or more rental housing units in all or part of a private building or related group of buildings will not be approved unless:

- all of the units have rents that exceed mid-range rents at the time of the application; or
- the following are secured:
 - the replacement of at least the same number, size and type of rental housing units and maintained with rents similar to those at the time the redevelopment application is made;

- for at least 10 years, rents for the replacement units will be the rent at first occupancy with allowable annual increases;
 - an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation, and other assistance to lessen hardship; or
- in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state.

In the pre-application consultation stage, Planning staff raised concerns over the proposal's compliance with the relevant Official Plan policies. Planning staff notified the applicant that an Official Plan amendment is required for the proposal in its current format.

Zoning

The lands are zoned Second Density Residential (R2), which generally limits residential uses to single family detached dwellings on lots having a minimum lot area of 510 square metres and a minimum lot frontage of 13.5 metres. Semi-detached dwellings are not permitted.

Site Plan Control

The proposed intensification of the site under this application is subject to Site Plan Control. An application has been submitted and is being reviewed concurrently.

Tree Preservation

Tree removal on this site is proposed under this application and therefore, applicability of the Private Tree by-law will be reviewed by Urban Forestry.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law, contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the City of Toronto Act.

Typically, applications under Chapter 667 for rental demolition are handled concurrently with a rezoning application and City Council may decide on both applications at the same time. Unlike Planning Act applications, City Council decisions to approve or refuse demolitions are not subject to any appeal to the OMB.

The applicant has submitted a Rental Housing Demolition and Conversion application requesting Council's approval to demolish the seven single family rental dwellings.

Reasons for the Application

An application to amend the Zoning Code is required to permit semi-detached dwellings in an R2 zone, along with site specific development criteria which may include appropriate standards for height, lot frontage and area, setbacks, coverage and gross floor area/floor space index.

An Official Plan amendment is required as the proposal in its current format does not conform to several relevant sections of the Official Plan outlined above.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale (Housing Issues Report appended)
- Arborist Report
- Site Services and Stormwater Management Report
- Geotechnical Investigation Report

A Notification of Complete Application was issued on March 24, 2009.

Issues to be Resolved

Land Use, Density and Built Form

There is no other precedent for three-storey semi-detached dwellings on Westona Road and Bowsprit Avenue in the vicinity of the site.

Prior to recommending approval of the application, staff will fully evaluate the proposal against all relevant Official Plan policies. In particular, staff will seek appropriate transition of this more intense development form to the abutting properties which primarily contain one and two-storey single family dwellings. As well, the proposal should maintain the general fit within the character of the existing community.

Following a review of the above material and the results of the community consultation process, staff may consider an alteration to the unit count or proposed built form to ensure a high standard of development that is compatible with the surrounding neighbourhood.

Rental Housing

The proposal seeks to demolish seven existing single family rental dwellings, with no replacement of the rental units. The Official Plan policies outlined above highlight the

requirement that, in cases where there are six or more rental units, at least the same number, size and type of rental housing units must be replaced and an acceptable tenant relocation and assistance plan secured.

Application Circulation

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

CONTACT

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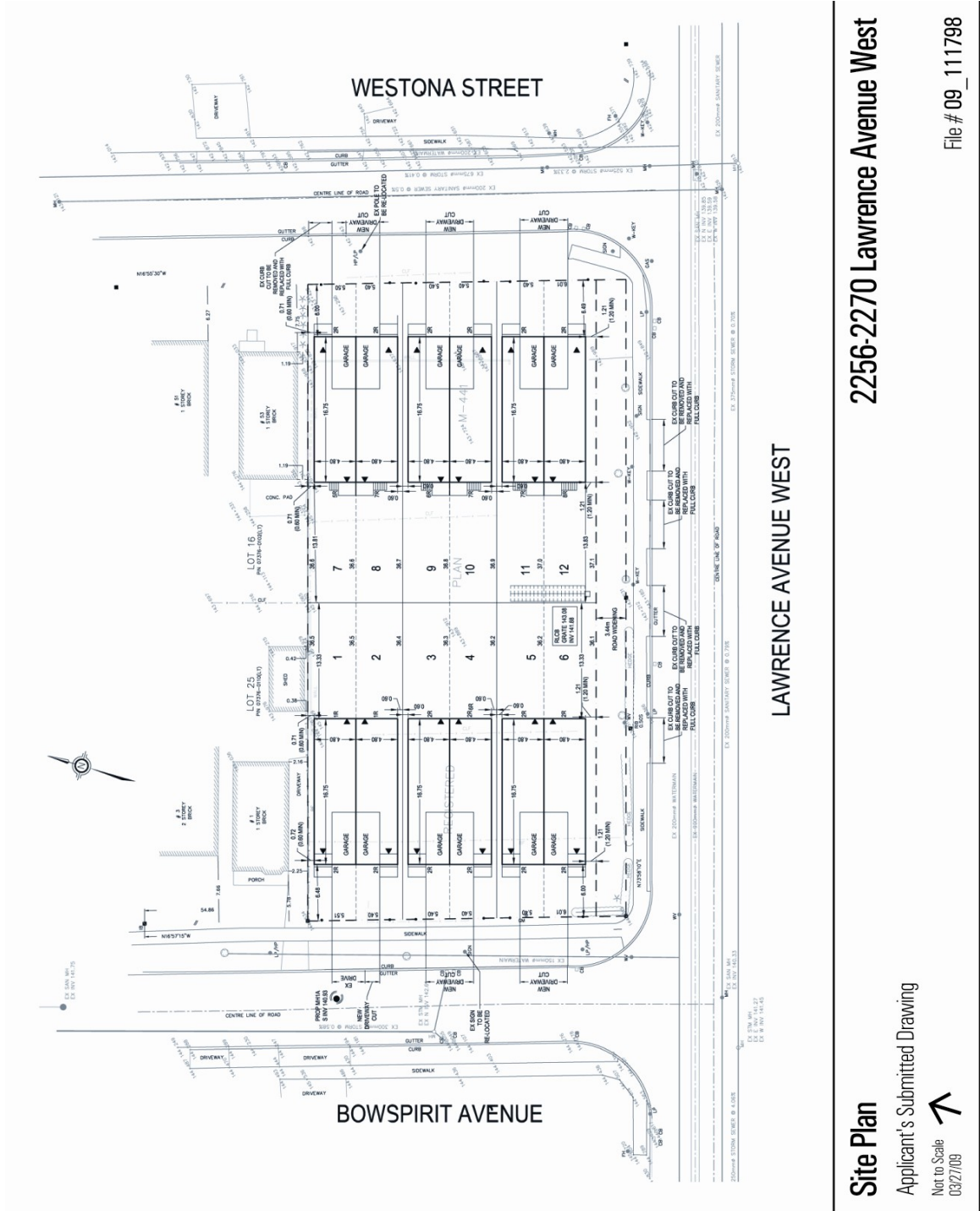
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



2256-2270 Lawrence Avenue West

File # 09_111798

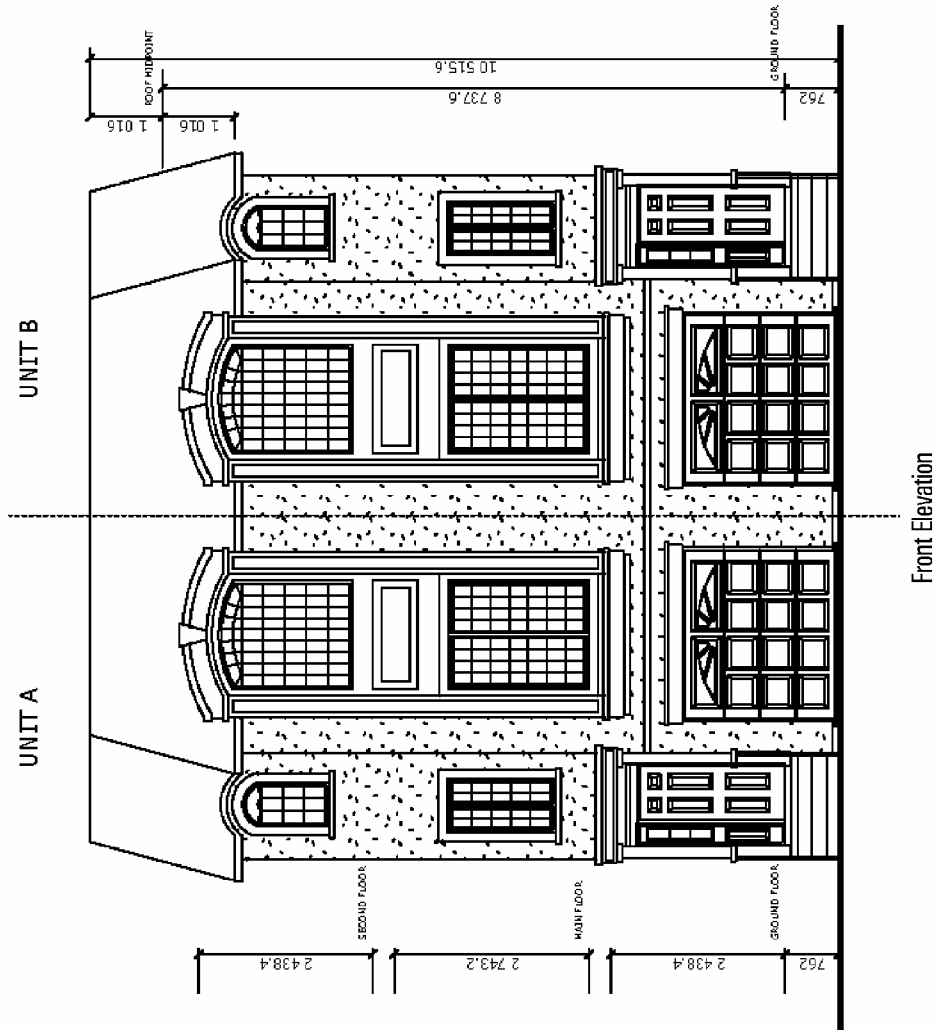
Site Plan

Applicant's Submitted Drawing

Not to Scale
03/27/09



Attachment 2: Elevations



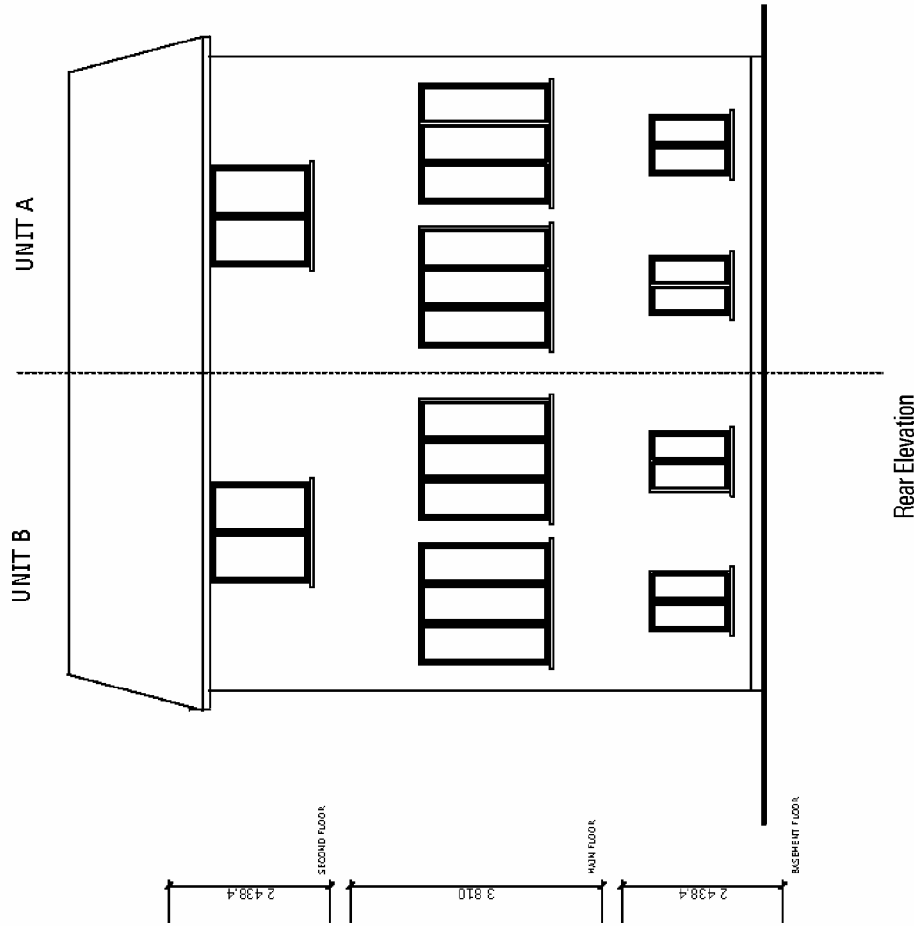
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2256-2270 Lawrence Avenue West

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Elevations

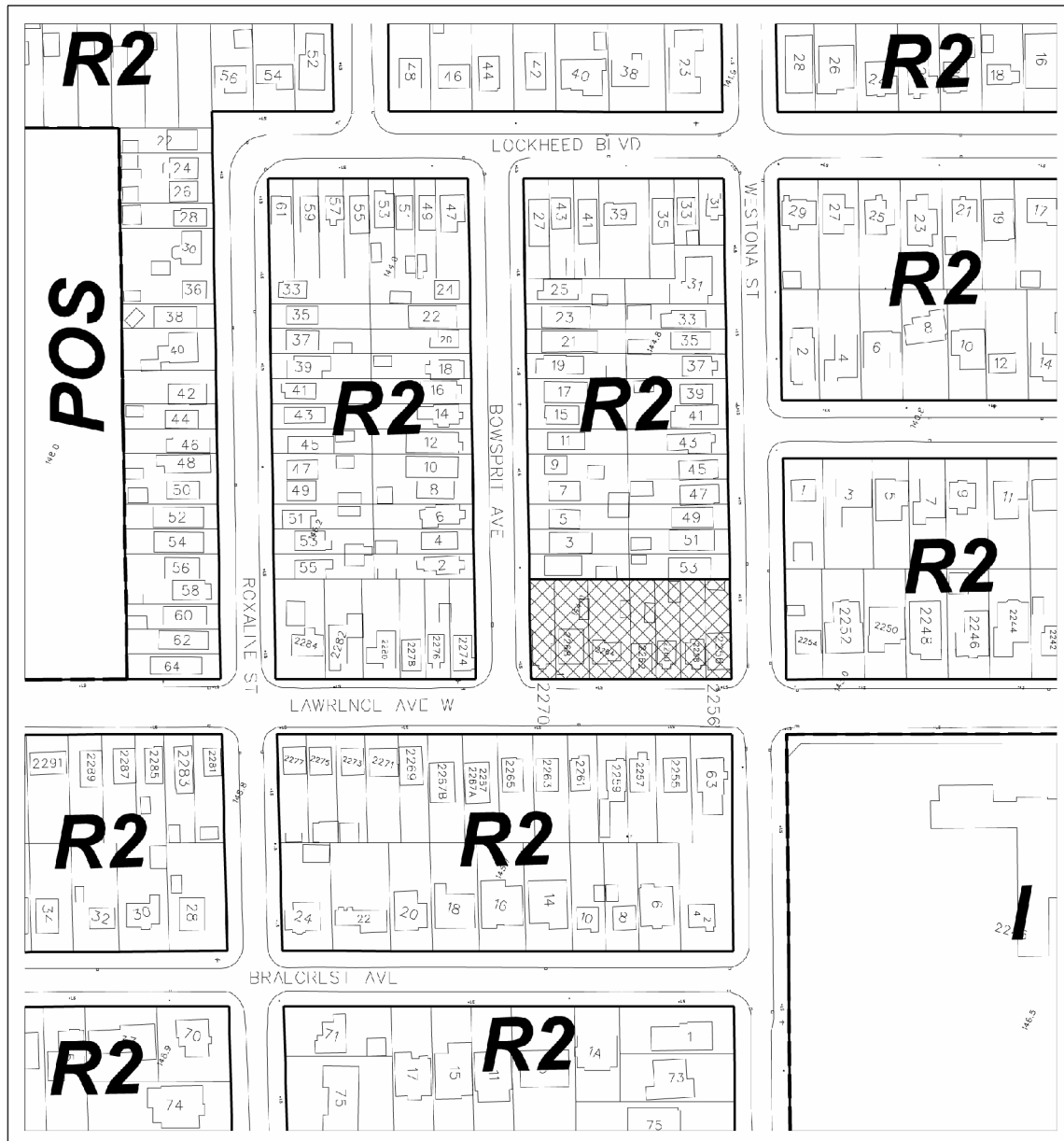
Applicant's Submitted Drawing

Not to Scale
03/27/09

2256-2270 Lawrence Avenue West

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Attachment 3: Zoning



TORONTO Urban
Development Services
Zoning

2256 - 2270 Lawrence Avenue West

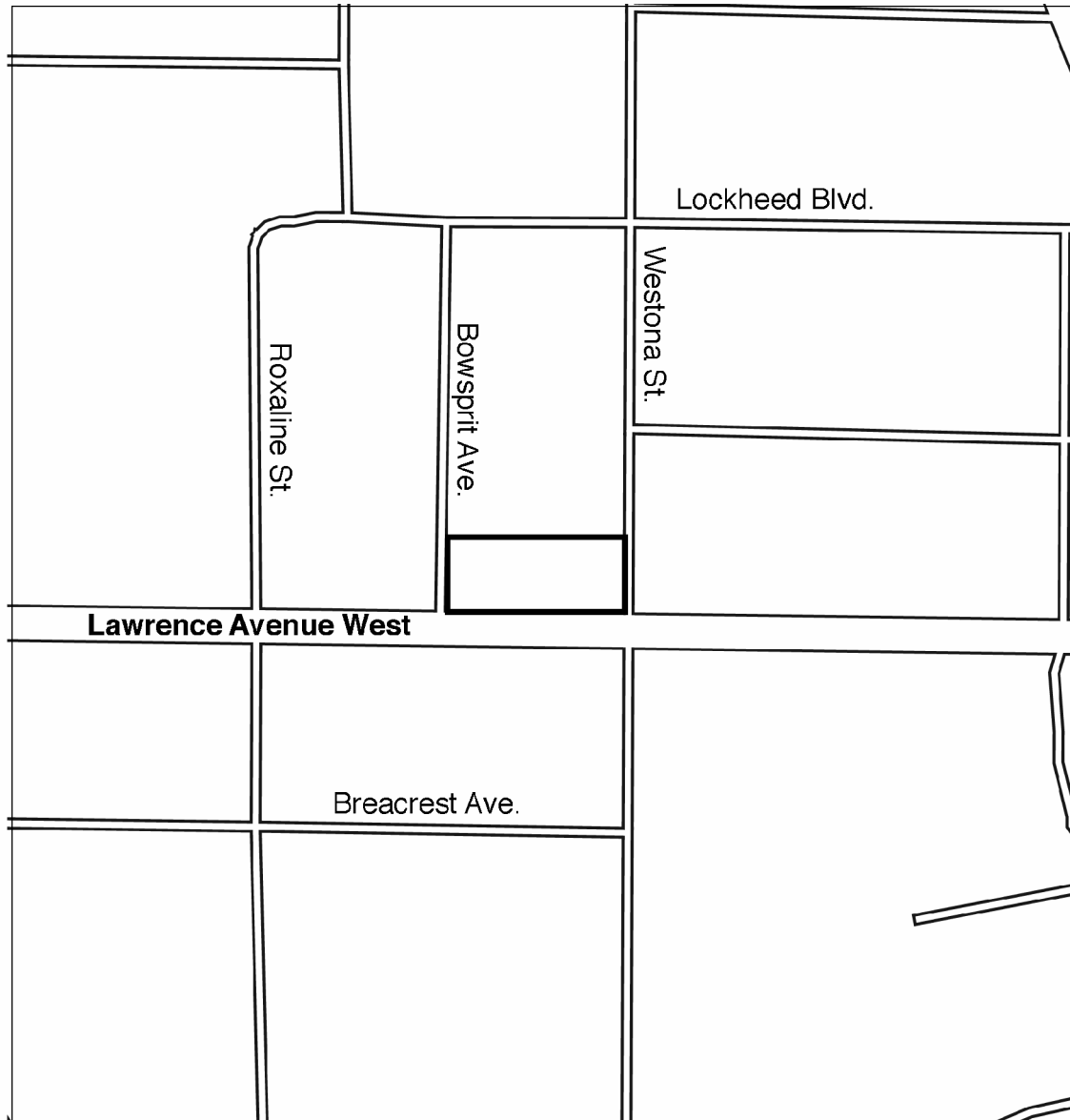
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R2 Residential Second Density
I Institutional
POS Private Open Space



Not to Scale
Zoning By-law 11,737 as amended
Extracted 03/26/09 - RAZ

Attachment 4: Official Plan



Toronto City Planning
Official Plan

2256 - 2270 Lawrence Avenue West

File # 09_111798



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03/30/09

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	09 111798 WET 02 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 24, 2009

Municipal Address:	2256 LAWRENCE AVE W
Location Description:	PL M441 LT17 **GRID W0210
Project Description:	to demolish existing seven detached dwellings and erect six semi detached dwelling (total of 12)

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC. TONY VOLPENTESTA			KOSTAS GRIGORIADIS

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R2	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	2675.6	Height:	Storeys:	3	
Frontage (m):	73.152		Metres:	10.5	
Depth (m):	36.57				
Total Ground Floor Area (sq. m):	726.36				Total
Total Residential GFA (sq. m):	2208.48		Parking Spaces:	0	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2208.48				
Lot Coverage Ratio (%):	27.14				
Floor Space Index:	0.82				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2208.5	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	12	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	12			

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