

2231 Lawrence Ave E – Site Plan Application – Final Report

Date:	June 2, 2009
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	09 128131 ESC 37 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 City-initiated application by the Parks, Forestry and Recreation Division proposes a 136 square metre (1,464 square feet) addition to the McGregor Community Centre at 2231 Lawrence Avenue East for use as a community lounge. The proposal has been referred by Councillor Michael Thompson to City Council for a decision through the Scarborough Community Council, in accordance with By-law No. 483-2000.

This report reviews the site plan control application and recommends that it be approved.

RECOMMENDATIONS

The City Planning Division recommends that City Council:

1. Approve the proposed 136 square metre addition to the McGregor Community Centre as generally indicated on the proposed site plan, building elevations and floor plan drawings included as Attachments 1 to 3 to this report.



2. Authorize the Director, Community Planning, Scarborough District, to give final approval to the site plan and to prepare and execute the necessary Memorandum of Understanding generally as outlined in Attachment 4 to this report with the Manager, Capital Projects Section, Parks Development & Infrastructure Management and the Acting Manager, Development Engineering.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

Parks Development & Infrastructure Management (Parks, Forestry & Recreation Division) have designed and are preparing to tender for the construction of a 136 square metre addition to the north-east corner of the McGregor Community Centre. The proposal will accommodate a new community lounge, adjacent to existing child care space, with access from the main community centre lobby at the south end of the addition, as shown on Attachments 1 and 3. An outdoor courtyard on the west side of the addition will also be re-landscaped. (Refer to Attachment No. 5 for additional project data.)

Site and Surrounding Area

The subject 3.86 hectare (9.6 acre) site presently accommodates the City's 5 576 square metre (60,018 square feet) McGregor Community Centre, McGregor Park Library and McGregor Park Arena complex, and McGregor Park itself. The park space includes outdoor wading and swimming pools, tennis courts, a baseball diamond and playing field areas, with a new basketball/sports pad currently under development.

Winston Churchill Collegiate is immediately east of the site, with General Crerar Public School to the south on McGregor Road. To the west are single-detached homes on Ashdean Drive and an apartment building on Lawrence Avenue. The St. Lawrence Church and Separate Elementary School are directly across from the proposed addition on the north side of Lawrence Avenue, with multiple housing to the west.

Official Plan

The subject site is currently designated Parks, and the proposed community centre addition would comply with the policies of the Plan.

Zoning

The property is currently zoned Park (P), permitting parks which are defined as "land or structures owned and operated by a public authority for the provision of recreational,

cultural and conservation activities, facilities and services". The proposed addition will comply with all zone provisions and applicable development standards.

Reasons for Application

The subject property is designated as a site plan control Area for which a site plan control approval is required for the proposed development.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate pre- and post-approval conditions of site plan approval.

COMMENTS

As the proponent in this case is the City itself (Parks, Recreation & Forestry Division), the usual Notice of Approval Conditions and requirement for the registration of a site plan control agreement prior to final site plan approval is not appropriate. It is therefore proposed that the District Director, Community Planning execute a memorandum of understanding (MOU) with the Manager, Capital Projects Section, Parks Development & Infrastructure Management and the Acting Manager, Development Engineering, to ensure the proposed community centre expansion is carried out in accordance with the submitted plans and drawings which Planning staff have now determined to be acceptable.

No major issues directly associated with the design of the proposed community lounge addition have been raised through the technical review of this application, although three minor matters have been identified.

There is an existing divided access driveway from Lawrence Avenue East providing mutual shared ingress over the north-east corner of the subject site, with egress to the street via the adjacent Winston Churchill Collegiate property at 2239 Lawrence Avenue East. Although the former Municipality of Metropolitan Toronto installed a signalized intersection at this location some years ago, Transportation Services staff indicate that acceptable mutual access arrangements (i.e. cross-easements) were apparently never formally created between these two properties. It would therefore be in the best interests for both the City of Toronto and the Toronto District School Board to regularize this currently informal arrangement. The proposed MOU (Attachment 4) therefore includes a provision whereby the Parks, Forestry & Recreation Division will take steps to now secure and formalize the continued shared use of this mutual driveway by both properties.

Secondly, the proposed re-landscaping of the courtyard adjacent to the proposed addition will necessitate removal of two existing trees having a trunk calliper (DBH) of 30 cm and 5 cm. Planning staff have been advised that an acceptable arrangement (as approved by the General Manager, Parks, Forestry & Recreation) has been arrived at internally between Parks Development & Infrastructure Management and Urban Forestry staff. Replacement trees in this regard will be provided in conjunction with the outdoor sports

pad installation project currently underway on the west side of the community centre, as partially indicated on Attachment 1.

As well, it is possible that through further detailed design of the courtyard space sufficient soil volumes might not be achievable to support all three new trees being proposed here. Accordingly, the proposed MOU contains a provision providing for their possible relocation, if necessary, potentially in conjunction with the sports pad project noted above.

Lastly, four 'post and ring' bicycle parking racks currently exist in very close proximity to the east wall of the proposed addition, and may require relocation as part of construction. In accordance with City Council's draft 'Guidelines for the Design and Management of Bicycle Parking Facilities', the proposed MOU contains a provision for the retention of the racks (or their relocation if necessary) and the provision of additional racks in proximity to the main entrance to the community centre.

CONTACT

Rod Hines, Principal Planner
Tel. No. (416) 396-7020
Fax No. (416) 396-4265
E-mail: hines@toronto.ca

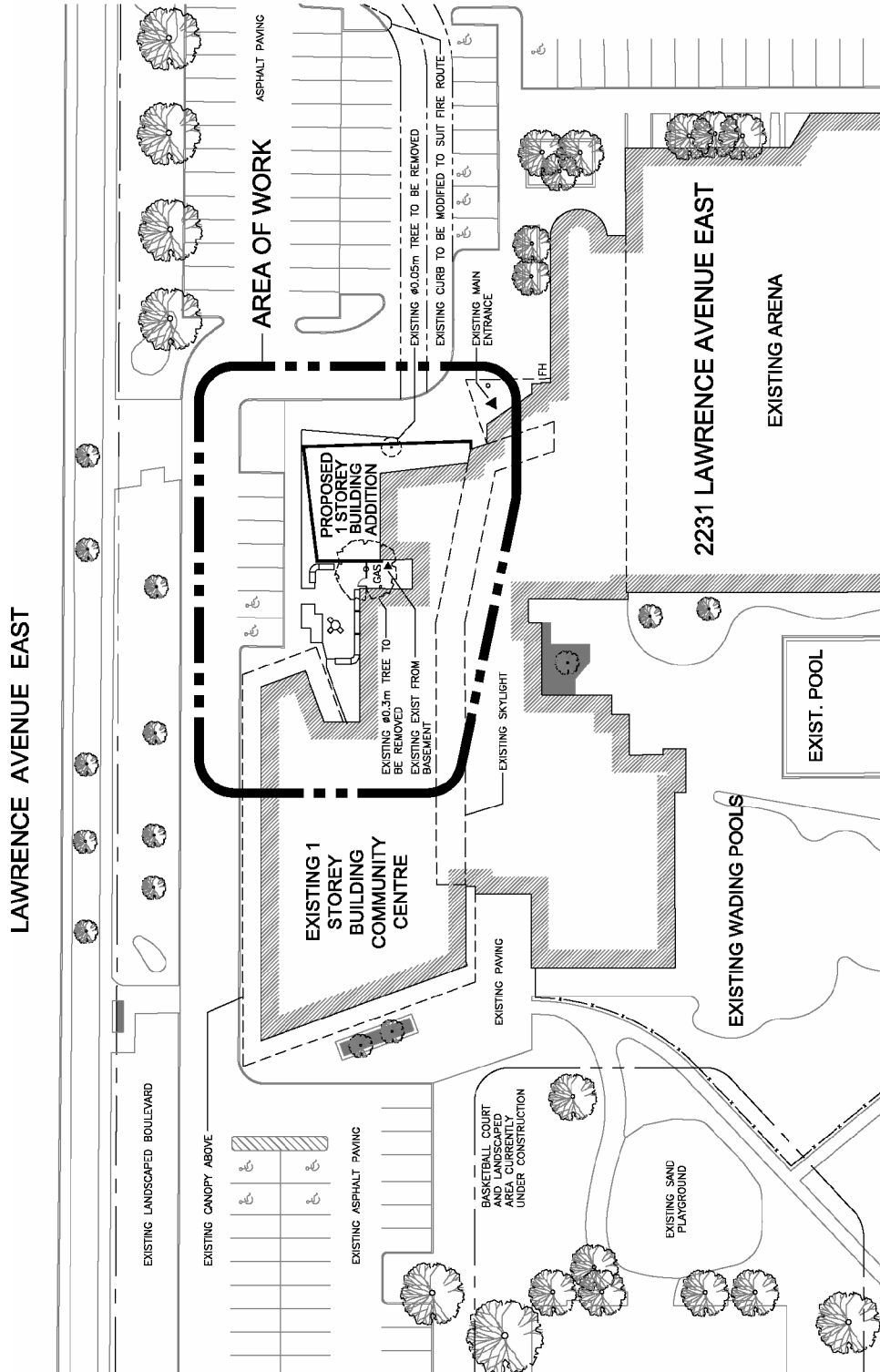
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Floor Plan
Attachment 4: Proposed Memorandum of Understanding
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

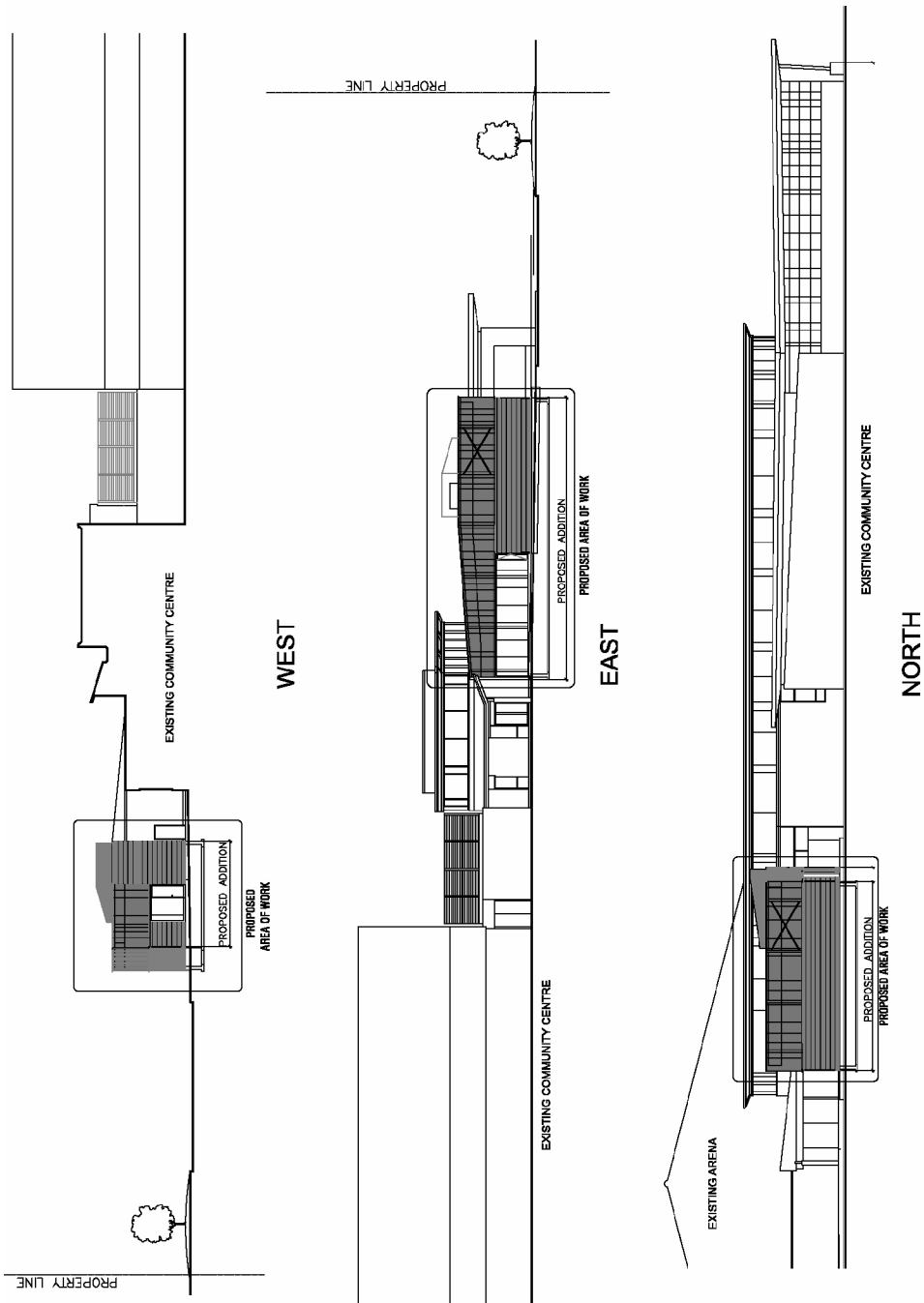
Applicant's Submitted Drawing

Not to Scale
5/28/09

2231 Lawrence Avenue East

File # 09-128131 SA

Attachment 2: Elevations



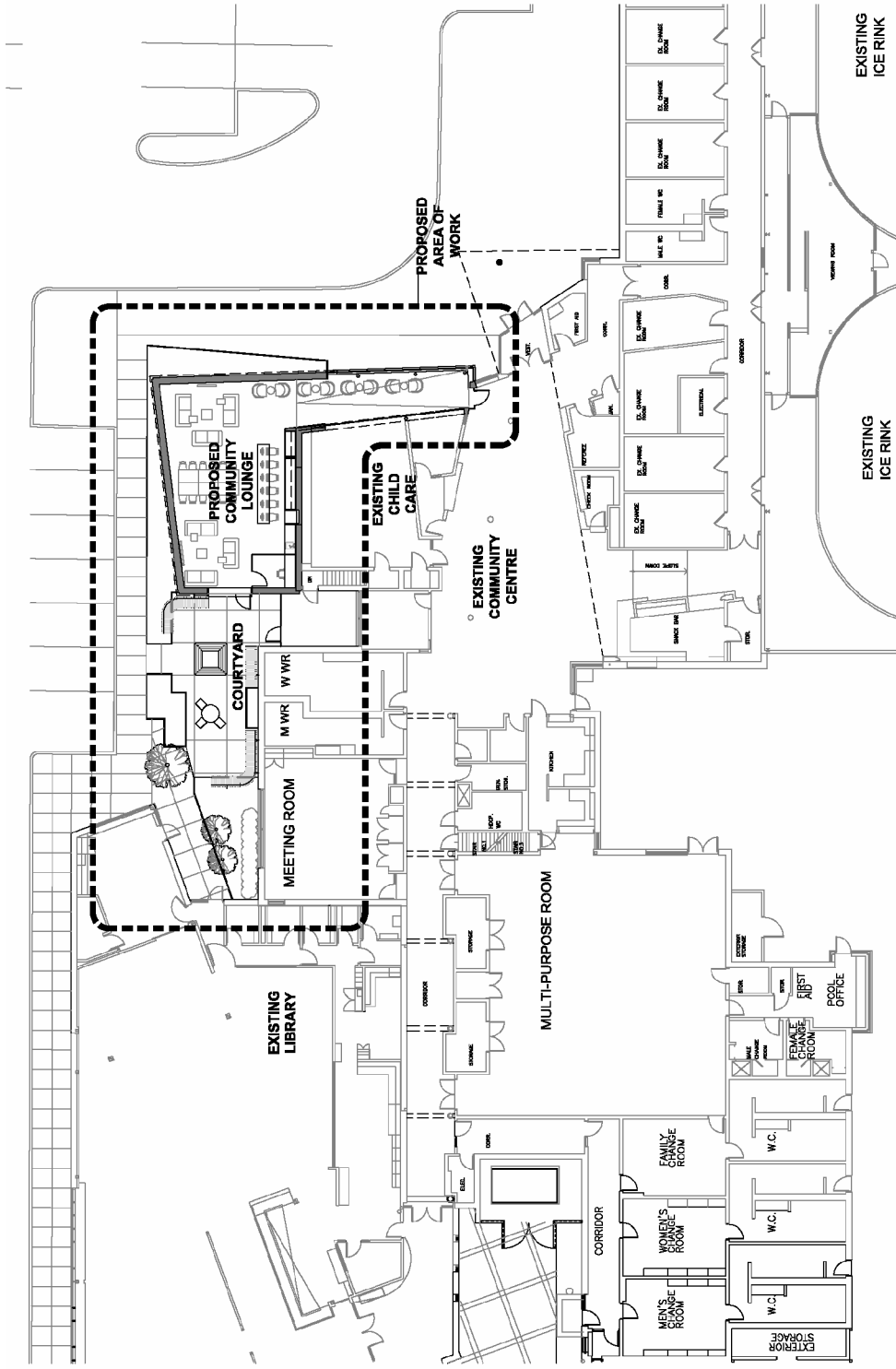
Elevation Plans
Applicant's Submitted Drawing

Not to Scale
5/27/09

2231 Lawrence Avenue East

File # 09-128131 SA

Attachment 3: Floor Plan



2231 Lawrence Avenue East

Ground Floor Plan
Applicant's Submitted Drawing

File # 09-128131 SA

Not to Scale
5/27/09

Attachment 4: Proposed Memorandum of Understanding

- A) The Applicant agrees, with respect to the proposal for a 136 m² addition to the McGregor Community Centre as outlined in the approved plans and drawings referred to in this Memorandum of Understanding, which has been prepared by the Community Planning Division on behalf of the Applicant:
- (i) that all work for this Development of the Property will be completed in accordance with the following approved plans and drawings and to the satisfaction of the Director of Community Planning, Scarborough District;
 - (ii) that the proposed development, including all landscaping related thereto, shall be undertaken and maintained substantially in accordance with the plans and drawings referred to in this Memorandum.

The approved plans and drawings referred to in this memorandum are as follows:

- (a) Site Plan and Statistics Drawing No. SPA1, prepared by Tania Bortolotto, Architect, Bortolotto Design Architect Inc., dated April 15, 2009 as revised to May 21, 2009 (Revision No. 1).
 - (b) Ground Floor Plan & Roof Plan Drawing No. SPA2, prepared by Tania Bortolotto, Architect, Bortolotto Design Architect Inc., dated April 15, 2009.
 - (c) Elevations Drawing No. SPA3, prepared by Tania Bortolotto, Architect, Bortolotto Design Architect Inc., dated April 15, 2009.
 - (d) Landscape Plan Drawing No. L.1, prepared by Thomas A. Ridout, Landscape Architect, Fleisher Ridout Partnership Inc., dated January 19, 2009.
- B) The following conditions are to be fulfilled following site plan approval and are incorporated into this Memorandum of Understanding:

TECHNICAL SERVICES – Martin Charles, Development Technologist, (416) 396-4707

1. The applicant shall provide and maintain all off-street vehicular loading and parking facilities, access driveways, traffic operations measures, site servicing, storm water management measures/facilities, site grading, and all facilities necessary to permit City collection of solid waste and recyclable materials, in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Technical Services.
2. The applicant is required to provide a Construction Management Plan to the satisfaction of the Executive Director of Technical Services, showing the following items:
 - a) Dust Control;

- b) Traffic control; and
- c) Mud Control for vehicles leaving the development.

URBAN FORESTRY - Mike McClellan, Supervisor, (416) 396-5131

1. The applicant agrees that trees are to be planted after sod has been laid and construction activities have been completed. Utility locates must be obtained prior to tree planting. Tree planting is to be completed by a qualified arborist or nursery person(s), who must ensure that trees are planted at the correct depth.
2. The applicant agrees that where, through final project design, adequate soil volumes can not be maintained to support any of the three (3) replacement trees proposed within the landscaped courtyard adjacent to the subject building addition, the tree(s) will be relocated elsewhere on the site in a turf area to the satisfaction of the Director, Community Planning, Scarborough District and the Supervisor, Tree Protection & Plan Review.

CITY PLANNING – Rod Hines, Principal Planner (416) 396-7020

1. The applicant agrees that four existing 'post and ring' bicycle parking racks adjacent to the proposed addition will be maintained during construction or, if that is not possible, permanently relocated near the main building entrance as necessary, together with the provision of 6 additional bicycle racks, to the satisfaction of the Director, Community Planning, Scarborough District.

C) The applicant acknowledges that the site plan approval:

- (i) is granted pursuant to Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*;
- (ii) is valid for a period of three years from the date of approval; and,
- (iii) is contingent upon the Applicant's agreement on behalf of itself and its respective successors and assigns to undertake and to maintain the proposed development, including all landscaping related thereto, substantially in accordance with the plans and drawings referred to above, and to be bound by the additional conditions above.

- D) The applicant further undertakes to initiate the creation and formalization of a mutual right-of-way with the Toronto District School Board for the existing shared driveway access from Lawrence Avenue East currently serving the subject property and Winston Churchill Collegiate at 2239 Lawrence Avenue East. to the satisfaction of the Executive Director of Technical Services.

Allen Appleby
Director, Community Planning,
Scarborough District

(date)

Judy Tse
Acting Manager, Development Engineering,
Technical Services,
Scarborough District

(date)

Mike Schreiner
Manager, Capital Projects Section,
Parks Development & Infrastructure Management,
Parks, Forestry, and Recreation

(date)

Attachment 5: Application Data Sheet

Application Type	Site Plan Approval	Application Number:	09 128131 ESC 37 SA
Details		Application Date:	April 21, 2009

Municipal Address:	2231 LAWRENCE AVE E
Location Description:	CON D PT LOT 30 MCGREGOR PARK **GRID E3708
Project Description:	McGregor Community Centre - to construct a 136 m2 community lounge addition at the north end of the building.

Applicant:	Agent:	Architect:	Owner:
BORTOLOTTI DESIGN ARCHITECT INC			CITY OF TORONTO

PLANNING CONTROLS

Official Plan Designation:	Parks	Site Specific Provision:	
Zoning:	P-Parks	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	38660.2	Height:	Storeys:	1
Frontage (m):	200		Metres:	12
Depth (m):	197			
Total Ground Floor Area (sq. m):	5575.6 (existing)			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	184
Total Non-Residential GFA (sq. m):	6031.6 (incl. new addition)		Loading Docks	0
Total GFA (sq. m):	6031.6			
Lot Coverage Ratio (%):	15.6			
Floor Space Index:	0.16			

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:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	6031.6	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Rod Hines, Principal Planner
	TELEPHONE:	(416) 396-7020