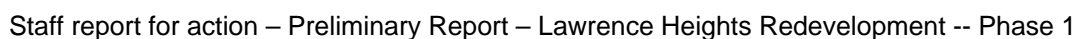




Date:	June 1, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	10 140382 NNY 15 OZ

This application was made on March 26, 2010 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The residential units are proposed to be a mix of three-storey freehold townhouses and mid-rise apartment buildings of 6 to 12 storeys in height with townhouses at grade. A limited number of non-residential uses



are proposed at the intersection of Ranee Avenue and Allen Road in the base of the proposed mid-rise apartment buildings across from the Yorkdale Subway Station. The application also proposes a reconfigured street network and a 1.1 hectare public park.

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

It is intended that the community consultation process begin with a general community consultation meeting to be scheduled in consultation with the Ward Councillor, with subsequent consultation to occur via focused working groups. Separate applications have been made under Section 51 of the *Planning Act* for Draft Plan of Subdivision approval and under Section 111 of the *City of Toronto Act* for permission to demolish rental housing. These applications will be reviewed concurrently. A Final Report and Public Meeting under the *Planning Act* and *City of Toronto Act* are required for all three applications. These applications will come forward for Council's consideration once the financial strategy for the Lawrence-Allen Revitalization Plan has been approved by City Council.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Ranee Avenue 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 all interested parties that requested notice through the community consultation process on the Lawrence-Allen Revitalization Study.
3. 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.

DECISION HISTORY

City Council has made a number of recent decisions on planning matters with respect to the subject lands.

Lawrence Heights Revitalization

In October, 2005, City Council designated Lawrence Heights as one of thirteen priority

neighbourhoods in the City of Toronto targeted for infrastructure investment and community service improvement. At its meeting of July 16-19, 2007, City Council authorized the Chief Planner and Executive Director, City Planning to begin the development of a Vision and Planning framework for the revitalization of Lawrence Heights. The direction included an authorization of funds to begin the preliminary planning work and outlined a corporate structure to co-ordinate the partnership between the various City Divisions involved in the undertaking. The City Council decision on the Lawrence Heights Revitalization study is available at:

<http://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-07-16-cc11-dd.pdf>

251 Rane Avenue – Development Application

On May 27, 2008, City Council approved an application for an Official Plan Amendment and Rezoning application to permit the construction of a townhouse development at 251 Rane Avenue on the south side of Rane Avenue, west of Allen Road. These lands had originally been acquired by the Municipality of Metropolitan Toronto in 1962 through expropriation for the proposed Spadina Expressway. In 1966, the lands were conveyed to the former City of North York with a covenant on the lands which restricted the use of the lands to parks purposes. At its April 14-16, 2003 meeting, City Council declared the lands at 251 Rane Avenue surplus to the City's requirements and released the restrictive covenant on the lands. The decision of City Council is available at:

<http://www.toronto.ca/legdocs/2003/agendas/council/cc030414/adm3rpt/cl014.pdf>

The Official Plan Amendment (OPA 52) enacted in May, 2008 redesignated 251 Rane Avenue from *Parks and Open Space Areas* to *Neighbourhoods*. The approved site specific Zoning By-law (505-2008) permits a seven unit, three storey townhouse block, with two parking spaces per residential unit provided in accessory garages accessed off a rear laneway. The City Council decision in this regard can be found at:

<http://www.toronto.ca/legdocs/mmis/2008/cc/decisions/2008-05-26-cc21-dd.pdf>

Deferral of Planning Application Fees

At its meeting of February 22 and 23, 2010, City Council adopted a motion authorizing the Chief Planner and Executive Director, City Planning to defer the payment of all planning application fees for Toronto Community Housing in Lawrence Heights until such time as the amount of non-profit housing gross floor area in each phase of development is known. The fees will be calculated based on the gross floor area of market housing. By adopting the motion, City Council granted authority to staff to enter into an agreement with Toronto Community Housing setting out the terms and conditions of the fee deferral. The City Council decision on this matter can be found at:

<http://www.toronto.ca/legdocs/mmis/2010/cc/decisions/2010-02-22-cc46-dd.htm>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes to amend the Official Plan and Zoning By-law for 10.3 hectares of land constituting the first phase of the Lawrence Heights redevelopment. The proposal involves the demolition of the existing 233 rent-geared-to-income units administered by Toronto Community Housing and comprehensively redeveloping the lands on a realigned street network with 233 replacement rent-geared-to-income units, an additional 1,046 market residential units, and a 1.1 hectare public park. The replacement rent-geared-to-income residential units are proposed to be a mix of apartments (100 units in three mid-rise buildings), condominium townhouses (63 units in the base of the apartment buildings) and freehold townhouses (70 units). Please refer to the Application Data Sheet presented in Attachment 6.

The Phase 1 proposal is illustrated in Attachment 1 and with a block plan illustrated in Attachment 2. The major components of the proposed Official Plan Amendment and Zoning By-law amendment are as follows:

- A reconfiguration of the street and block pattern:
 - A portion of Cather Cescent is proposed to be reconfigured to align with the existing Ridgevale Drive right-of way and extended west to connect to Varna Drive. The blocks created on the north side of this reconfigured right of way are proposed to contain three-storey townhouse units with rear yard laneways for vehicular access and parking.
 - Varna Drive is proposed to be extended further south towards Bredonhill Court where it will intersect with one of three new public streets proposed to connect the realigned Varna Drive with Cather Crescent and Flemington Road. The blocks created by the new streets are proposed to contain townhouse units three to four storeys high serviced by rear yard laneways and frame a 1.1 hectare park block.
- Two parcels of land on the south side of Ranee Avenue on either side of Allen Road (Blocks 2 and 3) are proposed to be redesignated and rezoned to allow the construction of a 12 storey mixed use building on each. Block 2, on the west side of Allen Road, is proposed to be redesignated from *Neighbourhoods* to *Mixed Use Areas*. Block 3, on the east side of Allen Road, is proposed to be redesignated from *Parks and Open Space Areas* to *Mixed Use Areas*. A 10m wide portion of Block 3 along the eastern edge of Allen Road is proposed to be reserved for the initial segment of a public “Greenway” that would serve as a pedestrian and cycling trail connecting Lawrence Avenue West to Ranee Avenue.

- Block 7a, on the east side of the Varna Drive extension, is proposed to be redesignated from *Neighbourhoods* to *Apartment Neighbourhoods* and rezoned to allow for the construction of a 6 storey apartment building.
- A 1.1 hectare parcel of land is proposed to be redesignated from *Neighbourhoods* to *Parks and Open Space Areas* to provide for the development of a new public park.

Development on the subject lands is proposed to be conducted in a number of sub-phases to minimize disruption to existing residents while providing for the reconfiguration of streets and relocation of infrastructure. The proposed sub-phasing would begin with the construction of a mid-rise building on Block 2. Subsequent phases would continue in an easterly direction along the north and east sides of the reconfigured Cather Crescent with a second mid-rise apartment building and freehold townhouse blocks. The park is proposed to be phased in with the construction of freehold townhouses on Block 8.

Site and Surrounding Area

The subject lands form part of Lawrence Heights, a large public housing community owned and operated by the Toronto Community Housing Corporation. Lawrence Heights was planned and built between 1955 and 1959 as one of a number of projects developed by the Canadian Mortgage and Housing Corporation (CMHC) as model neighbourhoods during a period of severe housing shortage in the Toronto area. Lawrence Heights comprises an area of 60.3 hectares containing 1,208 social housing units. The neighbourhood was designed as a superblock, with looping principal streets and cul-de-sacs organized around a central park and elementary school. The cul-de-sacs accessed surface parking lots that were an organizing feature of the built form and allowed for the separation of modes of transportation. Through traffic was discouraged, and a separate network of green spaces with pedestrian pathways were intended to allow local children to walk to school without crossing a major street.

Bisecting the superblock is W.R. Allen Road, constructed in 1971. The Allen Road right-of-way is approximately 56m wide and contains a four lane highway and open subway tracks. At Lawrence Avenue, Allen Road sits within a 15m deep trench, but as it approaches the interchange with Highway 401, the road and subway are elevated above Ranee Avenue.

Phase 1 Lands

The lands subject to this application have an area of 10.3 hectares and are located in the northeast corner of the Lawrence Heights neighbourhood and contain 233 rent-geared-to-income units. These units consist of a mix of two storey single detached and semi-detached dwellings, two storey townhouses and three storey walk up apartment buildings.

A large number of grade-related units exist on the Phase 1 lands, an orientation that is atypical for the Lawrence Heights neighbourhood in that they take vehicular and pedestrian access directly from the public street. These units are found on the north side

of Cather Crescent and the east side of Varna Drive. The remainder of the existing buildings on the subject lands are organized in a manner consistent with the principles which guided the original layout of Lawrence Heights. Townhouses and apartment buildings are organized around vehicular courts accessing surface parking lots between the buildings.

A large number of mature trees exist on the subject lands as a result of the extensive amount of open space between buildings and along pedestrian pathways. Many of these trees were planted with the original development and exist both within the right-of-way and on private property.

The majority of the subject lands are on the east side of Allen Road, with only one block under application on the west side of Allen Road south of Ranee Avenue. This segment of Allen Road and the University-Spadina subway is elevated above Ranee Avenue and acoustical fences exist on both sides of the right-of-way. A significant grade change allows Ranee Avenue to pass beneath Allen Road, within which a pedestrian entrance to the Yorkdale subway station is provided.

The existing uses surrounding the subject lands are as follows:

North: single detached dwellings fronting on Ranee Avenue and local residential streets.

Beyond the single detached dwellings is the Yorkdale Shopping Centre on the west side of Allen Road and Baycrest Park on the east side.

East: single detached dwellings on large lots comprising the Lawrence Manor neighbourhood, characterized by curvilinear streets following the pattern created by a central park.

South: townhouse units and apartment buildings comprising the balance of Lawrence Heights and a large park (Flemington Park).

West: single detached dwellings fronting on Ranee Avenue and other local residential streets organized generally in a grid pattern.

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.

Official Plan

Most of the lands subject to this application are designated *Neighbourhoods* with the exception of a portion of Block 3 that is designated *Parks*. The majority of the lands surrounding the subject lands are also designated *Neighbourhoods*. The stability of the physical character *Neighbourhoods* is a key theme of the Official Plan. Any physical changes to established *Neighbourhoods* must be sensitive, gradual and generally “fit” the existing physical character. *Neighbourhoods* are considered to be physically stable areas and the policies of this land use designation require new development to respect and reinforce the existing pattern of streets and open space, built form, height, massing and scale of nearby residential developments.

Policy 2.3.1.3 requires intensification of lands adjacent to *Neighbourhoods* to be carefully controlled so that neighbourhoods are protected from negative impact. This policy also provides for City Council to determine at an early point in the process whether a Secondary Plan, area specific zoning or policy is required whenever significant intensification is proposed for lands adjacent to a *Neighbourhood*. In priority neighbourhoods, policy 2.3.1.7 provides for revitalization strategies to be prepared through resident and stakeholder partnerships. These revitalization strategies can address matters such as improving parks, transit, and community services, identifying opportunities to improve the public realm, identifying opportunities to improve the housing stock or build a new range of housing, and identifying priorities for capital and operational funding to support the strategy.

When building new communities, the Official Plan requires that the additional infrastructure be laid out and organized to reinforce the importance of public streets and open spaces as the structural framework that supports high quality city living. New streets are directed by the Plan to be public streets to create development blocks that have an appropriate size and configuration for the proposed land uses and scale of development. New blocks and development lots within them will be designed to promote street-oriented development with buildings framing and fronting onto streets, parks and open spaces. Taller buildings are to be located so that adequate access to sky view is ensured for the existing and future use of these areas.

Zoning

The zoning for the subject lands is presented in Attachment 5. The majority of the subject lands are zoned Multiple-Family Dwellings Fourth Density Zone (RM4). The RM4 zone permits residential uses including apartment house dwellings, townhouse units, duplexes, single detached dwellings and any other use permitted in the R4 Zone. The minimum front yard setback for residential uses is 7.5m, while the maximum lot coverage for these uses is 35 percent. The maximum building height is 9.2m for grade related residential units and 11.5m for apartment house dwellings.

Permitted non-residential uses in the RM4 zone include hospitals, nursing homes, religious institutions and sanitariums, provided the maximum lot coverage for these uses not exceed 35 percent and the maximum gross floor area not exceed 85 percent.

The lands on the south side of Ranee Avenue east of Allen Road are zoned One-Family Detached Dwellings Third Density Zone (R3), which permits single detached dwellings and accessory buildings. Parks and playgrounds owned and operated by the City or other governmental agencies are also permitted.

On the block west of Allen Road south of Ranee Avenue, a site specific by-law zones a portion of the land to permit a 7 unit, 3-storey lane based townhouse development providing two parking spaces per unit in accessory garages. The remainder of the block at the corner of Flemington Road and Ranee Avenue is zoned R3, but is not subject to this application.

Lawrence-Allen Revitalization

As directed by City Council, the City Planning Division commenced the Lawrence-Allen Revitalization Study in 2008 to determine a comprehensive planning framework for the Lawrence-Allen area. This framework would form the basis of a Secondary Plan that would harness opportunities for revitalization by directing public and private investment to achieve city-building objectives while ensuring a high quality of life for residents.

The study area comprises over 340 hectares bounded by Lawrence Avenue West, Bathurst Street, Dufferin Street and Highway 401. Over 75 hectares of publicly-owned lands are located within the Lawrence-Allen study area, including the entire Lawrence Heights neighbourhood, numerous schools and the lands subject to this application. The main public landowner, Toronto Community Housing Corporation (TCHC), has prepared a development plan for its lands in Lawrence Heights, along with adjacent public lands. The Toronto District School Board (TDSB) has also initiated an Accommodation Review Committee to revitalize education programs and facilities in the Lawrence-Allen area.

An extensive community engagement program was implemented to inform stakeholders and obtain input on a range of challenging issues related to this project during all phases of the study. The City, TCHC and TDSB co-ordinated planning activities to bring forward a comprehensive planning framework that would accommodate landowners' needs while achieving a broad range of public planning objectives in a balanced way. Based on this consultation and study an emerging preferred plan for revitalization was presented to the public in February and April of 2010.

The outcome of this study is the Lawrence-Allen Revitalization Plan which will be presented to North York Community Council for consideration at its June 22, 2010 meeting. This Revitalization Plan is intended to serve as a basis for a Secondary Plan that would provide specific policies to guide and manage the revitalization. In addition, a financial strategy based on the Revitalization Plan will be developed to fund the necessary hard and soft infrastructure, including operating and maintenance costs, necessary to support the revitalization.

The lands subject to this development application fall within the boundaries of the Lawrence-Allen Revitalization Plan and the application has been submitted prior to the

drafting of Secondary Plan policies to be considered by City Council. This development application will be reviewed concurrently as the policies and principle objectives of the Lawrence-Allen Revitalization Plan are advanced to the Secondary Plan stage.

The development of the previously noted financial strategy is a critical component of the comprehensive planning framework for the broader revitalization effort, and will be presented to City Council at the time Council considers the Secondary Plan. Once the financial strategy has been approved by City Council, the Final Report on this application will be brought forward.

Draft Plan of Subdivision

An application for Draft Plan of Subdivision approval has been made under Section 51 of the *Planning Act* to create the street network, park and development blocks for Phase 1 of the proposed revitalization. This related application will be evaluated concurrently with the proposed Official Plan and Zoning By-law Amendments to determine the appropriateness of the street and block layout and the phasing of construction of municipal services, as well as to establish conditions related to the servicing of the lands and the required conveyances for street and park purposes.

Rental Housing

The proposal involves the demolition and replacement of 233 existing affordable rental housing units. Policy 3.2.1.6 of the Official Plan states that new development that would result in the loss of six or more rental housing units will not be approved unless at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those when the development application is made. Chapter 667 of the City of Toronto Municipal Code prohibits the demolition of rental housing without a permit issued under Section 111 of the *City of Toronto Act*.

A housing issues report has been submitted in support of the subject application and will be reviewed against the housing policies of Chapter 3.2.1 of the Official Plan. An application under Section 111 of the *City of Toronto Act* has also been submitted which will be evaluated concurrently with the related *Planning Act* applications.

Community Services and Facilities

The policies of Chapter 3.2.2 of the Official Plan provide for the provision of an adequate and equitable range of community services and facilities, particularly in areas of major or incremental physical growth. Policy 3.2.2.5 provides for the development of community service strategies to provide new social infrastructure and facilities in under-served areas. The Plan requires these strategies and implementation mechanisms to be provided for residential and mixed use sites generally greater than five hectares, and all new neighbourhoods.

The proposed redevelopment does not involve the demolition of any existing schools, day care facilities or other major community facilities. While the Lawrence-Allen Revitalization Plan contemplates community services and facilities on a larger scale for the area, the Official Plan requires the residential intensification proposed on the subject

lands to ensure that adequate community services and facilities exist. A Community Services and Facilities Report was submitted in support of the application that projects an impact on the availability of child care spaces in the area. This finding, and the impact on other facilities, is being reviewed by staff.

Transportation

The integration of land use and transportation is a key theme of the Official Plan to foster a shift in transportation choice away from the private automobile. A number of constraints in the transportation network in the Lawrence-Allen area discourage transit use and walking, including the looping roads and cul-de-sacs, few direct east-west connections across Allen Road and a separation of land uses.

The proposed redevelopment would represent significant intensification of residential uses on the subject lands. Additional streets are proposed on an interim road network of primary and local roads intended to integrate into the transportation network proposed by the Lawrence-Allen Revitalization Plan. A Traffic Impact Statement, including a loading and parking study and traffic operations assessment, has been submitted in support of the proposed Official Plan and Zoning By-law Amendments. It is being reviewed by City of Toronto and Toronto Transit Commission staff.

Parks and Open Space

A portion of Block 3 is designated *Parks* by the Official Plan and is proposed to be redesignated and rezoned to permit the construction of a mid-rise mixed use building. Lands designated *Parks* are intended to be used primarily to provide public parks and recreational opportunities. Development is generally prohibited on lands designated *Parks*, except for recreational and cultural facilities, conservation projects, cemetery facilities and essential public services. If lands designated *Parks* are privately owned, and an application is made to develop such lands, the application will be considered on the basis of consistency with Official Plan policy. The sale or disposal of publicly owned lands designated *Parks* is discouraged unless the land is exchanged for other nearby lands of equivalent or larger area and comparable or superior green space utility.

New parks are directed by the Official Plan to provide appropriate space and layout for recreational needs and front onto streets for good visibility, access and safety. The proposed redevelopment includes the provision of a 1.1 hectare public park on lands south of the Cather Crescent – Ridgevale Drive extension.

Tree Preservation

A large number of mature trees exist on the subject lands as a result of the extensive amounts of open space between existing buildings and along pedestrian pathways. Many of these trees date back to the original construction of the Lawrence Heights neighbourhood. As a result, portions of the neighbourhood have matured and now resemble the park-like setting that was part of the underlying rationale for the original low-density development pattern. Despite these conditions in some locations, the existing tree canopy is in the lowest category for City of Toronto neighbourhoods (from 7-18%).

An Arborist/Tree Preservation Report has been submitted for review in support of the application. Through the evaluation of the application, staff will work to ensure that mature trees, particularly significant groupings of trees or those within lands proposed to be parks, can be protected through the redevelopment of the subject lands. The proposed redevelopment also offers an opportunity to increase the tree canopy coverage through the provision of trees within additional right-of-ways and open space areas.

Cultural Heritage

There are no buildings within the subject lands which are listed or designated under the *Ontario Heritage Act*. However, the larger Lawrence Heights neighbourhood possesses attributes of a cultural heritage resource as the existing buildings and landscapes represent the application of innovative planning ideas that existed during their construction. An interpretation and commemoration plan is being considered to support the Secondary Plan. This will mitigate the loss of this historic development by interpreting the history of the site and the intentions of the original design, as well as by documenting the social and cultural history of the area's inhabitants over time

Site Plan Control

This application represents the first phase of the broader redevelopment of the Lawrence Heights neighbourhood. Development on the subject lands is proposed to be constructed in a number of sub-phases. Site Plan Control is applicable and it is anticipated that an application for Site Plan Control approval will be filed with each phase of development.

Reasons for the Application

An application to amend the Official Plan is required as the proposed mid-rise apartment buildings are not provided for by the existing *Neighbourhoods* and *Parks and Open Space* designations on the subject lands. In addition, some of the proposed non-residential units are not permitted on the blocks along Ranee Avenue designated *Neighbourhoods* as Ranee Avenue is not identified as a Major Street on Map 3 of the Official Plan. An Official Plan Amendment is also required as the redevelopment proposes a new pattern of streets, built form an open space that intensifies land uses on and in proximity to lands designated *Neighbourhoods*.

An application to amend the Zoning By-law is required to permit the height and density proposed on the blocks south of Ranee Avenue on either side of the Allen Road, as well as to establish appropriate performance standards to facilitate the proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Boundary Plan and Topographic Survey;
- Context Plan and Site Plan;
- Concept Plan, Landscape Plan and Street Sections;
- Perspective Renderings;
- Planning Rationale Report;
- Community Services and Facilities Report;
- Housing Issues Report;
- Urban Design Guidelines;
- Shadow Study;
- Arborist/Tree Preservation Report;
- Site Servicing and Stormwater Management Report and Grading Plan;
- Transportation Impact Study and Traffic Operations Assessment;
- Parking and Loading Study; and
- Toronto Green Standard Checklist.

A Notification of Incomplete Application was issued on April 23, 2010 and identified the following outstanding material required for a complete application submission:

- A Contaminated Site Assessment as per O.Reg 153/04; and
- The required planning application fees or the agreement respecting the deferral of fees as authorized by City Council.

The Contaminated Site Assessment was submitted on May 21, 2010. The only outstanding matter remaining before the application will be deemed complete is the agreement on the deferral of fees.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Issues to be Resolved

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

1. Evaluation of the proposed land use designations with respect to the policies of the Official Plan and the emerging Lawrence-Allen Revitalization Plan.
2. The layout of proposed development blocks, streets and open spaces as it relates to compatibility and integration with future development provided for by the Lawrence-Allen Revitalization Plan—and compatibility with surrounding stable residential neighbourhoods.
3. Built form and public realm issues related to:
 - a. Building heights, densities, setbacks, step backs and massing of the different proposed building types;
 - b. Transition from larger scale buildings to lower scale buildings, particularly to those in the surrounding stable residential areas;
 - c. The streetscape for primary and local roads from a pedestrian, cyclist, sustainability and public realm standpoint;
 - d. The treatment of the public Greenway on the eastern edge of Allen Road as the first component of a pedestrian connection between Lawrence Avenue West and Ranee Avenue;
 - e. The layout and design of the proposed neighbourhood park;
 - f. Conformity with applicable Council-adopted design guidelines for mid-rise development, infill townhouses and the Development Infrastructure Policy and Standards (DIPS); and
 - g. Architectural controls and urban design guidelines required to appropriately implement the redevelopment.
4. Shadow and overlook on surrounding stable residential uses and proposed parks and open space areas.
5. The protection of existing mature trees and existing significant groupings of mature trees along with the provision of additional tree planting to enhance tree canopy coverage.
6. Assessment of the adequacy of community services and facilities to support the proposed increase in density on the subject lands and providing opportunity for additional community services and facilities on the subject lands.
7. Initiating a cultural heritage interpretation and commemoration plan.
8. Issues related to the replacement of the existing rental housing units.
9. The utility of the proposed neighbourhood park as compared to lands currently designated *Parks* and proposed to be redesignated for mid-rise development.
10. The appropriateness of transportation infrastructure improvements proposed to support the intensification:
 - a. The signalization of the intersection of Ranee Avenue and Varna Drive;
 - b. The signalization of the intersection of Ranee Avenue and Flemington Road;
 - c. The provision of additional lanes at the intersection of Ranee Avenue and Bathurst Street; and
 - d. The alteration of signal phase timing at the intersection of Ranee Avenue and Dufferin Street.

11. The adequacy of the proposed parking standards, including residential visitor parking and parking for non-residential uses and the appropriateness of on-street parking to satisfy parking demand.
12. The appropriateness of the interim road network as it relates to servicing the Phase 1 development in terms of traffic operations and TTC services through the subject lands and how it relates to the longer term road network in the Lawrence-Allen Revitalization Plan.
13. The extent of pedestrian and cycling connections between the subject lands and the Lawrence Manor neighbourhood to the east and between this phase and the remainder of Lawrence Heights.
14. Infrastructure improvements required for pedestrian and cycling connections to the Yorkdale Subway Station.
15. Phasing of development within the subject lands as it relates to the provision of servicing infrastructure.

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

CONTACT

Christian Ventresca, Planner
Tel. No. (416) 395-7129
Fax No. (416) 395-7155
E-mail: cventre@toronto.ca

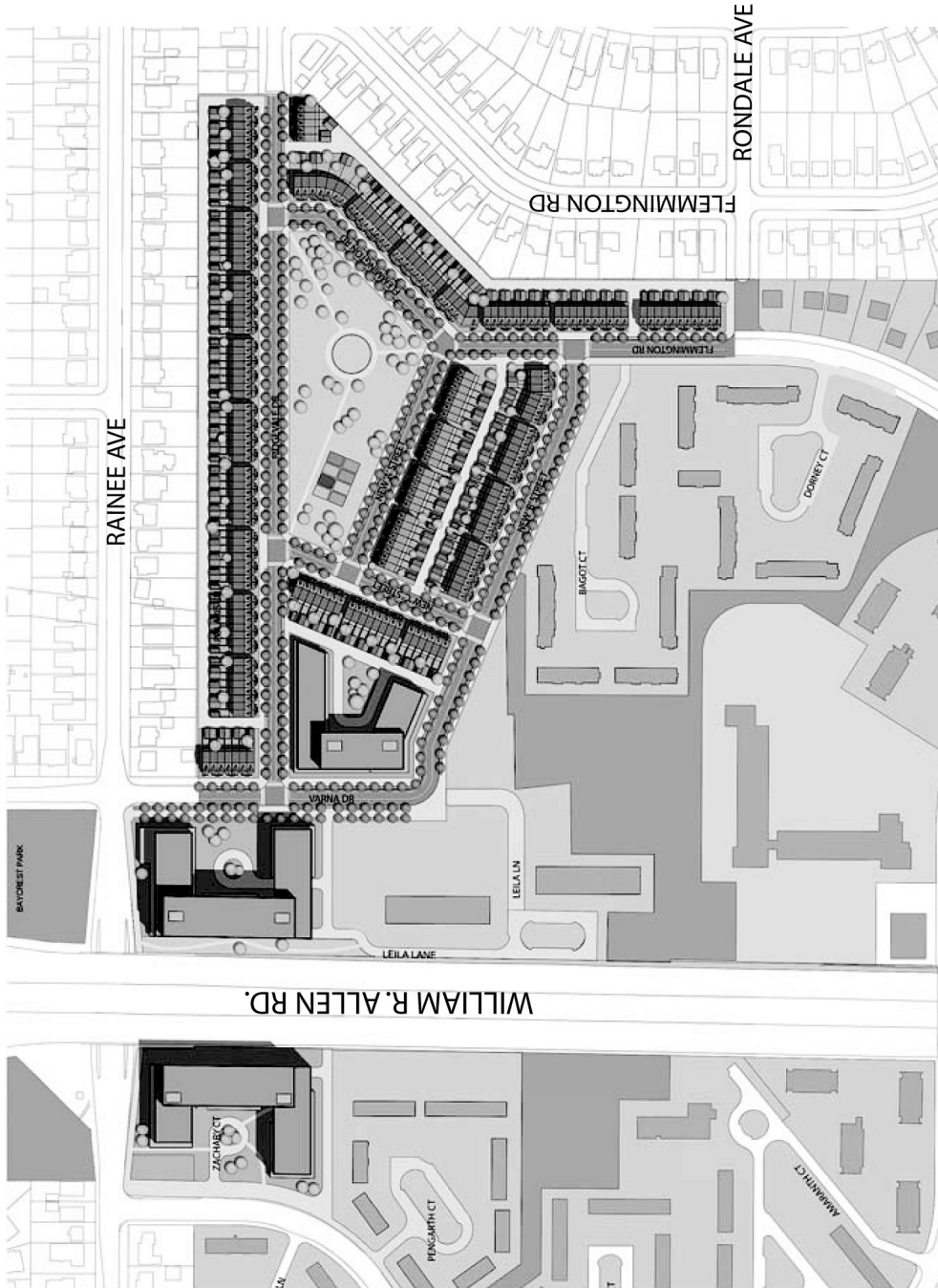
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Block Plan
Attachment 3: Street Sections
Attachment 4: Official Plan
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

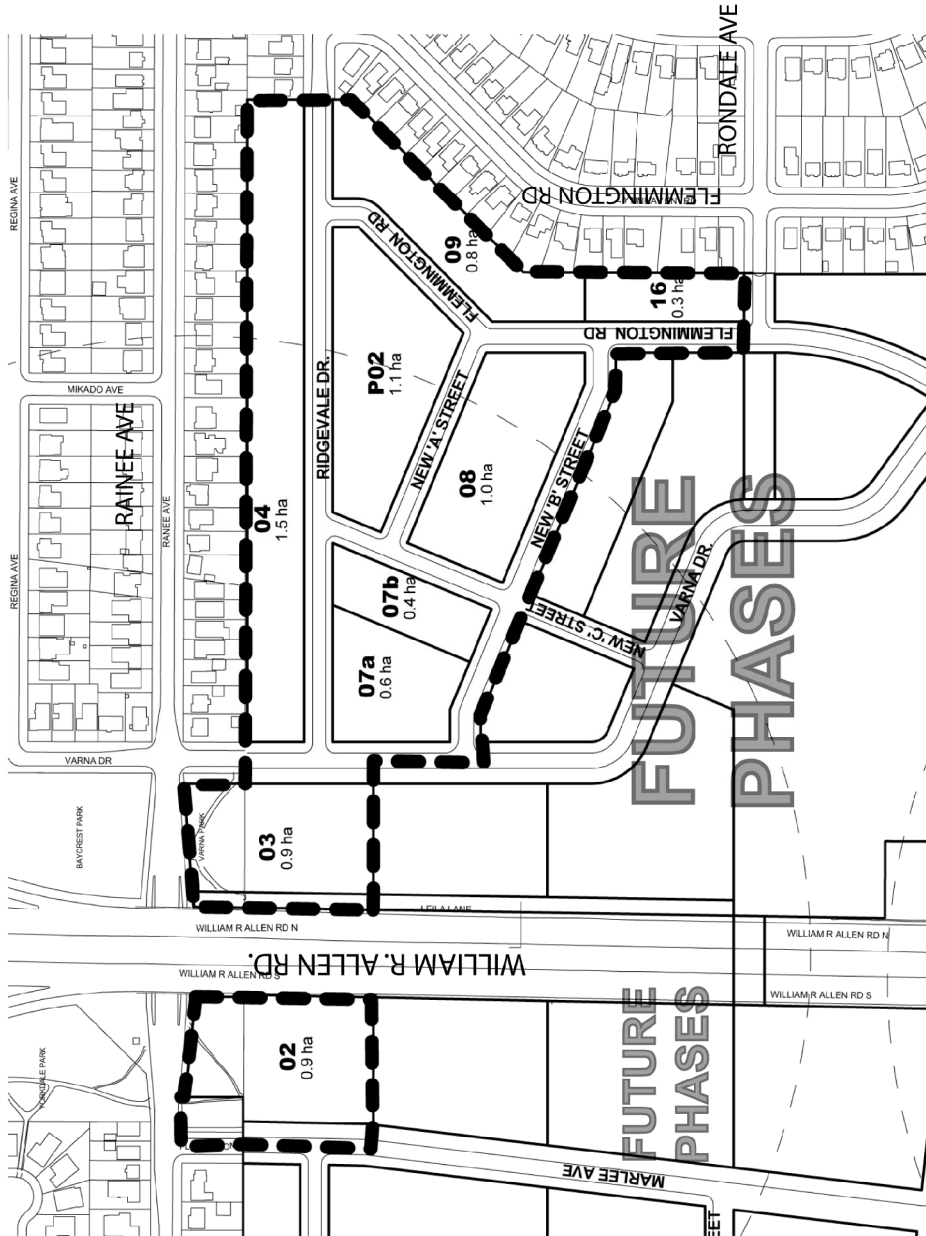
Applicant's Submitted Drawing

Not to Scale
05/27/2010

Lawrence Allen Revitalization - Phase 1

File # 10_140382

Attachment 2: Block Plan



Block Plan

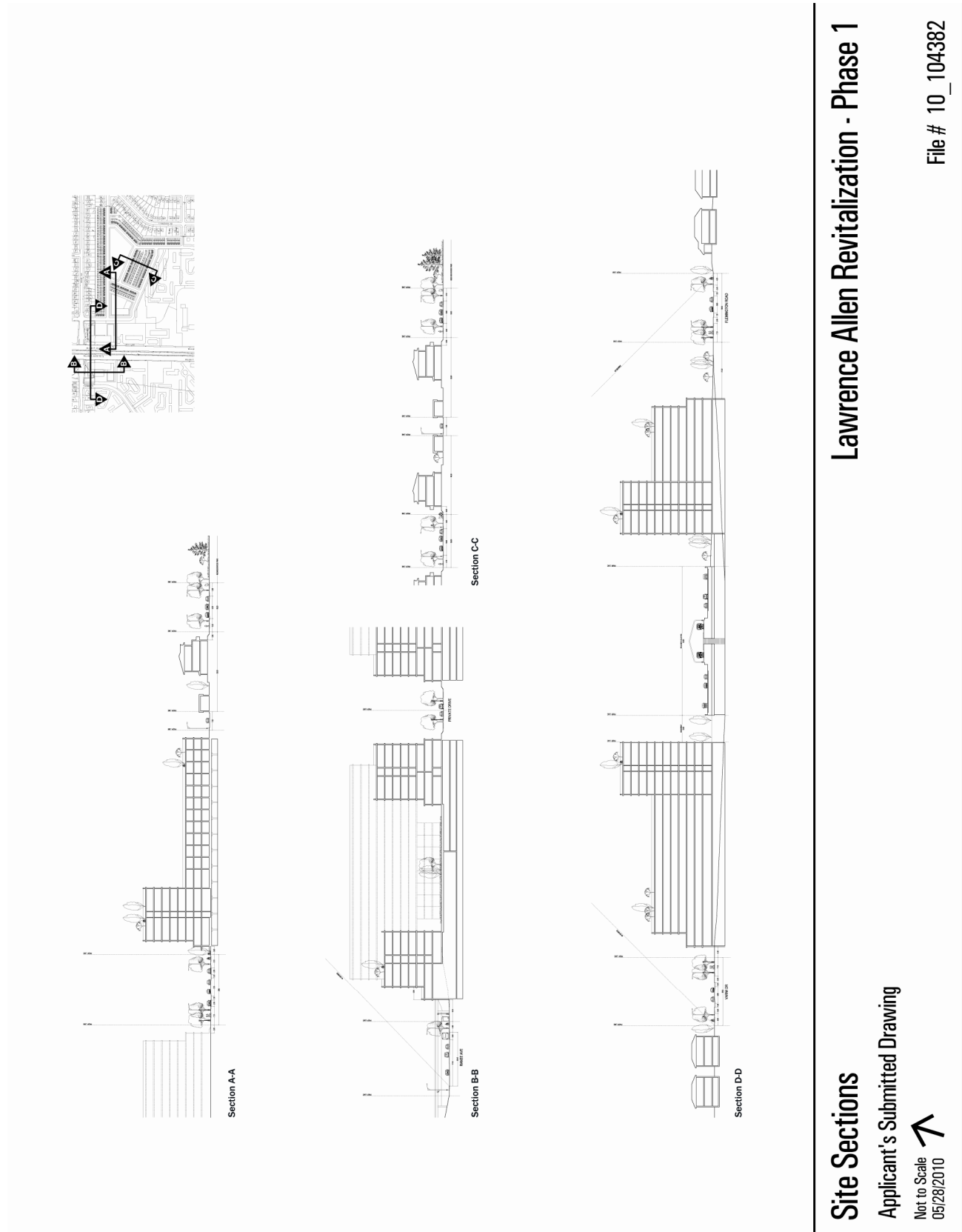
Applicant's Submitted Drawing

Not to Scale
05/27/2010

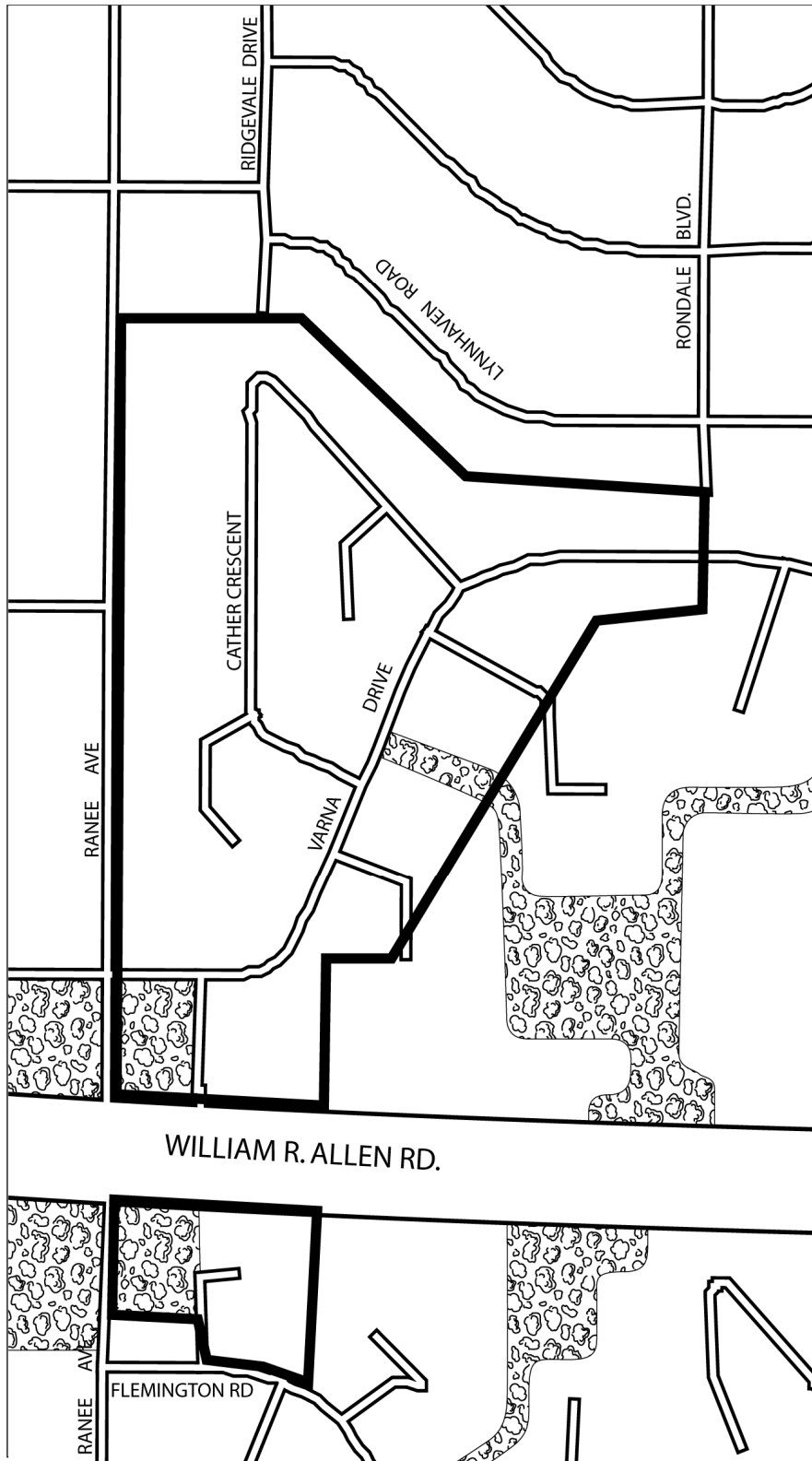
Lawrence Allen Revitalization - Phase 1

File # 10_140382

Attachment 3 – Street Sections



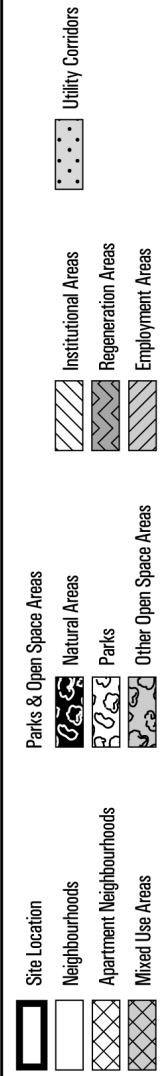
Attachment 4 – Official Plan



Lawrence Allen Revitalization - Phase 1

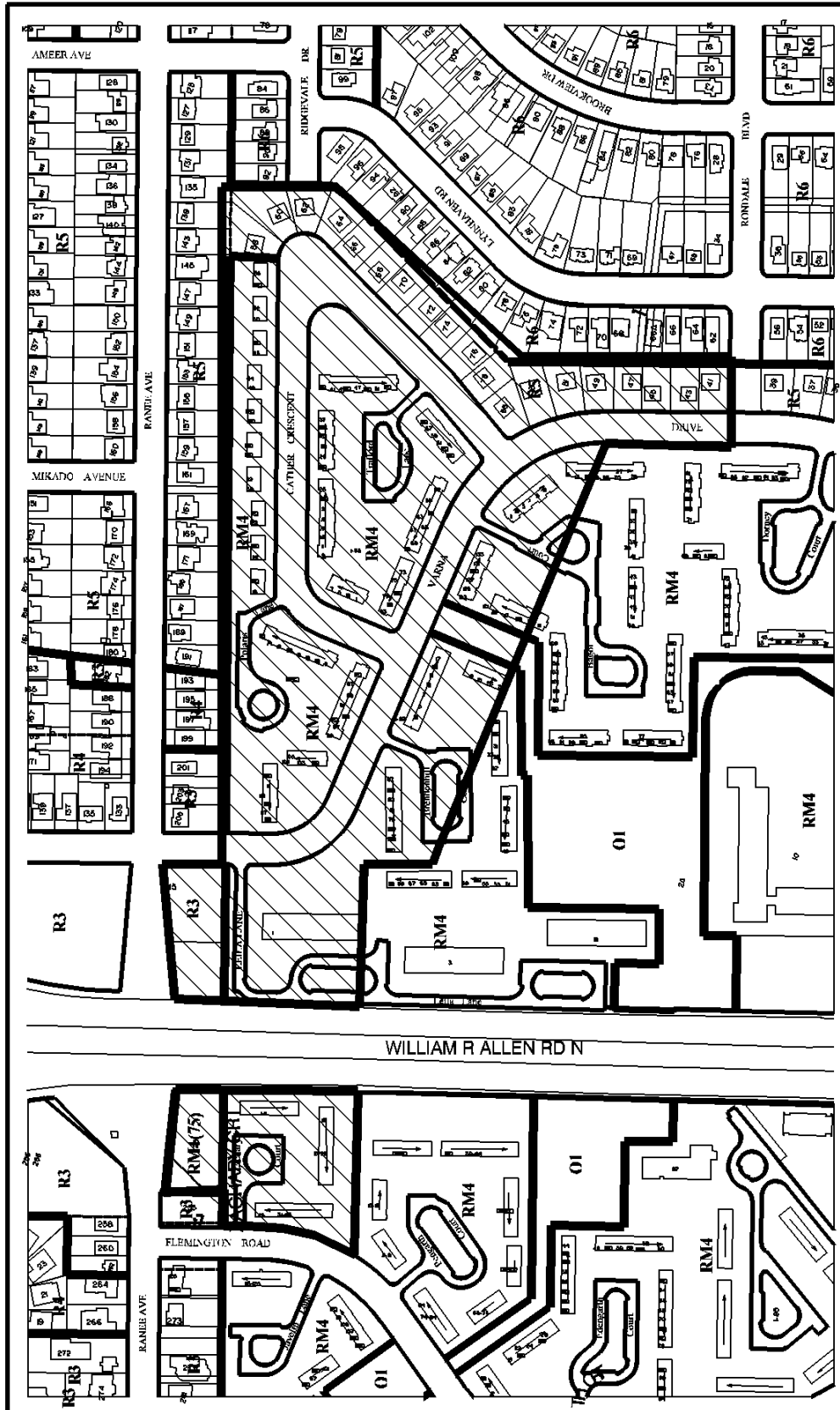
TORONTO City Planning
Official Plan

File # 10 140382



Not to Scale
06/01/2010

Attachment 5: Zoning



Lawrence Allen Revitalization - Phase 1

File # 10 140382



Not to Scale
Zoning Bylaw 7625
Extracted 06/01/2010



NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- R5 One-Family Detached Dwelling Fifth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- O1 Open Space Zone

Attachment 6 – Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 140382 NNY 15 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 26, 2010

Municipal Address: 1-87 BREDONHILL CRT

Location Description: PLAN 5633 PT BLK L 1-133 BAGOT CRT 1-97 DORNEY CRT **GRID N1502

Project Description: Lawrence Heights Phase 1 - Toronto Community Housing Corporations. The application is to amend the official plan and zoning by-law for phase 1 of the revitalization of Lawrence Heights.

Applicant:	Agent:	Architect:	Owner:
MARK STERLING			TORONTO COMMUNITY HOUSING

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RM4	Historical Status:
Height Limit (m):	11.5	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	101700	Height:	Storeys:	12
Frontage (m):	153		Metres:	40.5
Depth (m):	364			
Total Ground Floor Area (sq. m):	29369			Total
Total Residential GFA (sq. m):	121824		Parking Spaces:	1261
Total Non-Residential GFA (sq. m):	4645		Loading Docks	3
Total GFA (sq. m):	126469			
Lot Coverage Ratio (%):	28.89			
Floor Space Index:	1.24			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold, Other	Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	121824
Bachelor:	0	Retail GFA (sq. m):	4645
1 Bedroom:	412	Office GFA (sq. m):	0
2 Bedroom:	453	Industrial GFA (sq. m):	0
3 + Bedroom:	414	Institutional/Other GFA (sq. m):	0
Total Units:	1279		

CONTACT:	PLANNER NAME:	Christian Ventresca, Planner
	TELEPHONE:	(416) 395-7129