

**4338 Lawrence Ave E and City-owned Lands - Rezoning Application - Preliminary Report**

<b>Date:</b>	July 27, 2010
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 44 – Scarborough East
<b>Reference Number:</b>	10 186660 ESC 44 OZ

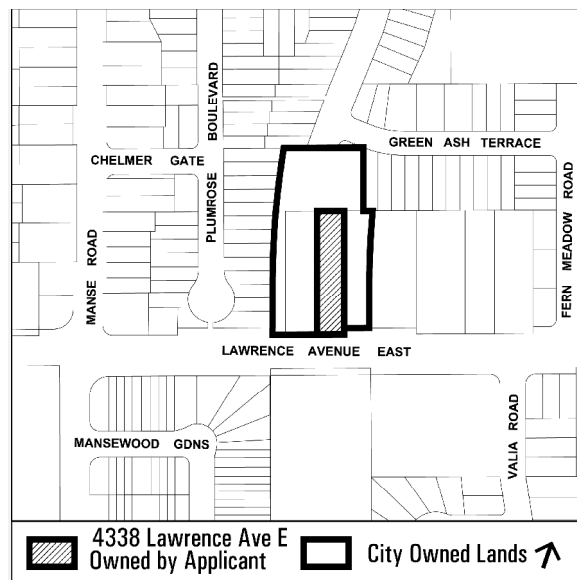
**SUMMARY**

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 24 single detached residential units at 4334-4340 Lawrence Avenue East and on adjacent City-owned lands.

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.

The application has been circulated to City divisions and external agencies, where appropriate, for comment. The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A final report and a public meeting under the Planning Act is targeted for the first quarter of 2011, providing the applicant submits required information in a timely manner and any identified issues have been satisfactorily resolved.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 4338 Lawrence Avenue East and City-owned lands, 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.
4. The applicant be required to submit a draft plan of subdivision in support of this application, having particular regard to the issues raised in this report.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting was held in early 2010 to discuss the complete application submission requirements as well as various issues related to the proposal that included massing, height, road configuration, frontages, lot sizes, building setback and road, watermain and sewer improvements in the vicinity of the proposal.

The applicant has also had preliminary discussions with Facilities and Real Estate about the potential purchase of City-owned lands, and about how the road, watermain and sewer improvements in the vicinity of the lands may impact upon them.

### **Proposal**

The rezoning application proposes to establish development standards to construct 24 single detached residential units on a public street running from Lawrence Avenue East on the south connecting with the existing Asterfield Drive to the north. The proposed lots would range in size from 246 square metres (2,648 square feet) to 380 square metres (4,090 square feet), with an average lot size of approximately 303 square metres (3,261 square feet). Eight of the lots are proposed to have 13.8 metre (45.4 foot) frontages. Ten of the lots are proposed to have 11.0 metre (36 foot) frontages and 6 of the lots are proposed to have 9.2 metre (30.2 foot) frontages.

A plan of subdivision application has not been submitted at this time but will be required to create the proposed lots and public road.

For further information on the proposal and relevant project information, please refer to the site plan (Attachment 1), elevations (Attachment 2) and application data sheet (Attachment 4).

### **Site and Surrounding Area**

The site is on the north side Lawrence Avenue East, east of Morningside Avenue, and is heavily treed and generally flat in topography. The combined site is comprised of lands owned by the applicant at 4338 Lawrence Avenue East, and city-owned lands at 4334 and 4340 Lawrence Avenue East, as well as City-owned lands to the north and west. The lands at 4334 and 4338 Lawrence Avenue East are currently vacant, and there is a single detached dwelling at 4340 Lawrence Avenue East. Formal negotiations have not yet commenced between the City and the developer to acquire the city-owned parcels of land.

The combined site has an approximate area of 1.04 hectares (2.6 acres) and is largely rectangular in shape. The site has a frontage of approximately 75 metres (246 feet) on Lawrence Avenue East, and an approximate depth of 151 metres (495 feet). The northern or rear portion of the site is adjacent to two local residential streets, Asterfield Drive and Green Ash Terrace.

Immediately west of the site are single detached homes fronting on Plumrose Boulevard. To the north and northeast of the site are single detached dwellings on Green Ash Terrace and Asterfield Drive. Immediately adjacent to the east is a single detached dwelling and east of this site at 4346 Lawrence Avenue East, the City has approved an application for a place of worship. Construction of the place of worship has commenced.

On the south side of Lawrence Avenue East is a Toronto Police and Emergency Services station, a townhouse development and single detached dwellings.

### **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

The subject lands are designated as Neighbourhoods in the Toronto Official Plan. Neighbourhoods are to contain a full range of residential uses within lower-scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents.

A residential plan of subdivision is permitted within this designation. The Plan establishes development criteria which, among other matters, require development to: provide an attractive, comfortable and safe pedestrian environment; have access to schools, parks, community centres, libraries and childcare; take advantage of nearby transit services; and provide good site access and circulation and an adequate supply of parking for residents and visitors.

The Plan recognizes the importance of good urban design in building a successful city and strives to ensure that the best possible development choices are made. Beautiful, comfortable, safe and accessible streets, parks, open spaces and public buildings are a key shared asset. As a result, the Plan contains detailed policies relating to the public realm and built form, among other matters. Relevant policies include, but are not limited to:

### Section 4.1, Policy 5:

“Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

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.”

### Section 3.1.1, Policy 5:

“City streets are a significant public open space that serve pedestrians and vehicles, provide space for public utilities and services, trees and landscaping, building access, amenities such as view corridors, sky view and sunlight, and are public gathering places. Streets will be designed to perform their diverse roles, balancing the spatial needs of existing and future users within the right-of-way.

This includes pedestrians, people with mobility aids, transit, bicycles, automobiles, utilities, and landscaping.”

Schedule 2 of the Toronto Official Plan outlines the designation of planned but unbuilt roads. Schedule 2 designates Asterfield Drive between Lawrence Avenue East and Kingston Road as a planned but unbuilt road. Asterfield Drive currently runs from Kingston Road to the north to the northerly limit of this site.

## **Zoning**

The subject site is zoned Single Family Residential (S) under the former City of Scarborough West Hill Community Zoning By-law Number 10327, and permits one single family detached dwelling per parcel of land with a minimum of 15 metres frontage on a public street, and a minimum area of 696 square metres (7,492 square feet).

Permitted uses include single family dwellings, correctional group homes and group homes. Ancillary uses permitted include domestic or household arts and private home day care.

## **Site Plan Control**

The subject lands are not currently subject to site plan control.

## **Reasons for the Application**

The purpose of the rezoning application is to rezone the lands to permit 24 single family dwellings along with the necessary development standards.

A plan of subdivision application has not been submitted at this time but will be required to create the proposed lots and public road.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Statement;
- Traffic Study;
- Functional Servicing and Stormwater Management Report;
- Green Development Standards Checklist;
- Arborist Report;
- Archaeological Assessment; and
- Geotechnical Study.

A Notice of Complete Application was issued on June 30, 2010. However it should be noted that this application contains city owned lands and the City has not yet consented to the application.

## **Issues to be Resolved**

### **City owned lands and Plan of Subdivision**

The Scarborough Transportation Corridor (STC) was a stretch of land that extended through southern Scarborough that was once intended for an extension of the Gardiner Expressway. It was designated as an expressway in Scarborough's first official plan in 1957. Since that time, several studies of the STC led to a decision by Council that no major transportation facility be constructed in the corridor.

The site includes three remnant parcels of City-owned land originally purchased to form part of the Scarborough Transportation Corridor (known municipally as 4340 Lawrence Avenue East, a portion of 4334 Lawrence Avenue East, and a portion of the parcel located southwest of Green Ash Terrace, east of Plumrose Boulevard). The applicant's proposal includes the acquisition of the City-owned lands for incorporation into its proposed development. The approval of the zoning by-law amendment is contingent upon the applicant successfully acquiring the properties from the City.

### **Watermain Construction from F J Horgan Water Treatment Plant to Ellesmere Reservoir and Pumping Station**

In 2006, the City of Toronto filed a Notice of Completion for a Class Environmental Assessment and Route Study from the F J Horgan Water Treatment Plant to Ellesmere Reservoir and Pumping Station. The watermain is to be constructed in a tunnel and follow Manse Road. However, at Lawrence Avenue East a side tunnel extending easterly from Manse Road is required, and will terminate at a shaft and valve chamber to be located on City lands at 4334 and 4340 Lawrence Avenue East which will become part of the Asterfield Road extension.

This issue has been discussed with the applicant during pre-consultation meetings. It may be possible to proceed with residential development with a new road on these lands provided the City retains a temporary easement for the shaft and staging area, and a permanent easement for the future valve chamber, should the lands required not become part of the future road allowance of Asterfield extension.

These issues will be further explored through the evaluation of the proposal.

### **Compatibility of Development**

The surrounding residential community is comprised of lots with single detached dwellings on lots ranging from approximately 9.1 metres to 12.1 metres (30-40 feet) and with areas of approximately 343 square metres to 465 square metres (3,700 square feet to 5,000 square feet). Review of the proposed development in terms of proposed lot frontages, depths and areas, and impact on the existing residential fabric will be undertaken in the evaluation of this application to ensure that the development will be compatible and integrate well with the existing community.

### **Development Infrastructure and Policy Standards (DIPS) Review**

City Council, at its meeting of December 5, 6 and 7, 2005 adopted the DIPS – Phase 2 report containing staff recommendations including a set of design standards for new local

residential streets. The road width proposed in this development is 18.5 metres for a future public road. Through the review of this application the design and configuration of the potential future road, related parking, landscaping and public sidewalks, will be reviewed by City staff to ensure it is consistent with the DIPS policy and designed to City standards.

### **Tree Protection and Preservation**

The tree preservation plan and accompanying tree survey/arborist report submitted in support of this application indicates that there are 35 existing trees subject to the City's tree by-law proposed for removal for the residential proposal. Eight are proposed for preservation, and two trees will require a permit to injure.

Trees on private property having a diameter of 30 centimetres or greater are protected under the City's Tree Protection By-law. By-laws to protect and preserve trees on City and private property have been established in order to attempt to retain as much crown cover as possible, particularly where development is concerned. Through the review of this application staff will pursue opportunities to protect and retain as many existing trees as possible, and will require replacement trees to compensate for the trees to be removed.

### **Traffic**

The applicant has prepared a traffic impact study that reviews the transportation characteristics associated with the introduction of a residential subdivision and the associated connection of Asterfield Drive to Lawrence Avenue East.

The proposed extension of Asterfield Drive and associated turning movements, including its connection to Lawrence Avenue East, and other operational issues will be evaluated by City staff through this study.

### **Storm Water Management / Site Servicing**

The proposed development will be reviewed to ensure that appropriate storm water management and site servicing can be provided for the development. The applicant has submitted a functional servicing report and preliminary stormwater management report which is being reviewed by staff.

### **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 storm water 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.

**Parkland Dedication**

The applicants will be subject to the City's parkland dedication requirements. Parks staff in consultation with Planning staff will determine the appropriate contributions to be secured based on the proposed development.

**Application Circulation**

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

**CONTACT**

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**SIGNATURE**

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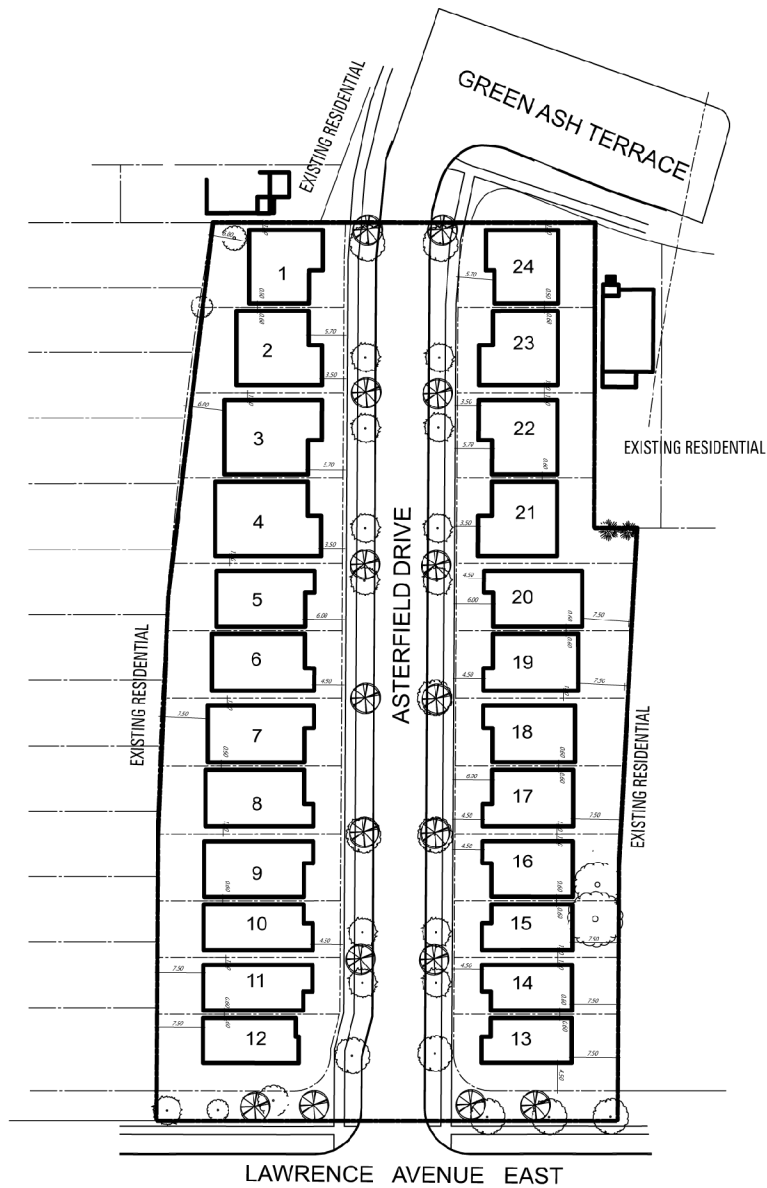
Allen Appleby, Director  
Community Planning, Scarborough District

**ATTACHMENTS**

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



# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
06/23/10

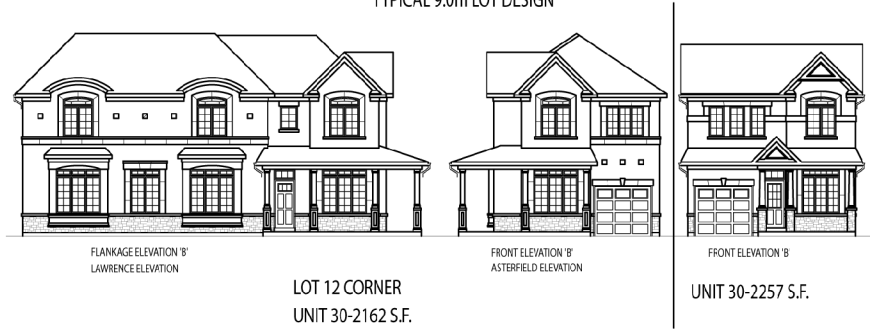


4338 Lawrence Avenue East &  
City Owned Lands

File # 10\_186660 OZ

## Attachment 2: Elevations

### TYPICAL 9.0m LOT DESIGN



### TYPICAL 11.0m LOT DESIGN



### TYPICAL 11.84m LOT DESIGN



## Elevations

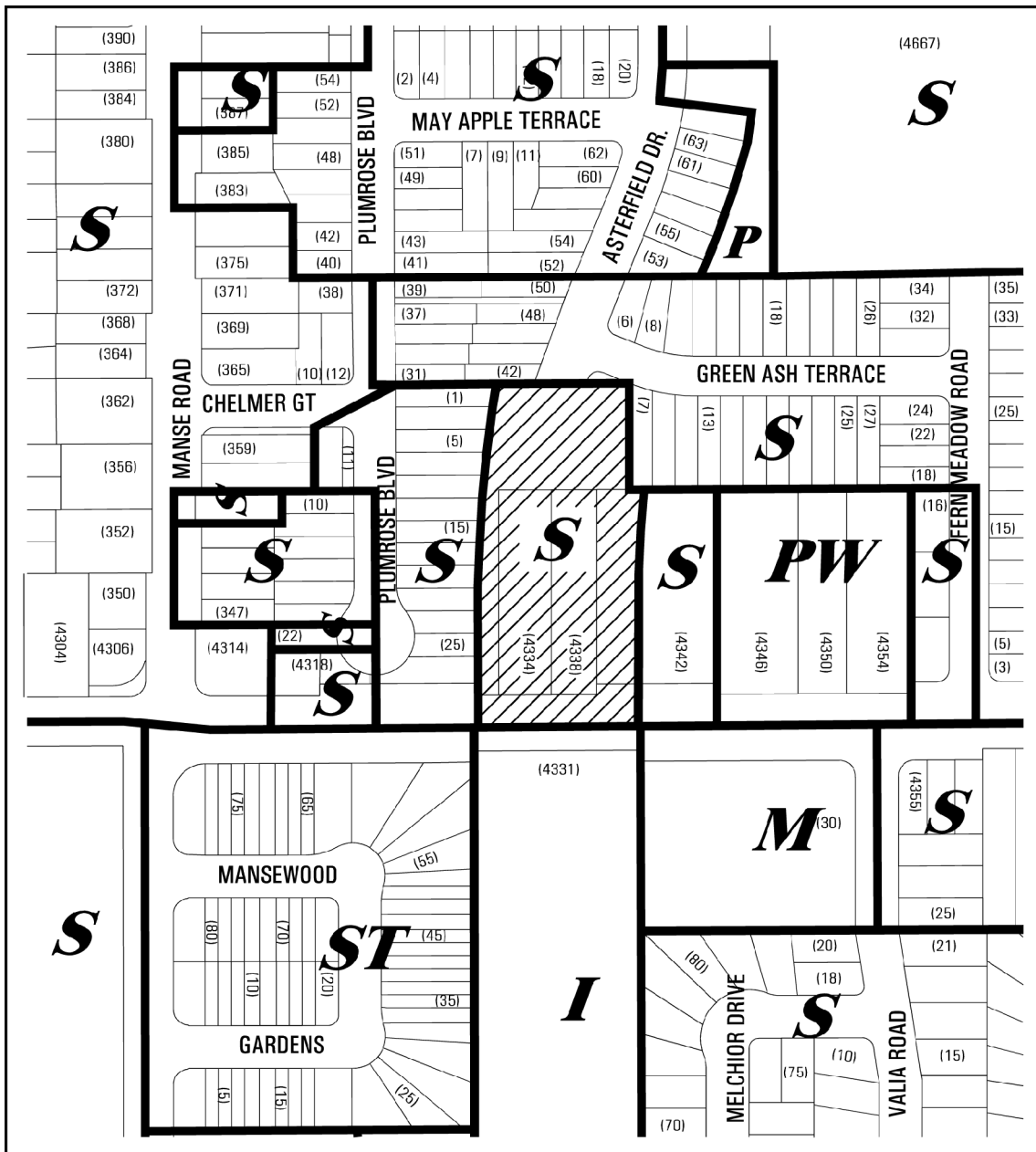
Applicant's Submitted Drawing

Not to Scale  
06/22/10

**4338 Lawrence Avenue East &  
City Owned Lands**

File # 10\_186660 0Z

### Attachment 3: Zoning



**Toronto** City Planning Division  
**Zoning**

4338 Lawrence Ave. E. & City Owned Lands

File # 10-186660

**S** Single-Family Residential  
**ST** Street Townhouse Residential  
**M** Multiple-Family Residential  
**I** Institutional Uses

**P** Parks  
**PW** Placels of Worship

West Hill Community  
 Not to Scale  
 06/29/10

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	10 186660 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	June 1, 2010

Municipal Address: 4338 LAWRENCE AVE E and City-owned lands

Location Description: PLAN 1502 PT LOT 6 \*\*GRID E4406

Project Description: Rezoning application to allow the construction of 24 Single Family Dwellings and complete the construction of a Public Road. Application comprises a portion of City Owned land that was a former road allowance.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
INAUGURAL SOURCE RON HERCZEG			INAUGURAL SOURCE HOMES

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	S-Single Family	Historical Status:
Height Limit (m):		Site Plan Control Area: N

### PROJECT INFORMATION

Site Area (sq. m):	10403.33	Height:	Storeys:	2.5
Frontage (m):	75		Metres:	11
Depth (m):	151			
Total Ground Floor Area (sq. m):	2358			<b>Total</b>
Total Residential GFA (sq. m):	5274		Parking Spaces:	48
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	5274			
Lot Coverage Ratio (%):	22.7			
Floor Space Index:	0.5			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	5274
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	24		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>John Lyon, Planner</b>
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