

4121 Lawrence Avenue East – Rezoning Application – Preliminary Report

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| Date: | October 11, 2011 |
| To: | Scarborough Community Council |
| From: | Director, Community Planning, Scarborough District |
| Wards: | Ward 43 – Scarborough East |
| Reference Number: | 11 261325 ESC 43 OZ & 11 261322 ESC 43 SA |

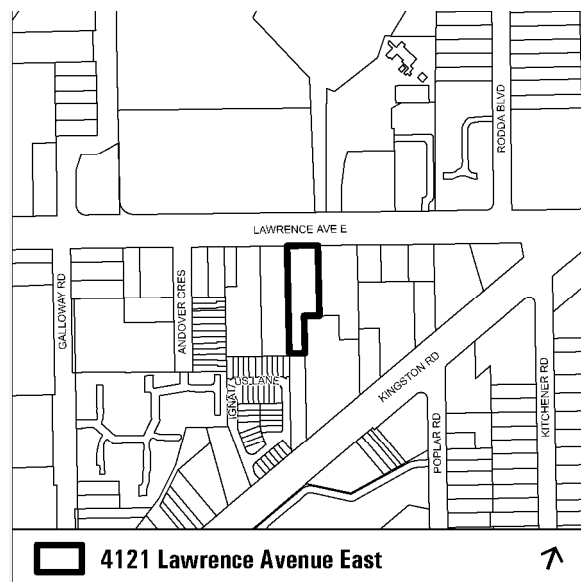
SUMMARY

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

The application is primarily to convert the existing building on site into a self storage facility. The application also contemplates the retention of two office/commercial units on the ground floor and a small residential apartment unit for the self storage manager.

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.

The application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report and public meeting is targeted for the second quarter of 2012 assuming that all required information is provided by the applicant in a timely manner and all issues raised during the review process are resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 4121 Lawrence Avenue East 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.

DECISION HISTORY

Pre-Application Consultation

In late August 2011, Planning Staff met with the applicant to discuss revisions to the existing zoning by-law amendment application for the subject property. The applicant advised staff of their intention to revise the existing application to convert the building primarily into a self storage facility, whereas the original zoning by-law application sought the conversion of the upper floor of the building into 10 residential units. Planning staff at this time advised the applicant that a new zoning by-law amendment and site plan application would be required in order to proceed with the revised proposal. Staff also informed the applicant that the two active planning applications (10 250976 ESC 43 OZ & 10 250979 ESC 43 SA) under review for primarily residential redevelopment on the lands should be withdrawn. The planning applications for residential development on the subject lands were subsequently withdrawn and closed. At this meeting the applicant was also advised of submission requirements for the new applications.

ISSUE BACKGROUND

Proposal

The application is primarily to convert the existing two-storey, 1,338 square metres (14,402 square feet) building on site into a self storage use. The application also contemplates the retention of 251 square metres (2,702 square feet) of office commercial space on the first floor of the building. The office commercial space is currently occupied by two separate dental clinics, while the balance of the building consists of vacant office/commercial units. The applicant also proposes an office for the resident self storage manager on the ground floor at the rear of the building and a small, 62 square metres (672 square feet) apartment unit. No exterior site alterations are proposed.

Site and Surrounding Area

This relatively flat site is 0.34 hectare (0.84 acres) in size, contains a two-storey 1,338 square metre (14,402 square feet) office building, has approximately 34 metres (112 feet) of frontage on Lawrence Avenue East and a lot depth which varies from approximately 78.5 metres (258 feet) to 119 metres (390 feet). The site has a number of large trees along its periphery and a few trees in the front yard all of which are to be retained.

The subject lands are surrounded by the following land uses:

North: Lawrence Avenue abuts the subject property, and immediately north of Lawrence Avenue are two, 11-storey residential apartment buildings, St. Margaret's Anglican Church and a seniors residential building.

South: The lands back onto commercial uses fronting onto Kingston Road and a recently constructed townhouse development.

East & West: One and two-storey office/commercial buildings containing a range of service uses and a residential use

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 fall within a 'Mixed Use Areas' land use designation in the Toronto Official Plan. 'Mixed Use Areas' provide for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings as well as parks, open spaces and utilities.

The development within 'Mixed Use Areas' will create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community. The development within this

land use designation will also provide an attractive, comfortable and safe pedestrian environment; have access to schools, parks, community centres, libraries and childcare; take advantage of nearby transit services; provide good site access and circulation and an adequate supply of parking for residents and visitors. New development will locate and screen service areas, ramps and garbage to minimize the impact on adjacent streets and residences; and provide indoor and outdoor amenity space for building residents in every multi-unit residential development.

Zoning

The regulations of the West Hill Community By-law No.10327, as amended, apply to the site. The lands are zoned Highway Commercial (HC) and are subject to Exception No. 48. The Highway Commercial (HC) zone permits Day Nurseries and Highway Commercial Uses. Highway Commercial Uses permit uses such as: Automobile Sales, Service and Maintenance uses excluding auto body repair and/or auto wrecking yards, Fraternal Organizations, Funeral Homes, Hotels and Motels, Place(s) of Worship, Professional and Business Offices Recreational Uses and Specialized Commercial Uses. However, Exception No. 48 in the West Hill Community By-law restricts the use of this site to professional and medical offices and restricts the building height to two storeys.

Site Plan Control

The lands are subject to site plan control approval. A site plan control application (11 261322 ESC 43 SA) has been submitted and will be processed concurrently with the rezoning application.

Reasons for the Application

The Highway Commercial (HC) zoning does not permit the self storage use and proposed residential use. A site specific zoning by-law amendment is required to permit the proposed uses at this location.

COMMENTS

Application Submission

A Planning Rationale and an Arborist's Report were submitted with the application and relevant supporting plans/drawings.

A Notification of Complete Application was issued on September 22, 2011.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comments prior to presenting this report to Scarborough Community Council. The following issues have been identified by staff to date:

- the suitability of this site for self storage in consideration of the surrounding land uses;
- the impact of self storage on the existing dental office uses;

- the appropriateness of a residential suite on site associated with the proposed self storage use;
- the need for on-site loading facilities being provided for on site;
- the size of storage units

Toronto Green Standard

The Toronto Green Standard (TGS) is not applicable to planning applications for retrofits of any type or conversions of existing buildings from office to residential, however, the applicant has been working with staff to identify which of the TGS performance measures can be addressed.

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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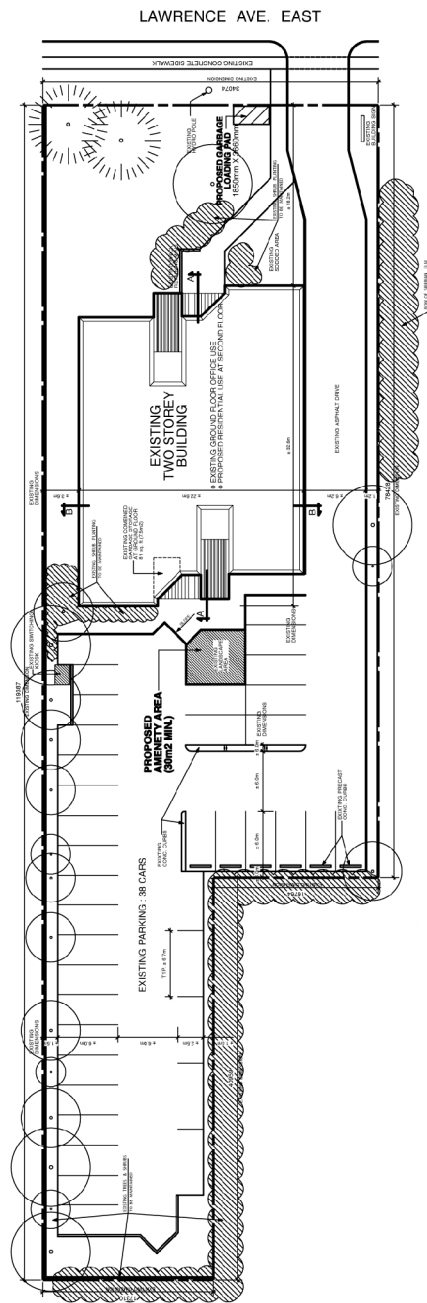
SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

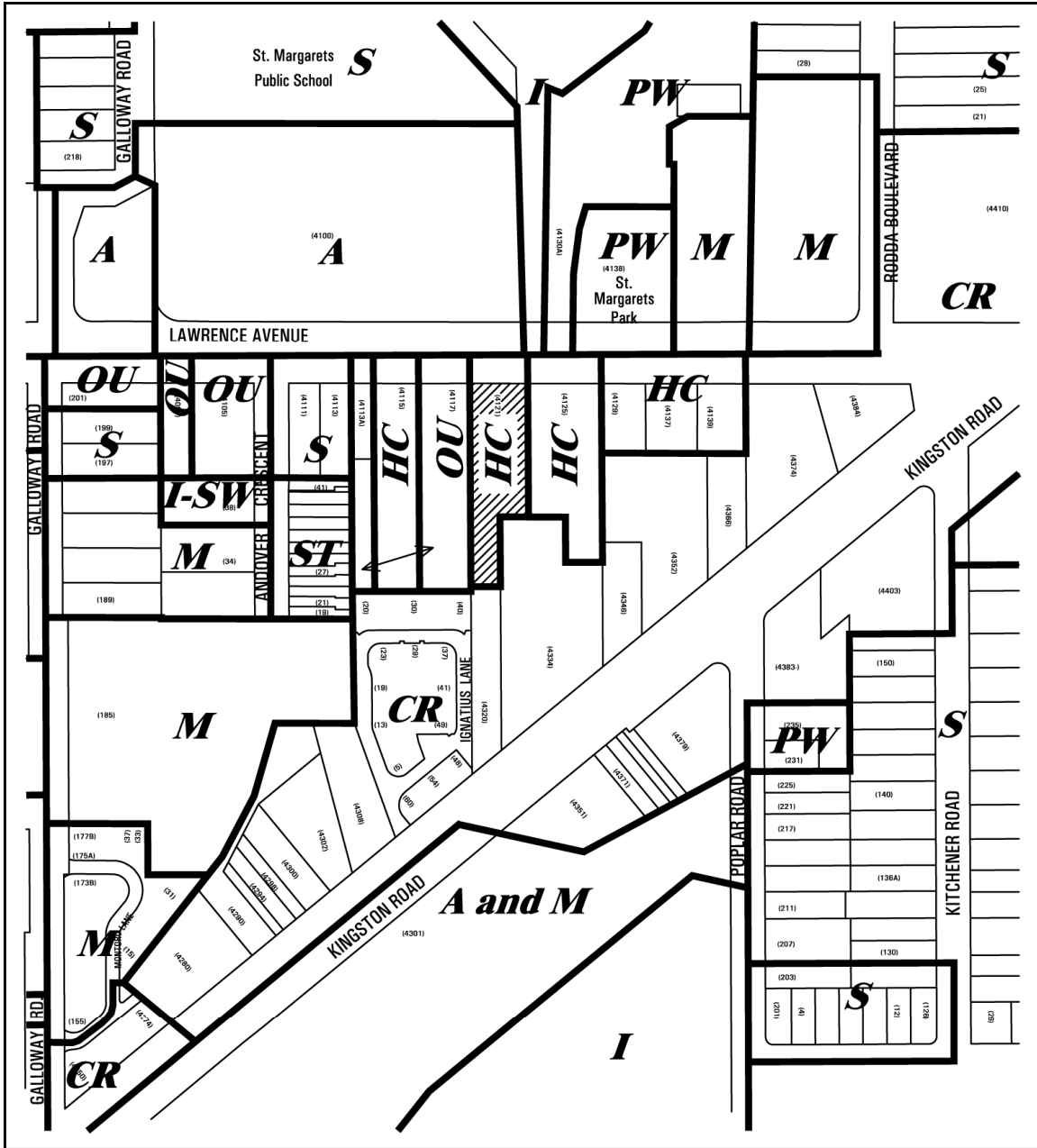
Not to Scale
11/04/10



4121 Lawrence Avenue East

File # 10 250976 OZ

Attachment 2: Zoning



Toronto City Planning
Division
Zoning

4121 Lawrence Avenue East
File # 11 261325 0Z

- | | |
|---------------------------------------|------------------------------------|
| <i>S</i> Single-Family Residential | <i>CR</i> Commercial / Residential |
| <i>ST</i> Street Twohouse Residential | <i>HC</i> Highway Commercial |
| <i>M</i> Multiple-Family Residential | <i>OU</i> Office Uses |
| <i>A</i> Apartment Residential | <i>I</i> Institutional Uses |
| | <i>PW</i> Place(s) of Worship |

West Hill Community Bylaw
Not to Scale
09/30/11



Attachment 3: Application Data Sheet

| | | | |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 11 261325 ESC 43 OZ |
| Details | Rezoning, Standard | Application Date: | August 22, 2011 |

Municipal Address: 4121 LAWRENCE AVE E
 Location Description: CON D PT LOT 12 **GRID E4306

Project Description: An application to amend the Zoning By-law primarily to permit the conversion of the existing building into a self storage facility with an associated residential suite. The applicant proposes retention of the two existing ground floor office/commercial spaces.

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|----------------------------|---------------|-------------------|----------------------------|
| Applicant: | Agent: | Architect: | Owner: |
| LAWRENCE GLEN HOLDINGS LTD | | | LAWRENCE GLEN HOLDINGS LTD |

PLANNING CONTROLS

| | | | |
|----------------------------|-------------------------|--------------------------|---|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: | |
| Zoning: | HC (Highway Commercial) | Historical Status: | |
| Height Limit (m): | | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | |
|------------------------------------|------|---------|-----------------|--------------|
| Site Area (sq. m): | 3381 | Height: | Storeys: | 2 |
| Frontage (m): | 34 | | Metres: | 7.62 |
| Depth (m): | 0 | | | |
| Total Ground Floor Area (sq. m): | 669 | | | Total |
| Total Residential GFA (sq. m): | 56 | | Parking Spaces: | 36 |
| Total Non-Residential GFA (sq. m): | 1282 | | Loading Docks | 0 |
| Total GFA (sq. m): | 1338 | | | |
| Lot Coverage Ratio (%): | 19.8 | | | |
| Floor Space Index: | .40 | | | |

DWELLING UNITS

| | |
|--------------|-------|
| Tenure Type: | Condo |
| Rooms: | 0 |
| Bachelor: | 0 |
| 1 Bedroom: | 1 |
| 2 Bedroom: | 0 |
| 3 + Bedroom: | 0 |
| Total Units: | 1 |

FLOOR AREA BREAKDOWN (upon project completion)

| | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m): | 56 | 0 |
| Retail GFA (sq. m): | 0 | 0 |
| Office GFA (sq. m): | 1282 | 0 |
| Industrial GFA (sq. m): | 0 | 0 |
| Institutional/Other GFA (sq. m): | 0 | 0 |

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