

**639 - 645 Lawrence Avenue West - Zoning By-Law
Amendment Application - Preliminary Report**

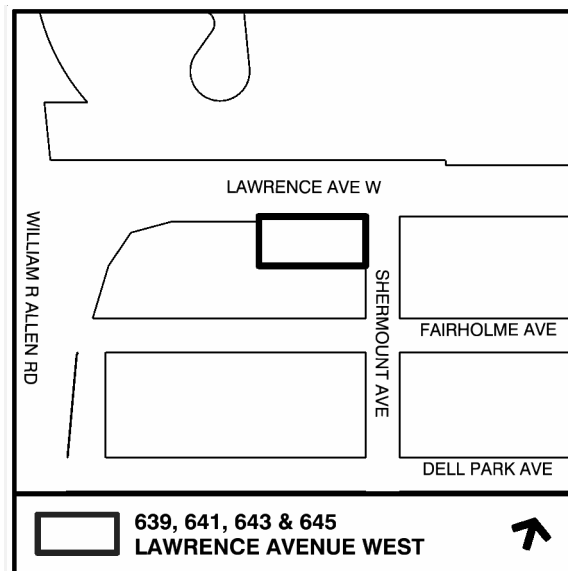
Date:	October 15, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	12 234460 NNY 15 OZ

SUMMARY

This application proposes a four storey stacked townhouse building with 40 residential units and one level of underground parking at 639 - 645 Lawrence Avenue West. The proposed building would have a height of 14 metres and a density of 1.73 times the area of the lot. A total of 40 parking spaces are proposed.

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 a community consultation meeting be scheduled by staff in consultation with the Ward Councillor for the first quarter of 2013. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the second quarter of 2013 provided any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 639 - 645 Lawrence Avenue West 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of March 1, 1995, the City of North York passed By-law 32480 to permit the conversion of existing residential dwellings at 639, 641 and 645 Lawrence Avenue West for use as business and professional offices. No additions to the dwellings were proposed and parking was to be provided on-site in the rear yards. Zoning By-Law No. 7625 was amended to create a site specific zoning for the three lots.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on June 1, 2012 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing a four-storey stacked townhouse building, with one level of underground parking on the southwest corner of Lawrence Avenue West and Shermount Avenue. The height of the building would be 14 metres. A total gross floor area of 3,246 m² is proposed, which would result in a density of 1.73 times the area of the lot. A total of 40 residential dwelling units are proposed. Of these, there are 35 proposed two-bedroom units, four proposed one-bedroom units and one proposed three bedroom unit.

Five levels of residential space are proposed, including one level below grade, three full levels above grade and a private roof terrace with mechanical and storage room. Private outdoor amenity space would be provided for each unit. Basement units are proposed to have sunken courtyards in the rear of the building, ground-level units would have outdoor courtyards in the front of the building and upper level units would have private rooftop

terraces. A common landscaped courtyard is proposed at the rear of the building on the south side.

A total of 40 parking spaces are proposed to serve the development including 36 spaces for residents and four for visitors. All parking is proposed to be below grade in a one-level parking garage. The site statistics are presented on the Application Data Sheet (Attachment 4).

Site and Surrounding Area

The site is located on the southwest corner of Lawrence Avenue West and Shermount Avenue. There are currently four detached houses on the lot, with municipal addresses of 639, 641, 643 and 645 Lawrence Avenue West. The consolidated lot has an overall site area of 1,876 m² and a frontage of approximately 64 metres on Lawrence Avenue West. The site is on the City's database of lands containing archaeological potential.

Land uses surrounding the subject site are as follows:

North: Directly across the street on the north side of Lawrence Avenue is an apartment building at 650 Lawrence Avenue West which steps up from 6 to 10 storeys in height. This building is adjacent to John Polanyi Collegiate Institute, a TDSB Secondary School.

North of Lawrence Avenue West is Toronto Community Housing's Lawrence Heights neighbourhood, the Focus Area of change within the Lawrence-Allen Secondary Plan. The Secondary Plan area is bounded by Lawrence Avenue West, Bathurst Street, Dufferin Street and Highway 401.

South: One and two-storey detached dwellings.

East: One and two-storey detached dwellings.

West: Immediately abutting the site is a three-storey rental apartment building. Further to the west is the Allen Road and the Lawrence West subway station. The Lawrence Square Shopping Centre is on the north side of Lawrence Avenue, west of Allen Road.

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 Official Plan designates the site *Mixed Use Areas* which provides for a wide range of land uses to create animated districts along transit routes that provide opportunities to rely less on private automobile trips. New buildings in *Mixed Use Areas* are to be located and massed to provide a transition between different development intensity and scales, particularly towards lower scale *Neighbourhoods*. Development in *Mixed Use Areas* is to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

Zoning

The property at 643 Lawrence Avenue West is zoned "R4" (One-Family Detached Fourth Density Zone) in former City of North York Zoning By-law No. 7625. This zone permits single detached dwellings and accessory uses. A limited number of institutional and recreation uses as well as home occupations are also permitted in this zone.

The properties at 639, 641 and 645 Lawrence Avenue West are zoned "R4 (42)" in former City of North York Zoning By-law No. 7625. This zone permits business and professional office uses within the existing dwellings in addition to all other uses permitted in the R4 zone. Parking is permitted in the rear yard only.

Building heights are limited to 8.0 metres and two storeys for dwellings with a "flat roof" and 8.8 metres and two storeys for dwellings with any other type of roof. The maximum allowed lot coverage is 35%.

Site Plan Control

A Site Plan Control application has been submitted and is being reviewed concurrently with the subject application.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and a tree inventory drawing and arborist report have been submitted.

Reasons for the Application

The applicant is seeking an amendment to the Zoning By-law to permit the proposed townhouses as well as the height, density and envelope of the proposed building. The applicant has proposed a building with a height of four storeys (14m), an FSI of 1.73 and a lot coverage of 48%. The applicant is also seeking to amend the Zoning By-law provisions relating to parking requirements and performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Traffic Impact Study and Parking Study
- Functional Servicing and Stormwater Management Report
- Arborist Report and Tree Preservation Plan
- Toronto Green Standard Checklist
- Phase 1 Archaeological Assessment

City staff are reviewing the application for completeness.

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:

- The appropriateness of the proposed building type, location, massing and setbacks;
- The appropriateness of the proposed increase in height and density;
- Conformity of the proposal with the City's Infill Townhouse Guidelines;
- The relationship of ground floor uses to the Lawrence Avenue public realm;
- The compatibility of the proposed development to the surrounding neighbourhood context, and in particular the adjacent residential back yards;
- The appropriateness of the proposed parking supply, vehicular access, servicing and loading area;
- The adequacy and appropriateness of the proposed outdoor courtyards and terraces as amenity space; and
- Quality and character of the building facades.

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

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

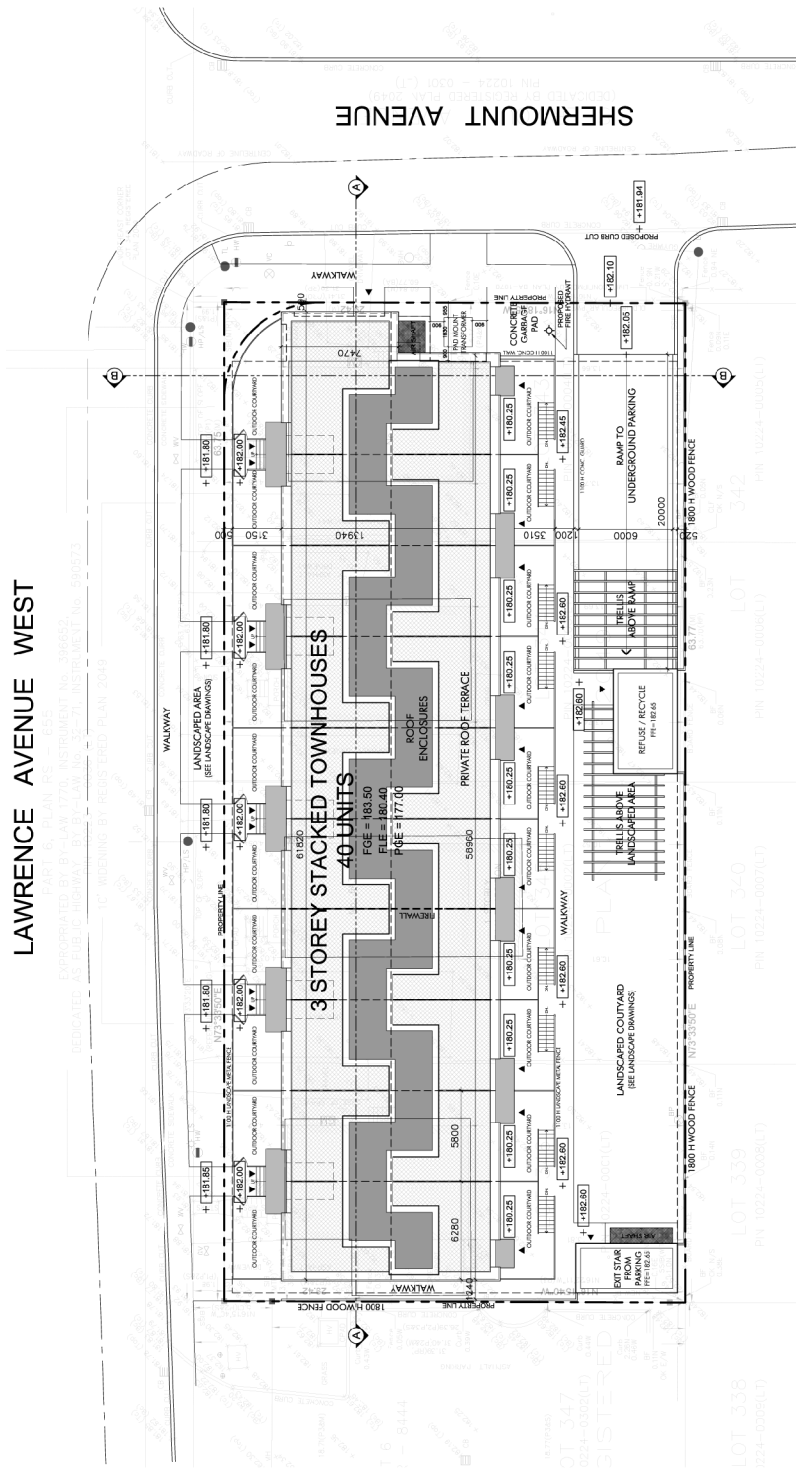
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

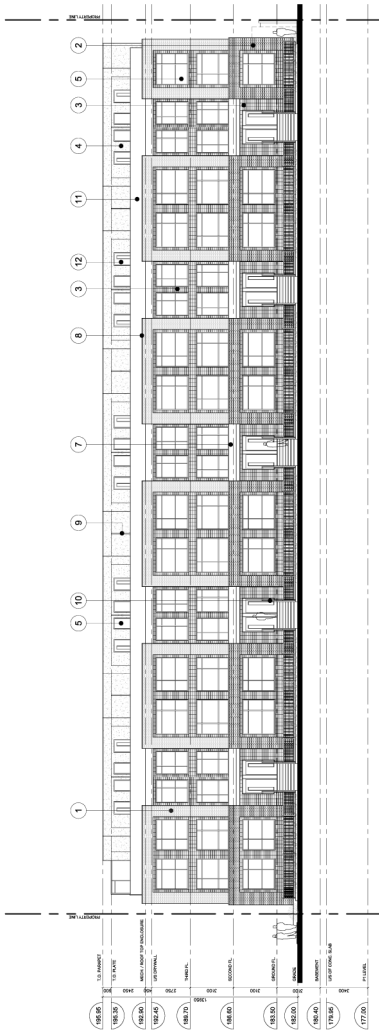
Attachment 1: Site Plan



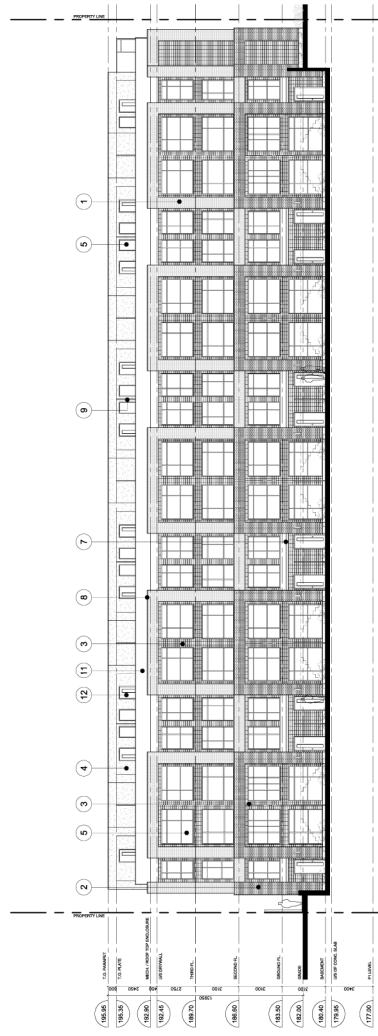
Site Plan
Applicant's Submitted Drawing
 Not to Scale
 09/19/2012

639, 641, 643 & 645 Lawrence Avenue West
 File # 12 234460 NNY 15 0Z

Attachment 2: Elevations



NORTH ELEVATION



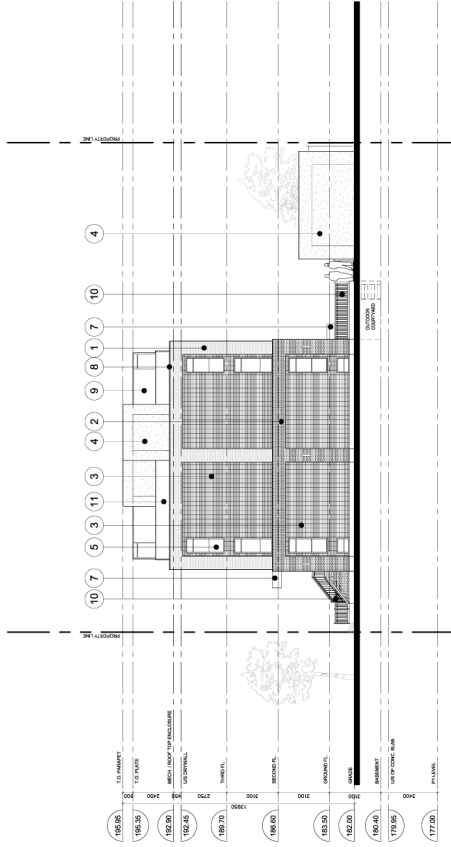
SOUTH ELEVATION

Elevations
639, 641, 643 & 645 Lawrence Avenue West

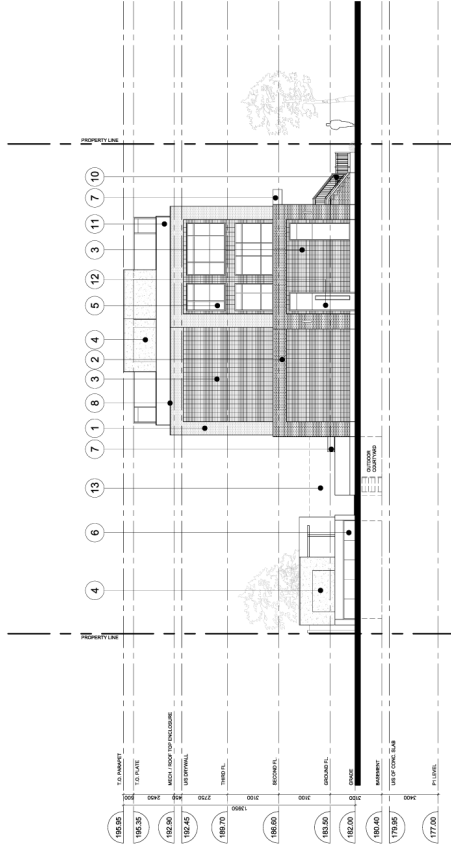
Applicant's Submitted Drawing

Not to Scale
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File # 12 234460 NNY 15 02



WEST ELEVATION



EAST ELEVATION

Elevations

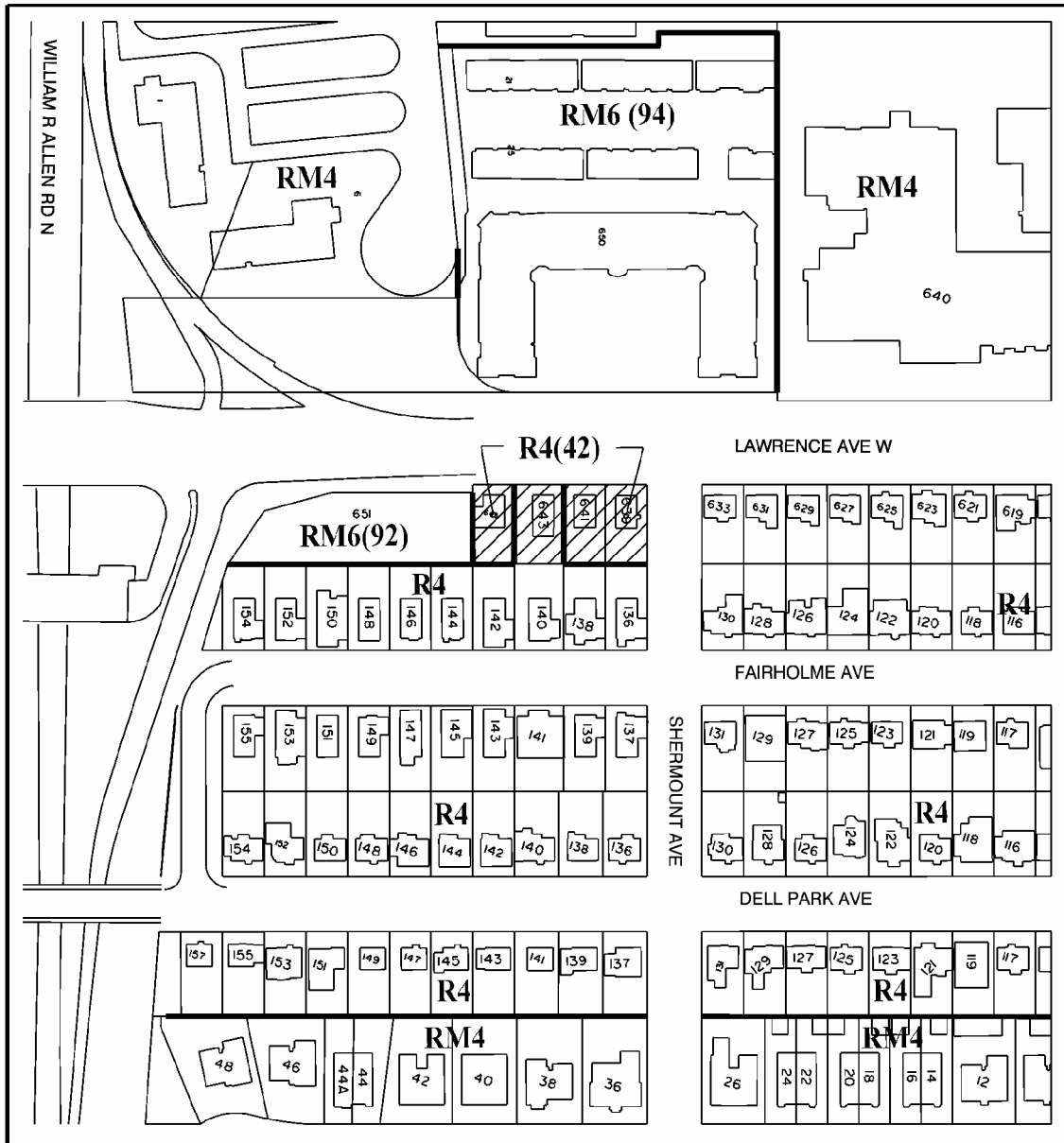
Applicant's Submitted Drawing

Not to Scale
09/19/2012

639, 641, 643 & 645 Lawrence Avenue West

File # 12 234460 NNY 15 02

Attachment 3: Zoning



639, 641, 643 & 645 Lawrence Avenue West

File # 12 234460 NNY 15 0Z

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
Not to Scale
Zoning By-law 7625
Extracted 09/19/2012

Attachment 4: Application Data Sheet

Application Type Rezoning Application Number: 12 234460 NNY 15 OZ
Details Rezoning, Standard Application Date: August 23, 2012

Municipal Address: 639 LAWRENCE AVE W
Location Description: PLAN 2049 LOT 343 **GRID N1504
Project Description: Four storey stacked townhouse dwellings containing 40 dwelling units

Applicant: **Agent:** **Architect:** **Owner:**
KLM PLANNING ALLEN & LAWRENCE
PARTNERS INC TOWNHOUSE INC

PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:
Zoning: RM6 Historical Status:
Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1875.88	Height:	Storeys:	4
Frontage (m):	63.75		Metres:	13.95
Depth (m):	29.42			
Total Ground Floor Area (sq. m):	900.76			Total
Total Residential GFA (sq. m):	3246		Parking Spaces:	40
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3246			
Lot Coverage Ratio (%):	48.01			
Floor Space Index:	1.73			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	3246	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	4	Office GFA (sq. m):	0	0
2 Bedroom:	35	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	40			

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