

**1780 Lawrence Avenue West - Zoning By-law
Amendment and Plan of Subdivision Applications -
Preliminary Report**

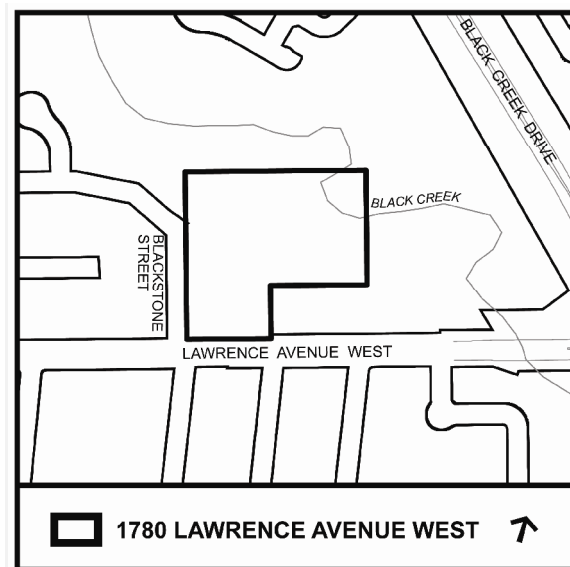
Date:	March 13, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 12 – York South-Weston
Reference Number:	14 110001 WET 12 OZ and 14 110017 WET 12 SB

SUMMARY

These applications propose to redevelop the former Hardington Public School site at 1780 Lawrence Avenue West by demolishing the school building and constructing two detached houses, 48 semi-detached houses and 135 stacked townhouses on a new public street network. Additionally, a portion of the site would be transferred to the City as parkland which would adjoin the adjacent Black Creek ravine lands.

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

This report recommends scheduling a community consultation meeting in May/June of this year. A final report and Public Meeting under the *Planning Act*, is targeted for the first quarter of 2015. The target date assumes the applicant provides all required information and resolves issues 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 1780 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.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements and potential development concepts on September 13, 2013, September 24, 2013 and October 24, 2013.

ISSUE BACKGROUND

Proposal

The applicant is proposing to demolish the former Hardington Public School building and construct two detached houses, 48 semi-detached houses and 135 stacked townhouses. The proposed units would front Lawrence Avenue West, Blackstone Street and a new public street network to be constructed internal to the site and connecting to Blackstone Street. The initial phases of the development would be through a Plan of Subdivision which would establish the development blocks and public streets.

At the southwest corner of the site the applicant proposes to develop two rows of stacked townhouse units, with one row fronting Lawrence Avenue West and the second row fronting a proposed new west-east Street "A". The stacked townhouse units are proposed to be four storeys and 13.28 m in height and constructed over an underground garage with 144 parking spaces.

The detached and semi-detached houses with integral garages would be three storeys and up to 12.35 m in height. These units would front Blackstone Street and a proposed new Street "A" and "B". Also proposed is a parkland contribution which would encompass the northeastern portion of the site adjoining the Black Creek ravine lands (see Attachment 1: Site Plan and Attachment 3: Elevations).

The proposed development would result in a density of approximately 0.78 times the area of the lot. The relevant project information is outlined in Attachment 5 – Application Data Sheet.

Site and Surrounding Area

The site is L-shaped with an area of 30,159 m². Approximately two-thirds of the site is relatively flat with the northeast portion being ravine lands which slope down to Black Creek. There is an existing building on the south side of the property fronting Lawrence Avenue West, the former Hardington Public School.

The property has approximately 92 m frontage on Lawrence Avenue West and approximately 184 m frontage on Blackstone Street.

Land uses surrounding the property include:

North: Black Creek ravine lands;

South: Lawrence Avenue West, with single detached dwellings fronting the south side of Lawrence Avenue West;

West: Blackstone Street, with single detached dwellings fronting the west side of Blackstone Street; and

East: Three and four storey apartment buildings at the southern end of the site and Black Creek ravine lands at the northern end of the site.

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 lands are designated *Neighbourhoods*, *Apartment Neighbourhoods* and *Natural Areas* on Map 14 – Land Use Map of the Official Plan. The *Natural Areas* designation is on the northeast portion of the site where the ravine lands are located, the *Apartment Neighbourhoods* designation is on the portion of the site fronting Lawrence Avenue West and the *Neighbourhoods* designation is on the remainder of the site.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

A key objective of the Official Plan is to guide new development to respect and reinforce the general physical patterns in a *Neighbourhood*. Scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as industry, institutions and retail stores. In converting these sites to residential uses, there is a genuine opportunity to add to the quality of *Neighbourhood* life by filling in these “gaps” and extending streets and paths.

Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and other uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also provided for in *Apartment Neighbourhoods*.

Natural Areas are to be maintained primarily in a natural state, while allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions; and conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on natural features and functions. Development will be set back at least 10 m from the top-of-bank of valleys, ravines and bluffs. Land below the top-of-bank may not be used to calculate permissible density in the zoning by-law or used to satisfy parkland dedication requirements. All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system.

Zoning

The lands are not subject to the new City-wide Zoning By-law No. 569-2013, as all school sites were omitted from the By-law. Under the former City of North York Zoning By-law No. 7625, the lands are zoned R4 which does not permit semi-detached or stacked townhouse units. The zoning permits one-family detached dwellings with a minimum frontage of 15 m and minimum lot area of 550 m².

Site Plan Control

The proposed development entails the subdivision of the lands into a number of blocks. Block 4 which is proposed for townhouses fronting Lawrence Avenue West, would be subject to Site Plan Approval. The remainder of the development, being the detached and semi-detached houses would not be subject to Site Plan Approval.

Ravine Control

The proposed development is subject to the Ravine and Natural Features Protection By-law. A Ravine Stewardship Plan (constituting part of the Tree Inventory and Preservation Plan) has been submitted and is being reviewed by City and TRCA staff.

Tree Preservation

A Tree Inventory and Preservation Plan was submitted with the application and is being reviewed by City staff. There are 119 trees identified either on, or adjacent to the property that may require removal.

Reasons for the Application

The proposed semi-detached houses and stacked townhouses are not permitted in the R4 Zone. A review for compliance with all other requirements of former City of North York Zoning By-law No. 7625 is being undertaken. The Plan of Subdivision is required to create the development blocks, the public streets and the lands to be conveyed to the City.

COMMENTS

Application Submission

The following reports/studies were submitted with the applications:

- Planning Rationale;
- Toronto Green Standard Checklist;
- Draft Zoning By-law;
- Community Services and Facilities Study;
- Stormwater Management Report;
- Functional Servicing Report;
- Tree Inventory and Preservation Plan, including the Ravine Stewardship Plan;
- Transportation Operations Review;
- Geotechnical Investigation;
- Archaeological Assessment – Stage 1-2; and
- Environmental Impact Statement.

A Notification of Incomplete Application issued on February 20, 2014 identifies the outstanding material required for a complete Zoning By-law Amendment submission as being the delineation on all pertinent plans of the limit of the Ravine and Natural Feature Protection By-law.

Issues to be Resolved

The applications have been circulated to City Divisions and public agencies for comments. Preliminary issues include the following:

1. Confirmation of the limits of the Ravine and Natural Feature Protection By-law and appropriate setbacks;
2. Confirmation that the proposed street network conforms with the City's Development Infrastructure Policy Standards (DIPS) and that the two proposed cul-de-sacs are appropriate;
3. Configuration of the proposed lots and their associated detached garages, and more specifically ensuring all proposed lots have direct access to the public street network;
4. Appropriate site servicing;
5. Urban design and landscape opportunities to better integrate the development with the surrounding neighbourhood's physical context and with the adjacent ravine lands;
6. Appropriate zoning performance standards;
7. Conformity with the Toronto Green Standard Tier 1 performance measures;
8. Appropriate side wall elevations for those buildings abutting streets and the proposed lands to be conveyed to the City;
9. Appropriate building setbacks, parking and loading facilities for the proposed stacked townhouses; and
10. Applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

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.

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

CONTACT

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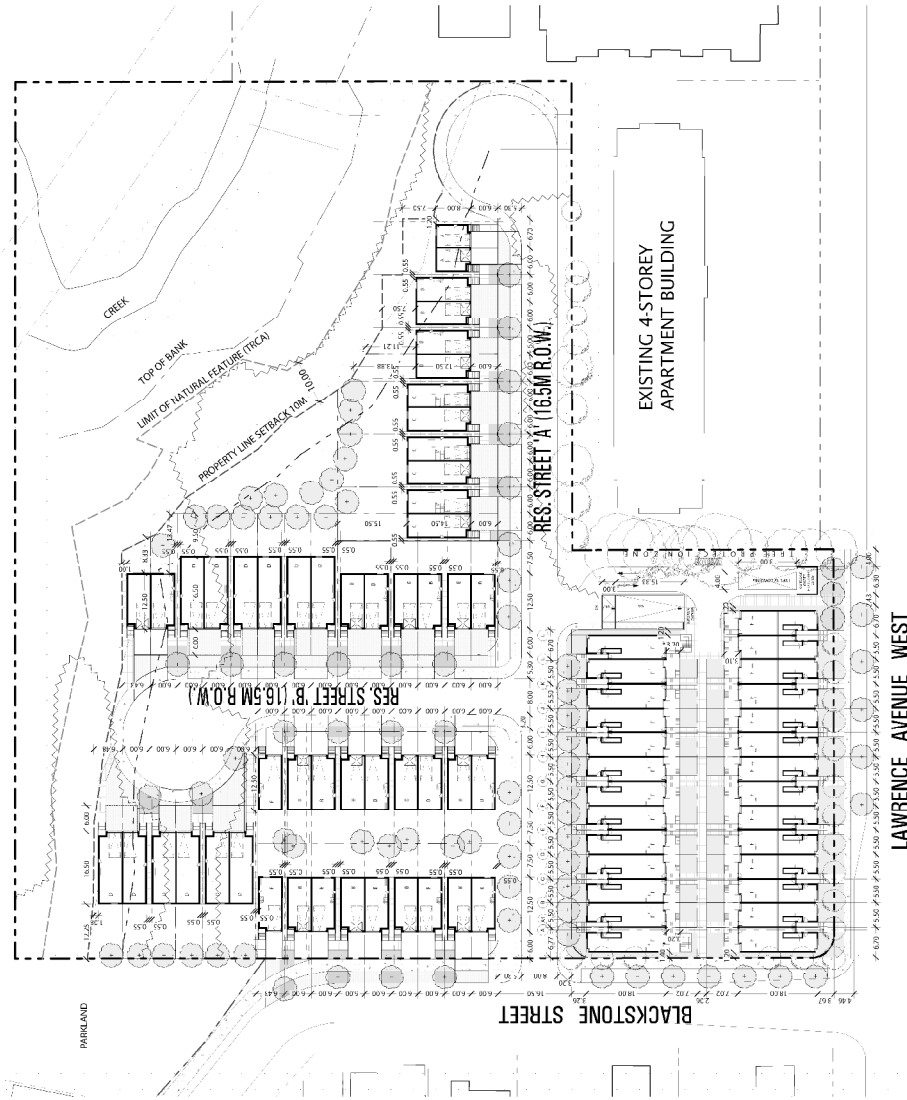
SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Subdivision Plan
- Attachment 3: Elevations
- Attachment 4: Zoning
- Attachment 5: Application Data Sheet

Attachment 1: Site Plan

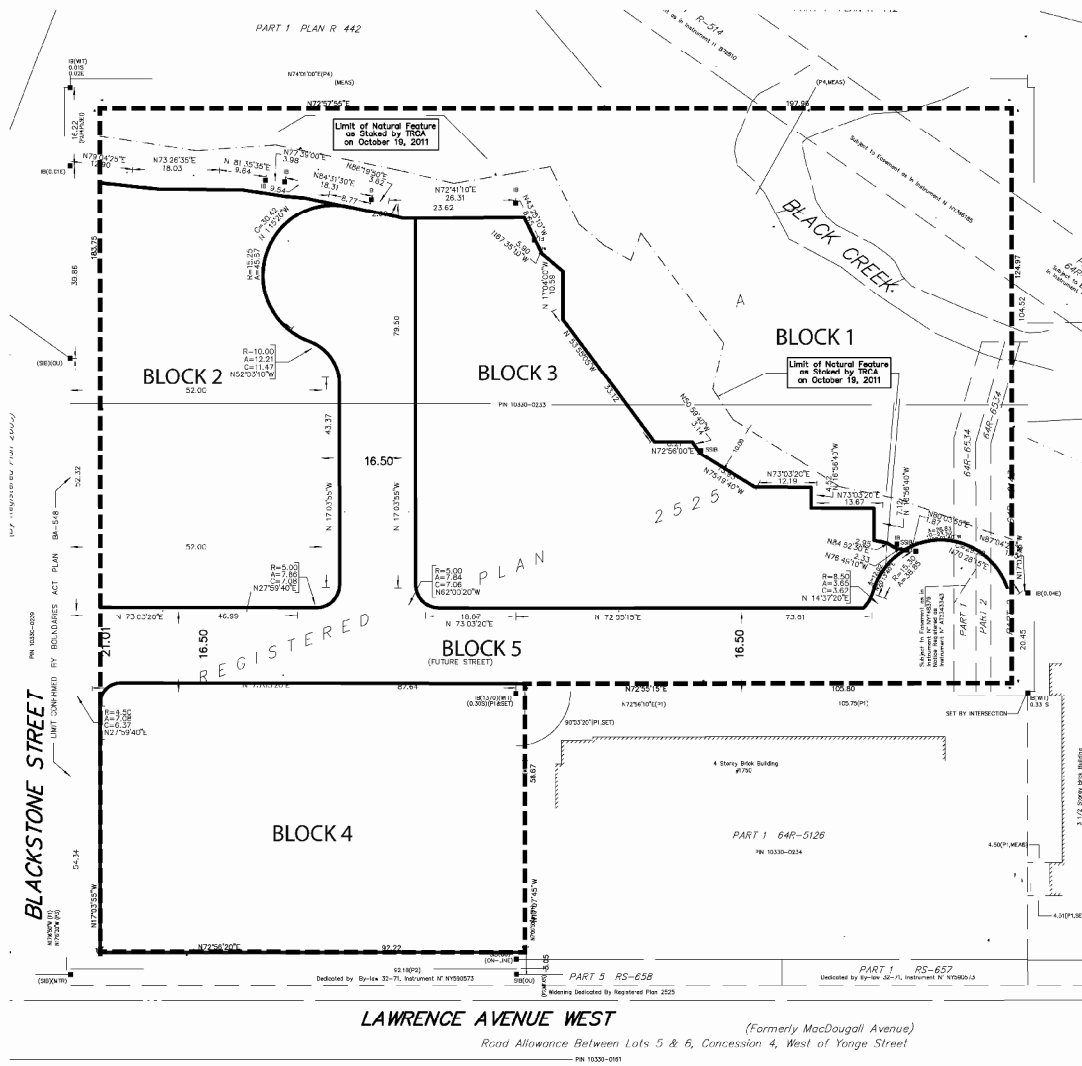


1780 Lawrence Avenue West
 File #14 110001 WET 12 0Z
 File #14 110017 WET 12 SB

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 02/19/2014



Attachment 2: Subdivision Plan



Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale

02/28/2014



1780 Lawrence Avenue West

File #14 110001 WET 12 OZ

File #14 110017 WET 12 SB



STACKS
 *ALL GLAZING TO HAVE MUTED REFLECTIONS

Elevation from Lawrence Avenue

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 03/06/2014

1780 Lawrence Avenue West
 File #14 110001 WET 12 OZ
 File #14 110017 WET 12 SB


Attachment 4: Zoning



TORONTO City Planning
Zoning By-law 569-2013

1780 Lawrence Avenue West
 File #14 110001 WET 12 0Z
 File #14 110017 WET 12 SB

- | | | | |
|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------|
|  | Location of Application |  | See Former City of North York By-law No. 7625 |
| RD | Residential Detached | R4 | One-Family Detached Dwelling Fourth Density Zone |
| RM | Residential Multiple | | |
| CR | Commercial Residential | | |
| ON | Open Space Natural | | |
| RS | Residential Semi-Detached | | |
| RT | Residential Townhouse | | |


 Not to Scale
 Extracted 03/10/2014

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	14 110001 WET 12 OZ
Details	Rezoning, Standard	Application Date:	January 28, 2014

Municipal Address: 1780 LAWRENCE AVE W
 Location Description: PLAN 2525 WPT X BLK A **GRID W1203
 Project Description: Proposed amendments to the former City of North York Zoning By-law No. 7625 to permit the development of 48 semi detached and 2 single detached dwellings as well as 135 stacked townhouse units for a total of 185 dwelling units.

Applicant:	Agent:	Architect:	Owner:
ANTONIO MANOCCHIO			TORONTO DISTRICT SCHOOL BOARD

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R4(North York By-law 7625)	Historical Status:
Height Limit (m):		Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	30159.4	Height:	Storeys:	4
Frontage (m):	92		Metres:	13.3
Depth (m):	184			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	23384		Parking Spaces:	194
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	23384			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.78			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	23384	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	81	Office GFA (sq. m):	0	0
2 Bedroom:	54	Industrial GFA (sq. m):	0	0
3 + Bedroom:	50	Institutional/Other GFA (sq. m):	0	0
Total Units:	185			

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