

**1465 Lawrence Avenue West – Zoning By-law Amendment Application – Final Report**

<b>Date:</b>	July 22, 2014
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 12 – York South-Weston
<b>Reference Number:</b>	11 330266 WET 12 OZ

**SUMMARY**

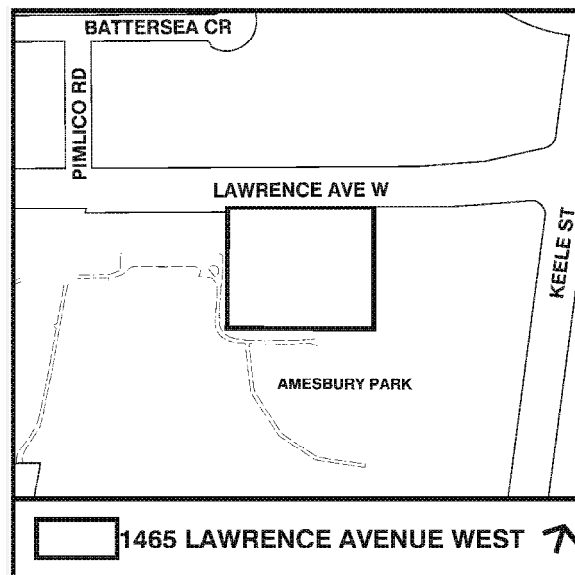
This application proposes the construction of a 19 storey condominium apartment building, containing 178 units at 1465 Lawrence Avenue West. A total of 203 parking spaces are proposed in two levels of underground parking. The existing 20 storey rental apartment building would be retained on the west side of the property.

This report reviews and recommends approval of the application to amend the Zoning By-law. It is staff's opinion that the development represents an appropriate level of intensification for the site. The proposed building height, scale and separation distances between buildings are appropriate for the site. The proposal conforms to the Official Plan and generally conforms to the City-wide Tall Buildings Design Guidelines.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend former City of North York Zoning By-law No.7625, for the lands at 1465 Lawrence Avenue West substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 8.



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* as follows:
  - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
    - i. Prior to issuance of an above grade building permit for the development, the owner shall provide a cash contribution in the amount \$150,000 for playground equipment at Amesbury Park:
    - ii. Prior to issuance of an above grade building permit for the development, the owner shall provide a cash contribution in the amount \$50,000 for splash pad improvements at Amesbury Park; and
    - iii. the retention of the rental dwelling units within the existing apartment building to be secured for a minimum period of 15 years from the date the By-law comes into full force and effect.
  - b. The following matter is also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
    - i. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.
    - ii. The owner shall construct a new swimming pool with no capital cost passed onto tenants at 1465 Lawrence Avenue West and shall establish minimum pool access and operational parameters for the tenants of the existing apartment building at 1465 Lawrence Avenue West.
  - c.. The above noted cash contributions are to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.
  - d. In the event the cash contributions referred to in Recommendation 3a. have not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the property.

4. Before introducing the necessary Bills to City Council for enactment, require the owner to provide a Solicitor's undertaking to the satisfaction of the City Solicitor that the owner will withdraw the appeal to the Ontario Municipal Board of the Official Plan Amendment and Draft Plan of Condominium applications pertaining to 1465 Lawrence Avenue West (OMB Case No. PL070211).
5. Before introducing the necessary Bills to City Council for enactment, require the owner to submit a revised Functional Servicing Report to the satisfaction of the Executive Director, Engineering and Construction Services.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

These lands were previously the subject of an Ontario Municipal Board (OMB) hearing and decisions/orders issued in January and May 2002 approving amendments to both the former City of North York Official Plan and former City of North York Zoning By-law No. 7625. These amendments, which were supported by the City, permitted the development of a 10 storey, 63 unit apartment building, in addition to the retention of the 20 storey apartment building with 161 rental units on the west side of the same property. The site specific Zoning By-law Amendment requires that the existing affordable rental building be retained as rental for a period of 20 years and that the new building must comprise rental units for a period of 20 years. These matters were to be provided pursuant to Section 37 of the *Planning Act*. The Site Specific By-law applies to the entirety of the lands notwithstanding any potential future severance or division.

Subsequent to the 2002 amendments coming into force under the Board Order, the owner submitted a consent application to the Committee of Adjustment to sever the property into two lots, one for the existing 161 unit rental building and one for the proposed 63 unit building. The severance also created easements and rights-of-way on each lot to allow access and egress from the site and the underground parking garage. The Committee approved the severance at its meeting of January 20, 2005.

After obtaining the severance, the owner submitted an application to convert the existing building to condominium tenure and also submitted an application for an Official Plan Amendment to the former City of North York Official Plan, which was the in force Official Plan at the time. At its meeting of February 5, 6, 7 and 8, 2007 City Council refused the Official Plan Amendment and Plan of Condominium applications to convert the rental building to condominium in accordance with the recommendations of City Planning staff.

On March 7, 2007 the applicant appealed Council's refusal of the applications to the Ontario Municipal Board.

On June 7, 2007 the Committee of Adjustment approved a minor variance application to legalize and maintain the existing site condition. The owner's representative indicated the proposed variances were required as a result of the owner undertaking improvements to the

existing building such as: the relocation of the entrance lobby from the west side of the building to the north side; the addition of a walkway connecting to the public sidewalk; modifications to the below grade parking garage; enhancements to the landscaping in front of the building; and addition of a solid waste tri-sorter. The requested variances were related to minimum landscaping, side yard setback and permitted gross floor area.

The Ontario Municipal Board hearing on the applicant's appeal of the Official Plan Amendment and Draft Plan of Condominium applications occurred during November and December, 2007. On June 17, 2008, the OMB issued its decision and Order allowing the appeal and approving the Draft Plan of Condominium for the 161 unit rental apartment building, to give effect to the conversion of the rental units. The Board also determined that an Official Plan Amendment was not required. After reviewing the OMB decision, City Legal staff were of the opinion there were errors in law in the Board's decision and sought City Council's direction to apply for leave to appeal the OMB decision and Order to the court.

Council at its meeting of July 15, 16 and 17, 2008 instructed the City Solicitor to proceed with the appeal if leave was granted by the court. The City Solicitor filed a motion with the Divisional Court seeking leave to appeal the OMB decision and Order based on errors of law. The City was successful in obtaining leave to appeal and in a decision issued August 11, 2009, the Divisional Court issued a decision granting the City's appeal, setting aside the Board decision and Order and remitting the matter back to the OMB for a new hearing on the original appeal by a Board differently constituted. Throughout this time the lot created for the proposed 10 storey, 63 unit rental building remained vacant.

In an effort to resolve the outstanding appeal, the owner filed the subject rezoning application in December 2011 for the vacant severed portion of the site, for its development with a revised apartment building proposal while holding the condominium conversion application in abeyance at the OMB pending the outcome of the current revised application.

A Preliminary Report on the current application was presented to Etobicoke York Community Council on February 26, 2014 and can be found at the following link:  
<http://www.toronto.ca/legdocs/mmis/2013/ey/bgrd/backgroundfile-55879.pdf>

## **ISSUE BACKGROUND**

### **Proposal**

The applicant submitted a revised proposal on April 16, 2013 which included modifications to the site plan and building height. The applicant proposed that the tenure of the new building be condominium ownership and the units in the existing apartment building remain rental for a period up to 15 years.

The current proposal, submitted on January 31, 2014 is for the construction of a new 19 storey apartment building, containing 178 condominium units. The proposed mix of new unit types is 88 one bedroom units, 18 one bedroom plus den units and 72 two bedroom units. The new building would have a total gross floor area of approximately 13,271 m<sup>2</sup>. A total of 203 parking

spaces are proposed in two levels of underground parking. Access to the parking and loading area would be from the existing driveway shared with the neighbouring condominium apartment building to the east at 1455 Lawrence Avenue West. The loading and servicing areas for the building are proposed to be enclosed and located in the rear of the building. A total of 188 bicycle parking spaces would be provided (see Attachments 1, 2, 3, 4 and 5).

The existing 20 storey apartment building containing 161 units would be retained as a rental building on its own lot.

The existing outdoor swimming pool would be relocated to the rear of the existing apartment building. The owner has indicated that a new outdoor pool would be provided and made available to the residents of the existing building, the proposed condominium building and the residents of the adjacent condominium building at 1455 Lawrence Avenue West.

For project information, refer to Attachment 7 - Application Data Sheet.

The following table provides a comparative summary of the original proposal filed on December 22, 2011 and the revised submissions:

	Gross Floor Area m <sup>2</sup>	Density (times the lot area)	Number of Units	Storeys	Approximate Building Height (excluding mechanical penthouse)
Original Proposal (December 22, 2011)	13,973	3.2	132	20	63 metres
Revised Proposal (December 17, 2012)	18,683	4.27	215	23	71 metres
Revised Proposal (April 16, 2013)	15,465	3.38	182	20	62 metres
Current Proposal (January 31, 2014)	13,271	3.0	178	19	60 metres

## Site and Surrounding Area

The site is located on the south side of Lawrence Avenue West just west of Keele Street. The site has an area of 1.02 ha. As previously noted, the site was severed into two separate lots in 2005. The western portion of the site with an area of approximately 5,830 m<sup>2</sup> is currently occupied by a 20 storey apartment building. The existing building contains 161 rental units, comprised of 38 three bedroom units, 76 two bedroom units, 45 one bedroom units, 1 bachelor unit and 1 superintendent's unit. The eastern portion of the site, on which the new building is proposed, is currently vacant and has an area of approximately 4,375 m<sup>2</sup>.

The surrounding area is described below:

- North: on the opposite side of Lawrence Avenue West there are two 13-storey apartment buildings and semi-detached dwellings further to the west;
- South: Amesbury Park;

West: a 20 storey rental apartment building, Amesbury Park, a community centre and fire station; and  
East: a 20 storey residential condominium building and a five storey mixed use building.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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.

## **Official Plan**

The lands are designated *Apartment Neighbourhoods* on Map 17 – Land Use Plan in the Official Plan. *Apartment Neighbourhoods* are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. This designation does not anticipate significant growth within these areas. The Plan includes criteria that direct the form and quality of development in this land use designation.

### **Apartment Neighbourhoods Policies**

The Official Plan criteria to evaluate development in *Apartment Neighbourhoods* are set out in Policy 4.2.2.

Policy 4.2.2 states that: "Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;

- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities."

### **Healthy Neighbourhoods Policies**

The Healthy Neighbourhoods policies of the Official Plan (Policy 2.3.1.2) identify that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of the Plan through stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

### **Built Form Policies**

The development criteria in the *Apartment Neighbourhoods* and Healthy Neighbourhoods policies are supplemented by additional development criteria in the Official Plan's Built Form policies, including policies that specifically address tall buildings.

The Built Form policies, contained in Section 3.1.2 of the Official Plan emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The Built Form policies (Policy 3.1.2) identify the importance of urban design as a fundamental element of City building. They require that new development:

- be located and organized to fit with its existing and/or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact by, among other things, creating

appropriate transitions in scale as well as adequately limiting the resulting shadowing and wind conditions on neighbouring streets, properties and open spaces;

- be massed to define edges of streets, parks and open spaces;
- provide amenity for adjacent streets and open spaces for pedestrians; and
- provide indoor and outdoor amenity space for residents.

### **Tall Building Policies**

The Plan contains policies regarding tall buildings in the City (Policy 3.1.3). Tall buildings are identified as those whose height are higher than the width of the adjacent road allowance. The Plan limits these buildings to parts of the *Downtown*, *Centres* and other areas of the City such as *Apartment Neighbourhoods*. The tall building policies address in more detail where they should be located, how the buildings should be designed and identify other key urban design considerations when considering a tall building proposal. Policy 3.1.3 also states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to addressing specific built form characteristics, the policy states that proposals for Tall Buildings must clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

### **Parkland Acquisition and Tree Preservation Policies**

The Official Plan includes policies for parkland acquisition as well as criteria for the location and configuration of parks. In addition, the Official Plan contains policies that discourage tree removal and promote increasing the tree canopy coverage in the City.

### **Housing Policies**

The Official Plan also contains policies addressing the need to preserve and increase the City's supply of rental and affordable housing. Policy 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability.

### **Criteria for Design of Tall Building Proposals**

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

The Design Criteria provide policy direction for tall buildings on issues such as building placement and orientation, entrances, heritage conservation, massing of base buildings, setbacks, tower floor plates, separation distances, pedestrian realm considerations and sustainable design and transition. The guidelines ensure that tall buildings fit within their context and minimize their impacts. The guiding performance standards have been used in the review of the proposed new apartment building on the site.



## **Zoning**

In accordance with the established protocol, the lands were excluded from the new City of Toronto Zoning By-law No. 569-2013 as this application was deemed to be a complete application prior to the passing of the Zoning By-law. The site specific zoning applying to the lands, RM6 (98), permits the addition of a second apartment building having a height of 10-storeys, and containing 63 units to the east of the existing 20-storey apartment building.

The site specific zoning also requires the owner “to ensure that for the period of twenty (20) years, the existing rental apartment house dwelling on the site will be preserved and maintained as rental housing stock”. This zoning further states that “the provisions of this exception shall apply collectively to the lands zoned RM6 (98) notwithstanding their future severance, petition or division for any purpose.”

## **Site Plan Control**

The proposed development is subject to Site Plan Control. An application for Site Plan Approval has yet to be submitted.

## **Reasons for Application**

A rezoning application is required to permit the height and density of the proposed residential building. In addition, an amendment to the current Section 37 provisions of Zoning By-law 1206-2007 is required as these provisions require the new residential building to be rental tenure for a period of 20 years.

## **Community Consultation**

A community consultation meeting was held on January 21, 2013 at the Amesbury Community Centre. Approximately 35 members of the public attended along with the Ward Councillor, the applicant, their consulting team and City staff.

A second community consultation meeting was held on May 28, 2013 at the York Civic Centre. Approximately 12 members of the public attended along with the Ward Councillor, the applicant, their consulting team and City staff.

A third community consultation meeting, organized by Councillor Di Giorgio, was held on June 25, 2013 at the Amesbury Community Centre. Approximately 35 members of the public attended along with the Ward Councillor, the applicant, their consulting team and City staff.

Issues discussed at the community meetings included: the building height and density; building setbacks and separation distances; the potential impact on property values; the tenure of the building; loss of views; the potential wind and noise impacts; the shadow impacts; loss of privacy; the amount of green space; loss of open space; unit mix; impact on City infrastructure and site servicing (stormwater, sewers and water capacity); location of loading and garbage storage areas; impact during construction; the type of building material; school capacity; environmental condition of the site; maintenance of the vacant site; traffic impacts; capacity of the proposed shared driveway; maintenance of the proposed shared driveway; and access to the swimming pool.

Councillor DiGorgio also organized a meeting on September 25, 2013 at the Councillor's community office at 99 Ingram Drive with representatives from the adjacent condominium at 1455 Lawrence Avenue West. The purpose of the meeting was to discuss the issues raised by the residents of the condominium about the proposed development and issues related to continued access to the swimming pool.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

This application supports and is consistent with the 2014 Provincial Policy Statement (PPS) direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure. This application complies with the policies of the PPS that support intensification and require new development to be directed to appropriate locations for growth.

Policy 1.4.3 requires provision to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents by, among other means, facilitating all forms of residential intensification and redevelopment and promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of public transit.

Policy 1.6.5.4 promotes a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and supports the development of viable choices and plans for public transit and other alternative transportation modes.

The proposed development complies with the above policies and other relevant policies of the Provincial Policy Statement by: intensifying the residential use of the site and making efficient use of the existing infrastructure.

The proposal also meets the policies of the Provincial Growth Plan. The Growth Plan promotes increasing intensification of the existing built-up areas.

The Growth Plan also requires all intensification areas to be planned and designed to provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places (Policy 2.2.3.7 c) and to achieve an appropriate transition of built form to adjacent areas (Policy 2.2.3.7 f). The current proposal meets these policies.

### **City-Wide Tall Building Design Guidelines**

Policy 1 in Section 5.3.2 of the Official Plan-Implementation Plans and Strategies for City-Building, states that Guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban Design Guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design

Guidelines serve this policy intent, helping to implement Chapter 3.1 - The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

A tall building is generally defined as a building that is taller than the road right-of-way which is adjacent to the site. The Design Guidelines provide recommendations to assist staff in the review of tall buildings. The Design Guidelines expand upon the Official Plan policies (particularly those policies of Section 3.1.2 – Built Form) regarding issues of: transition in scale; building placement and orientation; entrance locations; massing of base buildings; tower floor plates; separation distances and pedestrian realm and other considerations.

The intent of these guidelines has been met through the design of the proposed buildings as discussed below.

### **Land Use**

The proposed apartment building use is a permitted use within the *Apartment Neighbourhoods* designation of the Official Plan and RM6 zoning category of the former City of North York Zoning By-law No. 7625.

### **Height**

The proposed building would be 19 storeys in height and would be located between two 20 storey buildings (1465 Lawrence Avenue West to the west and 1455 Lawrence Avenue West to the east). It is staff's opinion the height of the proposed building is in keeping with the height of the surrounding buildings.

### **Base Building**

Section 3.1.3(1a) of the Official Plan requires the building base of tall buildings to be an appropriate scale with adjacent streets and open spaces. The Official Plan also requires that building bases (podiums) integrate with the scale of adjacent building bases. The Design Guidelines indicate that the building base (which comprises the largest massed area at street level) is to be designed in a manner that allows appropriate access to sunlight and to sky view. The base is also to be designed to ensure that the massing of the resulting street wall is not overwhelming to pedestrians and allows for pedestrian comfort by mitigating wind conditions around tall buildings.

To achieve these objectives, the Design Guidelines indicate that the height of a base building or podium should be massed to respect the existing podium heights in the area. With respect to the proposed building, there are no existing tall buildings with a podium condition on adjacent lots to provide a base height or setback context for the proposed development. In the absence of an existing context, the proposed base of the building has been designed to create a 3-storey condition to reflect the low rise residential building typology of the surrounding area. The façade of the lower portion of the building has a different design treatment than the tower portion. As a result, the base or podium condition of the proposed building is designed with appropriate street proportion as required by the Design Guidelines.

## **Tall Building Floor Plate**

Section 3.1.3(1b) of the Official Plan requires that new development be designed with a floor plate size and shape that has appropriate dimensions for the site and is oriented on its site and on top of its base building to allow it to fit harmoniously into its existing and/or planned context. The Design Guidelines encourage properly located, thin floor plates (maximum area of 743 m<sup>2</sup>) which: result in towers that cast smaller and faster moving shadows; may improve sky views; and may permit better views between buildings and through the site. The Design Guidelines indicate that residential floor plates larger than 743 m<sup>2</sup> in area are to be articulated architecturally to minimize shadows; loss of sky view and wind conditions on adjacent open space. At approximately 739 m<sup>2</sup>, the proposed building tower floor plate is smaller than the maximum recommended by the Guidelines.

## **Spatial Separation**

Section 3.1.2(3)(d) of the Official Plan requires that tall buildings be massed and designed to fit harmoniously into their existing and/or planned context and limit their impact on neighbouring streets, parks, open spaces and properties by providing adequate light and privacy and other means. The Design Guidelines recommend a minimum separation distance of 25 m between residential towers. The minimum 25 m separation distance is to provide: adequate privacy and natural light into new towers on the same site; and into existing residential towers and sites with the potential for tower redevelopment which share a common lot line with the subject site.

The proposed tower portion of the building would be separated from the adjacent building at 1455 Lawrence Avenue West by approximately 25.8 m, which meets the minimum of 25 m separation distance between towers recommended by the Design Guidelines. The proposed tower would also be setback from the east property line by approximately 12.6 m, which meets the Design Guidelines recommended setback of 12.5 m from a side lot line.

The separation distance between the proposed building and the existing apartment building at 1465 Lawrence Avenue West ranges from 25 m to 15 m. Opportunities to increase the separation distance are restricted by the location of the shared driveway and the existing easement in favour of the adjacent condominium at 1455 Lawrence Avenue West.

The proposed building has been oriented and designed to minimize any loss of privacy for the existing apartment building at 1465 Lawrence Avenue West. The western wall of the proposed building would have no windows or balconies on the portions of the elevation which are adjacent to units within the existing building, and their associated balconies and/or windows.

In addition, the elevator core, corridor and stairs comprise a portion of the western elevation which results in portions of this elevation containing no units. The orientation of the tower units would be primarily to the north, east and south which would limit their impact on the privacy of the existing units in the apartment building immediately to the west. As proposed, there would only be one unit per floor oriented in a westerly direction, and these units would be located north of the existing building and would be separated by approximately 21 m from the balconies of closest existing units. This condition is acceptable to Planning staff.

## **Streetscape**

Section 3.1.2(5a, b) of the Official Plan requires that new development add to the use and aesthetics of the streetscape by providing hard and soft landscape improvements including street trees and other landscape plantings, lighting and other street furniture. The Design Guidelines broaden the landscape requirements of the Official Plan and recommend that proposed buildings contribute positively to the streetscape by providing views to the street from on-site open spaces for security purposes and by providing soft landscaping elements between the building base and the sidewalk.

The applicant is proposing to plant street trees and to provide landscaping in front of the proposed building. In addition, the proposed building would create an appropriate street wall condition that would assist in the animation of Lawrence Avenue West.

## **Massing**

Section 3.1.2(4) requires new development to be massed to define the edges of streets, parks and open spaces at good proportion. The proposed building is designed with a significant base building fronting Lawrence Avenue West thereby assisting in defining the street edge.

## **Entrance**

Section 3.1.2(1b, c) of the Official Plan directs new development to locate a building's main entrance so that it is clearly visible and directly accessible to the public sidewalk. The Official Plan also directs new development to have ground floor uses that have views to and, when possible, access to adjacent streets, parks and open spaces. The Design Guidelines reiterate that well-designed buildings should provide prominent main building accesses which are directly accessible from the public sidewalk. Main entrances should be emphasized, when appropriate, through the use of high quality landscape treatment.

The proposed building has a well-defined main entrance to the lobby that would be located on the front of the building and be directly accessible from the public sidewalk. The proposed ground floor uses include an administrative office and a recreation room which would assist in the animation of this portion of Lawrence Avenue West.

## **Sun and Shadow**

An updated Shadow Study was submitted with the current proposal. The shadow study shows there will be some shadow impact on the residential properties to the north and northwest in the spring and fall equinoxes. However, the shadowing would be limited and only for a short period of time. On June 21 the study shows there would be no shadows cast onto the properties on the north side of Lawrence Avenue. Planning staff are of the opinion these shadows would result in an acceptable condition that satisfies Official Plan policy 4.5.2(d) to adequately limit shadow impacts on adjacent *Neighbourhoods*. Planning staff are of the opinion that the shadow impact would be acceptable.

## **Wind**

The applicant submitted a Microclimate Analysis Report (Wind Study) for the current proposal. The study adequately demonstrates that the proposed building will not have a

negative impact in terms of wind on the site, surrounding properties and sidewalks. There may be opportunities to improve localized wind conditions through additional landscaping and/or screening which will be reviewed through the site plan approval process for this development.

## **Landscape Open Space**

Section 3.1.2(5d) of the Official Plan requires new development to provide landscape open space in a manner which makes these areas attractive, interesting, comfortable and functional.

The applicant is proposing 968 m<sup>2</sup> of outdoor amenity space as part of the development and has also submitted a landscape plan which shows landscaping with new tree and shrub plantings throughout the site. The final landscape plan will be reviewed and secured through the site plan approval process for this proposal.

## **Amenity Space**

The development proposal includes both indoor and outdoor amenity space. The indoor amenity space would be located on the ground floor. As shown on the building plans, the indoor amenity space would have an approximate floor area of 284 m<sup>2</sup>, which equates to 1.6 m<sup>2</sup> of indoor amenity space per unit for the proposed building. However, the applicant has agreed to provide additional indoor amenity space so that a ratio of 2 m<sup>2</sup> of indoor amenity space per unit would be achieved. The proposed Draft Zoning By-law Amendment requires 2 m<sup>2</sup> of indoor amenity space per unit which is consistent with the standard in City-wide Zoning By-law No. 569-2013. The floor plans will be revised through the site plan approval process for this development to address this Zoning By-law standard.

Outdoor amenity space is proposed in the amount of 968 m<sup>2</sup>, which would equate to 5.4 m<sup>2</sup> of outdoor amenity space per unit for the proposed building. The proposed amount of outdoor amenity space is sufficient for this development and would exceed the general standard for 2 m<sup>2</sup> of outdoor amenity space per unit. The proposed Draft Zoning By-law Amendment requires 2 m<sup>2</sup> of outdoor amenity space per unit which is consistent with the standard in City-wide Zoning By-law No. 569-2013.

## **Swimming Pool**

As part of the development, the applicant has indicated that the existing swimming pool currently located on the vacant portion of the site would be relocated behind the existing rental apartment building. The applicant has further indicated that the existing tenants of the rental apartment building, future occupants of the new condominium building and owners of the adjacent condominium building at 1455 Lawrence Avenue West would all have access to the swimming pool.

The condominium owners at 1455 Lawrence Avenue West indicated they have a private agreement with the owner of 1465 Lawrence Avenue West for shared use of the pool. The access to the swimming pool for the adjacent landowners is a private matter and not proposed to be secured by the City. However, as the pool is currently an amenity for the existing rental building it is recommended that the construction of the pool and minimum access and operational parameters be secured in the Section 37 Agreement as a legal convenience and to

ensure the capital cost related to the relocation of the pool is not passed onto the existing tenants through higher rents.

## **Noise**

The applicant submitted a Noise Feasibility Study for the current proposal. The study indicates that at some outdoor locations, noise from traffic may be a concern and therefore warning clauses in offers of purchase and sale are required. The study also recommends that an alternative ventilation system (central air conditioning) be installed and an upgraded building façade and glazing may be required for compliance with the Ministry of the Environment (MOE) criteria for indoor sound levels. The study concludes the noise can be mitigated with appropriate measures.

A further review will be undertaken through the site plan approval process for this development, when detailed plans are available. The application and detailed noise study will be peer reviewed by an acoustical consultant to confirm the architectural sound isolation requirements to ensure compliance with the City of Toronto Noise By-laws and MOE Guidelines.

## **Trees**

The existing vegetation on the subject site is mature and significantly adds to the character of the area. There are a number of mature trees that would be removed through the development of the site. An Arborist Report was submitted with the current proposal. An application to injure or destroy trees will be required in accordance with Chapter 331 of the City of Toronto Municipal Code.

Urban Forestry staff have advised there are ten private trees that will require a permit to remove. The owner is required to plant new 'large growing native shade' trees at a three to one ratio to replace the trees that require a permit to be removed.

Urban Forestry staff also indicated more trees should be planted on the Lawrence Avenue West street allowance at this site and should contain a mix of Red Oak, Hackberry, Shingle Oak, American Elm, Chinquapin Oak and Tuliptrees.

The proposed tree planting will be secured through the site plan approval process for this development.

## **Traffic Impact and Access**

The applicant submitted a Traffic Impact and Parking Study (TIS) prepared by BA Consulting, dated January 2014 in support of this proposal.

The study illustrates that the proposed 178 unit condominium apartment building would generate approximately 25 peak direction (outbound) trips in the morning peak hour and 20 peak direction (inbound) trips in the afternoon peak hour. Based on the assigned site-generated trips at the adjacent intersections analysed, no level-of-service/operational impacts were identified in the transportation consultant's study.

Transportation Services staff concur with the findings of the submitted traffic impact study that the subject residential development application will not negatively impact the level-of-service of the area road network and advise no road-allowance widening or road improvements are required along the Lawrence Avenue West frontage of the subject site.

### **Driveway Access and Site Circulation**

The proposed 19 storey condominium building would be accessed by the existing driveway from Lawrence Avenue West. This driveway is shared with the neighbouring condominium apartment building at 1455 Lawrence Avenue West. There is an easement in favour of 1455 Lawrence Avenue West for vehicle and pedestrian access. No new driveways to Lawrence Avenue West are proposed as part of the development proposal.

The turning circle located to the east of the existing rental building which was used for passenger pick-up/drop-off purposes is no longer required as this function was recently relocated to the front of the building. The existing 20-storey apartment building at 1465 Lawrence Avenue West provides one single full-movement driveway to Lawrence Avenue located on the western portion of the property.

A detailed review of driveway access and vehicular site circulation will be undertaken through the site plan approval process for this development.

### **Vehicular Parking**

The Traffic Impact Study prepared by the applicant's transportation consultant (BA Group, January, 2014) proposes site-specific residential condominium apartment parking ratios that are consistent with the "in all other areas of the City" category for apartment dwellings in City-wide Zoning By-law No. 569-2013. Transportation Services staff agree with the application of these minimum parking ratios.

On this basis, Transportation Services staff are recommending that residential parking for the new building be provided at the following minimum ratios:

- 106 one bedroom dwelling units at 0.90 spaces/dwelling unit = 95 spaces
- 72 two-bedroom dwelling units at 1.00 spaces/dwelling unit= 72 spaces
- 178 dwelling units (total) at 0.20 visitor spaces per dwelling unit= 36 spaces

Total parking required for the proposed building = 203 spaces.

A total of 203 parking spaces (including 36 spaces for visitor use) are proposed all of which would be located within a two-storey underground parking structure; thus satisfying the total parking supply requirement. The proposed parking structure would not be connected to the adjacent underground parking structure for the existing rental apartment building at 1465 Lawrence Avenue West and would be accessed by a separate parking ramp east of the existing building.



The applicant has indicated that for the existing 161 unit apartment building there are 161 residents' parking spaces and 12 visitor parking spaces. It is recommended that these existing parking spaces be maintained for this building.

Parking space design and layout and vehicular site circulation will be reviewed in detail through the site plan approval process for this development.

## **Bicycle Parking**

The minimum recommended bicycle parking ratios for this development are the rates from City-wide Zoning By-law No. 569-2013 for a development located in Bicycle Zone 1:

Residential Long-Term (Occupant) = 0.90 "long-term" bicycle parking spaces per dwelling unit; and

Residential Short-Term (Visitor) = 0.10 "short-term" bicycle parking spaces per dwelling unit.

A total of 179 parking spaces would be required under the City-wide Zoning By-law standards for bicycle parking. The current proposal would provide a total of 188 on-site bicycle parking spaces, of which 161 would be for occupants (81 at-grade and 80 on parking level P1) and 27 at-grade spaces would be for visitors, to satisfy the bicycle parking requirements. The Draft Zoning By-law Amendment includes the above noted bicycle parking ratios.

The owner has indicated that bicycle racks to accommodate a minimum of 10 bicycle parking spaces would be provided for the existing rental building.

As with vehicle parking, the location and design of bicycle parking will be addressed through the site plan approval process for this proposal. In discussions with the applicant, it was indicated that additional bicycle parking for the existing building in excess of those spaces provided at bicycle racks would also be provided in the redevelopment of the site.

## **Loading**

For the proposed residential condominium building, the applicant proposes to provide one loading space (Type 'G,' as per City-wide Zoning By-law No. 569-2013) with minimum dimensions of 13.0 m long, 4.0 m wide and 6.1 m vertical clearance. This is acceptable to Transportation Services staff.

The applicant must provide sufficient manoeuvring room for moving, delivery trucks and solid waste vehicles that would typically service the proposed development and exit the site in a cab-forward manner. Truck manoeuvres will be reviewed through the site plan approval process for this development.

## **Site Servicing**

The applicant has submitted a revised Site Servicing and Stormwater Management Report that is under review to determine if there is sufficient storm sewer, sanitary sewer and watermain

capacities to adequately service the proposed development. It is recommended that the owner be required to submit a Functional Servicing Report to the satisfaction of the Executive Director, Engineering and Construction Services as a condition of approval before introducing the necessary Bills to City Council for enactment. The final stormwater management designs will be addressed through the site plan approval process for this development.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0-0.42 ha of parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area.

The application proposes 178 additional residential units on a site area of approximately 0.4 ha. At the alternative rate of 0.4 ha per 300 units, the parkland dedication requirement would equal 0.24 ha or 55% of the residential area. By-law 1020-2010 states that for sites less than 1 ha in size, a cap of 10% is applied to the residential portion. Therefore the total parkland dedication would be 0.043 ha.

The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu payment. Parks, Forestry and Recreation staff advise this is appropriate as the development is adjacent to Amesbury Park. The actual amount of cash-in-lieu to be paid will be determined by Facilities and Real Estate staff at the time of issuance of the building permit.

### **Rental Housing Protection**

As previously indicated, in an effort to resolve the outstanding OMB appeals, the owner filed the subject application in December 2011 to develop the vacant severed portion of the site with a revised condominium apartment building proposal while holding the Official Plan Amendment application and condominium conversion (Draft Plan of Condominium) application for the existing rental building in abeyance pending the outcome of this application.

Policy 3.2.1.8 of the Official Plan discourages the conversion of existing rental buildings to condominium. This policy position on rental retention is further supported by Section 111 of the *City of Toronto Act* and implemented by Municipal Code Chapter 667. In this case, the applicant has offered to retain the rental tenure of the building at 1465 Lawrence Avenue West for a period of at least 15 years to provide some measure of stability and assurance for the existing tenants. This would be in the spirit of Council's and staff's position relating to earlier proposals for these lands. The previous Zoning By-law Amendment approved by City Council in 2007 required the existing rental building to be preserved and maintained as rental housing for a period of not less than 20 years.

As part of the discussions to resolve the outstanding appeals at the OMB, the applicant has agreed to secure the existing rental tenure for 161 rental units for a period of at least fifteen (15) years. It is recommended the rental housing tenure of the existing building be secured in the Section 37 Agreement.

To ensure the appeals at the OMB are withdrawn, staff are recommending that prior to introducing the necessary Bills to City Council for enactment, the owner be required to provide a Solicitor's undertaking, to the satisfaction of the City Solicitor, that the owner will withdraw the appeals to the Ontario Municipal Board of the applications for Official Plan Amendment and Draft Plan of Condominium (OMB Case No. PL070211).

### **Tenure of the Proposed Building**

The current proposal is for 178 residential dwelling units, which are proposed to be condominium in tenure. A future Draft Plan of Condominium application is required to create this condominium.

### **School Board Requirement**

The Toronto District School Board (TDSB) staff have advised that they do not anticipate an impact on local schools and note that at this time there is sufficient space at the local schools to accommodate students from this proposed development. The schools anticipated to serve the development are George Anderson Public School, Amesbury Middle School and Nelson A. Boylen Collegiate Institute. The TDSB staff have indicated that although the local elementary school is operating at capacity, the impact from this development is insufficient to require any warning clauses in the purchase and sale agreements.

There were no comments received from the Toronto Catholic District School Board.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS, which is proposed to be secured in the Section 37 Agreement as a legal convenience. The site specific Zoning By-law will secure performance measures for Tier 1 development cycling infrastructure.

Other applicable TGS performance measures will be secured through the site plan approval process for this development.

### **Section 37**

Section 37 of the *Planning Act* allows the City to grant increased density and/or height in exchange for community benefits. Community benefits are specific capital facilities (or cash contributions for specific capital facilities) and can include: parkland and/or park improvements above and beyond the required parkland dedication; public art; streetscape improvements on the public boulevard not abutting the site; purpose-built rental housing with mid-range or affordable rents; and other works detailed in Section 5.1.1.6 of the Official Plan. Section 37 may also be used as otherwise agreed upon by the City and the owner, subject to the policies of Chapter 5 of the Official Plan.

The community benefits must bear a reasonable planning relationship to the proposed development including at a minimum, an appropriate geographic relationship and addressing the planning issues associated with the development.

Parks and Recreation staff have identified the need for improvements to the splash pad and playground equipment at Amesbury Park.

The applicant has agreed to a contribution of \$200,000 to be deposited to the *Planning Act* Reserve Fund. The funds will be secured in the Section 37 Agreement entered into with the owner and may be used for the capital construction of, or the capital improvements to one or more of the facilities noted below at the discretion of the City as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor.

The community benefits recommended to be secured in the Section 37 Agreement are as follows:

- i \$150, 000 for playground equipment at Amesbury Park:
- ii \$50,000 for splash pad improvements at Amesbury Park; and
- iii the retention of the rental dwelling units within the existing Apartment Building for a minimum period of 15 years from the date the By-law comes into full force and effect.

The above noted cash contributions are to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.

In the event the cash contributions noted above have not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the property.

The following is also recommended to be secured in the Section 37 Agreement, as a legal convenience to support development:

- i. The owner shall construct and maintain the development in accordance with the Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009.
- ii. The owner shall construct a new swimming pool with no capital cost passed onto tenants at 1465 Lawrence Avenue West and shall establish minimum pool access and operational parameters for the tenants of the existing apartment building at 1465 Lawrence Avenue West.

## **Conclusion**

The proposed development would be compatible with and integrate well with the existing neighbourhood. The development represents an appropriate level of intensification for the site. The proposed building height, scale and separation distances between buildings are appropriate for the site. The proposal conforms to the Official Plan and generally conforms to the City-wide Tall Buildings Design Guidelines. Staff are therefore recommending that the application to amend the Zoning By-law be approved by City Council with conditions to be satisfied prior to the introduction of the draft Zoning By-law Amendment for enactment, as noted in this report. Staff are also recommending that City Council require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* to secure a total of \$200,000 in community benefits as well as other matters as a legal convenience.

## **CONTACT**

Gregory Byrne, Senior Planner  
Tel. No. (416) 394-8238  
Fax No. (416) 394-6063  
E-mail: gbyrne@toronto.ca

## **SIGNATURE**

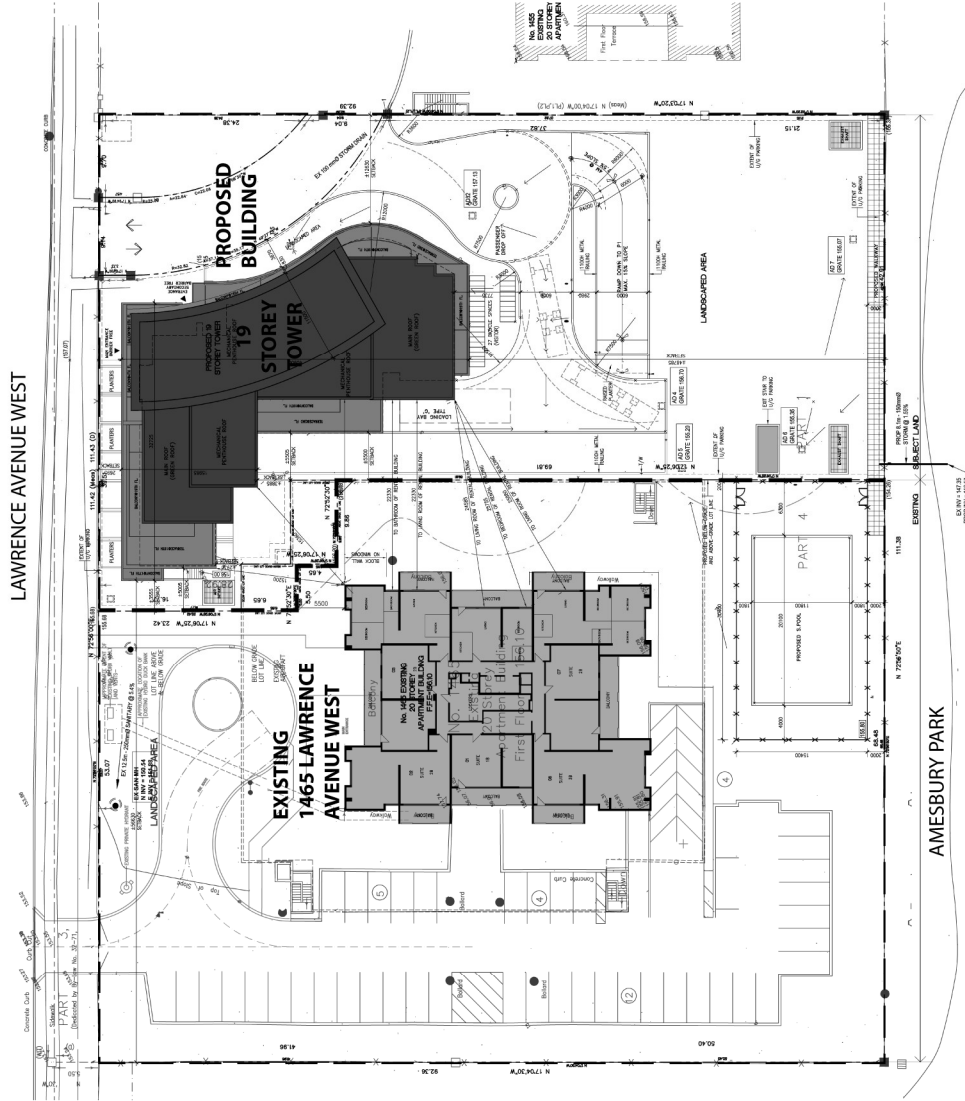
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Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: East Elevation  
Attachment 3: North Elevation  
Attachment 4: South Elevation  
Attachment 5: West Elevation  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet  
Attachment 8: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



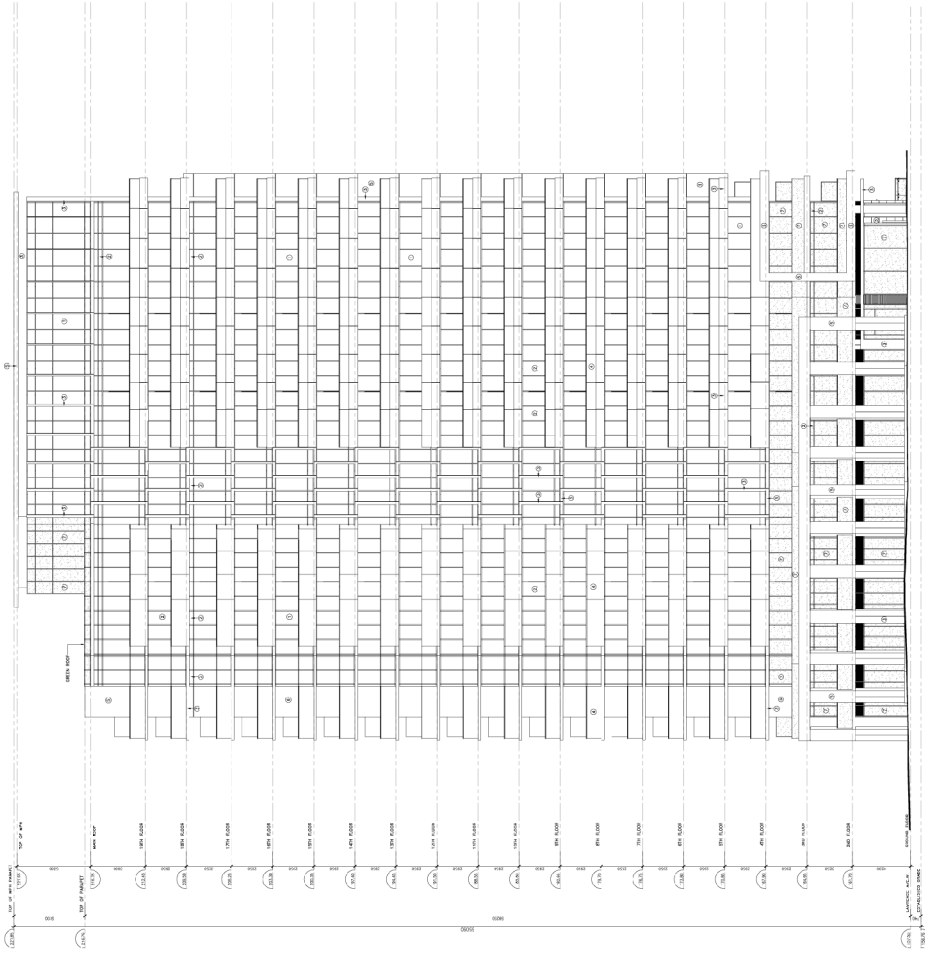
**1465 Lawrence Avenue West**

**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 05/01/14



File # 11 330266 WET 12 OZ

Attachment 2: East Elevation



East Elevation

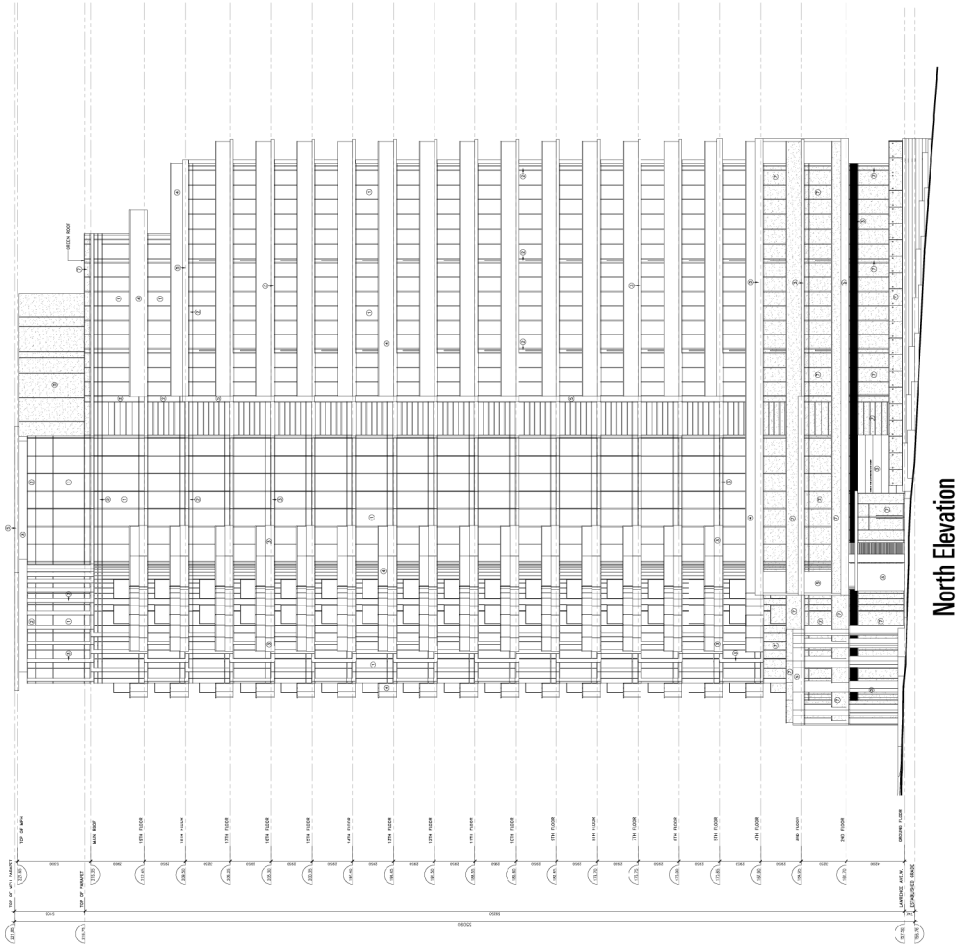
1465 Lawrence Avenue West

File # 11 330266 WET 12 0Z

Elevations  
Applicant's Submitted Drawing

Not to Scale  
05/01/14

Attachment 3: North Elevation



North Elevation

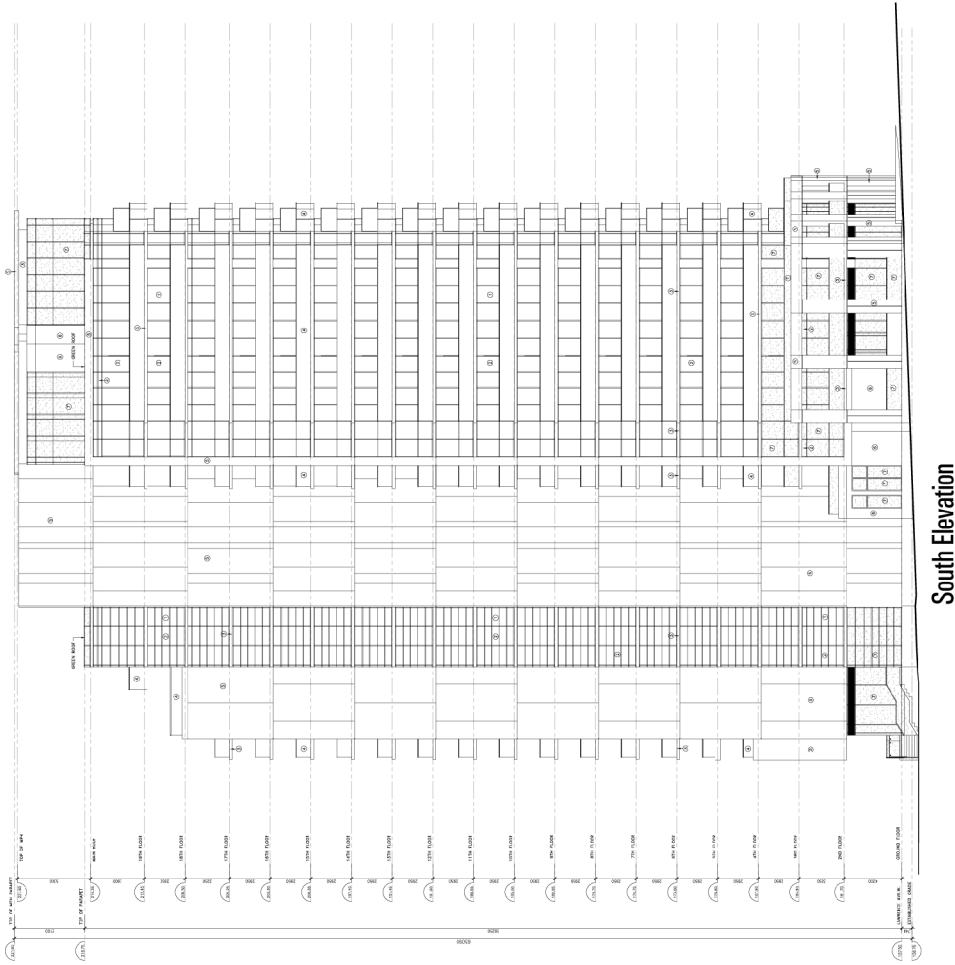
1465 Lawrence Avenue West

Elevations  
Applicant's Submitted Drawing  
Not to Scale  
05/01/14

File # 11 330266 WET 12 0Z



Attachment 4: South Elevation

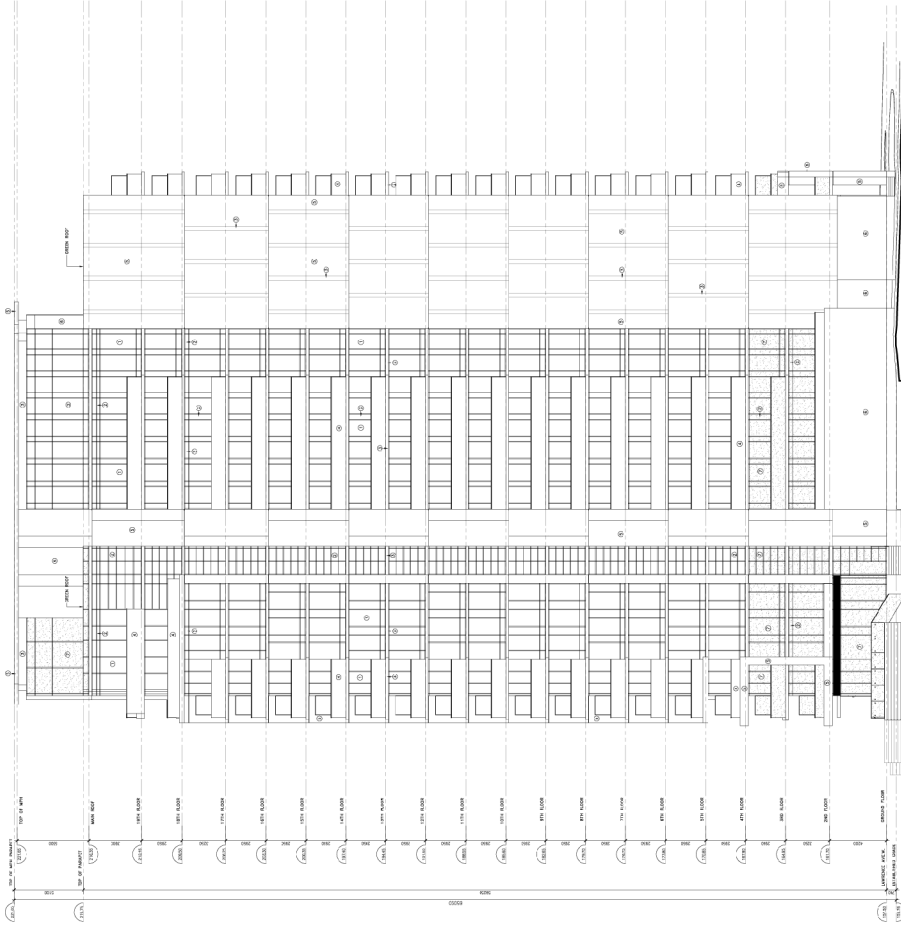


1465 Lawrence Avenue West

Elevations  
Applicant's Submitted Drawing  
Not to Scale  
05/01/14

File # 11 330266 WET 12.0Z

Attachment 5: West Elevation



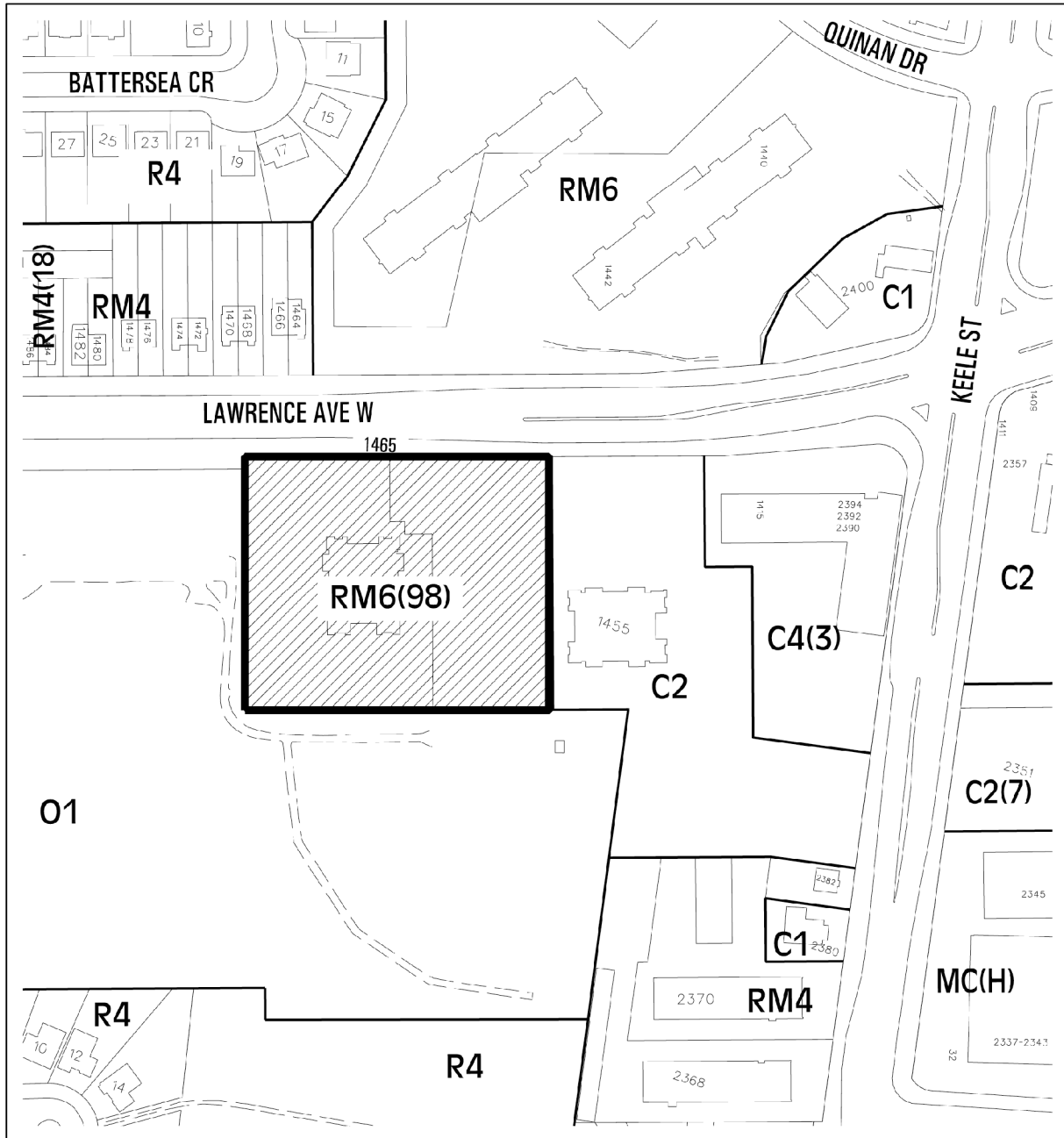
West Elevation

1465 Lawrence Avenue West

File # 11 330266 WET 12.0Z

Elevations  
Applicant's Submitted Drawing  
Not to Scale  
05/01/14

Attachment 6: Zoning



1465 Lawrence Avenue West

File # 11 330266 WET 12 0Z

R4 One-Family Detached Dwelling Fourth Density Zone  
 RM4 Multiple-Family Dwellings Fourth Density Zone  
 RM6 Multiple-Family Dwellings Sixth Density Zone  
 O1 Open Space Zone  
 MC Industrial-Commercial Zone

C1 General Commercial Zone  
 C2 Local Shopping Centre Zone  
 C3 District Shopping Centre Zone  
 C4 Mixed Use Commercial Zone



Not to Scale  
 Zoning By-law 7625 as amended  
 Extracted 29/04/2014

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 330266 WET 12 OZ
Details	Rezoning, Standard	Application Date:	December 22, 2011

Municipal Address: 1465 LAWRENCE AVENUE WEST  
 Location Description: PLAN 804 PT LOT 1 RP 66R21757 PARTS 1, 6 TO 8 \*\*GRID W1204  
 Project Description: Proposal to construct a 19 storey apartment building containing 178 units and having 203 parking spaces in two levels of underground parking

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SHERMAN BROWN	SHERMAN BROWN	RICHMOND ARCHITECTS LTD.	R & G REALTY MANAGEMENT INC.

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	RM6(98)
Zoning:	RM6(98)	Historical Status:	N/A
Height Limit (m):	11 metres	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	4372.7	Height:	Storeys:	19
Frontage (m):	58.35		Metres:	60
Depth (m):	57.32			
Total Ground Floor Area (sq. m):	1,030			<b>Total</b>
Total Residential GFA (sq. m):	13,271		Parking Spaces:	203
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	13,271			
Lot Coverage Ratio (%):	23.6			
Floor Space Index:	3.0			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	
Bachelor:	0
1 Bedroom:	106
2 Bedroom:	72
3 + Bedroom:	0
Total Units:	178

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	13,271	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Gregory Byrne, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-8238</b>

## Attachment 8: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

### CITY OF TORONTO

Bill No. ~

### BY-LAW No. ~-2014

**To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 1465 Lawrence Avenue West**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 64.20-A(98)RM6(98) of By-law No. 7625, as amended, is deleted and replaced with the following:

**“64.20-A(98) RM6(98)**

**EXCEPTION REGULATIONS**

- (a) The maximum number of dwelling units shall be 339;
- (b) The maximum building height shall be 20 storeys for the original building and 19 storeys for the new building;
- (c) The maximum gross floor area shall be 31,860 m<sup>2</sup>;
- (d) The minimum yard setbacks shall be set out on Schedule 2 attached to this By-law;
- (e) No portion of the building above grade shall be located otherwise than wholly within the areas delineated by heavy lines on Schedule 2 with the exception of the following:
  - i) balconies and terraces and related guards and privacy screens may extend a maximum of 2 metres beyond the heavy outlines;

- ii) the covered ground floor colonnade shown in dotted lines on Schedule 2 and associated balconies, terraces, guards and privacy screens may extend a maximum of 3.6 metres beyond the heavy outlines; and
  - iii) roof slab projections and other parapets may extend a maximum of 1 metre beyond the heavy outlines.
- (f) Section 20 A.2.4.1 does not apply;
- (g) The minimum landscaped open space shall be 5050 m<sup>2</sup>;
- (h) A minimum of 2 m<sup>2</sup> of common indoor amenity space per dwelling unit shall be provided.
- (i) a minimum of 376 parking spaces shall be provided for both the existing 20 storey apartment building and the new 19 storey apartment building with 48 of those 376 spaces being set aside for visitor parking spaces for the apartment buildings shown on Schedule 2 attached to this By-law.
- (j) Vehicle parking for the new 19 storey building shall be provided as follows:
  - i) for one bedroom dwelling units a minimum of 0.90 stalls per dwelling unit;
  - ii) for two and more bedroom dwelling units a minimum of 1.00 stalls per dwelling unit: and
  - iii) a minimum of 0.20 visitor stalls per dwelling unit.
- i) Bicycle parking for the new 19 storey apartment building shall be provided as follows:
  - i) Residential Long-Term (Occupant) = 0.90 "long-term" bicycle parking space per dwelling unit; and
  - ii) Residential Short-Term (Visitor) = 0.10 "short-term" bicycle parking space per dwelling unit.
- (k) For the purposes of this by-law "Grade, Established" shall mean 156.76 metres Canadian Geodetic Datum.
- (l) The maximum height of the new building shall not exceed the height limits in metres specified by the numbers following the symbol H as shown on Schedule 2 attached to this By-law except for the following:
  - i) in addition to the elements permitted in 2.10 of By-law 7625, parapets, guards and privacy screens are permitted to exceed the height limit shown on Scedeule 2 by an additional 1.8 metres.

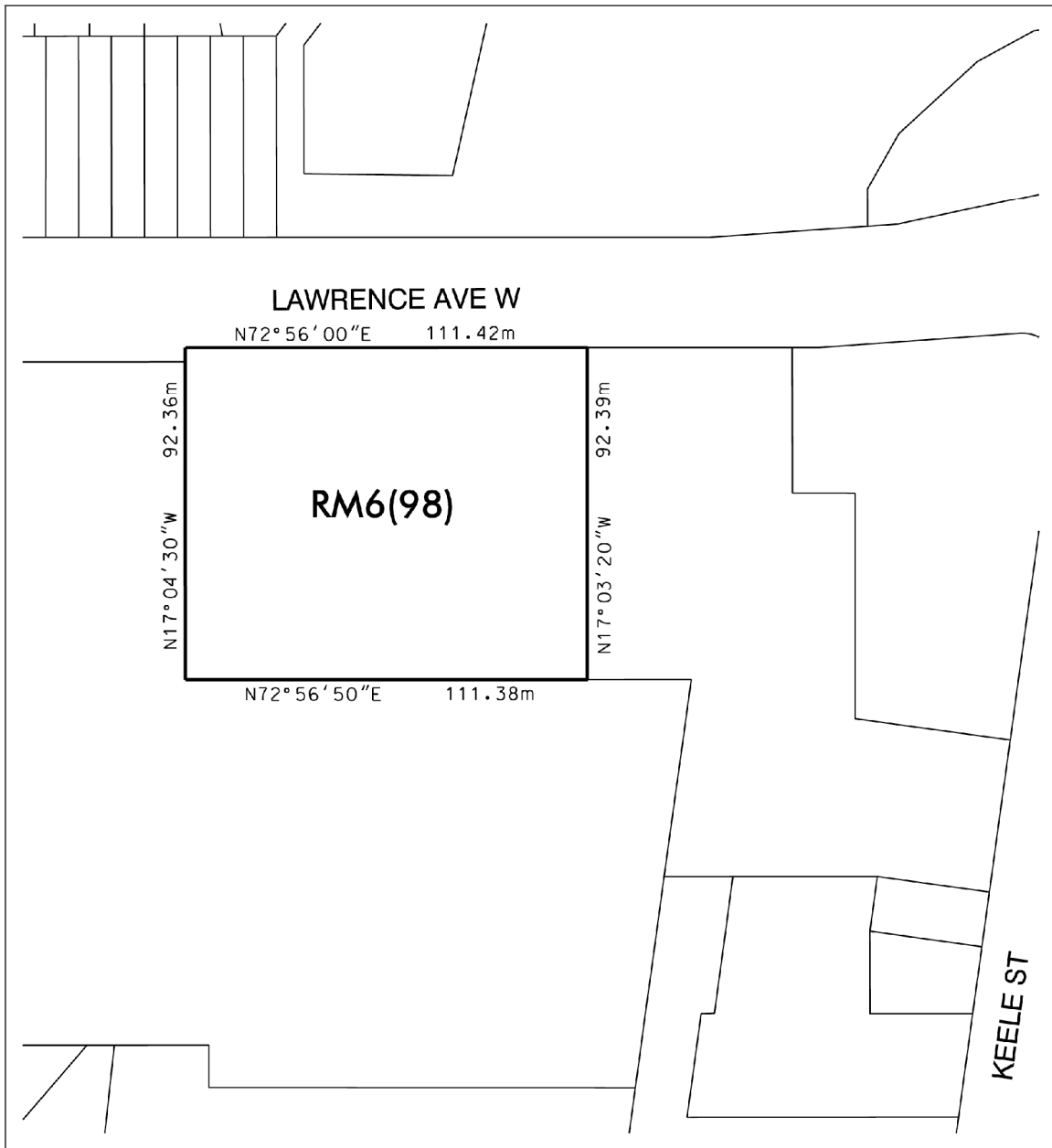
- (m) The provisions of this exception shall apply collectively to the lands zoned RM6(98) notwithstanding their severance, petition or division for any purpose.
2. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
    - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
    - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
  3. The Owner shall enter into one or more agreements with the City pursuant to Section 37 of the *Planning Act* which shall be registered on title to the Lands by the City to secure:
    - (i) Prior to the issuance of an above grade permit, payments totaling \$200,000 to the City, together with any increases to reflect increases in the Construction Price Statistics from the date this By-law comes into force and effect and the delivery of such payments, to be used by the City for the following purposes or such other allocation as may be determined by City Council:
      - i) \$150, 000 for playground equipment at Amesbury Park:  
and
      - ii) \$50,000 for splash pad improvements at Amesbury Park.
    - (ii) the retention of the rental dwelling units within the Existing Apartment Buildings for a minimum period of 15 years from the date this By-law comes into force and effect.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

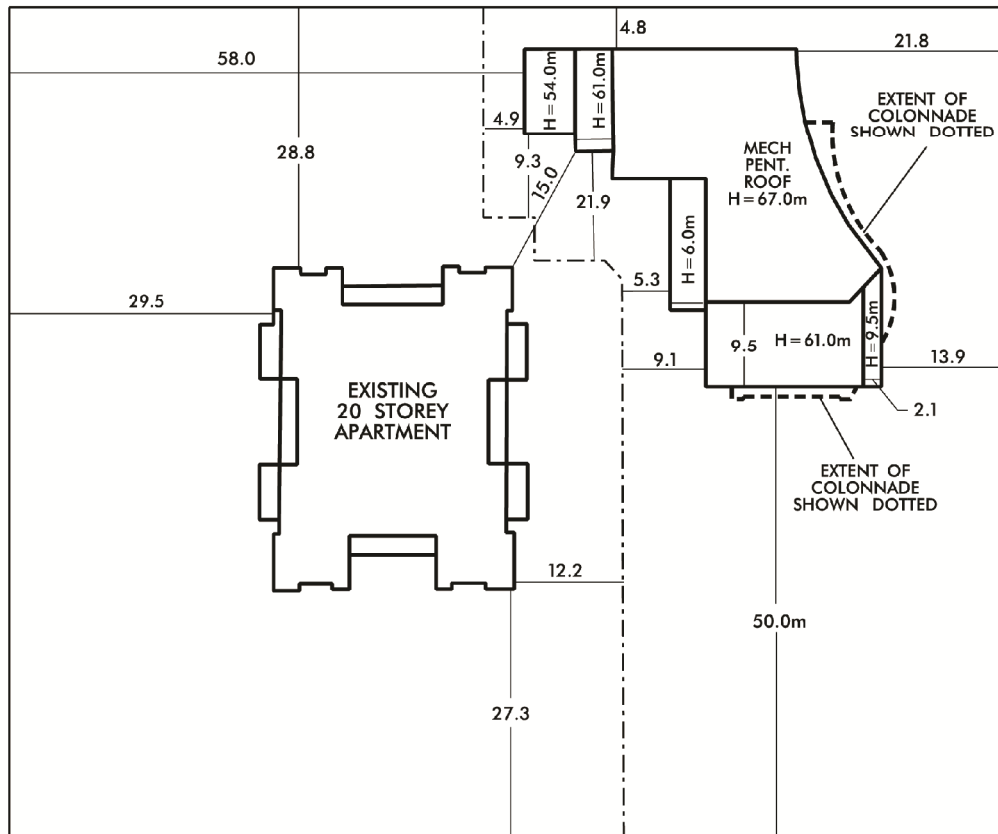
ULLI S. WATKISS,  
City Clerk

(Corporate Seal)





# LAWRENCE AVENUE WEST



## Schedule 2

Part of Lot 1, Registered Plan 804, City of Toronto  
Ertl Surveyors, O.L.S.

File # 11 330266 WET 12 0Z

Date: 05/12/14  
Approved by: G.B.

