



## STAFF REPORT ACTION REQUIRED

### 49-51 Lawrence Avenue East and 84 Weybourne Crescent – Official Plan Amendment and Zoning By-law Amendment Applications – Preliminary Report

<b>Date:</b>	August 20, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 25 – Don Valley West
<b>Reference Number:</b>	15 152080 NNY 25 OZ

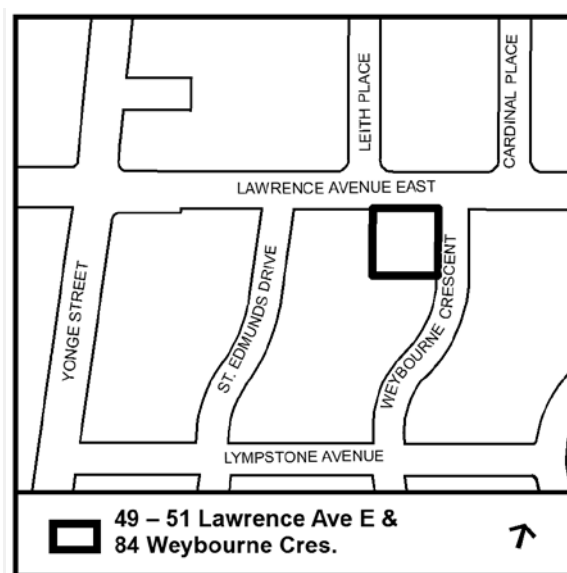
## SUMMARY

This application proposes to amend the Official Plan and zoning by-laws at 49-51 Lawrence Ave East and 84 Weybourne Crescent to permit a four-storey apartment building complex. A total of twenty-two residential units are proposed in two blocks with a shared parking garage. The total gross floor area of the proposal is 3640 square metres and twenty-two parking spaces are proposed.

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

This report recommends that a community consultation meeting be held to present the proposal to the public and obtain public input.

A Final Report and a Public Meeting under the Planning Act will be scheduled following community consultation and resolution of outstanding issues.



## RECOMMENDATIONS

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 49-51 Lawrence Avenue East and 84 Weybourne Crescent 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

No planning applications have previously been submitted on the subject properties.

### Pre-Application Consultation

A pre-application consultation meeting was held March 4, 2015 with the applicant to discuss complete application submission requirements.

## ISSUE BACKGROUND

### Proposal

The application proposes an apartment building complex with a total of twenty-two units. The two blocks of buildings are oriented parallel to Lawrence Avenue East with one building located to the south of the other.

The northern building would have twelve units and the southern building would have ten units. The total gross floor area of the proposal is 3640 square metres and a Floor Space Index of 1.7. Lower units would be accessed at-grade with individual unit entrances. The lower units of the northern block would have entrances from Lawrence Avenue East while the entrances to the lower units of the southern block would be off a private walkway along the south property line. The upper units for both building blocks would be accessed from the north block through a shared entrance with access to an elevator to the third floor. An elevated pedestrian bridge at the third floor would connect the two building blocks and allow access to units at this floor.

The upper units would have access to a private amenity space on the roof while the lower units would have private terraces and landscaped space between the two blocks on top of the parking garage.

Of the twenty-two proposed units, twenty would have three bedrooms while the remaining two units would have four bedrooms.

Vehicular access to the parking garage, which contains twenty-two resident parking spaces, would be from Weybourne Crescent. Also proposed in the parking garage are two garbage storage rooms. Twenty bicycle parking spaces are also proposed in the garage (thirteen horizontal spaces and seven vertical spaces). Three visitor bicycle parking spaces would be provided outdoors at the north-west corner of the site. No visitor parking spaces are proposed.

### **Site and Surrounding Area**

The development site is made up of three existing residential lots, each with a detached dwelling. The site is approximately 2088 square metres and has a frontage of 45.7 metres along both Lawrence Avenue East and Weybourne Crescent. The site is well vegetated and includes several large trees.

Abutting uses include:

North: Lawrence Avenue East and then semi-detached duplexes

South: Detached dwellings

East: Weybourne Crescent and then a detached dwelling

West: A fourplex. Abutting the west lot line at the rear to the site is 77 St. Edmund's Drive which is a designated heritage building (Wilfred S. Dinnick House and Garage)

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

The Provincial Policy Statement, 2014 (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 healthy 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 as *Neighbourhoods* which are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. Small-scale retail, service and office uses are also permitted on major streets shown on Map 3 when they meet conditions that require the uses to maintain the residential amenity of *Neighbourhoods*. Policy 4.1.5 states that development in *Neighbourhoods* is expected to “respect and reinforce” the existing physical character of the neighbourhood including in particular:

- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- prevailing building type(s);
- setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space;

Lawrence Avenue East is identified as a *major street* on Map 3 of the Official Plan but it is not shown as an *Avenue* on the Urban Structure map, Map 2. Applications for intensification along major streets in *Neighbourhood* designations are not encouraged. When a more intense form of development is proposed it is expected to respect and reinforce the existing physical character of the neighbourhood. When a more intense form of development has been approved on a major street, it will not be considered when reviewing prevailing building type(s) in the interior of the *Neighbourhood*.

The Built Form policies in Section 3.1.2 of the Official Plan relate to ensuring that new development in the city can fit harmoniously within the existing area. This includes providing appropriate transition to the existing surrounding area to ensure that the new development will fit within the existing and/or planned context. Development should be massed with good proportions to fit within the existing and planned context and to ensure sunlight and skyview from adjacent streets.

Chapter 3 includes a section on Heritage Resources. The City's heritage buildings, districts and landscapes create unique senses of place and provide a local identity. The site abuts the Wilfred S. Dinnick House and Garage which is a listed building on the City's Inventory of Heritage Properties. Policy 3.1.5.2 of the Plan states that development adjacent to properties on the Inventory will "respect the scale, character and form of the heritage buildings and landscapes".

## Zoning

The site is currently zoned R2 Z0.6 by former City of Toronto Zoning By-law 438-86. This zone permits a density of 0.6 times the area of the lot and requires a minimum lot frontage of 15 metres.

The R2 designation in By-law 438-86 permits a range of building types including apartment building, row house, detached house and semi-detached house. However, Restrictive Exception 12(2)8 does not permit an apartment building or a semi-detached

triplex on the site. The proposal would be classified as an apartment building under the by-law. A maximum height of 10 metres is permitted.

The site is zoned R (f7.5; d0.6)(x933) by City of Toronto Zoning By-law 569-2013 which is currently under appeal. This zone requires a minimum lot frontage of 7.5 metres and permits a maximum density of 0.6 times the area of the lot. A maximum height of 10 metres is permitted.

Permitted building types in the R zone are detached houses, apartment buildings, townhouses, duplexes, triplexes and fourplexes. Exception 933 states that, an apartment building is not a permitted building type and that additions above a detached dwelling must comply with the zoning setback requirements. The proposal would be classified as an apartment building under the by-law.

### **Site Plan Control**

An application for Site Plan Control under Section 41 of the *Planning Act* is required but has not been submitted.

### **Tree Preservation**

The applicant has submitted an arborist report which identifies eight private trees that will be directly impacted by the proposed development. It also indicates that five City trees will need to be removed and one City tree will need to be injured. Urban Forestry is reviewing the submitted report.

### **Reasons for the Application**

The Official Plan policies state that development in *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood. The Plan also states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. Further, the policies state that intensification of land on major streets is not encouraged and that any proposal should meet the above noted criteria of respecting and reinforcing the existing physical character and should have regard for the existing built form along the street and its relationship to adjacent buildings. The applicant is proposing a built form and density not found in the neighbourhood.

The application to amend the zoning by-laws is required as apartment buildings are not permitted on the site.

## COMMENTS

### Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Urban Design Brief
- Draft Official Plan amendment
- Draft Zoning By-law amendment
- Arborist Report
- Toronto Green Standard checklist
- Transportation Considerations Review
- Functional Servicing Report

The need for a Heritage Impact Assessment was also identified and on July 22, 2015 a Notice of Incomplete Application was issued. The applicant should submit a Heritage Impact Assessment to meet all the application requirements.

### Issues to be Resolved

The Official Plan designates the site as *Neighbourhoods* which are considered physically stable and new development should "fit" within the existing physical character. Development should "respect and reinforce" this character which includes prevailing buildings types as well as heights, massing, scale and dwelling type of nearby residential properties. Proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of the Plan. Where more intense forms of intensification are proposed, they must be reviewed to ensure that they respect and reinforce the existing physical character of the neighbourhood.

The applicant is proposing a twenty-two unit apartment building complex on the site. The proposal is proposing a building type which is not found in the neighbourhood. Further, it is introducing twenty-two units onto a site which previously contained three detached dwellings. The number of units on the site introduces a significant intensification of the site.

Prior to presenting a Final report to North York Community Council, the issue of whether the proposed built form is appropriate, the following issues, as well as any other issues that may be identified through the review of the application, agency comments and the community consultation process will be reviewed and evaluated:

- Whether the proposed building type is appropriate
- Whether the proposed scale of intensification and number of units are appropriate
- Whether the proposed building height is appropriate
- Whether the proposed siting and organization of the building is appropriate

- Whether the proposed impact on the adjacent listed heritage building is appropriate
- Whether the proposed vehicular access, loading and servicing areas are appropriate
- Whether visitor parking should be provided on-site
- Whether there is appropriate transition to the low-scale residential uses adjacent to the site
- Whether the proposal respects the scale, character and form of the adjacent heritage building and landscape
- Whether the proposed removal and injury of private and public trees is acceptable
- Whether the proposed setbacks and landscaping are appropriate
- Whether an elevated pedestrian bridge is appropriate to connect the two building blocks
- The appropriateness of the location of the unit entrances
- Compliance with the Tier 1 performance measures of the Toronto Green Standard

## **CONTACT**

Guy Matthew, Planner

Tel. No. (416) 395-7102

Fax No. (416) 395-7155

E-mail: gmatthe2@toronto.ca

## **SIGNATURE**

---

Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan

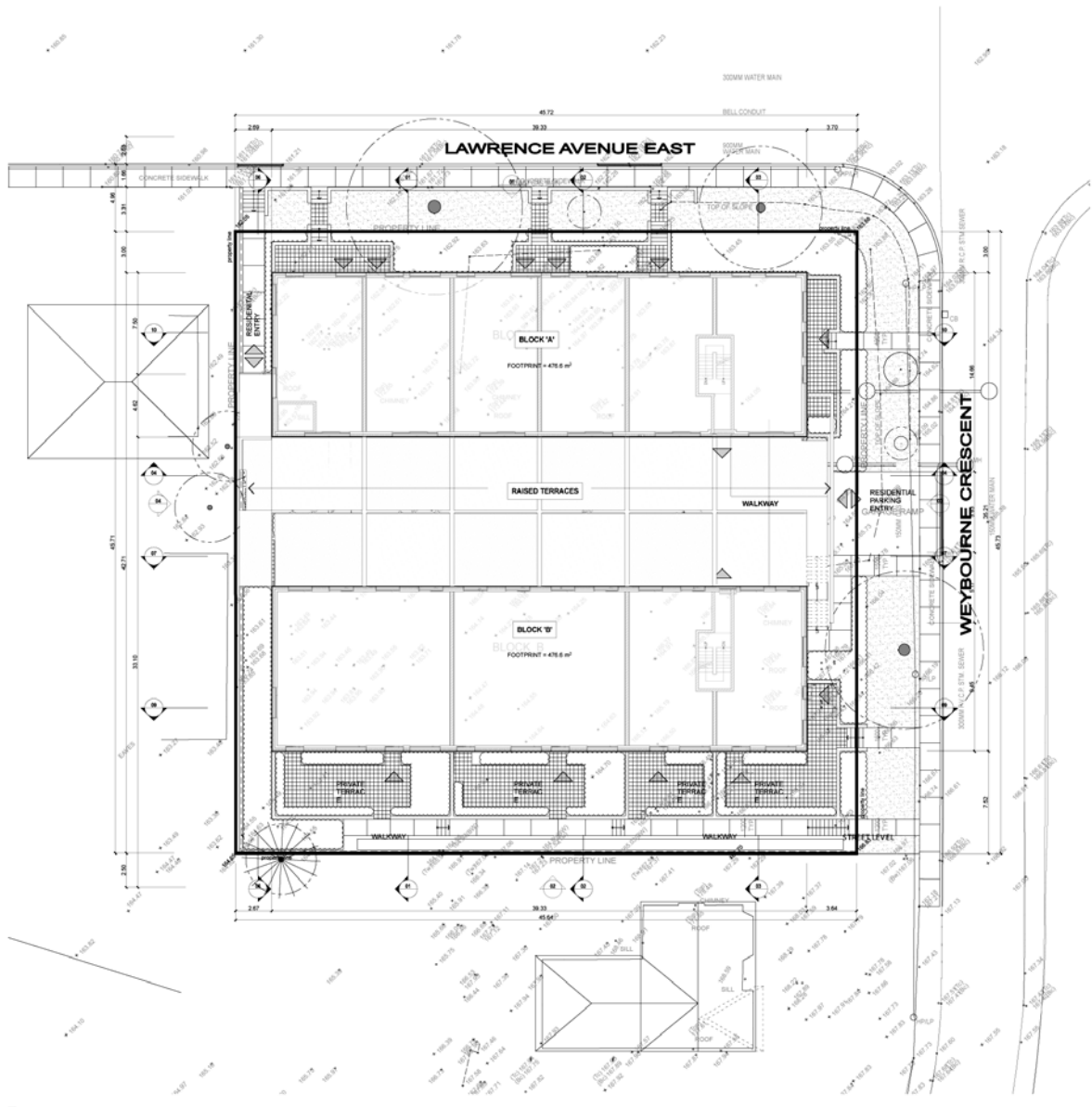
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

49 – 51 Lawrence Ave E & 84 Weybourne Cres.

Applicant's Submitted Drawing

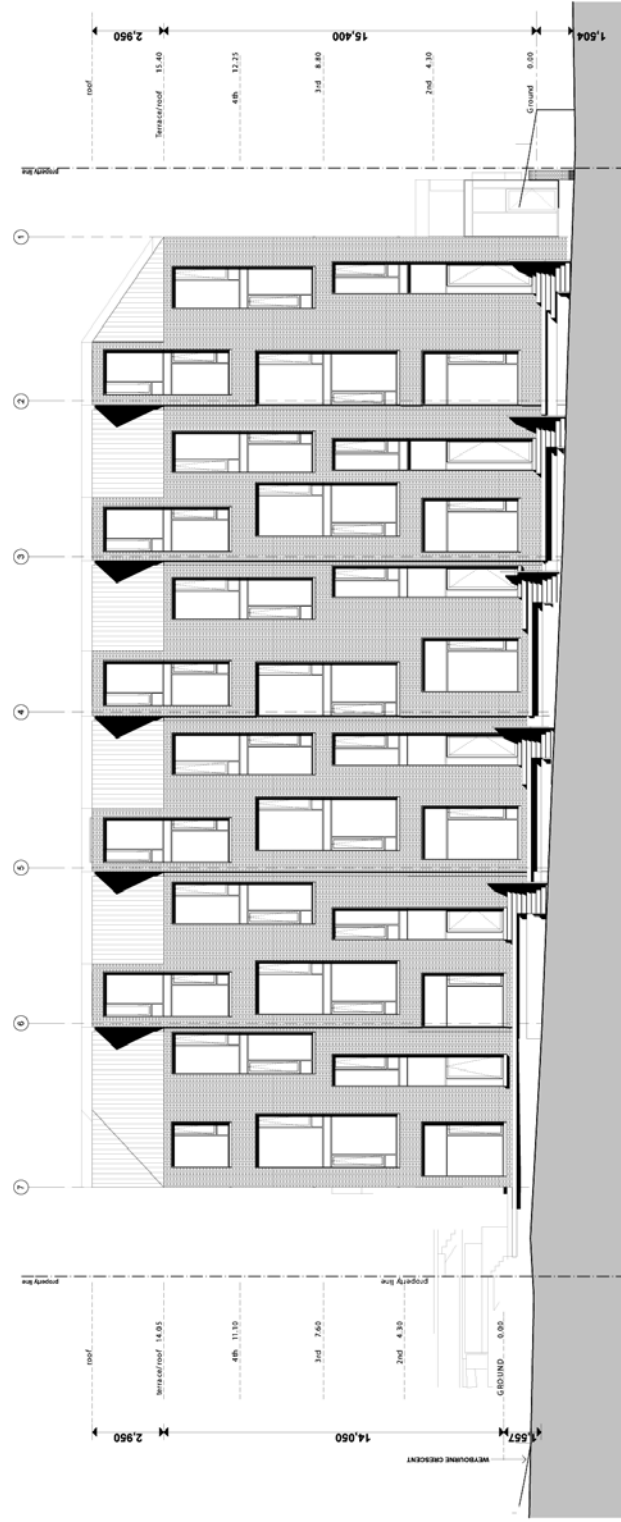
Not to Scale  
05/15/2015



File # 15 152080 NNY 25 0Z



## Attachment 2: Elevations



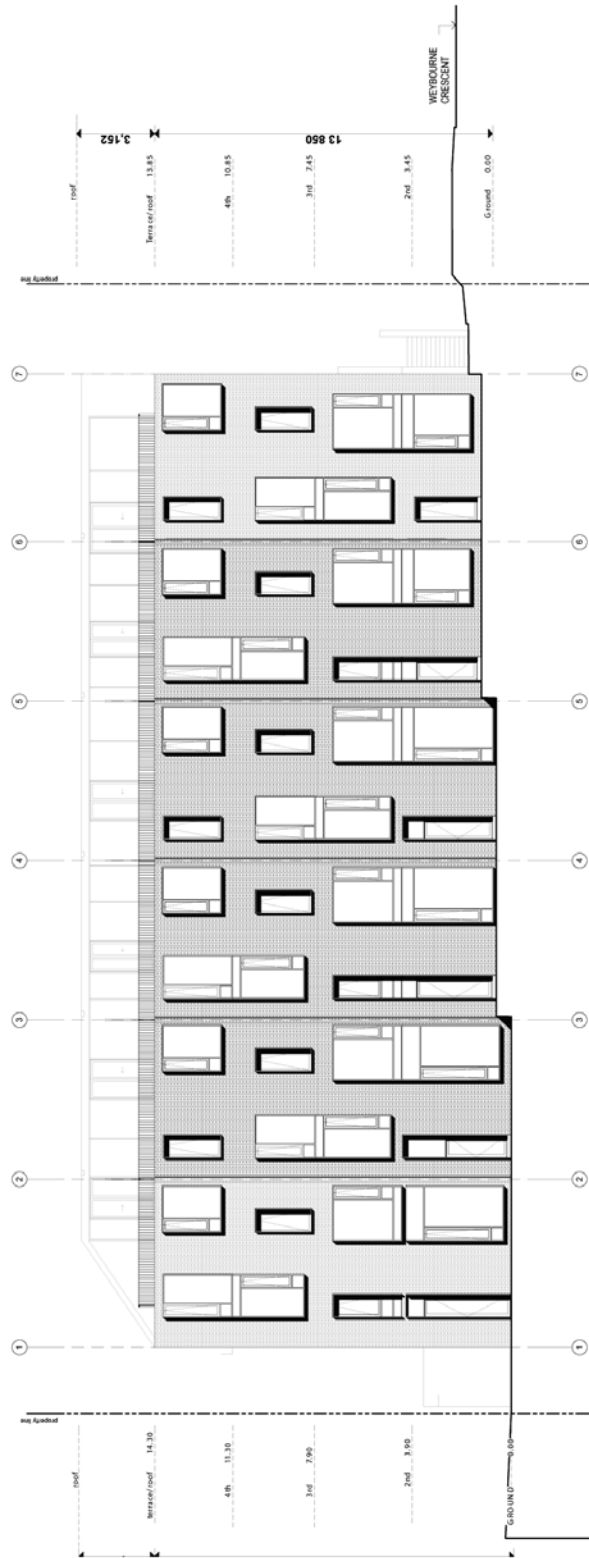
49 – 51 Lawrence Ave E & 84 Weybourne Cres.

North Elevation

Applicant's Submitted Drawing

Not to Scale  
05/15/2015

File # 15 152080 NNY 25 0Z



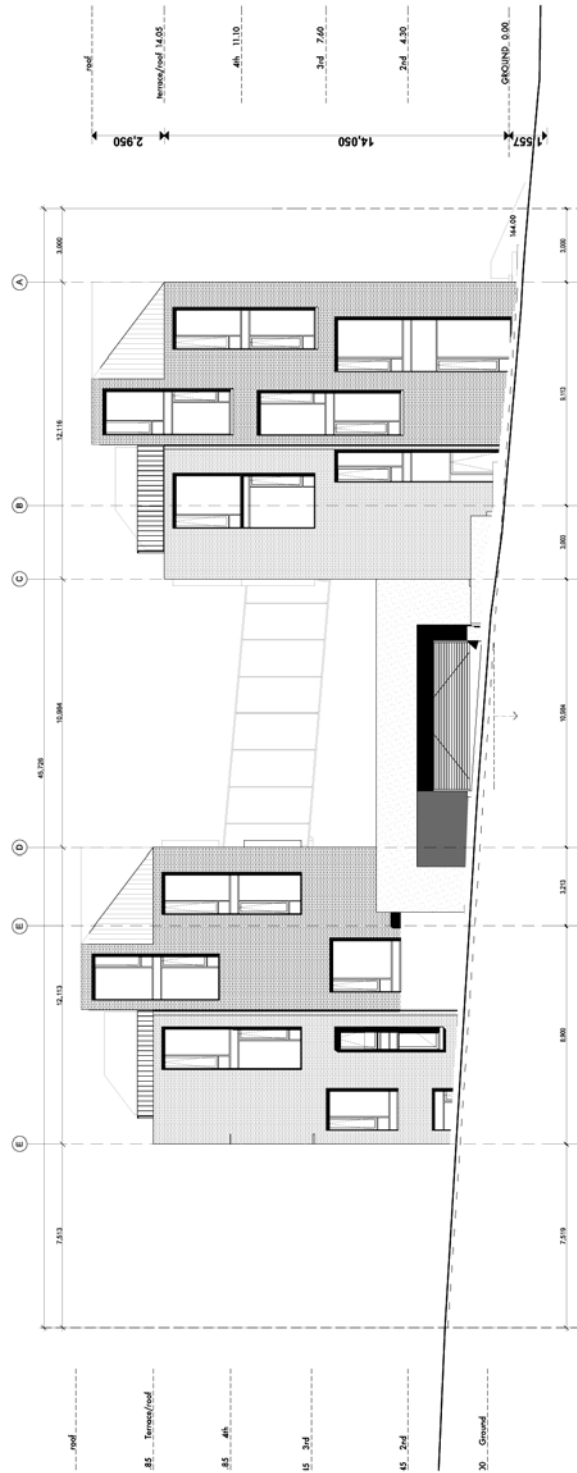
## South Elevation

Applicant's Submitted Drawing

Not to Scale  
05/15/2015

49 – 51 Lawrence Ave E & 84 Weybourne Cres.

File # 15 152080 NNY 25 0Z



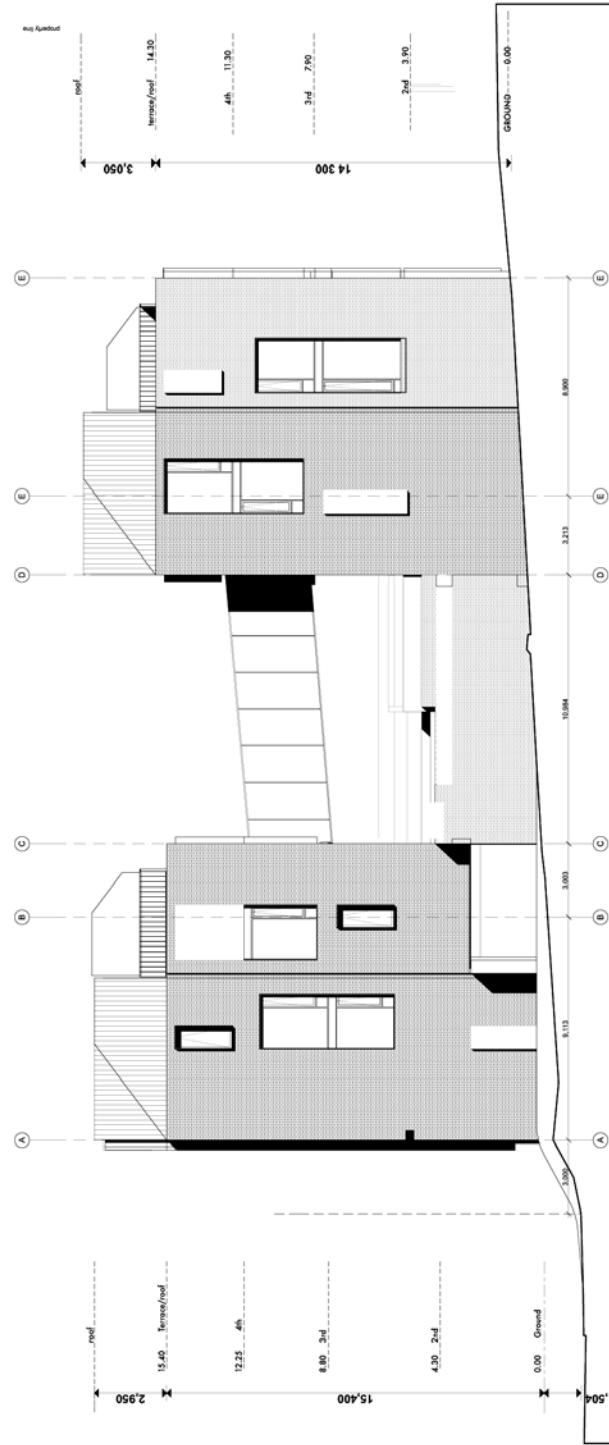
## East Elevation

### 49 – 51 Lawrence Ave E & 84 Weybourne Cres.

Applicant's Submitted Drawing

Not to Scale  
05/15/2015

File # 15 152080 NNY 25 0Z



## West Elevation

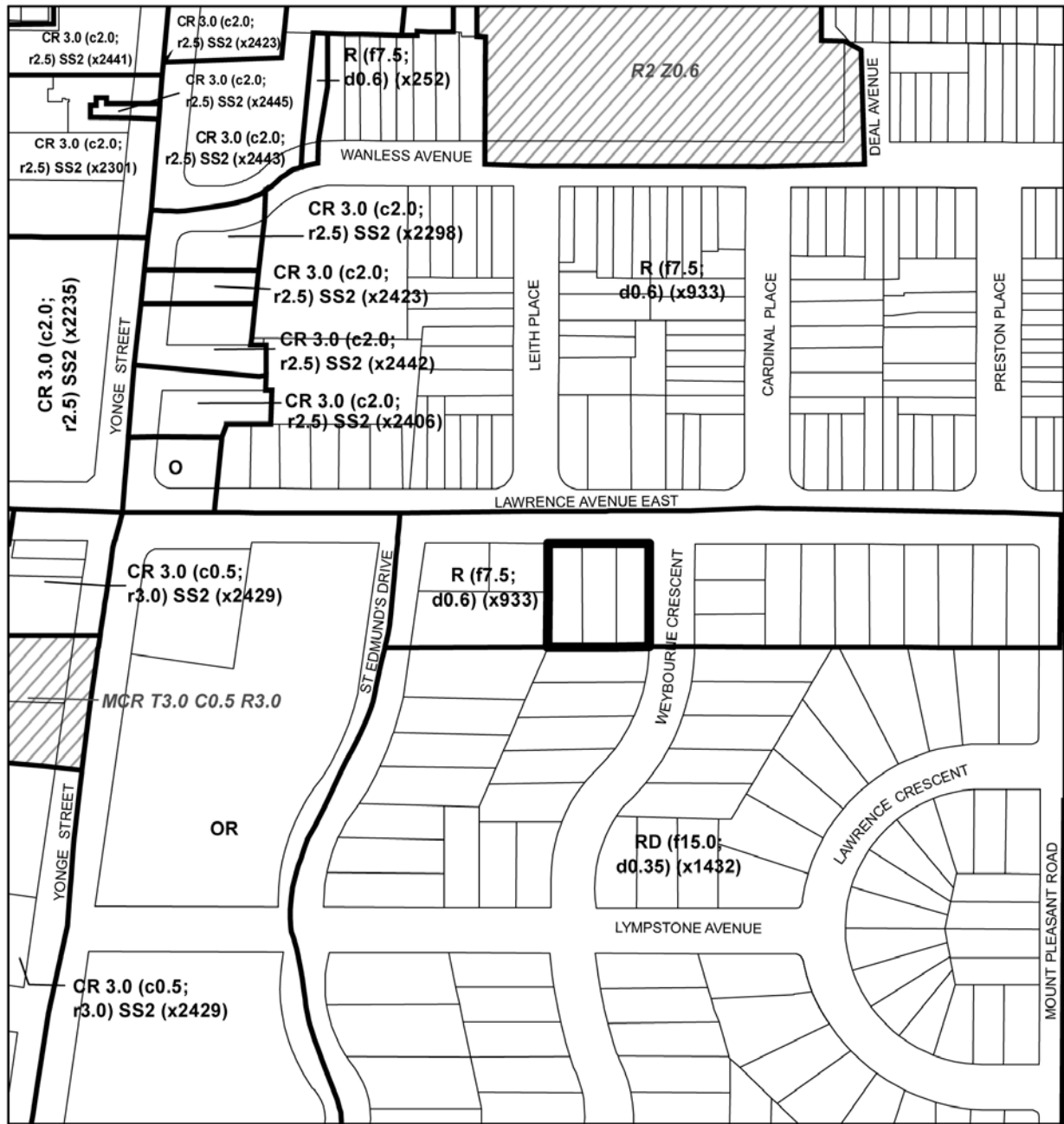
Applicant's Submitted Drawing

Not to Scale  
05/15/2015

49 – 51 Lawrence Ave E & 84 Weybourne Cres.

File # 15 152080 NNY 25 0Z

### Attachment 3: Zoning



Zoning By-Law No. 569-2013

49 – 51 Lawrence Ave E &  
84 Weybourne Cres.

File # 15 152080 NNY 25 02

Location of Application

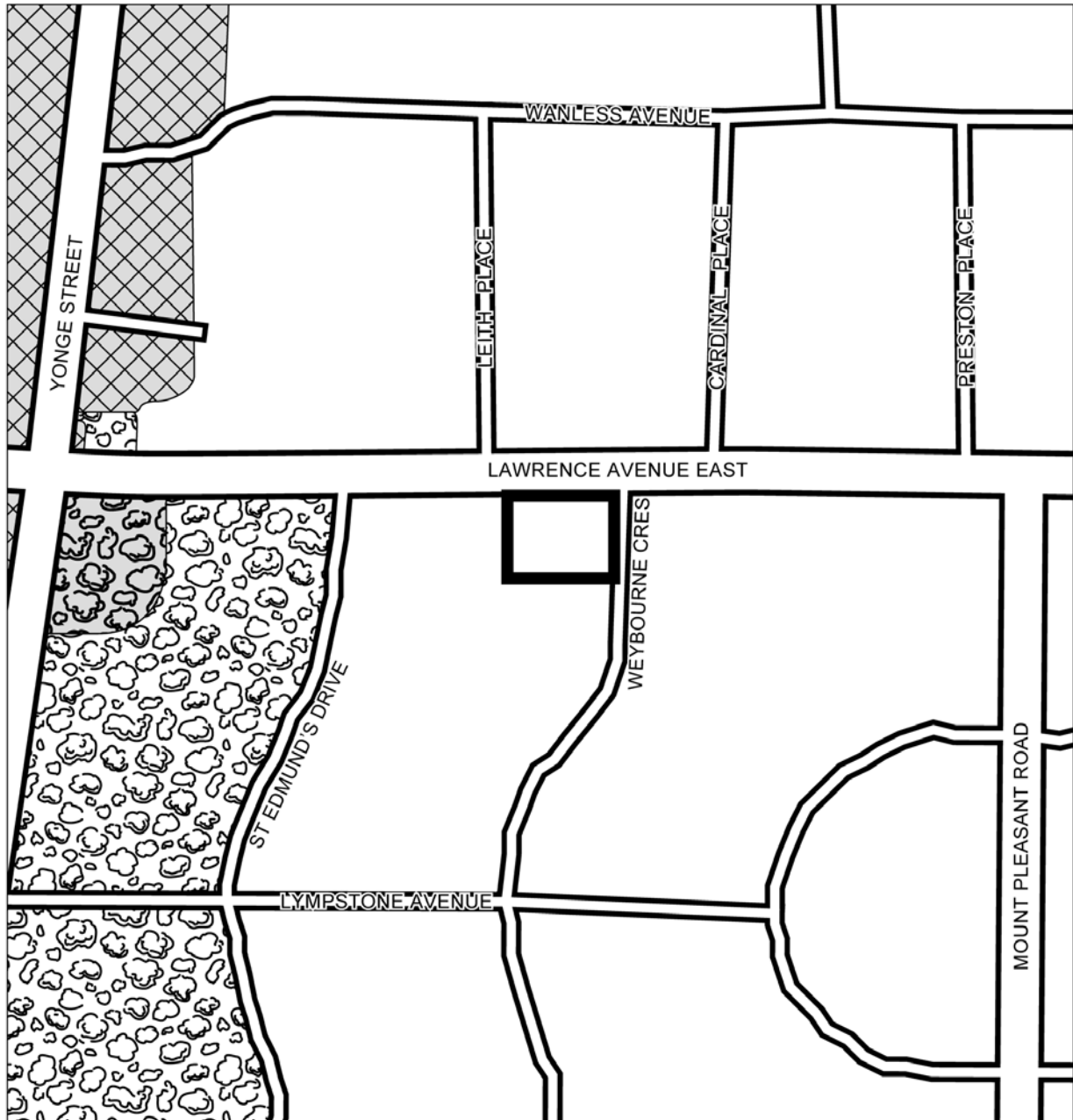
R Residential  
RD Residential Detached  
CR Commercial Residential  
O Open Space  
OR Open Space Recreation

See Former City of Toronto By-Law No. 438-86  
R2 Residential District  
MCR Mixed-Use District



Not to Scale  
Extracted: 05/15/2015

## Attachment 4: Official Plan



**Toronto** City Planning  
Extract from Official Plan

49 – 51 Lawrence Ave E &  
84 Weybourne Cres.

File # 15 152080 NNY 25 0Z

	Site Location		Parks & Open Space Areas
	Neighbourhoods		Parks
	Mixed Use Areas		Other Open Space Areas



Not to Scale  
05/15/2015

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 152080 NNY 25 OZ
Details	OPA & Rezoning, Standard	Application Date:	May 5, 2015
Municipal Address:	49-51 LAWRENCE AVE E & 84 WEYBOURNE CRES		
Location Description:	PLAN 1485 LOT 96 **GRID N2507		
Project Description:	An apartment, comprised of 22 residential units above a shared underground parking garage including 22 parking spaces with direct vehicular access from Weybourne Crescent.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC			OLIMPIA NICOLCEV

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Y
Zoning:	R (f7.5; d0.6)(x933)	Historical Status:	N
Height Limit (m):	10	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	2088.6	Height:	Storeys:	4
Frontage (m):	45		Metres:	16.95
Depth (m):	45			
Total Ground Floor Area (sq. m):	790.9			<b>Total</b>
Total Residential GFA (sq. m):	3640.1		Parking Spaces:	22
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3640.1			
Lot Coverage Ratio (%):	37.87			
Floor Space Index:	1.74			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	3640.1	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	22	Institutional/Other GFA (sq. m):	0	0
Total Units:	22			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Guy Matthew, Planner
	<b>TELEPHONE:</b>	(416) 395-7102