



# STAFF REPORT ACTION REQUIRED

## 713, 715, 717, 719, 721 & 723 Lawrence Avenue West - Official Plan Amendment Application - Preliminary Report

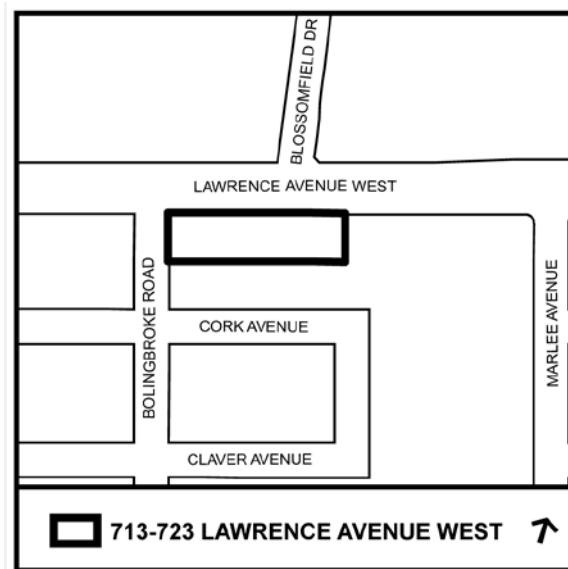
<b>Date:</b>	October 26, 2016
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 15 – Eglinton-Lawrence
<b>Reference Number:</b>	16 238893 NNY 15 OZ

### SUMMARY

This application proposes an Official Plan amendment for the properties at 713- 723 Lawrence Avenue West to amend Site and Area Specific Policy #62 to permit a maximum density of 1.7 times the lot area to provide for a proposal to develop five 3-storey blocks of stacked back to back townhomes separated by landscaped pedestrian walkways with 84 residential units, a Floor Space Index of 1.62 times the area of the lot, and a building coverage of 43%. A maximum density of 1.0 times the lot area is permitted by Site and Area Specific Policy #62.

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

This application is required as a result of a By-law Amendment application currently review. Staff anticipates submitting a final in the first quarter of 2016. This target date assumes the applicant will provide all required information in a timely manner.



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Zoning  
under  
report

## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 713-723 Lawrence Avenue West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### Financial Impact

The recommendations in this report have no financial impact.

### DECISION HISTORY

At its September 8, 2015 meeting, Community Council considered a Preliminary Staff Report for the Zoning By-law Amendment application for the same address to permit two, three storey back to back stacked townhouse buildings with 93 units and one level of underground parking. The proposed buildings would have a height of 11.7m (including mechanical penthouse) and a FSI of 2.11 times the area of the lot. A total of 97 vehicle parking spaces and 40 bicycle parking spaces are proposed. The report was adopted by Community Council with an amendment extending the notification area. The Preliminary Report is on the City's website at:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-82974.pdf>

### Pre-Application Consultation

A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

### ISSUE BACKGROUND

#### Proposal

This application proposes an Official Plan amendment for the properties at 713-723 Lawrence Avenue West to amend Site and Area Specific Policy #62 (SASP 62) to permit a maximum density of 1.7 times the lot area to permit five 3-storey blocks of stacked back to back townhomes separated by landscaped pedestrian walkways with 84 residential units, a Floor Space Index of 1.62 times the area of the lot, and a building coverage of 43% whereas the policy permits a maximum density of 1.0 times the lot area. SASP 62 was carried over from the North York Official Plan when the amalgamated Toronto Official Plan was approved. When the North York Official Plan site and area specific policies were being reviewed during the creation of the amalgamated Toronto Official Plan, it was determined that SASP 62

needed to be included in the Toronto Official Plan as the underlying zoning had not been updated to reflect the 1 times density maximum.

The amendment is required as the City is now in receipt of an application to amend the underlying zoning. Zoning by-law amendment and site plan applications file numbers 15 175970 NNY 15 OZ and 15 175990 NNY 15 SA were received on June 18, 2015, and are currently under review by staff. The development proposal includes 84 residential units with a height of 10.6 metres (excluding the mechanical penthouse) and 1 level of underground parking with 89 vehicle parking spaces and 57 long term bicycle parking spaces. Vehicular access is proposed from Bolingbroke Road.

A Community Consultation meeting for the rezoning application was held on September 29, 2015 and attended by approximately 50 people.

The building layout and site organization has changed significantly from the original submission. The original submission proposed two buildings facing Lawrence Avenue West separated by a walkway, with unit entrances on the north and south sides of the buildings. A number of issues with the original submission were identified including:

- Unit entrances located on the south side of the building, introducing a front to back relationship with adjacent homes to the south;
- The width and design of pedestrian walkways providing access to the south facing units and the landscaped area on the south side of the site. These walkways were too narrow, with no landscaping and with limited visibility from the public sidewalk and adjacent units;
- Location of the garbage kiosk on the south side of lot, abutting adjacent homes to the south;
- Ensuring an appropriate transition in built form to the *Neighbourhoods* designation to the south; and
- A lack of screening between the access driveway on the south side of the site and the abutting adjacent homes to the south.

The revised submission addresses many of the above issues with a new site organization; buildings are proposed to be oriented north/south with unit entrances facing one another across a shared landscaped walkway, eliminating the front to back relationship. The walkways also provide access through the site from the public sidewalk on Lawrence Avenue West to the landscaped area to the south. The north building façade proposes a number of windows to provide overlook onto the street. The garbage enclosure has been re-located to the loading area. The proposed driveway length is shorter with a landscaped buffer to the abutting properties to the south. A 34 square metre indoor amenity space is proposed above the garbage room in the loading area. Planning staff continue their review of the revised submission.

The following chart compares the site statistics of the original and revised submissions.

	<b>June 2015 Original Submission</b>	<b>October 2016 Revised Submission</b>
<b>Height</b>	10.7m	10.6m
<b>Density</b>	2.11 times the area of the lot	1.62 times the area of the lot
<b>No. of Units</b>	93	84
<b>Building Coverage</b>	55%	43%
<b>Vehicle Parking Spaces</b>	97	89

### **Site and Surrounding Area**

The site is located on the south-east corner of Lawrence Avenue West and Bolingbroke Road. There are currently six single storey detached houses on the lot with the municipal addresses of 713, 715, 717, 719, 721 and 723 Lawrence Avenue West, and there are 4 rental units on the site. The property at 715 Lawrence Avenue West is currently used for religious assembly in the basement, with a rental unit on the first floor; the property at 717 Lawrence Avenue West is used as a month to month rental property; and the property at 723 Lawrence Avenue West is currently used as a law office.

The consolidated lot has a size of 4023.16 square metres and a frontage of approximately 132 metres on Lawrence Avenue West.

Land uses surrounding the subject site are as follows:

North: Directly across the street on the north side of Lawrence Avenue West is the Lawrence Square Shopping Centre, a large commercial shopping centre including Fortinos and Canadian Tire, with parking abutting Lawrence Avenue West. West of Lawrence Square Shopping Centre is a 10 storey office building and complex occupied by the Canadian Imperial Bank of Commerce (CIBC).

South: A *Neighbourhoods* designated area with one and two-storey detached dwellings.

East: Directly east of the site is a two-storey retail/commercial complex with parking provided in the front yard adjacent to Lawrence Avenue West. Further to the east at the south-west intersection of Marlee Avenue and Lawrence Avenue West is a Petro Canada service centre and convenience kiosk. The south bound vehicular ramp to Allen Road and Lawrence Avenue West subway station on the University/Spadina transit line are within 500 metres west of the site.

West: The site abuts Bolingbroke Road to the west. A series of three storey residential apartment buildings are west of Bolingbroke Road along Lawrence Avenue West.

### **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 are 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.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan designates the site *Mixed Use Areas* which provides for a wide range of uses to accommodate growth in population and jobs along transit routes to provide opportunities to reduce automobile dependency.

The Official Plan establishes criteria for development in *Mixed Use Areas* including policies for buildings to be located and massed to provide a transition between areas of different development intensity and scale: to provide good site access and circulation and an adequate supply of parking for residents and visitors; to locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences and to provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Lawrence Avenue West is identified as an *Avenue* at this location on Map 2 – Urban Structure of the Official Plan. The *Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for residents. The Official Plan identifies that development along the *Avenues* will generally be at a much lower scale than in the Downtown and generally at a lower scale than in the *Centres*.

Development in *Mixed Use Areas* on *Avenues*, prior to the City undertaking an Avenue Study has the potential to set a precedent for the form and scale of re-urbanization along the Avenue. As such proponents of such proposals are required to provide an Avenue Segment Study which addresses the larger context and examines the implications for the segment of the Avenue in which the development is located.

Section 3.1.2 of the Official Plan contains policies relating to the built form of new development. For the most part, future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Policy directions in the section include direction that new development:

- Be located and organized to fit with its existing and/or planned context;
- Locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties;

- Will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians;
- Will be massed and designed to fit harmoniously into its existing and/or planned context and will limit its impact on neighbouring properties in part by creating appropriate transitions in scale to existing and/or planned buildings; and
- Every significant new multi-use residential development will provide indoor and outdoor amenity space for the residents of the new development.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units.

The site is identified on Site and Area Specific Map 27 as having site and area specific policy #62, which permits a maximum density of 1.0 times the lot area.

## Zoning

The site is subject to the former North York Zoning By-law 7625 and the new City-wide By-law 569-2013.

Under the former North York Zoning By-law 7625 the site is split zoned. The property at 723 Lawrence Avenue West is zoned C1. The C1 General Commercial Zone permits a wide range of commercial uses as well as the residential uses permitted in an R5 and RM5 zone. The R5 zone permits one-family detached dwellings and incidental accessory buildings in addition to a range of Home Occupation, Recreational and Institutional Uses. The RM5 zones permits a range of residential building types including multiple attached dwellings and apartment house dwellings.

The properties at 713-721 Lawrence Avenue West are zoned R5, which as noted above permits one-family detached dwellings and incidental accessory buildings in addition to a range of Home Occupation, Recreational and Institutional Uses.

Under the City wide Zoning By-law 596-2013 the site is split zoned. The properties at 713, 717, 719 and 721 Lawrence Avenue West are zoned RD (f15.0; a550) (x5). This RD (Residential Detached) zone permits detached residential dwelling units and a limited number of institutional and recreation uses as well as home occupations. The minimum frontage for a lot is 15 metres with a minimum lot area of 550 square metres. A site specific provision permits a minimum side yard setback of 1.8 metres.

The property at 715 Lawrence Avenue west is zoned RD (f15.0; a550) (x982). A site specific provision stipulates that in addition to the uses permitted in the RD zone the lot may be used for a business office and professional office.

The property at 723 Lawrence Avenue West is zoned CR 1.0 (c1.0; r1.0) SS3 (x13). This CR (Commercial Residential) zone permits a wide range of commercial and residential uses. The maximum allowable density on the site is one times the area of the lot. A site specific provision stipulates that in addition to the uses permitted in the CR zone, business offices and professional offices are also permitted.

The entire site is subject to the Downsview Airport Hazard Map Schedule 'D' to the Former City of North York By-law 7625 which sets a maximum structure height of 45.72 metres.

## **Site Plan Control**

A Site Plan Control application file number 15 175990 NNY SA is currently under review.

## **Tree Preservation**

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

## **Rental Housing Demolition and Conversion By-law**

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, is one of the tools which implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*. Demolition, as defined in the By-law, may be to all or part of a building, and includes interior renovations or alterations that result in a change to either the number of rental units, or the type of rental units by bedroom type.

Proposals for redevelopment that require a decision by Council, in which six or more housing units and for which any one is rental, also require a decision by City Council.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for Official Plan Amendment or rezoning triggers an application under Chapter 667 for rental demolition or conversion, typically City Council decides on both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB.

After conducting a site inspection on July 28, 2015 staff have determined that at least 6 dwelling units occupy the site, with at least 4 rental units.

An application to demolish the existing 6 dwelling units was received October 5, 2015 and is currently under review by staff.

## **Urban Design Guidelines for Infill Townhouses**

The Urban Design Guidelines for Infill Townhouses (2006) articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes, adjacent properties and seamlessly integrating new development into the existing context. The Guidelines provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at:

[http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/](http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/)

A comprehensive update to the Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines further clarify and expand upon the Council-approved 2006 Guidelines to reflect current trends and best practices for a broader range of multi-dwelling development up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>. Prior to presenting a finalized version of these Guidelines for Council consideration and adoption in early 2017, City Staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of Development Applications.

## **Reasons for the Application**

The applicant is seeking an amendment to the Site and Area Specific Policy #62 that permits 1 times the area of the lot to permit a maximum density of 1.7 times the area of the lot to facilitate the stacked townhouse development proposed in the associated re-zoning and site plan applications.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Draft Official Plan Amendment.

Previous studies including a Traffic Operations Study, Functional Servicing and Stormwater Management Report; Arborist Report and Tree Inventory, Protection and Removals Plan and the Toronto Green Standard Checklist, among other reports, were included with the rezoning application.

City staff are reviewing the application for completeness.

### **Issues to be Resolved**

The issues to be resolved include, but are not limited to, the following:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the planning framework identified in the Official Plan;
- The appropriateness of the increase in density which would amend the site specific policy for this site;
- Issues previously identified through the re-zoning application as they relate to the proposed increase in density.

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

## **CONTACT**



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## **SIGNATURE**

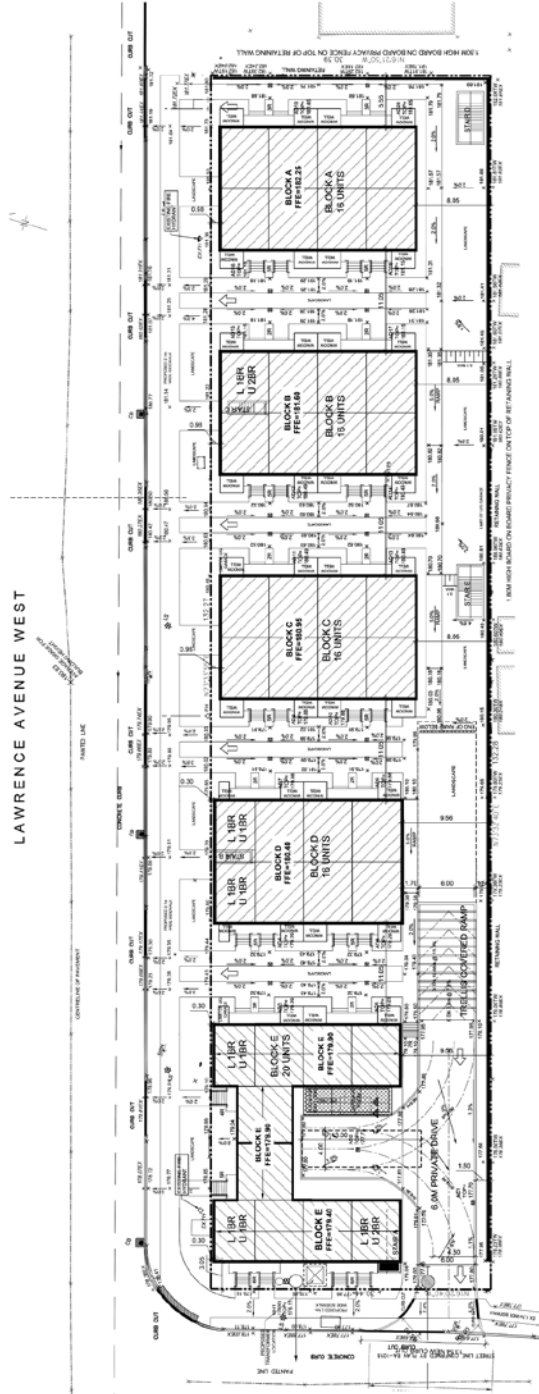
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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Official Plan  
Attachment 3: Official Plan Site and Area Specific Policy  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan

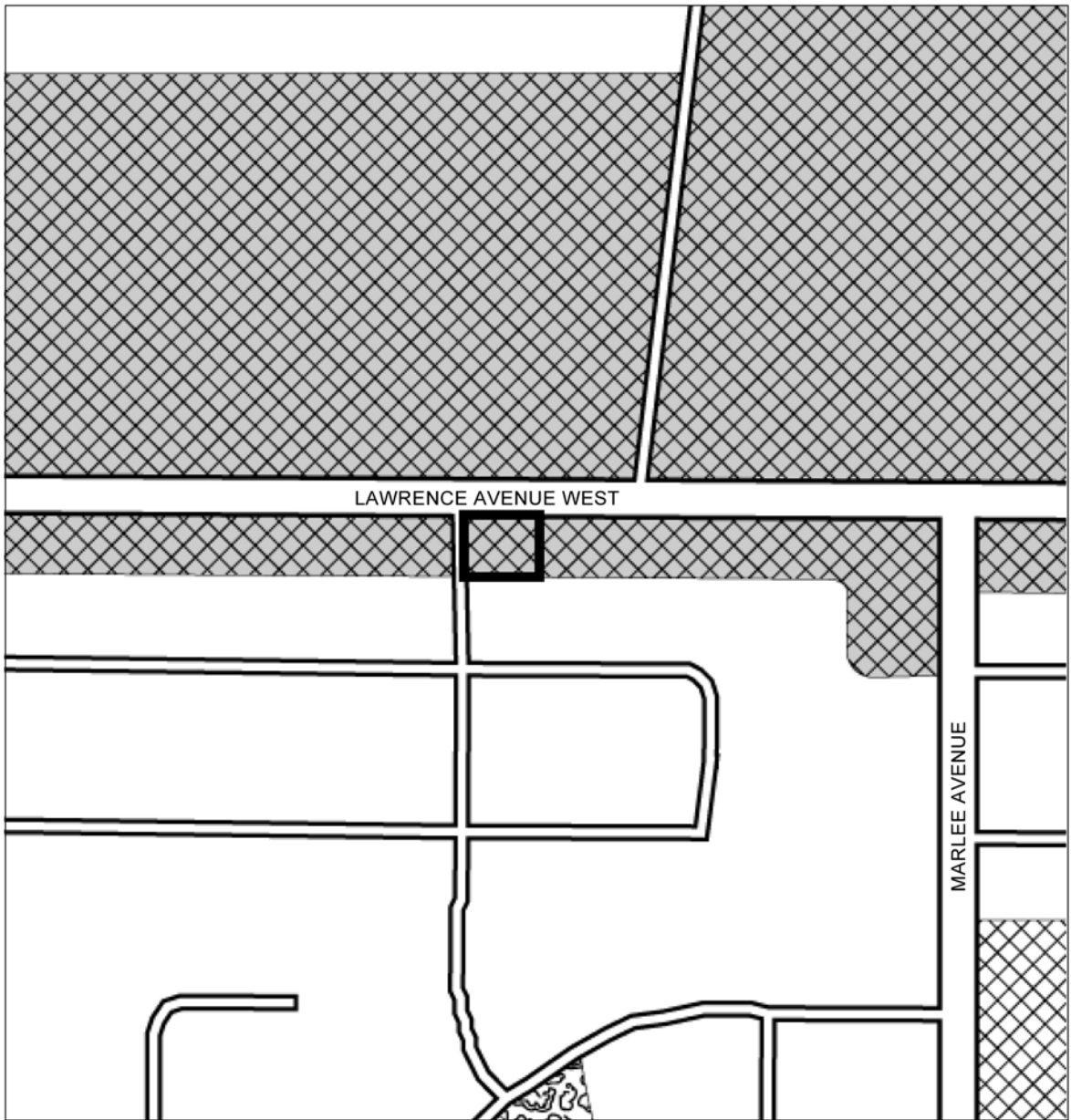


**Site Plan**  
**713 - 723 Lawrence Avenue West**

Applicant's Submitted Drawing  
 Not to Scale  
 10/05/2016

File # 15 175970 NNY 15 0Z

**Attachment 2: Official Plan**



**TORONTO** City Planning  
**Extract from Official Plan**

**713 - 723 Lawrence Avenue West**

File # 16 238893 NNY 15 0Z

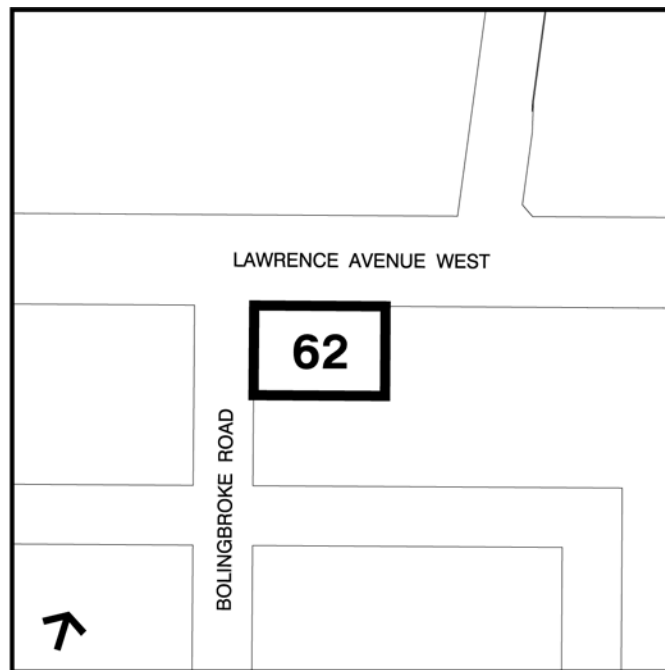
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|--|--|
|  Site Location            |  Parks & Open Space Areas |
|  Neighbourhoods           |  Parks                    |
|  Apartment Neighbourhoods |  |
|  Mixed Use Areas          |  |

  
 Not to Scale  
 10/19/2016

**Attachment 3: Official Plan Site and Area Specific Policy**

**62. South Side of Lawrence Avenue West, West of Marlee Avenue**

A maximum density of 1.0 times the lot area is permitted.



## Attachment 4: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	16 238893 NNY 15 OZ
Details	OPA, Standard	Application Date:	October 18, 2016

Municipal Address: 713-723 LAWRENCE AVE W  
 Location Description: PLAN 3947 LOT 19 \*\*GRID N1504  
 Project Description: 5 blocks of 3 storey back to back stacked townhouses containing 84 dwelling units and 1 level of under ground parking.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
WYCLIFFE MARLEE LAWRENCE LIMITED 34 Doncaster Avenue, Ste 201 Thornhill, ON L3T 4S1		SRN ARCHITECTS INC 2501 Rutherford Rd, Suite 25 Vaughan, ON L4K 2N6	WYCLIFFE MARLEE LAWRENCE LIMITED 34 Doncaster Avenue, Ste 201 Thornhill, ON L3T 4S1

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	C1/R5: CR/RD	Historical Status:	N
Height Limit (m):	10.5	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	4022.99	Height:	Storeys:	3
Frontage (m):	132.27		Metres:	11.7
Depth (m):	30.39			
Total Ground Floor Area (sq. m):	1691.93			<b>Total</b>
Total Residential GFA (sq. m):	6376.85		Parking Spaces:	89
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	6376.85			
Lot Coverage Ratio (%):	43			
Floor Space Index:	1.62			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	10(12%)
2 Bedroom:	72 (86%)
3 + Bedroom:	2(2%)
Total Units:	84

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		6376.85	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

**CONTACT:**      **PLANNER NAME:**      **Seanna Kerr, Senior Planner**  
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