

**2525-2545 Lawrence Avenue East, 1380 Midland Avenue and 1-51, 201-211 and 300 Prudential Drive - Zoning By-law Amendment Application - Preliminary Report**

<b>Date:</b>	March 14, 2016
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Acting Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 37 – Scarborough Centre
<b>Reference Number:</b>	16 109705 ESC 37 OZ

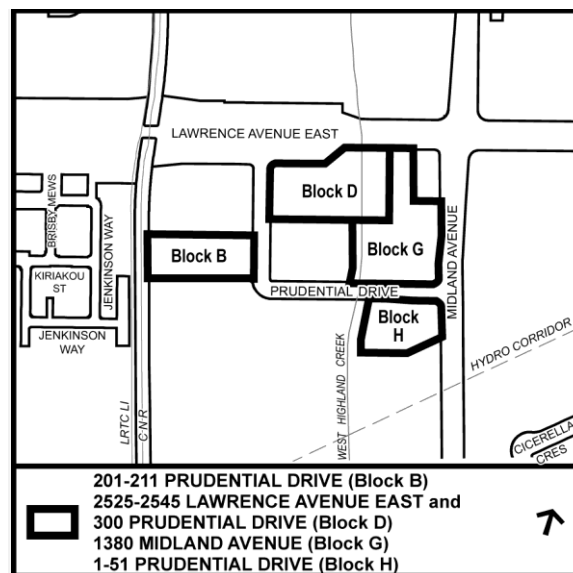
**SUMMARY**

This application proposes the development of four separate blocks of vacant land at 2525-2545 Lawrence Avenue East, 1380 Midland Avenue and 1-51, 201-211 and 300 Prudential Drive. The proposal includes nine buildings ranging in height from 8 to 27 storeys, 1,752 dwelling units, 1,527 bicycle parking spaces and 1,779 vehicle parking spaces. The total floor area would be 152,425 square metres, of which 140,005 square metres would be residential uses, 9,039 square metres would be office uses and 3,381 square metres would be retail or other commercial uses.

Details for the proposed development of each block are as follows:

**Block B - 201-211 Prudential Drive:** A 21-storey residential building, an 8-storey residential building and 11, 3-storey townhouses.

**Block D - 2525-2545 Lawrence Avenue East and 300 Prudential Drive:** A 27-storey building containing residential, office and retail uses, a 24-storey residential building and 2, 8-storey residential buildings.



Block G - 1380 Midland Avenue: A 25-storey building and a 23-storey building containing residential, office and retail uses.

Block H - 1-51 Prudential Drive: A 21-storey residential building.

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

The application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting is targeted for the fourth quarter of 2016, provided all required information is submitted in a timely manner and all issues raised during the review process have been satisfactorily resolved.

## **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 2525-2545 Lawrence Avenue East, 1380 Midland Avenue and 1-51, 201-211 and 300 Prudential Drive - Zoning By-law Amendment Application 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.
4. City Council determine that an Avenue Segment Study is not required given that a portion of the lands fronting Lawrence Avenue East are designated *Apartment Neighbourhoods*, no development is proposed on the portion of the lands fronting Lawrence Avenue East that are designated *Mixed Use Areas*, the underlying zoning permissions allow for tall buildings and the applicable lands were examined in a previous *Avenue Segment Study*.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

A Plan of Subdivision approval and a series of site-specific Zoning By-law amendments were approved for the lands southwest of the intersection of Lawrence Avenue East and Midland Avenue in the 1970s and 1980s. The Plan of Subdivision established Blocks A through H and the creation of Prudential Drive. This is described further in the Site and

Surrounding Area section below. The site-specific Zoning By-law amendments are described further in the Zoning section below.

See Attachment 1: Site Plan for the location of all Blocks.

### **Pre-Application Consultation**

On November 20, 2014, a pre-application consultation meeting was held with the applicant to discuss complete application submission requirements and to identify preliminary issues with the proposal. Staff identified a number of issues including the possible impact of West Highland Creek on development potential, the need to limit and mitigate any impacts on open spaces, to improve the abutting natural heritage areas, the proposed site layouts, heights and massing of the buildings, the provision of parking spaces, the mix of uses, and the inclusion of office space in particular, and the type and tenure of the residential units.

### **ISSUE BACKGROUND**

#### **Proposal**

This application proposes the development of four separate blocks of vacant land at 2525-2545 Lawrence Avenue East, 1380 Midland Avenue and 1-51, 201-211 and 300 Prudential Drive. The overall proposal includes nine buildings ranging in height from 8 to 27 storeys, 1,752 dwelling units, 1,527 bicycle parking spaces and 1,779 vehicle parking spaces. The total floor area would be 152,425 square metres, of which 140,005 square metres would be residential uses, 9,039 square metres would be office uses and 3,381 square metres would be retail or other commercial uses. Overall amenity space is proposed at 5,114 square metres of indoor amenity space and 2,937 square metres of outdoor amenity space.

The overall proposed unit breakdown for the residential buildings is as follows:

Type of Dwelling Unit	Number of Units	Percentage of Total
One-Bedroom	1,214	69
Two-Bedroom	345	20
Three-Bedroom	193	11
Total	1,752	100

Details for the proposed development of each block are as follows:

#### **Block B - 201-211 Prudential Drive:**

The proposed development on Block B includes one 21-storey residential building at the northeast corner of the site, one eight-storey residential building at the northwest corner of the site and 11, three-storey townhouses at the southwest portion of the site fronting Arsandco Park to the south. Vehicular access would be provided from Prudential Drive. Non-residential uses are not proposed on this Block.

Block B	
Height	<ul style="list-style-type: none"> <li>• 21 storeys – 69 metres (75 metres including mechanical penthouse)</li> <li>• 8 storeys – 30 metres (36 metres including mechanical penthouse)</li> <li>• Townhouses – 11 metres (14 metres including mechanical penthouse)</li> </ul>
Gross Floor Area	Residential – 29,942 square metres
Density	3.6 times the area of the lot
Dwelling Units	<ul style="list-style-type: none"> <li>• One-Bedroom – 246</li> <li>• Two-Bedroom – 90</li> <li>• Three-Bedroom – 26</li> <li>• Three-Bedroom Townhouse – 11</li> <li>• Total – 373</li> </ul>
Amenity Area	<ul style="list-style-type: none"> <li>• Indoor – 1,147 square metres</li> <li>• Outdoor – 390 square metres</li> <li>• Total – 1,537 square metres</li> </ul>
Bicycle Parking	<ul style="list-style-type: none"> <li>• Resident – 253</li> <li>• Visitor – 34</li> <li>• Total – 287</li> </ul>
Vehicle Parking	<ul style="list-style-type: none"> <li>• Resident – 342 (all underground)</li> <li>• Visitor – 34 (24 underground and 10 surface spaces)</li> <li>• Total – 287</li> </ul>
Loading Space	2 Type 'G'

**Block D - 2525-2545 Lawrence Avenue East and 300 Prudential Drive:**

The proposed development on Block D includes one 27-storey building at the northeast corner of the site that would include retail and office uses on the ground floor, office space on the second and third floors and dwelling units on the remaining floors. A 24-storey residential building is proposed at the northwest corner of the site. Two eight-storey residential buildings are proposed along the southern portion of the site. Vehicular access would be provided from Prudential Drive.

Block D	
Height	<ul style="list-style-type: none"> <li>• 27 storeys – 88 metres (95 metres including mechanical penthouse)</li> <li>• 24 storeys – 76 metres (82 metres including mechanical penthouse)</li> <li>• 8 storeys – 29 metres (35 metres including mechanical penthouse)</li> </ul>
Gross Floor Area	<ul style="list-style-type: none"> <li>• Retail – 408 square metres</li> <li>• Office – 4,392 square metres</li> <li>• Residential – 55,284 square metres</li> </ul>

Block D	
	<ul style="list-style-type: none"> <li>• Total – 60,084 square metres</li> </ul>
Density	4.3 times the area of the lot
Dwelling Units	<ul style="list-style-type: none"> <li>• One-Bedroom – 525</li> <li>• Two-Bedroom – 103</li> <li>• Three-Bedroom – 80</li> <li>• Total – 708</li> </ul>
Amenity Area	<ul style="list-style-type: none"> <li>• Indoor – 2,124 square metres</li> <li>• Outdoor – 1,103 square metres</li> <li>• Total – 3,227 square metres</li> </ul>
Bicycle Parking	<ul style="list-style-type: none"> <li>• Resident – 482</li> <li>• Visitor – 50</li> <li>• Retail – 5</li> <li>• Office – 15</li> <li>• Total – 552</li> </ul>
Vehicle Parking	<ul style="list-style-type: none"> <li>• Resident – 511 (all underground)</li> <li>• Visitor – 67 (60 underground and 7 surface spaces)</li> <li>• Retail – 4 (all underground)</li> <li>• Office 14 (all underground)</li> <li>• Total – 596</li> </ul>
Loading Space	<ul style="list-style-type: none"> <li>• 2 Type 'C'</li> <li>• 1 shared Type 'G' and 'B'</li> </ul>

**Block G - 1380 Midland Avenue:**

The proposed development on Block G includes a 23-storey building at the southern portion of the site that would include retail and office uses and five live/work units on the ground floor, office space on the second and third floors and dwelling units on the remaining floors. A 25-storey building located to the north of the 23-storey building along Midland Avenue would contain retail and office space on the ground floor, retail uses on the second floor, office uses on the third floor and dwelling units on the remaining floors. Vehicular access would be provided from Prudential Drive.

Block G	
Height	<ul style="list-style-type: none"> <li>• 23 storeys – 76 metres (84 metres including mechanical penthouse)</li> <li>• 25 storeys – 85 metres (92 metres including mechanical penthouse)</li> </ul>
Gross Floor Area	<ul style="list-style-type: none"> <li>• Retail – 2,973 square metres</li> <li>• Office – 5,936 square metres</li> <li>• Residential – 34,010 square metres</li> <li>• Total – 42,919 square metres</li> </ul>
Density	3.0 times the area of the lot
Dwelling Units	<ul style="list-style-type: none"> <li>• One-Bedroom – 296</li> </ul>

Block G	
	<ul style="list-style-type: none"> <li>• Two-Bedroom – 84</li> <li>• Three-Bedroom – 22</li> <li>• Live/Work – 5</li> <li>• Total – 428</li> </ul>
Amenity Area	<ul style="list-style-type: none"> <li>• Indoor – 1,165 square metres</li> <li>• Outdoor – 1,055 square metres</li> <li>• Total – 2,220 square metres</li> </ul>
Bicycle Parking	<ul style="list-style-type: none"> <li>• Resident – 292</li> <li>• Visitor – 30</li> <li>• Retail – 18</li> <li>• Office – 26</li> <li>• Total – 366</li> </ul>
Vehicle Parking	<ul style="list-style-type: none"> <li>• Resident – 341 (all underground)</li> <li>• Visitor – 37 (all underground)</li> <li>• Retail – 29 (all surface spaces)</li> <li>• Office 56 (all underground)</li> <li>• Total – 463</li> </ul>
Loading Space	<ul style="list-style-type: none"> <li>• 2 Type 'B'</li> <li>• 4 Type 'C'</li> <li>• 2 shared Type 'G' and 'B'</li> </ul>

**Block H - 1-51 Prudential Drive:**

The proposed development on Block H includes one 21-storey building with four live/work units on the ground floor and dwelling units on the remaining floors. Vehicular access provided from Prudential Drive. Non-residential uses are not proposed on this Block.

Block H	
Height	<ul style="list-style-type: none"> <li>• 21 storeys – 67 metres (76 metres including mechanical penthouse)</li> </ul>
Gross Floor Area	<ul style="list-style-type: none"> <li>• Residential – 34,010 square metres</li> </ul>
Density	3.0 times the area of the lot
Dwelling Units	<ul style="list-style-type: none"> <li>• One-Bedroom – 147</li> <li>• Two-Bedroom – 68</li> <li>• Three-Bedroom – 24</li> <li>• Live-Work – 4</li> <li>• Total – 243</li> </ul>
Amenity Area	<ul style="list-style-type: none"> <li>• Indoor – 678 square metres</li> <li>• Outdoor – 389 square metres</li> <li>• Total – 1,067 square metres</li> </ul>
Bicycle Parking	<ul style="list-style-type: none"> <li>• Resident – 205</li> <li>• Visitor – 26</li> </ul>

Block H	
	<ul style="list-style-type: none"> <li>• Total – 231</li> </ul>
Vehicle Parking	<ul style="list-style-type: none"> <li>• Resident – 291 (all underground)</li> <li>• Visitor – 49 (37 underground and 12 surface spaces)</li> <li>• Total – 340</li> </ul>
Loading Space	1 Type 'G'

For additional details, see Attachment 1: Site Plan, Attachments 2-9: Elevations and Attachment 12: Application Data Sheet.

### Site and Surrounding Area

The lands subject to the application are located southwest of the intersection of Lawrence Avenue East and Midland Avenue on both sides of Prudential Drive. They comprise four separate, irregularly-shaped Blocks that have an area of approximately 43,317 square metres (4.33 hectares).

The subject lands are located within a larger parcel of land bounded to the north by Lawrence Avenue East, to the east by Midland Avenue, to the south by the Gatineau Hydro Corridor and to the west by the Canadian National (CN) Rail, GO and Scarborough Rapid Transit (SRT) corridor. In the 1970s, this larger parcel was divided into eight blocks, known as Blocks A through H, and a public street, named Prudential Drive. A channelized portion of West Highland Creek runs north-south through the larger parcel between Block D, E and F to the west and Blocks G and H to the east. Through the 1980s, Blocks A, E and F were developed with 16-storey slab apartment buildings and associated surface parking lots and Block C was dedicated as Arsandco Park. The remaining Blocks of the larger parcel were not developed. The lands subject to this application are comprised of these still-vacant Blocks, referred to as Blocks B, D, G and H.

Block B at 201-211 Prudential Drive is located south of the apartment building on Block A, east of the rail corridor, west of Prudential Drive and north of Arsandco Park. Block B has an area of approximately 8,338 square metres and a frontage of approximately 58 metres on Prudential Drive.

Block D at 2525-2545 Lawrence Avenue East and 300 Prudential Drive contains a portion of West Highland Creek and is located south of Lawrence Avenue East, east of Prudential Drive, west of Block G and north of the apartment building on Block E. Block D has an area of approximately 13,760 square metres and a frontage of approximately 75 metres on Prudential Drive and 163 metres on Lawrence Avenue East.

Block G at 1380 Midland Avenue contains a portion of West Highland Creek and is located south of Lawrence Avenue East and a one-storey Burger King restaurant at the southwest corner of Lawrence Avenue East and Midland Avenue, east of Block D and the apartment building on Block E, west of Midland Avenue and north of Prudential Drive. Block G has an area of approximately 14,203 square metres and a frontage of

approximately 31 metres on Lawrence Avenue East, 112 metres on Midland Avenue and 119 metres on Prudential Drive.

Block H at 1-51 Prudential Drive is located south of Prudential Drive, east of the apartment building on Block F and West Highland Creek, west of Midland Avenue and north of the Gatineau Hydro Corridor. Block H has an area of approximately 7,017 square metres and a frontage of approximately 98 metres on Prudential Drive and 53 metres on Midland Avenue.

See Attachment 1: Site Plan for an image of the larger parcel of land.

Uses surrounding the larger parcel of land include:

North: one-storey, multi-unit buildings containing commercial and warehouse uses; a mixed-use complex containing retail, office, institutional and residential uses in slab-style 21- and 22-storey buildings connected by a three-storey base building; a one-storey commercial plaza containing retail uses, eating establishments, offices and financial institutions; a four-storey retail and office building; and a 20-storey slab apartment building

East: two 13-storey slab apartment buildings, a gas station, one-storey commercial plazas and a place of worship

South: Gatineau Hydro Corridor, which ranges in width from 150 to 300 metres at this location, and contains both manicured and naturalized areas and a stormwater management pond, which is currently accessible via informal trails extending from Arsandco Park

West: CN Rail, GO and SRT corridor, Lawrence East SRT station and three-storey townhouses and an electrical transfer station beyond

### **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. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards. Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and a floodway regardless of whether the area of inundation contains high points of land not subject to flooding. 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**

Block D and the northern portion of Block G between West Highland Creek and the Burger King restaurant along Lawrence Avenue East are identified as an *Avenue* in the Official Plan. *Avenues* are important corridors along major streets where reurbanization 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 community residents. The framework for new development on each *Avenue* will be established through an *Avenue* Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. Development may be permitted on the *Avenues* prior to an *Avenue* Study and will be considered on the basis of all the policies of the Plan.

Development applications in *Mixed Use Areas*-designated lands on *Avenues*, which proceed in advance of an *Avenue* Study, have the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. In addition to the *Mixed Use Areas* policies, proponents of such proposals are also required to address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located.

Block G and the portion of Block D east of West Highland Creek are designated *Mixed Use Areas* in the Official Plan. This designation provides for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Section 4.5 of the Official Plan sets out policies for development in *Mixed Use Areas*. Development in *Mixed Use Areas* will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- provide for new jobs and homes for Toronto's growing population, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale by providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;

- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage areas to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Blocks B and H and the portion of Block D west of West Highland Creek are designated *Apartment Neighbourhoods* in the Official Plan. *Apartment Neighbourhoods* are made up 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. Section 4.2 of the Official Plan sets out policies for development in *Apartment Neighbourhoods*. Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*;
- 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;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- 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.

The portion of Blocks D and G that contain West Highland Creek and the lands immediately adjacent to both sides of the watercourse are designated *Parks and Open Space Areas – Natural Areas* in the Official Plan. Development is generally prohibited in *Parks and Open Space Areas* except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment. Any development in *Parks and Open Space Areas* will, among other matters, protect, enhance or restore trees, vegetation and other natural heritage features; preserve or improve public visibility and access; and maintain and where possible create linkages between parks and open spaces to create continuous recreational corridors. Policy 3.2.3 states that the effects of development from adjacent properties, including additional shadows, noise, traffic and wind on parks and open spaces will be minimized as necessary to preserve their utility.

Policy 4.3.3 states that *Natural Areas* will be maintained primarily in a natural state, while allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions; and conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on natural features and functions.

The portion of the lands designated *Parks and Open Space Areas – Natural Areas* are also generally within the Natural Heritage System of the Official Plan. The Natural Heritage System is comprised of areas where protecting, restoring and enhancing the natural features and functions should be given high priority in city-building decisions. The Natural Heritage Policies in Section 3.4 of the Official Plan state that, where the underlying land use designation provides for development in or near the Natural Heritage System, development will recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area and minimize adverse impacts and when possible restore and enhance the Natural Heritage System.

Section 3.1.1 of the Official Plan contains Public Realm policies that recognize the essential role of our streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

Section 3.1.2 of the Official Plan contains Built Form policies, which identify that our enjoyment of streets and open spaces depends largely upon the visual quality, activity, comfortable environment and perceived safety of these spaces. Most of these qualities are influenced directly by the built form of adjacent buildings. These policies seek to ensure that new development be located and organized to fit with its existing and/or planned context and to frame and support adjacent streets, parks and open spaces.

Section 3.1.3 of the Official Plan indicates that Tall Buildings come with larger civic responsibilities and obligations than other buildings. Tall building proposals will have to address key urban design considerations, including:

- meeting the built form principles of the Official Plan;
- demonstrating how the proposed buildings and site designs will contribute to and reinforce the overall City structure;
- demonstrating how the proposed buildings and site designs relate to the existing and/or planned context;
- taking into the account the relationship of the topography and other tall buildings; and
- providing high quality, comfortable and usable publically accessible open space areas.

Section 3.2.1 of the Official Plan contains Housing policies, which state that a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods, is to be provided and maintained to meet the current and future needs of residents. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

The Community Services and Facilities policies in Section 3.2.2 of the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change, and will be informed through the preparation of a community services strategy. The inclusion of community service facilities are encouraged in all significant private sector development.

Section 5.1.1 of the Official Plan contains policies to secure public benefits in exchange for increased height and density for new development pursuant to Section 37 of the Planning Act. Section 37 may be used to secure community benefits, provided the proposal represents good planning and is recommended for approval.

Block G and the northern edge of Block H are located in *Special Policy Area 9* of the Official Plan. Development is prohibited within the floodplain, except for buildings and structures in *Special Policy Areas*, which must be protected from flooding to at least the 350-year flood level. The *Special Policy Area* policies have been appealed to the Ontario Municipal Board and are not in effect. As noted, no new development is proposed as part of the subject application.

See Attachment 10: Official Plan for additional details.

### **Official Plan Amendment 320**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment (OPA) 320 on December 10, 2015. The intent of these changes is to clarify, strengthen and refine the policies within these sections to support the Plan's

goals to protect and enhance existing neighbourhoods and allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. As well, OPA 320 implements the City's Tower Renewal Program by promoting the renewal and retrofitting of older apartment buildings and encouraging small scale retail, institutional uses and community facilities at grade in apartment buildings to better serve residents.

In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

## **Zoning**

Blocks B, D and H are zoned Apartment Residential (A) in Eglinton Community Zoning Bylaw No. 10048, as amended. This zoning category permits apartment buildings, day nurseries, group homes, nursing homes and senior citizen homes. The current zoning permits a maximum of 356 dwellings units on Block B, 455 dwelling units on Block D and 196 dwelling units on Block H.

Block G is zoned Office Uses (OU) in Eglinton Community Zoning Bylaw No. 10048, as amended. This zoning category permits office uses as a primary use that can be combined with the following additional commercial uses: banquet halls; day nurseries; educational facilities; entertainment and recreation facilities; libraries; and personal services and agencies. The additional commercial uses are restricted to a maximum of one square metre for every nine square metres of office uses. A maximum gross floor area of 34,300 square metres of office uses is permitted.

The lands are also subject to City of Toronto Zoning By-law 569-2013, as amended. The By-law was passed by City Council on May 5, 2013, is subject to numerous appeals and is not yet in force. Blocks B, D and H are zoned Residential Apartment Commercial (RAC) in City of Toronto Zoning By-law 569-2013, as amended. This zoning category permits apartment buildings and a wide range of conditionally permitted commercial uses. The zoning permits a maximum of 356 dwellings units on Block B, 455 dwelling units on Block D and 196 dwelling units on Block H.

Block G is zoned Commercial Residential (CR) in City of Toronto Zoning By-law 569-2013, as amended. This zoning category permits office uses as a primary use that can be combined with a range of additional non-residential uses. The additional non-residential uses are restricted to a maximum of one square metre for every nine square metres of office uses. A maximum interior floor area of 34,300 square metres of office uses is permitted.

See Attachment 11: Zoning for additional details.

## **Site Plan Control**

The proposal is subject to Site Plan Control. An application in this regard has not yet been submitted.

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

In May 2013, City Council adopted the updated citywide 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 citywide Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Mid-Rise Building Performance Standards**

In July 2010, City Council adopted the recommendations of the Avenues and Mid-Rise Buildings Study and directed staff to use the Performance Standards for Mid-Rise Buildings in reviewing all new and current mid-rise development proposals on the *Avenues*. Key issues addressed by the Study include maximum allowable building heights, setbacks and stepbacks, sunlight and skyview, pedestrian realm conditions and transition to Neighbourhoods. The Study can be found at:

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Mid-rise/midrise-FinalReport.pdf>

In November 2015, City Council considered the October 2015 Planning and Growth Recommendation, the October 2015 Supplementary Report and August 2015 Staff Report on minor adjustments to the Mid-Rise Buildings Performance Standards. City Council referred this item back to Planning and Growth Management Committee for further consideration on matters such as further consultation with Residents' Associations and additional adjustments to the Performance Standards. The decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG9.8>

## **Infill Townhouse Guidelines**

The Urban Design Guidelines for Infill Townhouses articulate and clarify the City's interest in addressing the impact of townhouse development, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. They 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. The citywide Guidelines are available at:

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

## **Ravine Control**

The portion of Blocks D and G that contain West Highland Creek and the lands immediately adjacent to both sides of the watercourse on Blocks D, G and H are subject to provisions of the City of Toronto Municipal Code Chapter 658 – Ravine and Natural Feature Protection. Any development within the City's ravine and natural feature protection areas may require a permit from Urban Forestry, Ravine and Natural Protection and is subject to the regulations of this By-law.

## **Toronto and Region Conservation Authority**

Blocks D, G and the western portion of Block H fall within an area that is subject to Toronto and Region Conservation Authority (TRCA) Regulation O. Reg. 166/06, associated with West Highland Creek. A permit is required from the Conservation Authority for any development or site alteration within the regulated area.

## **Tree Preservation**

The Arborist Report and Tree Preservation Plan submitted in support of this application indicate there are 253 trees and one tree polygon both within and immediately adjacent to the subject lands. Of these, 138 trees and a portion of the tree polygon are proposed to be removed. Of the trees proposed to be removed, 67 qualify for protection under the City's Tree Protection By-law.

## **Archaeological Assessment**

The subject lands are within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City.

## **Reasons for the Application**

The Zoning By-law Amendment application is required to permit the proposed uses of the lands and to establish appropriate performance standards to regulate the development, such as increased density and height, building separation, setbacks and stepbacks and reduced parking.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale
- Community Services and Facilities Study
- Sun/Shadow Study
- Pedestrian Level Wind Study
- Electromagnetic Field Management Plan
- Noise and Vibration Study
- Parking and Loading Study
- Traffic Impact Study
- Toronto Green Standard Checklist
- Archaeological Assessment
- Arborist Report
- Natural Heritage Impact Study
- Geotechnical Study
- Phase One Environmental Site Assessment
- Functional Servicing Report

- Stormwater Management Report

A Notification of Complete Application was issued on February 25, 2016.

### **Avenue Segment Study**

As noted in the Official Plan section of this report, development in *Mixed Use Areas* on an *Avenue* prior to an *Avenue* Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. Proponents of such proposals are required to address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. Block D and the northern portion of Block G between West Highland Creek and the Burger King restaurant along Lawrence Avenue East are identified as an *Avenue*. However, the portion of Block D west of Highland Creek is designated *Apartment Neighbourhoods*, so the need for an *Avenue* Segment Study does not apply. The portion of Blocks D and G that are designated *Mixed Use Areas* do not include any proposed development given the proximity of the lands to West Highland Creek and the setback requirements from the watercourse and natural feature.

While an increase to the permitted height and density are requested through the subject application, the underlying zoning provisions for the lands would already permit mid-rise and/or tall buildings, which would be similar to the scenarios that would be modelled through an *Avenue* Segment Study. Moreover, Block G was included within an *Avenue* Segment Study prepared in support of a Zoning By-law Amendment application at 2655 Lawrence Avenue East (File Number 08 153889 ESC 37 OZ). Appropriate "soft sites" were identified along the mixed use segment of Lawrence Avenue East, including lands extending from West Highland Creek to Rushley Drive. This segment study applied a tall building development scenario to Block G.

Given the underlying land use designations in the Official Plan, the lack of development proposed on the applicable area of Blocks D and G, the underlying zoning permissions and resulting built form and the inclusion of Block G in a previous *Avenue* Segment Study, Planning Staff are of the opinion that an *Avenue* Segment Study is not required.

### **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe
- Conformity with Official Plan policies and the tall building, mid-rise and infill townhouse Urban Design Guidelines
- Opportunities to expand and enhance the public realm
- Opportunities to create privately-owned publicly-accessible spaces (POPS) at key locations across the lands
- Impacts on community services and facilities and their ability to accommodate the proposed growth



- Impacts on hard services including pedestrian, cycling, transit and vehicular networks; water, stormwater and sanitary services; and hydro services
- Setback from the rail corridor and any mitigation due to possible impacts
- Appropriate site layout including building location and orientation, driveway entrances, surface parking spaces, loading areas and at-grade outdoor amenity spaces
- Compatibility and fit with the existing and planned physical character of the area
- Relationship of the proposed development with West Highland Creek and the associated natural features, Arsandco Park and the Gatineau Hydro Corridor
- Minimize and manage impact on the natural environment
- Limit impact on existing trees and identify opportunities for new tree planting
- Appropriate height, scale and intensity of the proposed development with consideration of associated potential impacts both within each Block and on surrounding sites, parks and open spaces and streets
- Appropriate massing, setbacks and stepbacks of all building components
- Adequacy of the supply of bicycle, vehicle and loading spaces
- Public art opportunities in accordance with Official Plan policies
- Adequacy of the proposed indoor and outdoor amenity spaces
- Appropriate type and mix of uses and locations of those uses within the buildings and across the sites
- Incorporate office uses into the development of the Blocks that have existing permissions for office uses with consideration of appropriate size and location of office uses
- Incorporate a mix of tenures and unit sizes and types across the sites with emphasis on creating a range of affordable housing options, including consideration of rental units and increasing the number of larger dwelling units suitable for a broader range of households including families with children
- Compliance with the Tier 1 performance measures of the Toronto Green Standard.
- Identify and secure public benefits pursuant to Section 37 of the Planning Act should the proposal be recommended for approval

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

## **CONTACT**

Paul Johnson, Planner

Tel. No. 416-396-7658

Fax No. 416-396-4265

E-mail: pjohnso3@toronto.ca

## **SIGNATURE**

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Paul Zuliani, Acting Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan

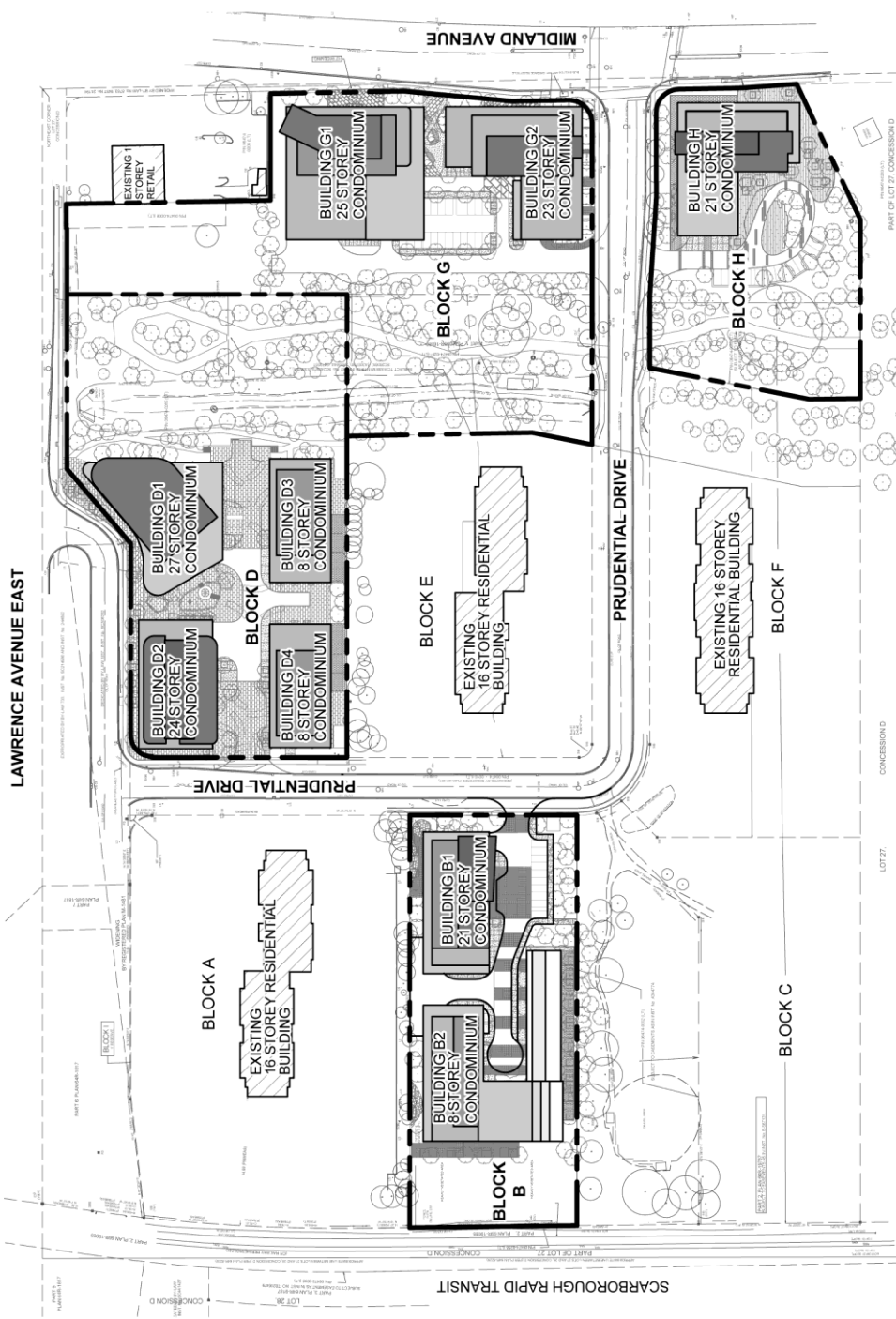
Attachments 2-9: Elevations

Attachment 10: Official Plan

Attachment 11: Zoning

Attachment 12: Application Data Sheet

# Attachment 1: Site Plan

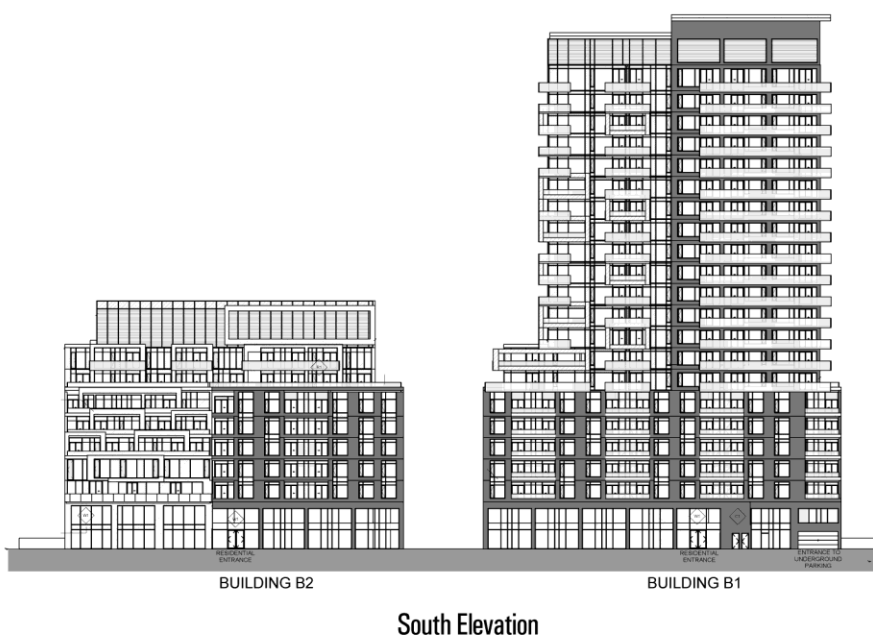
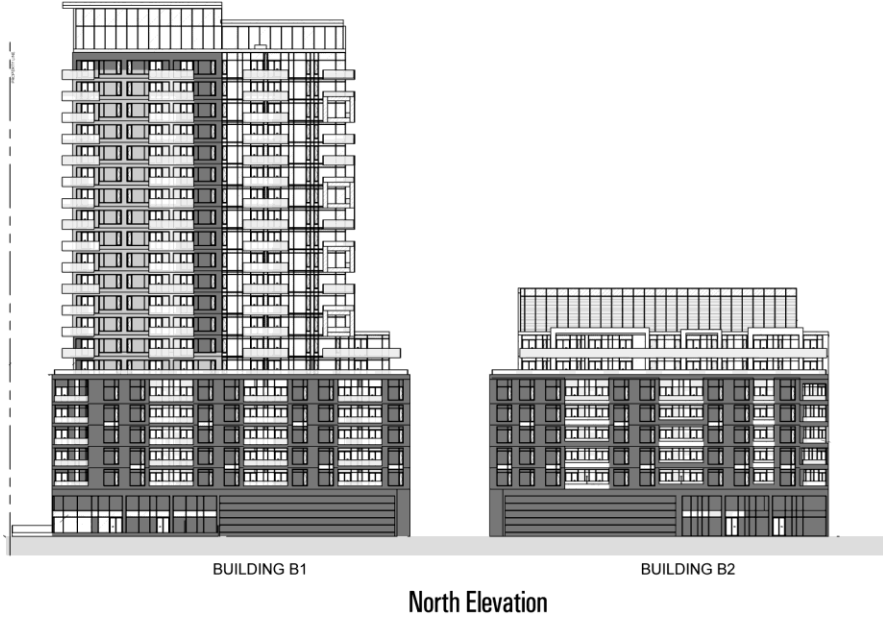


**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 2/18/16

**201-211 Prudential Drive, 1-51 Prudential Drive, 2525-2545 Lawrence Avenue East, 300 Prudential Drive and 1380 Midland Avenue**

File # 16 109705 ESC 37 0Z

## Attachment 2: Elevations – Block B



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### Elevations - Block B

Applicant's Submitted Drawing

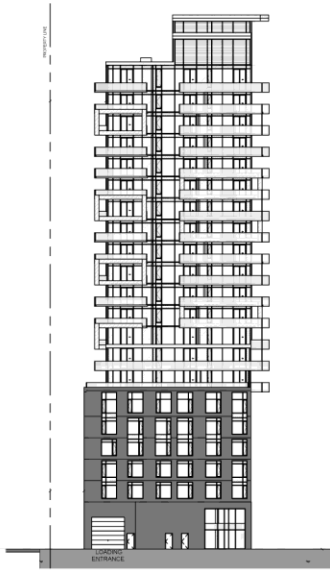
Not to Scale  
2/19/16

201-211 Prudential Drive

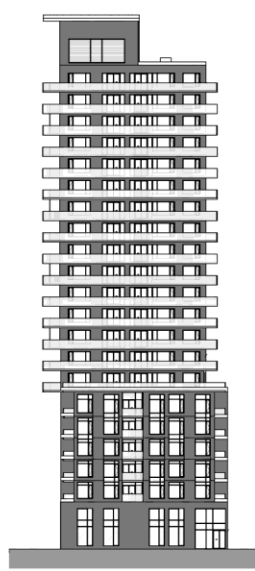
File # 16 109705 ESC 37 0Z

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### Attachment 3: Elevations – Block B



Building B1 West Elevation



Building B1 East Elevation



Building B2 West Elevation



Building B2 East Elevation

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## Elevations - Block B

Applicant's Submitted Drawing

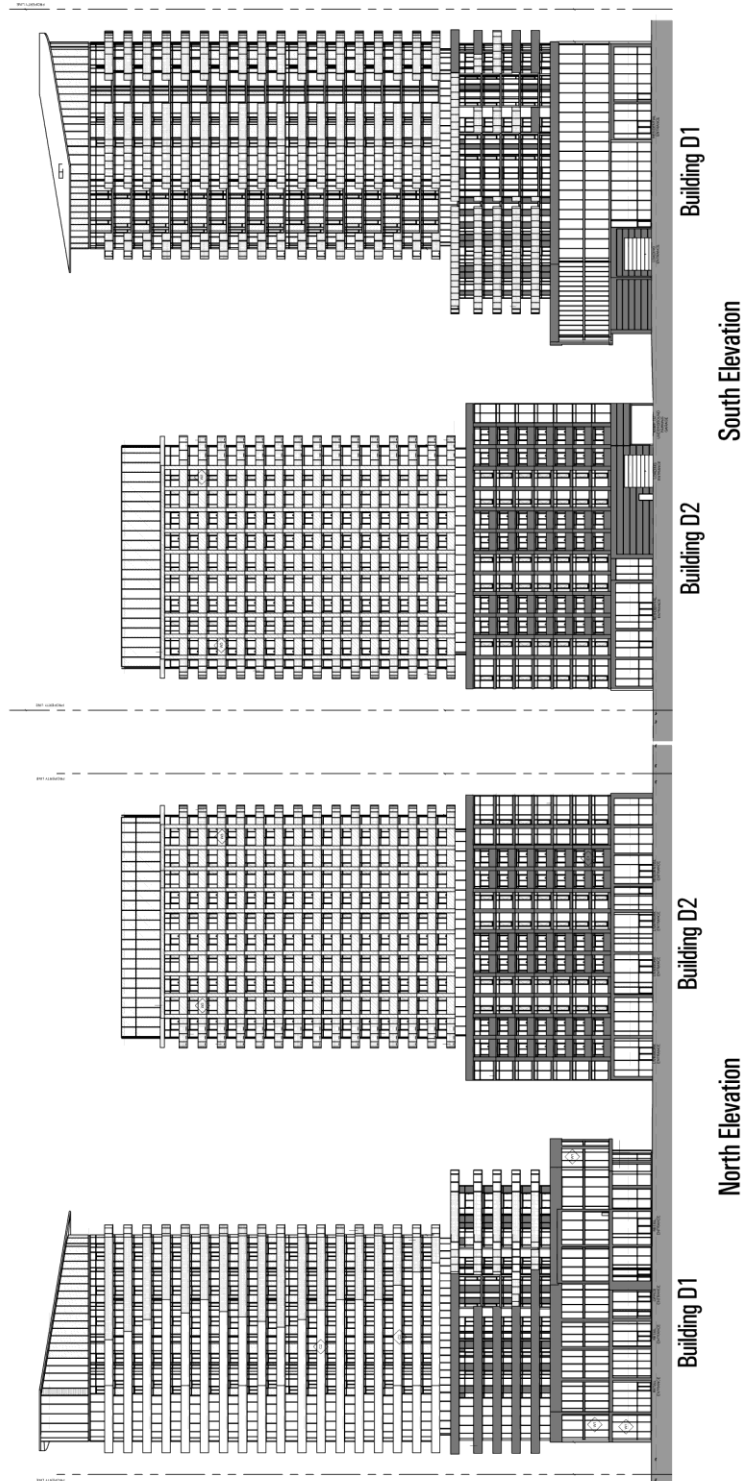
Not to Scale  
2/19/16

201-211 Prudential Drive

File # 16 109705 ESC 37 0Z

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**Attachment 4: Elevations – Block D**



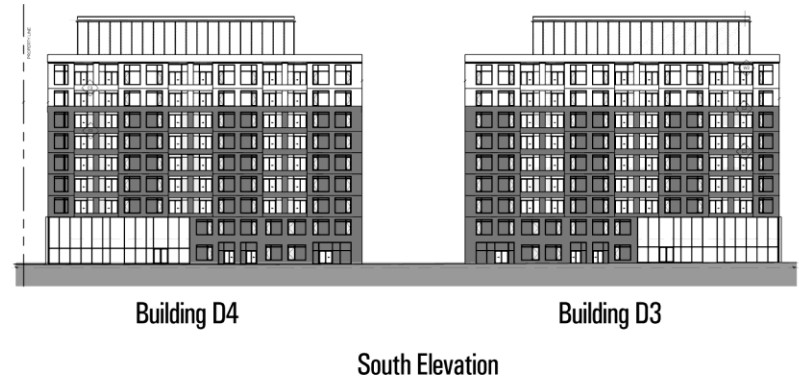
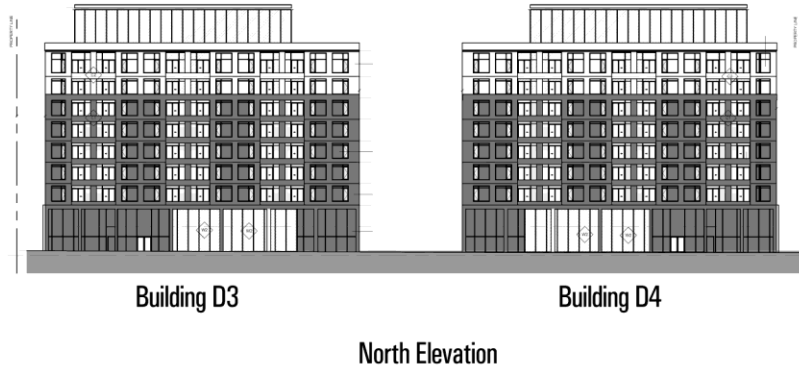
**2525-2545 Lawrence Avenue East and  
300 Prudential Drive**

File # 16 109705 ESC 37 0Z

**Elevations - Block D**  
Applicant's Submitted Drawing

Not to Scale  
2/22/16

**Attachment 5: Elevations – Block D**



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**Elevations - Block D**

Applicant's Submitted Drawing

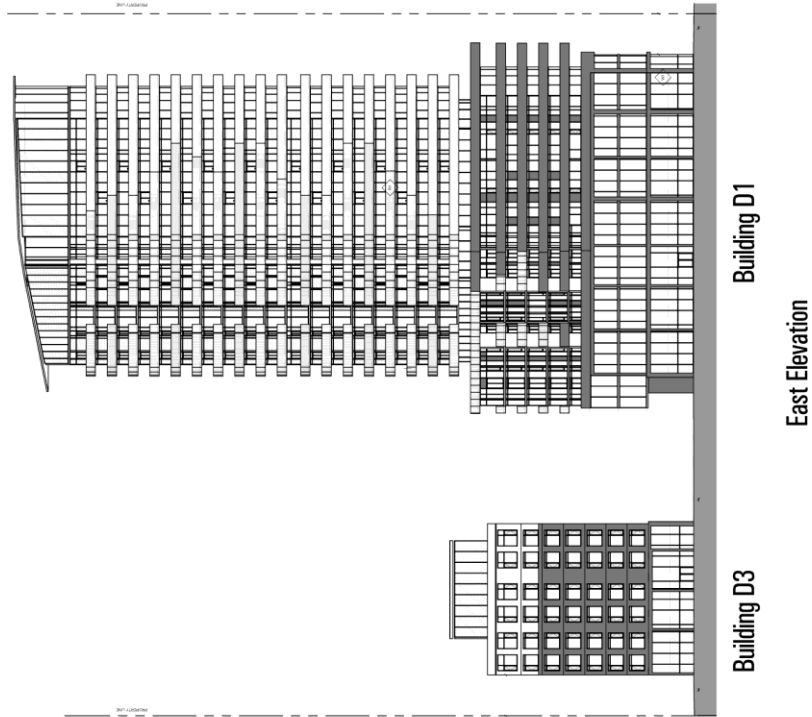
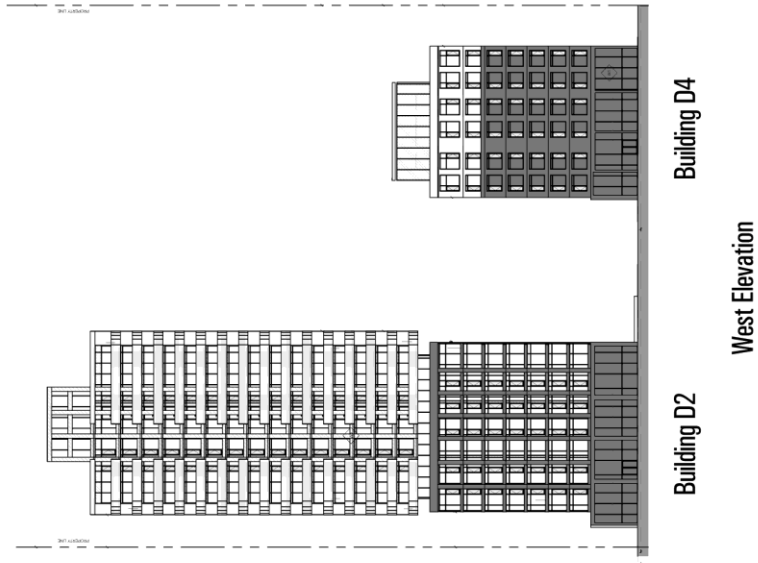
Not to Scale  
2/22/16

**2525-2545 Lawrence Avenue East and  
300 Prudential Drive**

File # 16 109705 ESC 37 0Z

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**Attachment 6: Elevations – Block D**



**2525-2545 Lawrence Avenue East and  
300 Prudential Drive**

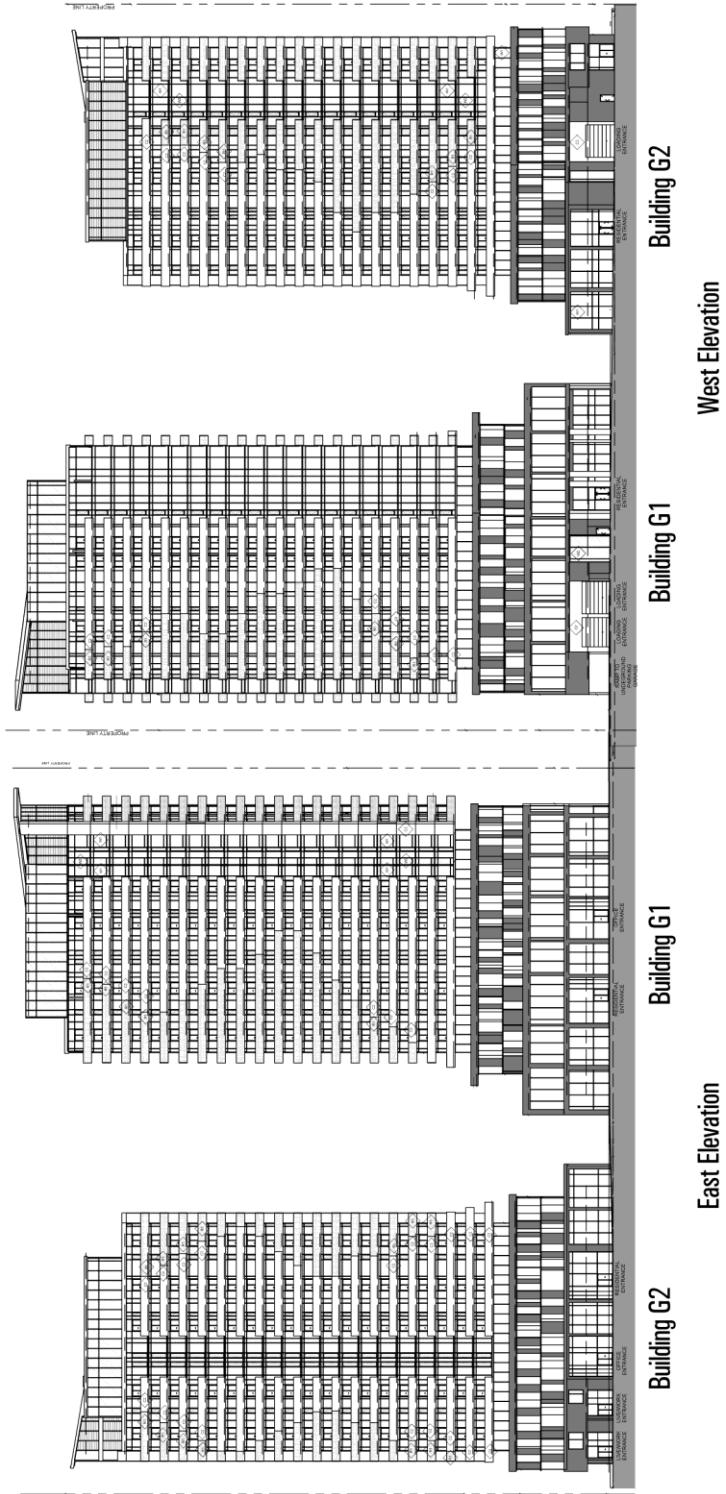
File # 16 109705 ESC 37 0Z

**Elevations - Block D**  
Applicant's Submitted Drawing

Not to Scale  
2/22/16



# Attachment 7: Elevations – Block G



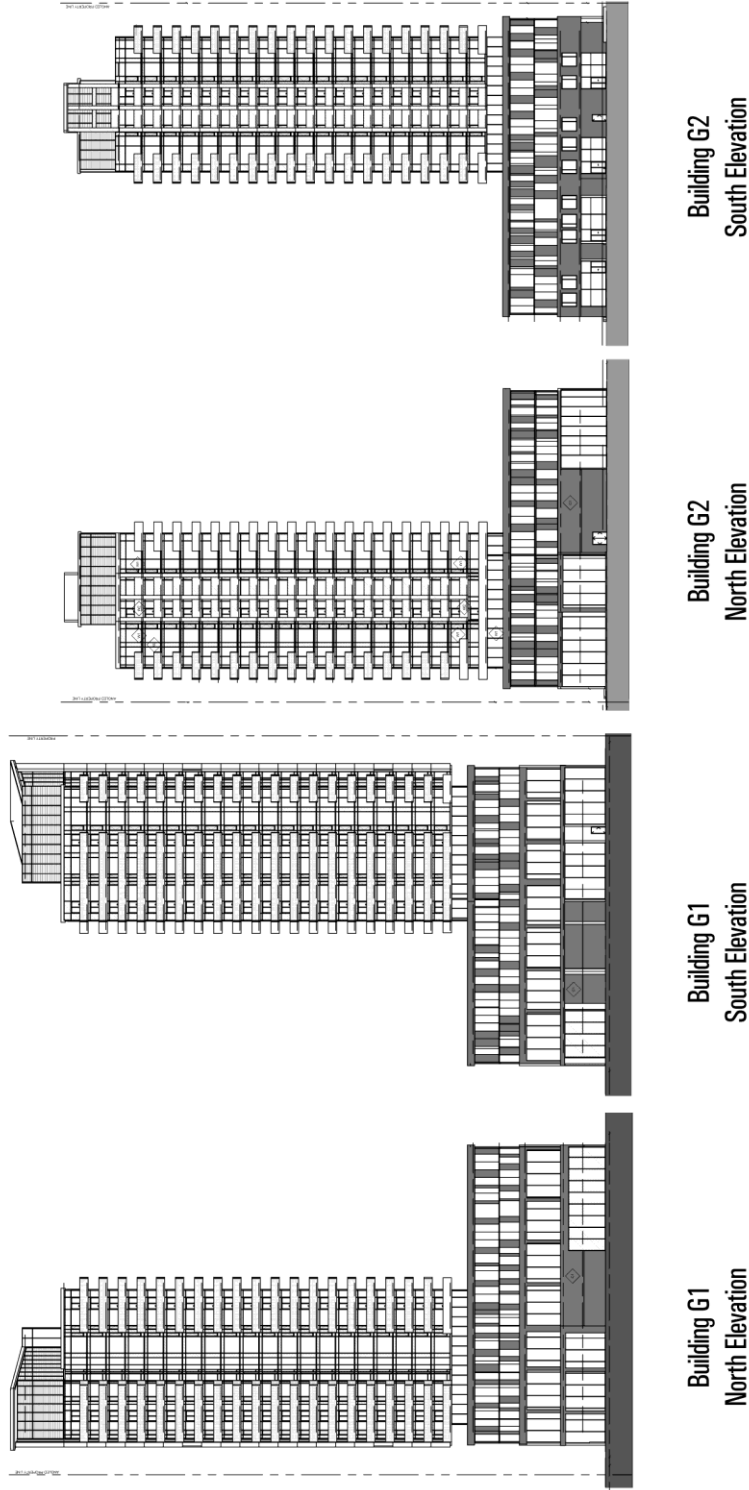
**Elevations - Block G**  
Applicant's Submitted Drawing

Not to Scale  
2/22/16

**1380 Midland Avenue**

File # 16 109705 ESC 37 0Z

**Attachment 8: Elevations – Block G**



**1380 Midland Avenue**

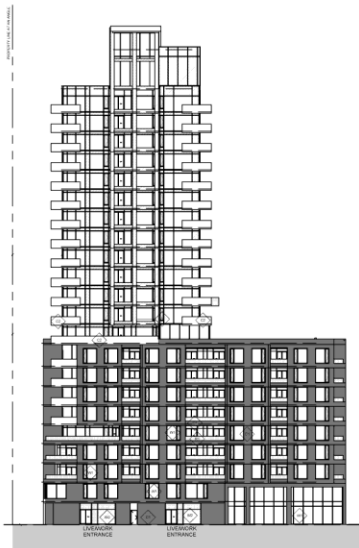
File # 16 109705 ESC 37 OZ

**Elevations - Block G**

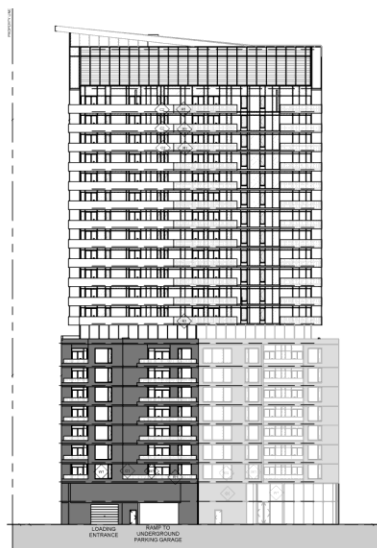
Applicant's Submitted Drawing

Not to Scale  
2/22/16

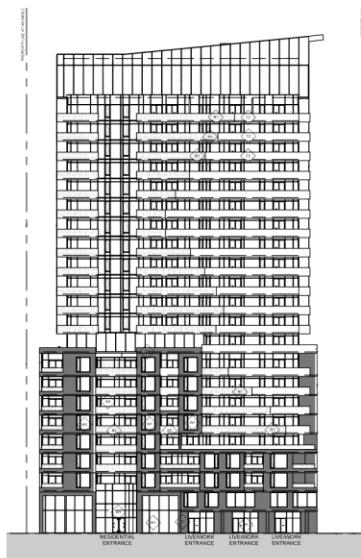
## Attachment 9: Elevations – Block H



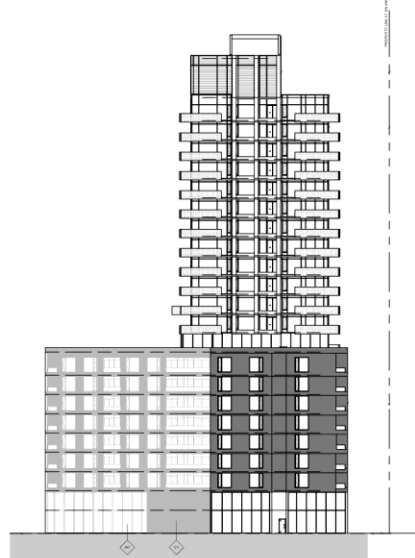
Building H  
North Elevation



Building H  
West Elevation



Building H  
East Elevation



Building H  
South Elevation

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### Elevations - Block H

Applicant's Submitted Drawing

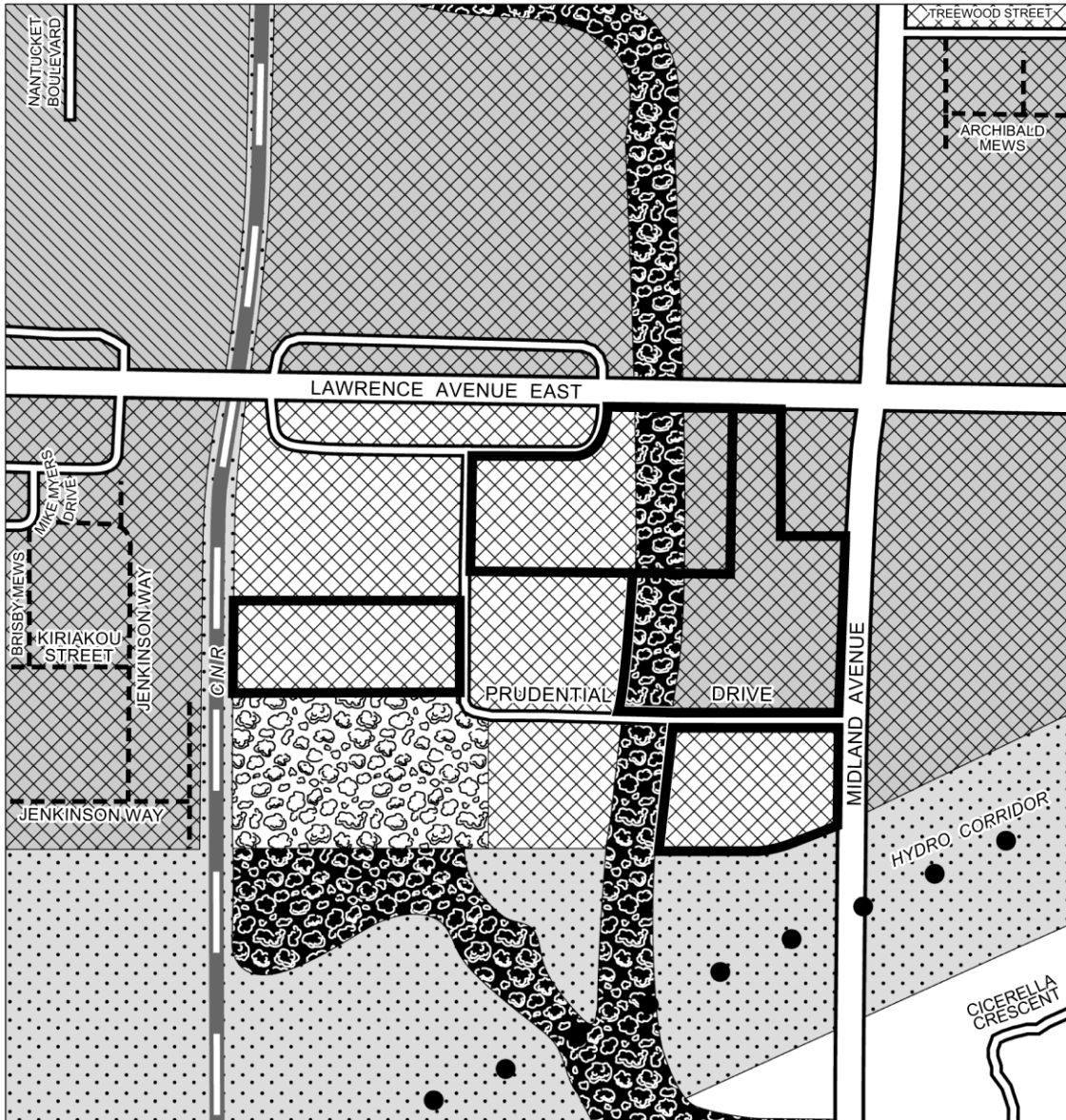
Not to Scale  
2/19/16

1-51 Prudential Drive

File # 16 109705 ESC 37 0Z

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# Attachment 10: Official Plan



201-211 Prudential Dr., 1-51 Prudential Dr., 2525-2545 Lawrence Ave. E.,  
300 Prudential Dr. and 1380 Midland Ave.

## Extract from Official Plan

File # 16 109705 ESC 37 0Z





## Attachment 12: Application Data Sheet

Application Type	Rezoning	Application Number:	16 109705 ESC 37 OZ
Details	Rezoning, Standard	Application Date:	January 28, 2016
Municipal Address:	2525-2545 Lawrence Ave E, 1380 Midland Ave, 1-51, 201-211, 300 Prudential Dr		
Location Description:	SCARBOROUGH CON D PT LOT 27 PLAN M1481 PT BLK G AND RP 64R9850 PART 1 **GRID E3709		
Project Description:	Proposed development of four separate blocks of vacant land southwest of Lawrence Avenue East and Midland Avenue. The proposal includes nine buildings ranging in height from 8 to 27 storeys, 1,752 dwelling units, 1,527 bicycle parking spaces and 1,779 vehicle parking spaces.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Devine Park LLP			Arsandco Investment Ltd

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods, Mixed Use Areas, Parks and Open Space Areas – Natural Areas	Site Specific Provision:	
Zoning:	A, OU and RAC, CR	Historical Status:	
Height Limit (m):	N/A	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	43317	Height: Storeys:	8-27
Frontage (m):	Varies	Metres:	13.9-95.1
Depth (m):	Varies		
Total Ground Floor Area (sq. m):	11815		<b>Total</b>
Total Residential GFA (sq. m):	140005	Parking Spaces:	1779
Total Non-Residential GFA (sq. m):	12420	Loading Docks	7
Total GFA (sq. m):	152425		
Lot Coverage Ratio (%):	27.2		
Floor Space Index:	3.5		

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m): 140005	0
Bachelor:	0	Retail GFA (sq. m): 3381	0
1 Bedroom:	1214	Office GFA (sq. m): 9039	0
2 Bedroom:	345	Industrial GFA (sq. m): 0	0
3 + Bedroom:	193	Institutional/Other GFA (sq. m): 0	0
Total Units:	1752		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Paul Johnson, Planner</b>
	<b>TELEPHONE:</b>	<b>416-396-7658</b>