



STAFF REPORT ACTION REQUIRED

250 Lawrence Avenue West and 219 Glengarry Avenue Official Plan and Zoning By-law Amendment Applications – Request for Direction

Date:	March 17, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	15 133424 NNY 16 OZ

SUMMARY

The applicant has appealed the Official Plan and Zoning By-law Amendment applications to the Ontario Municipal Board (OMB) due to Council's failure to make a decision on the applications within the time prescribed by the Planning Act.

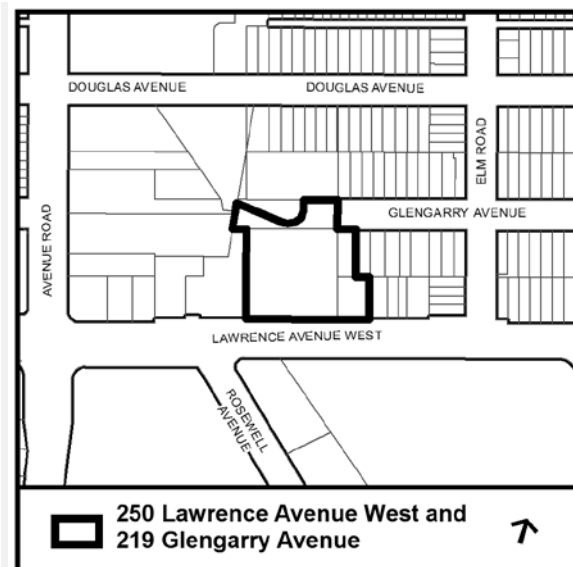
This application proposes to construct a 12-storey (39.34 metre high) residential condominium building containing 241 dwelling units with three levels of underground parking fronting on 250 Lawrence Avenue West and two 3-storey semi-detached dwellings fronting onto Glengarry Avenue. The existing three storey medical official building is proposed to be demolished.

This report recommends that the City Solicitor, together with City Planning and any other appropriate staff, attend the OMB hearing in opposition to the current proposal.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City



Planning staff and other appropriate staff, to attend the OMB hearing to oppose the Official Plan and Zoning By-law Amendment applications in their current form.

2. The City Solicitor and appropriate staff be authorized to continue discussions with the applicant to address the issues outlined in this report.
3. Should the OMB approve the applications, City Council authorize the City Solicitor to request that the OMB withholds its Order(s) approving the applications until such time as:
 - a. The Board has been advised by the City Solicitor that the proposed Official Plan and Zoning By-law Amendments are in a form satisfactory to the City;
 - b. A Section 37 Agreement has been executed to the satisfaction of the City Solicitor.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Preliminary Report dated April 22, 2015, was heard at Community Council on May 12, 2015.

A copy of the Preliminary Report can be viewed at the following link:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-79528.pdf>

ISSUE BACKGROUND

Proposal

Original Proposal

The original application received on March 27, 2015, proposed to re-designate the property under the Official Plan from *Neighbourhoods* to *Apartment Neighbourhoods* and amend the former Toronto By-law 438-86 and the new City-wide By-law 569-2013 to permit an 11-storey (40.2 metre high) apartment fronting onto Lawrence Avenue West, a pair of semi-detached dwellings on the south side of Glengarry Avenue and three townhouse dwellings at the western terminus of Glengarry Avenue. The development was proposed to have a total residential gross floor area of 21,305 square metres and a Floor Space Index (FSI) of 3.66 including the portion of the site that is beyond the 10 metre top of bank and an FSI of 4.2 based on a site area of 5,064.3 square metres excluding the lands beyond the 10 metre top of bank.

Revised Proposal

There has been demonstrated improvements to the proposal since the first submission in March 2015 to the revised submission from July 2016. The revisions included reduced scale and bulk of the proposed building, reduced density and coverage, revisions to the

on-site pedestrian and vehicular circulation, and improved open space areas including a proposed on-site parkland dedication with public access to the Douglas Greenbelt ravine.

The proposed building height and number of storeys have increased as well as the parking, however the building massing has been stepped back. This has provided improved transition of the building to the *Neighbourhoods* designation to the east, the proposed on-site parkland dedication and to the street.

Based on comments from Planning, Ravine and Natural Feature Protection and Toronto Region Conservation Authority staff, the applicant removed the three proposed townhouse units at the terminus of Glengarry Avenue to accommodate a required landscaped buffer between the proposed apartment building and the ravine. The two 3-storey semi-detached dwellings proposed at 219 Glengarry Avenue still remain part of the application.

The revised application has also provided for a varied buffer with an average of 10 metres along the long term stable top of bank that would be conveyed to the TRCA along the north side of the property.

The application has also included an on-site park land dedication of 477.82 square metres for a future public park with frontage on Glengarry Avenue adjacent to the proposed TRCA buffer and the proposed outdoor amenity space. (Please refer to Attachment #2: Site Plan, for location of on-site parkland dedication). Through discussions with staff, the revised submission also would provide pedestrian access from Lawrence Avenue West by a walkway contained within an 11.3 metre wide landscaped area at the southeastern edge of the site and through a 2.2 metre wide sidewalk along the eastern edge of the site to the proposed future public park at the northern portion of the site. This walkway would facilitate public access from Lawrence Avenue West to the proposed parkland and the Douglas Greenbelt.

Proposed Residential Building

The revised July 2016 application proposes an "L" shaped residential condominium building of 12 storeys (39.34 metres) in height with a rooftop indoor and outdoor south facing amenity space. The proposed total residential gross floor area would be 18,004 square metres with an overall density of 3.13 FSI including the portion of the site that is beyond the 10 metre top of bank with a building coverage of 18.96%, and an FSI of 3.6 based on a site area of 5,064.3 square metres excluding the lands beyond the 10 metre top of bank. This has decreased from the previous proposed 21,123 square metres gross floor area, 3.66 FSI including the portion of the site that is beyond the 10 metre top of bank and 27.90% coverage.

The proposed apartment building would be setback 5.5 metres from the west lot line and 5.65 metres from the south lot line and 24.9 metres from the east lot line.

There would be ground level residential units with below grade terraces and entrances along the south and west sides of the proposed building. Along Lawrence Avenue West,

Floors 2 through 7 are setback 4.45 metres from the front lot line. This provides for a 1.2 metre overhang at grade. Above the 7th floor the building steps back 3 metres at the 10th and 11th floors to provide a setback from the front lot line of 10.45 metres. At the 12th floor, the building is stepped back an additional 6.3 metres to provide a setback from the front lot line of 16.45 metres.

From the east lot line, floors 2 through 7 are setback 15 metres from the property line which increases to 20.12 metres for floors 8 through 9 and is stepped back further to 26.32 metres from floors 10 through 12.

From the west lot line, floors 1 through 7 are setback approximately 5.5 metres from the west lot line. Above the 7th floor, the building steps back 3 metres from the 8th through 12th floors to provide a setback from the west lot line of 8.5 metres.

From the north lot line, the proposed building is in conformance with a 45 degree angular plane projected from the *Neighbourhoods* designated lands to the north. The application does not conform to an angular plane to the east of the site from the *Neighbourhoods* designation and conically along the north east side of the building from the neighbourhoods designation. The proposed built form also does not conform to a front angular plane where the building projects at the terrace of the 10th storey as well as the balcony and a partial portion of the units on the 11th storey of the proposed building.

There is no 45 degree angular plane taken from the west side of the proposed apartment from 272-290 Lawrence Avenue West (which is in a *Neighbourhoods* designation) which currently contains a 3-storey office building.

The revised application also proposes an increase in indoor and outdoor amenity space with a total indoor amenity area of 560 square metres and a total outdoor amenity area of 748 square metres in comparison to the previous 518 square metres of indoor amenity space and 518 square metres of outdoor amenity space.

The proposed apartment building would include 241 apartment units as well as the 2 grade-related semi-detached units on Glengarry Avenue. This equates to a reduction of 18 units from the original submission. Seven units in the building would face Lawrence Avenue West with unit access via an interior common corridor or from outside. The average unit size would now be 68 square metres (731.95 square feet) compared to the original average unit size of 71 square metres (764.24 square feet).

Vehicular access has been revised from the first submission from a three lane driveway to a two lane driveway from Lawrence Avenue West which would include a centre median. The driveway would lead to the underground garage ramp and the Type "G" loading space which have been relocated southerly towards the central portion of the building. The revised proposal also includes an increase of 10 parking spaces with a total of 241 parking spaces. The loading space, driveway and ramp have been rearranged to allow the internal amenity space and adjacent external amenity space to be provided along the TRCA buffer lands to the north of the building.

Proposed Semi-detached Units

As per the first submission, the applicant is proposing two 3-storey semi-detached units at 219 Glengarry Avenue. Vehicular access for the semi-detached dwelling units would be provided off of Lawrence Avenue West and pedestrian access would be provided off of Glengarry Avenue. The semi-detached units would contain a flat-roof and an overall proposed height of 10.57 metres. The proposed semi-detached building depth is 10 metres and width is 5.5 metres. The semi-detached dwellings have a front yard setback of 6.51 metres, an east side yard setback of 1.06 metres from the existing triplex to the east at 217 Glengarry Avenue and no side yard setback from the adjacent landscaped areas and driveway portion of the proposed apartment building.

Parking spaces for the semi-detached dwellings are provided by integral parking garages located at the rear basement level of each unit with one space per unit. Garbage storage will be located at the rear of the units and will be transferred to the front of the units at Glengarry Avenue on pick up day.

Comparison Chart

See below for a comparison chart of the initial application submitted in March 27, 2015 to the revised application submitted on July 4, 2016.

250 Lawrence Avenue West		
Site Statistics	Original Submission (March 2015)	Submission 2 (July 2016)
Total Gross Floor Area	21,305m ²	18,004m ²
FSI	4.2 (based on a site area of 5,064.3 m ²)	3.6 (based on a site area of 5,064.3 m ²)
Number of Storeys	11-storey apartment building 3-storey semi-detached dwelling (x2) 3-storey townhomes (x3)	12-storey apartment building 3-storey semi-detached dwelling (x2)
Building Height	Apartment: 40.2m Semi-detached units: 10.57m Semi-detached units: 9.79m	Apartment: 39.34m Semi-detached units: 10.57m
Parking Spaces	225	241
Bicycle Spaces	194	181
Lot Coverage	27.90%	18.96%
Indoor Amenity Space	518m ² (1.96 m ² /unit)	560m ² (2.30 m ² /unit)
Outdoor Amenity Space	518m ² (1.96 m ² /unit)	748m ² (3.08 m ² /unit)
Unit Count	1 Bedroom: 44 1 + Den Bedroom: 90 2 Bedroom: 72 2 + Den Bedroom: 53 3 or more Bedrooms: 5 Total: 264	1 Bedroom: 74 1 + Den Bedroom: 60 2 Bedroom: 61 2 + Den Bedroom: 46 3 or more Bedrooms: 2 Total: 243

Site and Surrounding Area

The site is located approximately 120 metres east of Avenue Road on the north side of Lawrence Avenue West. The subject property has a frontage of 83.74 metres on Lawrence Avenue West, a frontage of 32.42 on Glengarry Avenue and a depth of 81.6 metres with a total lot area of 5766 square metres. This section of Lawrence Avenue West has a right of way of 27 metres.

The site is currently occupied by a 3-storey medical office building, known as Lawrence Park Medical Centre with approximately 31 businesses and services on site as of 2014. A large surface parking area services the medical office building on its east and north sides. Access to the subject site is currently provided by a two way driveway located just east of the office building. The existing building has a gross floor area of 2,800 square metres.

The property at 219 Glengarry Avenue included in the proposal fronts onto the south side of the local road with rear entry garage access at the basement level of the triplex dwelling from Lawrence Avenue West via an access easement. The triplex contains 3 rental units.

Surrounding uses are as follows:

North: To the north of the subject site is the Douglas Greenbelt ravine lands that extends north between the subject site to Douglas Avenue. North of the Douglas Greenbelt there is a private apartment property that extends to the corner of Woburn Avenue and Avenue Road. The private apartment property includes 3 storey semi-detached units and a 5-6 storey apartment building fronting onto Avenue Road and Sylvan Valley Way. Further to the north are single and semi-detached dwellings generally on narrow lot frontages.

South: Immediately to the south of the site is Lawrence Avenue West, a 4 lane major street with a 27 metre right of way. Beyond Lawrence Avenue West is the Rosewell Garden Apartment site with apartment buildings ranging from 5-8 storeys (164-170 Cheritan Avenue and 435-515 Rosewell Avenue) and Lawrence Park Collegiate. Further south are Glenview Senior Public School, the John Ross Robertson Junior School, the Chatsworth Ravine and a low rise residential neighbourhood.

East: Immediately to the east along Lawrence Avenue West are multiple unit residential buildings comprised of 2 and a half storey triplex buildings which are accessed from a driveway leading from Lawrence Avenue West to rear entry basement garages. East of 219 Glengarry Avenue, on the south side of Glengarry Avenue are three, 2 and a half storey triplex buildings. Further east along Lawrence Avenue West and within the internal streets to the east of the subject site there are 2 storey single and semi-detached dwellings.

West: Immediately to the west is a 3 storey office building containing medical, financial, insurance, accounting and computer consulting offices. To the west of the office

building there is a 3-storey apartment building, and two 2-storey commercial office buildings which include the Carlson Wagonlit Travel office and one vacant building. At the northeast corner at Avenue Road and Lawrence Avenue West (1507 Avenue Road) is a 1 storey commercial building containing a Mac's convenience store and a Subway Sandwich shop. This property falls within the Avenue Road Avenue Study area.

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 healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that provincial interests are upheld.

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 be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff have reviewed the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Under the Official Plan the subject properties are designated as *Neighbourhoods*.

Neighbourhoods are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, semi-detached and walk-up apartments up to four storeys. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities.

The Official Plan states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. In addition, physical changes to established *Neighbourhoods* must be sensitive and fit its existing context and physical character.

Policy 4.1.5 of the Official Plan requires development in established *Neighbourhoods* 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;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Prevailing patterns of rear and side yard setbacks and landscaped open space.

The Official Plan states in Policy 4.1.7 that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of the Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 4.1.5 (above), having regard to both the form of development along the street and its relationship to adjacent development in a *Neighbourhood*.

The plan also speaks to the amendment of a *Neighbourhoods* designation to *Apartment Neighbourhoods* designation when the site is surrounded by a *Neighbourhoods* designation. The Official Plan's Healthy Neighbourhoods policies in section 2.3.1 policy 3 states that intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an Avenue Study, or area based study.

This section of Lawrence Avenue West is not located within an Avenue overlay, as per Map 2 in the Official Plan and is east of the Avenue Road Avenue Study area.

Other relevant policies which have been used to review this development proposal include those in Section 2.3.1 *Healthy Neighbourhoods*, 3.1.1 *The Public Realm*, 3.2.1 *Built Form*, 3.2.1 *Housing*, 3.4 *The Natural Environment*, 4.2 *Apartment Neighbourhoods*, 5.1.1 *Height and/or Density Incentives*, 5.3.1 *The Official Plan Guides City Actions* and 5.3.2 *Implementation Plans and Strategies for City-Building*.

The Toronto Official Plan is available on the City's website at:

www.toronto.ca/planning/official_plan/introduction.htm

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the *Healthy Neighbourhood*, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilised apartment sites in *Apartment Neighbourhoods*. In particular, the *Healthy Neighbourhood* policies have been strengthened with respect to situations where development is proposed in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

More information regarding OPA 320 can be found here:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=c860abe3a6589410VgnVCM10000071d60f89RCRD>

Zoning

The site is subject to the former Toronto Zoning By-law 438-86 and the new City-wide By-law 569-2013.

Under the former Toronto Zoning By-law 438-86, the site is designated R2 Z0.6. This designation permits residential building types including detached houses, semi-detached houses, semi-detached, duplexes, triplexes, fourplexes and apartment buildings. The permitted frontage is 7.6 metres and permitted density is 0.6 times the area of the lot. The permitted height on the subject site is 10 metres.

Under the City-wide Zoning By-law 569-2013, the portion of the site that fronts on to Lawrence Avenue West is designated R (f7.5;d0.6)(x980) and the north east portion of the site adjacent to Glengarry Avenue is designated R (7.5;d0.6) (x604). The "R" zone permits residential building types including detached houses, semi-detached houses, semi-detached, duplexes, triplexes, fourplexes and apartment buildings. The permitted frontage is 7.5 metres and permitted density is 0.6 times the area of the lot. The permitted height on the subject site is 10 metres. Exemption 980 pertains to the site that fronts on to Lawrence Avenue West and gives specific permissions for building dimensions for a medical office. Exemption 640 which pertains to the north east portion of the site adjacent to Glengarry Avenue gives specifications to permit a parking facility on this portion of the site.

Avenue Road Avenue Study

The site is within close proximity to Avenue Road located west of the subject site. An Avenue Road Avenue Study was conducted for lands fronting on to Avenue Road between Lawrence Avenue West and Wilson Avenue. The primary focus of the study was to create a framework for new developments along Avenue Road which includes new zoning permissions and urban design guidelines. The study was completed in 2008 and resulted in Zoning By-law 107-2010. The By-law provides site by site development permissions. At its maximum, it permits a mixed use mid rise development of 7 storeys with a maximum gross floor area of 300% of the lot of which 200% of the lot could be used for commercial purposes. Height in the Avenue Road Zoning By-law is also regulated by angular plane provisions.

The site is not located within the Avenue Road Avenue Study Area.

Avenue & Mid-Rise Buildings Study

At its meeting on July 6, 7 and 8, 2010, City Council adopted a staff recommendation to use the Performance Standards for Mid-Rise Buildings in the “Avenues & Mid-Rise Buildings Study” (May 2010) in evaluating future mid-rise building development applications for a two year monitoring period. At that time, Council provided City Planning with a series of directions to encourage the realization of the 'vision' of the *Avenues* more quickly, and to monitor the Performance Standards over a two-year period.

The Performance Standards are guided by Official Plan objectives to create healthy, liveable and vibrant main streets while protecting the stability and integrity of adjacent *Neighbourhoods*. They are intended to provide simple, straightforward guidance for those seeking to develop mid-rise projects on the *Avenues*.

In November 2013, City Council extended the monitoring period to the end of May 2014, and directed City Planning to include resident and ratepayer groups as stakeholders in any consultations.

In May 2014, City Planning provided an update to the monitoring period to Planning and Growth Management Committee. The Performance Standards are available on the City's website at: <http://www.toronto.ca/planning/midrisestudy.htm>

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017. Refer to the Council Decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

and

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

While the subject lands are not on an *Avenue*, the approved 2010 Mid-Rise Building Performance Standards and the 2016 Mid-Rise Building Performance Standards Addendum have been used to inform the review and assessment of the proposal.

Site Plan Control

A Site Plan Control application is required. The applicant submitted a Site Plan Control application on June 30, 2016 which is currently under review.

Reasons for Application

An Official Plan Amendment application is required to re-designate the site under the Official Plan from *Neighbourhoods* to *Apartment Neighbourhoods* to permit the proposed 12 storey apartment building.

An application to amend the former City of Toronto By-law 438-86 and City of Toronto Harmonized Zoning By-law 569-2013 is required to permit a apartment building, increased height and density on site, and to provide for appropriate development standards.

Community Consultation

A community consultation meeting was held on June 8, 2015, at Lawrence Park Collegiate Auditorium. In attendance at the meeting were approximately 250 members of the public, city staff, the applicant's team and the local Councillor. At the meeting several concerns were raised by residents with regards to:

- The proposed Official Plan Amendment to allow for higher density in a *Neighbourhoods* designation.
- The proposed height, massing and density and the building's fit within the context of the immediate area where the tallest building is 7-8 storeys. Residents expressed a preference for a mid-rise style building such as those seen on Avenue Road with appropriate transition to *Neighbourhoods* designations. Residents recognized that Lawrence Avenue West is not identified as an *Avenue* under the Official Plan and therefore is not designated for growth at the proposed scale.
- The potential shadow and overlook impacts with regards to the height and scale of the building in close proximity to other *Neighbourhoods* designated properties.
- The opportunity to implement building materials and energy efficient building functions in the new development. Residents encouraged the applicant to design the building to be more energy efficient.
- The precedent this type of development would have on other similar sites adjacent to the subject site along Lawrence Avenue West that may redevelop in the future.
- The loss of the existing Medical Office space on site. Residents would prefer if a medical office use could be accommodated at the base of the building or some other type of amenity.
- Traffic increase in an area that experiences significant traffic volumes. Residents specifically addressed the applicant's traffic study and proposal of vehicular left turns out of the site that are currently not permitted. There were also concerns expressed about guests parking along Glengarry Avenue when visiting the proposed townhomes and semi-detached dwellings.

- The overcapacity of schools currently in the area and the additional demand for school capacity.
- The Douglas Ravine protection and public access to the ravine and how that will be addressed with this proposal.
- The storm sewer on the subject site which would need to be replaced. Residents expressed concerns with regards to the capacity and maintenance of this storm sewer and ultimate ownership by the City.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 and the Growth Plan for the Greater Golden Horseshoe are high-level and broad reaching documents. The City is a development area and infill is encouraged under these policies. However, the tenor of both the PPS and the Growth Plan is that planning authorities are responsible for identifying appropriate locations for growth. Intensification and redevelopment is to be provided in areas that take into account the existing building stock or area and availability of infrastructure and public service facilities that meet projected needs.

Within this framework, the PPS recognizes that the Official Plan is the most important vehicle for implementing PPS requirements and that comprehensive, integrated and long term planning is best achieved through municipal official plans. The proposal does not conform to the policies of the Official Plan as discussed below. Therefore, the proposed scale and intensity of the proposed apartment building does not conform to the Provincial Policy Statement 2014.

The Growth Plan 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. The Growth Plan strives, among other things, to direct growth to areas of urban intensification. It requires municipalities to set clear targets for population and employment growth. The Growth Plan also directs growth to *urban growth centres, intensification corridors, major transit station areas, brownfield sites* and *greyfields* to provide a key focus for transit and infrastructure investments to support future growth. This implies that not all locations are to be a focus for accommodating intensification. There are areas that are meant to change and areas that are meant to remain stable.

This site is not located in a growth centre or along an intensification corridor as identified by the Growth Plan. Similarly to the PPS, the Growth Plan in Section 2.2.3 General Intensification, policy 6 it states that, "All municipalities will develop and implement through their Official Plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target."

The City of Toronto utilizes the Official Plan as a tool to envision how and where the City will grow to the year 2031 and as per the Growth Plan recommends areas to achieve intensification. Within the Plan, specific areas are designed for intensification. The Plan identifies these areas as the *Downtown*, *Centres* and *Avenues*. The subject site is not located within these identified areas for intensification. Although some intensification on this site may be acceptable given its location and size, the scale of intensification proposed is not appropriate given the Official Plan policy framework.

Therefore, the proposed 12 storey apartment building does not conform and conflicts with the Growth Plan.

Land Use

As discussed above, the site is comprised of two lots, one fronting onto Lawrence Avenue West and the other fronting on to Glengarry Avenue. The site is located in a *Neighbourhoods* designation where development is to respect and reinforce the existing context of the area. The applicant is seeking permission to re-designate the site under the Official Plan to *Apartment Neighbourhoods* to permit a 12-storey residential building on the portion of the site fronting on to Lawrence Avenue West and two 3-storey semi-detached units fronting on to Glengarry Avenue.

Similar to *Neighbourhoods*, *Apartment Neighbourhoods* are stable areas where significant growth is generally not anticipated. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

Properties along this stretch of Lawrence Avenue West are generally designated *Neighbourhoods* except for select properties at major intersections such as Bathurst Street, Avenue Road and Yonge Street that are designated *Mixed Use Areas* and contain an *Avenues overlay*, and the properties located along Rosewell Avenue designated *Apartment Neighbourhoods*.

The subject site is part of a series of five sites fronting on Lawrence Avenue West just west of sites designated as *Avenues* along Avenue Road. These properties are also bounded by the Douglas Greenbelt to the north (a valley and creek system that runs to the north of the subject site as well as properties to the west of the site), to the south by Lawrence Avenue West, to the east by detached residential dwellings and to the west by the Avenue Road Avenue Study area.

Although the subject site is designated as *Neighbourhoods*, as well as sites within this area to the west, they contain uses not generally typical of a *Neighbourhoods* designation which include commercial, medical office and apartment uses. Moving westward from

the subject site, this includes a 3 storey office building at 272 Lawrence Avenue West (containing medical, financial, insurance, accounting and computer consulting offices), a 3-storey apartment building at 284 Lawrence Avenue West, and two 2-storey commercial office buildings which include the Carlson Wagonlit Travel office and one commercial building at 286-290 Lawrence Avenue West. These uses are extensions of the Avenue Road commercial/residential fabric however, were not included in the Avenue Road Avenue Study, given their *Neighbourhoods* designation, do not contain an *Avenues* overlay, and do not front onto Avenue Road. The Douglas Greenbelt acts as a topographic boundary for these sites with apartment/office uses. East of the site properties take on a more typical residential character in the form of triplexes, semi-detached and detached residential dwellings.

Staff are open to the Official Plan amendment for the portion of the site fronting onto Lawrence Avenue West as long as an appropriate mid-rise built form is proposed that transitions in scale to the *Neighbourhoods* designation to the north and east, and an appropriate height and density on site.

Apartment Neighbourhoods designations are stable areas similar to *Neighbourhoods* and would permit more density on a larger site while having regard for the stable *Neighbourhoods*. For the purpose of this report, staff evaluated the built form using the *Apartment Neighbourhoods* policies.

Staff however, do not support a redesignation of the property at 219 Glengarry Avenue as this site will be redeveloped with two semi-detached units and parkland which are permitted in a *Neighbourhoods* designation.

Site and Area Context

In section 2.3.1, Healthy Neighbourhoods, in the Official Plan, Policy 1, speaks to *Neighbourhoods* and *Apartment Neighbourhoods* and considers these designations to be physically stable areas. Development within *Neighbourhoods* and *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes, and open space patterns in these areas.

The Plan goes on to say in Policy 3, of the same section, that intensification of land adjacent to *Neighbourhoods* will be carefully controlled so that neighbourhoods are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an *Avenue Study* or area based study.

This is echoed in Section 5.3.1, Policy 3, of the Plan which states that amendments to this Official Plan that are not consistent with its general intent will be discouraged. Council will be satisfied that any development permitted under an amendment to this Plan is compatible with its physical context and will not affect nearby *Neighbourhoods* or

Apartment Neighbourhoods in a manner contrary to the neighbourhood protection policies of this Plan. When considering a site specific amendment to this Plan, at the earliest point in the process the planning review will examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy change are appropriate.

This application was reviewed and considered based on the immediate planning context. Adjacent to the subject site to the west at 272 Lawrence Avenue West, is a property with a similar depth to the subject site. Based on the context of these sites, and that they are bounded naturally from the *Neighbourhoods* designation to the east and north and to the west by the Avenue Road Avenue Study area, staff have utilized the Mid-Rise Performance standards to aid in sensitive and appropriate transition to the *Neighbourhoods* designation. Through careful application of these standards, future built form typology for properties to the west of the subject site along Lawrence Avenue West can also be achieved.

Building heights for these sites should respect the Lawrence Avenue West 1:1 ratio (27 metre right of way) and transition appropriately from Avenue Road to better fit adjacent to the 5 to 7 storey build out of properties facing Avenue Road as stipulated in the Avenue Road zoning by-law.

Development on the subject site has the potential for precedent for future developments along this stretch of Lawrence Avenue West and in particular the property adjacent to the site to the west. Therefore, it is important that careful consideration be made with respect to the scale and height of the proposed building and its fit within the context of the area.

The site has frontage on Lawrence Avenue West which contains 4 vehicular lanes, a 27 metre right of way and is considered a Major Street under the Official Plan. The Lawrence Avenue West fronting portion of the site is also one of the largest properties along the stretch of Lawrence Avenue West between Bathurst and Yonge Street, except for two school sites at 1451 Avenue Road (Havergal College) and 125 Chatsworth Drive (Lawrence Park Collegiate).

As per Official Plan policies in the *Healthy Neighbourhoods* and *Built Form* sections, the built form proposed should take into consideration the surrounding built form context, existing and planned, along Lawrence Avenue West and in the surrounding area. This includes the full potential build out of properties to the west of the site.

The Official Plan describes existing context as what is there now. Properties to the west of the subject site, east of Avenue Road, on the north side of Lawrence Avenue West are designated *Neighbourhoods* and contain 2-3 storey apartment or office uses. Just east of the subject site are 1-3 storey residential dwellings in the form of duplexes and single family dwellings. On the south side of Lawrence Avenue West just east of Avenue Road is Havergal College (a 3 storey private secondary school), apartments at 451-515 Rosewell Avenue that range from 8 storeys fronting on Lawrence Avenue West down to 5 storeys as you move south along Rosewell Avenue, Lawrence Park Collegiate (a four

storey secondary school) and 1-2 storey single detached dwellings. Within the existing immediate context of the area, the tallest building is 8 storeys (located at 515 Rosewell Avenue).

The properties at the north-east and north-west corners of Lawrence Avenue West and Avenue Road are located along an *Avenues* overlay in the Official Plan and subject to the Avenue Road By-law as a result of the Avenue Road Avenue Study. Based on the depth of site, the Zoning By-law allows for buildings between 5 and 7 storeys. Currently existing on Avenue Road is a 1-3 storey main street character. Blocks along Avenue Road are beginning to see revitalization by way of new mid-rise buildings between 5 and 7 storeys.

The Official Plan refers to the planned context as what is intended in the future. In this instance, the planned context is set through Official Plan policies for *Healthy Neighbourhoods*, *Built Form* and *Neighbourhoods* as well as the former City of Toronto By-law 438-86 and the City of Toronto Harmonized Zoning By-law 569-2013. Although the Mid-Rise Performance standards do not technically apply to this site, they can be used to guide for the design of mid-rise developments across the City whether located in *Avenues* or otherwise.

In relation to the existing and planned built form context, the application for a 12 storey building of 39.94 metres would be the tallest in the area and set a precedent for future development along Lawrence Avenue West. The Mid-Rise Performance Standards speak to the height of Mid-Rise buildings being no taller than the width of the right of way. In this case, the building should contain a total height of 27 metres. Furthermore, development on-site should respect and reinforce the character of the surrounding *Neighbourhood* to the east and west of the site and provide a gradual transition of scale and density to these areas.

The proposed building at its current height does not fit within the context of the surrounding *Neighbourhoods* designation and immediate area context both existing and planned.

Development Limitations on Site

The building location and site organization is limited by existing and future proposed conditions/areas for protection on site.

The northern portion of the subject site is adjacent to the Douglas Greenbelt ravine lands which contains an open creek just north of site. These lands are within the City of Toronto Ravine and Natural Feature Protection By-law. At the northern limit of the site, the creek enters into an existing pipe where it travels in a southeasterly direction through the site until it crosses under Lawrence Avenue West and to the Lawrence Park Collegiate sports field across the street. The subject site also contains an existing 25 metre overland flow route associated with the enclosed creek that travels along the existing underground pipe. There are no easements associated with the existing below grade and at-grade stormwater management facilities on site.

The applicant is proposing to replace the pipe on site and realign the pipe to run along the eastern edge of the site. A 22 metre unencumbered overland flow route is required along the new underground pipe, as well as easements in favour of the City.

The Toronto and Region Conservation Authority (TRCA) also requires a buffer from the top of slope to the long term stable top of bank of the adjacent Douglas Greenbelt creek and additionally a varied 10 metre buffer from this long term stable top of bank. The exact dimensions of the buffer between the top of slope to the long term stable top of bank still need to be determined by the applicant through consultation with TRCA staff.

The applicant is also required to provide a 577 square metres of on-site parkland dedication. This dedication is required to be unencumbered and should not be located within the overland flow route or any buffers to the Douglas Greenbelt. The applicant is currently proposing 477.82 square metres of on-site parkland dedication at the north-east edge of the site. This dedication is partially currently located within the overland flow route.

Development is not permitted within the required buffers adjacent to the Douglas Greenbelt, the overland flow route and the proposed on-site parkland dedication. Therefore, these protected areas limit where development can be proposed on site.

Building Location and Site Organization

Built Form Policy 3.1.2 requires new development to be located and organized to fit with its existing and/or planned context. It should frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces. The subject site's generous depth and frontage along Lawrence Avenue West as well as inclusion of on-site parkland dedication provide for opportunity to frame, support and animate the street frontage and on-site park dedication.

The proposed "L" shaped apartment building would abut along the west and south lot lines with a 5.5 metre setback from the west and 5.65 metre setback from the south lot line. At the north lot line a 2 metre setback is proposed from the rear outdoor amenity area to the TRCA Ravine and Natural Feature protection limit. The building would be setback 24.9 metres from the east lot line at grade and reduces to approximately 15.0 metres from Floors 2 through 7 due to building massing situated above the driveway access at grade.

Ground floor residential units with sunken entrances and terraces front along the south of the property along Lawrence Avenue West and on the west side of the property.

In order to enhance the public realm and fit into the character of the existing street which provide entrances at grade or slightly raised to accommodate natural grade changes, proposed ground floor units facing Lawrence Avenue West should provide at grade entrances and patios.

The applicant also proposes a 19 metre wide curb cut at the Lawrence Avenue West vehicular access. The proposed curb cut is excessive and will aggravate pedestrian vehicular conflict along the public street. A revised curb cut length to more typical standards of 6 to 9 metres with a tight radius is recommended by Planning and Transportation Services staff.

The applicant is also proposing a 4.6 metres driveway ingress and egress for vehicles. Staff suggested these should be revised to a standard width of 3 metres and that the two proposed car share parking spaces located on the east side of the site adjacent to the driveway should be relocated to the underground garage to allow for a larger landscape open space.

At the rear of the property, a 2 metre setback is proposed from the varied 10 metre buffer from the long term stable top of bank to the rear indoor amenity area. In addition to the walkway and access door provided onto the ravine at the rear of the building from this amenity space, staff recommend this rear setback be increased to 4 metres to allow for outdoor amenity space with both seating and a walkway to help animate the Douglas Greenbelt Ravine.

Overall removal of below grade entrances and sunken terraces, reduction of curb cut and driveway widths and improved connection of the indoor amenity space at the rear to the ravine will improve the connection and fit of the proposed building with surrounding sites, the proposed on-site park dedication, and Lawrence Avenue West.

Height, Massing, Density and Transition and Shadow

The *Built Form* policies of the Official Plan encourage new development to support adjacent streets, parks and open spaces. These policies seek to locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions to provide an attractive, comfortable and safe pedestrian environment.

The Official Plan states in Section 3.1.2, *Built Form*, that new development will be massed and exterior façade will be designed to fit harmoniously into its existing and or planned context and will limit its impact on neighbouring streets, parks, open spaces and properties by (a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion and (f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

The Mid-Rise Performance Standards use the street right of way as a guide to achieving proper street proportion by allowing for sunlight on the street and to provide appropriate transition in scale to adjacent *Neighbourhoods*. The Mid-Rise Performance Standards should be used as a tool when evaluating the proposed mid-rise building to achieve appropriate transition to the *Neighbourhoods* designation surrounding the site as well as appropriate street proportion.

The Mid-Rise Performance standards suggest that a mid-rise building height should not exceed the height of the right of way. Therefore, the height of the proposed building should not exceed the 1:1 ratio of the Lawrence Avenue West right of way of 27 metres. The proposal should also fit within the existing context of the 8 storey building across the street at 515 Rosewell Avenue.

The existing context along this segment of Lawrence Avenue West, in particular the physically stable *Neighbourhoods* parcels to the east, comprise of primarily of 2-storey brick residential buildings. To fit within this existing context staff recommend a 2-storey expression that integrates masonry materials into the base of the proposed building to complement the existing 2 storey residential fabric along Lawrence Avenue West.

The Official Plan also speaks to transition of buildings down to lower scale *Neighbourhoods*. The Official Plan states in Section 4.2.2 (a) that *Apartment Neighbourhoods* will contribute to the quality of life by locating and massing new buildings to provide a transition between the areas of different development intensity and scale, through means such as providing setbacks from, and/or stepping down of heights towards, lower scale *Neighbourhoods*.

Furthermore, the Official Plan, in Section 4.2.2 (b) and (c), requires locating and massing of new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods* particularly during the spring and fall equinoxes and 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.

Transition to *Neighbourhoods* designations are generally applied through 45 degree angular planes from the property line of the adjacent *Neighbourhoods* designation. In the original submission, the applicant pursued an alternative method of applying the angular plane from the east and west property lines. This alternative method consisted of projecting a 45 degree angular plane from 10 metres above grade at the east property line where the zoning height limit of the adjacent easterly property at 232 Lawrence Avenue West is 10 metres. This alternative method for projecting the 45 angular from the *Neighbourhoods* designation is not practiced at the City of Toronto.

The building should adhere to a 45 degree angular plane projected from property lines of adjacent *Neighbourhoods* designations, as proposed through the Mid-Rise Guidelines and Official Plan to provide an appropriate transition to the *Neighbourhoods* designation to the north and east of the site.

The proposal should conform to a 45 degree angular plane taken from the entire east property line of the adjacent 2-storey residential home at 232 Lawrence Avenue West. This will result in a built form on Lawrence Avenue West that steps down to the easterly portion of the site, providing transition to the adjacent lower 2-storey housing in the *Neighbourhoods* designation.

With regards to appropriate transition to the adjacent *Neighbourhoods* designations at the rear of the site, the building should adhere to a rear 45 degree angular plane taken at grade from the westerly boundary of 219 Glengarry Avenue that then rotates in a conical fashion at the south west corner of 219 Glengarry Avenue. The 45 degree angular plane should then continue along the south property line of both 219 and 217 Glengarry Avenue with an additional conical rotation at the south west corner of 215 Glengarry Avenue. Building adherence to the 45 degree angular planes at the adjacent *Neighbourhoods* designated properties creates a stepping down of height in scale to the lower 2-storey buildings in the *Neighbourhoods* designation, respecting the scale of the residential properties as well as would aid in limiting shadow impact on the adjacent *Neighbourhoods* properties to the east.

The proposed building mass should also adhere to a front 45 degree angular plane projected from 21.6 metres above grade at the property line where 21.6 metres equals 80 percent of the existing 27 metre right of way width. The front angular plane has been shown correctly on the revised drawings. In review of these elevations, the terrace of the 10th storey as well as the balcony and a partial portion of the units on the 11th storey of the proposed building projects into the front 45 degree angular plane. In order to reduce visual bulk on the street, staff recommend the applicant meet the front angular plane requiring a greater front setback of the 8th. This would create a 7 storey streetwall height in good proportion to Lawrence Avenue West. In order to meet the angular plane to the *Neighbourhoods* designation to the east staff encourage a stepping down of the streetwall height from 7 storeys to 5 storeys from west to east towards the two-storey residential dwelling at 232 Lawrence Avenue West.

According to the shadow study, the proposed apartment building illustrates shadow impact on *Neighborhoods* to the east for 4 hours from 2:18 p.m. to 6:18 p.m. and within the ravine for approx 3 hours from 10:18 a.m. to 1:18 p.m. during the spring and fall equinoxes. The proposal also illustrates shadow impact on the on-site parkland dedication at the north of the subject site for 3 hours from 1:18 p.m. to 4:18 p.m.

Revised massing is required to reduce shadow impact on the *Neighborhoods* to the east of the proposal. Staff also recommend revision of building massing and reduction of height along the rear deep portion of the building to address shadows on the on-site park dedication in the afternoon.

By not exceeding the 1:1 scale with Lawrence Avenue West and correctly demonstrating the proper transition to *Neighbourhoods* to the east and northeast, provided through appropriate 45 degree angular planes, the proposed building will have less shadow impact on the adjacent *Neighbourhoods* to the east and northeast and would better fit within the existing and planned context of Lawrence Avenue West. Revision to the building massing and height would also reduce the overall density proposed on site of 3.6 times the area of the lot.

The applicant proposes to demolish the existing 3-storey building at the northeast corner of the subject site at 219 Glengarry Avenue. On this portion of the site, the applicant

proposes to construct two 3-storey semi-detached residential dwellings. Residential dwellings at 219-213 Glengarry Avenue have vehicular access from a rear lane with ingress/egress off of Lawrence Avenue West. The applicant would maintain access off of Lawrence Avenue West for the proposed semi-detached units. The heights of these semi-detached units are 10.57 metres. Planning staff support the replacement of this existing housing stock and have no objection to the built form proposed.

Planning and Parks staff have however encouraged the applicant to recognize the potential to use this portion of the site for parkland dedication as it would allow for direct access to the Douglas Greenbelt and has the potential to be connected along the property of 250 Lawrence Avenue West to the Lawrence Avenue West frontage by way of a pedestrian greenway. Staff have identified that 219 Glengarry Avenue would provide an ideal candidate for additional parkland dedication. If pursued, this would require further collaboration between Parks staff and the applicant to address existing site grading issues to create a unique public park.

Loss of Medical Office Use

The proposal to demolish the existing medical office building fronting onto Lawrence Avenue West, also known as the Lawrence Park Medical Centre was cited as a concern by residents at the Community Consultation Meeting held on June 8, 2015.

At the meeting, residents identified the value of the existing medical building as a community facility and the concern.

The *Neighbourhoods* designation under the Official Plan does not require replacement of medical office uses. Therefore, staff are unable to request its replacement as part of this application.

The applicant has advised staff that many of the practitioners within the building have moved to locations within close vicinity to the site to continue to serve patients within the area.

Natural Heritage System and Existing Servicing on Site

The northern portion of this property is subject to provisions of the City of Toronto Municipal Code Chapter 658 Ravine & Natural Feature Protection. The northern portion (Douglas Greenbelt) of the property is also located within the City's Natural Heritage System (NHS) as depicted on Map 9 of the Official Plan. Currently, the Douglas Greenbelt is not accessible by the public at this location. In addition, an open creek is contained in the Douglas Greenbelt.

The applicant identified in their planning rationale that through the Functional Servicing and Phase 1 Stormwater Management Report that the proposed realignment and replacement of the stormwater pipe will provide improvements to the continuous overland flow between adjacent developments while preventing major flows and flooding towards the neighbouring property to the east.

In the original proposal, the applicant proposed various alternatives for ravine slope stabilization. Within the submitted Planning Rationale and associated engineering studies the applicant identified that the development would result in an overall net benefit to the aquatic system post construction of the site. In addition, the applicant identified that slope stabilization would reinforce and increase safety of the ravine feature and existing top of bank. The applicant also noted in their Planning Report that potential impacts to the Natural Heritage System during construction would be mitigated with tree protection, stormwater management, erosion and sediment control and environmental monitoring.

The revised application included a slope stabilization option preferred by Toronto and Region Conservation Authority (TRCA) staff over other presented options which involves cutting back the slope from the top of the gabion basket retaining wall to a revised inclination and replace some of the existing earth fill with free-draining granular earth fill.

Upon review of the granular fill slope stabilization option, Urban Forestry and Natural Feature Protection, Toronto Water and TRCA staff continue to have concerns with regards to long term maintenance of the ravine and replanting of the slope.

Therefore, further demonstration by the applicant is required to determine whether the proposed re-engineering of the slope and replacement and realignment of the existing pipe is justified to permit the scale of development on this site.

The applicant has also proposed a variable buffer from the long term stable top of bank that varies from 6 metres to 13 metres where the entire buffer is equal to the amount of area of a consistent 10 metre buffer from the long term stable top of bank. The proposed building is not located within this varied buffer which is acceptable to planning and TRCA staff.

The Official Plan also speaks to the Natural Environment in Section 3.4 and Policy 8 specifies that developments will be set back from the top-of-bank of valleys by at least 10 metres or more if warranted by the severity of existing or potential natural hazards. The Plan goes on to say in Policy 10 that development is generally not permitted in the natural heritage system illustrated on Map 9. Where the underlying land use designation provide 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 shall minimize adverse impacts and when possible, restore and enhance the natural heritage system.

As per comments from TRCA and Urban Forestry Ravine and Natural Feature Protection below, further setting back the building from the long term stable top of bank as required by the Official Plan in Section 3.4 Natural Environment, Policy 8(a), may resolve outstanding issues and result in a proposal that supports and minimizes adverse impacts to the existing natural heritage system.

Urban Forestry Ravine & Natural Feature Protection

Ravine and Natural Feature Protection (RNFP) staff object to the approval of the current development proposal because it still necessitates the removal of RNFP protected trees and alternation of RNFP protected grades within the Douglas Greenbelt and the adjacent wooded public parkland. If approved, the development proposal would also encroach into the 10 metre buffer from the existing long term stable top of bank. RNFP recommends that the development be set back a minimum of 10 metres from the existing long term stable top of bank or within a varied buffer (as long as the total buffer area is equal to or greater than the total area of the 10 metre buffer) and the entire area beyond the long term stable top of bank plus the buffer is re-naturalized.

The applicant is also required to show the Natural Heritage System Limit (NHIS) on all pertinent plans. This has currently been requested by RNFP staff but not included in the revised submission by the applicant. Furthermore, submission of a revised Natural Heritage Impact Study is also required. This study was also not revised as requested by RNFP staff. The applicant is also required to re-submit their arborist report as it does not provide sufficient detail regarding potential tree injuries as requested. RNFP staff also have concerns with landscape, planting and ravine restoration plans with regards to the slope and development setbacks. These plans should show all proposed soft/hard landscaping surfaces including the revised buffer area plus proposed improvements to the natural environment including locations of proposed tree/shrub planting and re-naturalization.

Currently, RNFP staff do not support the re-engineering of the protected wooded parkland slope without review of appropriate plans. Therefore, further review of appropriate plans for landscape, planting and ravine restoration are required.

Tree Preservation

The Arborist Report identifies 14 private trees on the subject site that are 30 centimetres in diameter or greater that will be directly impacted by the proposed development where it is not possible to adequately protect or retain the trees on private property that qualify for protection under the City of Toronto's Private Tree By-law. Under the Private Tree by-law, it will be necessary for the applicant to submit an application requesting permission to injure or destroy the trees in question to Urban Forestry staff.

Based on the standard requirement, Urban Forestry requires a total of 42 new trees to replace the 14 private trees proposed for removal at replacement ratio of 3:1. Where tree planting to replace trees to be removed is not physically possible on site, the General Manager of Parks, Forestry and Recreation will accept cash in lieu payment in an amount equal to 120 percent of the cost of replanting and maintaining the trees for a period of two years. The Landscape Plan L100 shows that the development proposes the planting of 9 new trees on private property (not including ravine lands). The applicant is advised that a payment in lieu of planting the balance of the required 33 replacement trees on private property will be required.

Toronto Region Conservation Authority

The subject site overlays a previously filled valley system, a portion of which is located to the north of the site (otherwise known as the Douglas Greenbelt). The adjoining deep and steep valley slope is well defined and its toe has been engineered with the use of gabion baskets which have been identified by the applicant as being in "relatively excellent condition".

It is Toronto and Region Conservation Authority's policy that new development is not permitted within the Natural System identified as being a 10 metre buffer from the greater of the long term stable top of slope/bank, stable toe of slope, regulatory flood plain, meander belt and any contiguous natural features or areas (dripline).

The top of the valley slope that adjoins the site is accurately shown on the site survey. The dripline of adjacent vegetation extends slightly further inland from the existing top of slope. Given the depth and steepness of the valley slope, the applicant has submitted a Geotechnical Slope Stability Assessment that determines the location of the long term stable top of slope (LTSTS) line. Since the site contains mostly fill material, TRCA staff agree with the analysis and determination of the LTSTS line being 13.5 metres inland on the north side and 11.7 metres inland on the east side from the existing top of slope. This however does not take into consideration the appropriate toe erosion allowance which is expected to happen over time. Therefore the LTSTS line is required to be revised to include the appropriate toe erosion allowance (to be determined in a Geotechnical Addendum) along with stable slope allowances (13.5 metres and 11.7 metres inland from the top of slope). The submitted toe erosion allowance then needs to be added to the previously provided LTSTS lines (13.5 metres and 11.7 metres inland) in addition to a varied 10 metre buffer which is acceptable to TRCA staff given the constraints on site. Overall, this would require an overall increase of the buffer required at the rear of the property to protect the ravine lands. TRCA staff have requested a revised Geotechnical Addendum to address the issue of toe erosion on site however, the applicant has not submitted the required documents for review to date.

The applicant has included a revised ravine restoration options which have been reviewed by TRCA staff. TRCA staff have indicated a preference for an option for slope stabilization using granular fill.

Upon review staff have indicated to the applicant that they continue to have concerns that need to be addressed with the proposed ravine restoration option. The two main concerns include the lack of a proposed long term maintenance strategy for the restored ravine with the ability to access the bottom of the ravine to carry out any required maintenance and the inability to plant trees and improve the ravine ecology.

The current proposal does not provide explanation of how maintenance of the ravine will be guaranteed over the long term. If the ravine is not proposed to be maintained by the applicant, then an engineered solution through ravine restoration cannot be considered by TRCA staff. In this instance, a greater buffer from the Long Term Stable Top of Slope (LTSTS) should be determined as if no restoration of the ravine has been proposed.

The current proposal also does not fully demonstrate that sufficient soil will be provided between restored ravine and the ravine face to support native tree plantings while maintaining the integrity of the structure.

In order to address these concerns, it is suggested that the development be further setback from the slope erosion hazard. TRCA staff have identified that previous concerns with the proposal of ravine restoration versus setting back the building have still not been addressed in the current slope stability option and the reduced development setback cannot be supported by TRCA staff with the current information provided.

Toronto Water

Toronto Water echoes Toronto and Region Conservation Authority's concerns as described above. The sustainability of the Mechanically Stabilized Earth (MSE) structure wall is uncertain should a major storm cause large creek flows or if debris accumulates at the inlet from the upstream creek into the rebuilt pipe causing creek water to creep up and overtop the embankment. Toronto Water also has similar concerns of the MSE structure wall under winter conditions and the impacts of a flooded subsurface.

As noted in this report, there is an existing storm sewer on site currently maintained by the owner of the property that is proposed to be re-aligned. If the owner agrees in reserving an easement in favour of the City along the proposed route of the new 1800 millimetre diameter storm sewer and also for the overland flow route (proposed to be 22 metres wide) from Lawrence Avenue West up to the north limit of the property, Toronto Water Division does not have any objections in terminating the existing easement agreement in which onus is on the applicant to maintain this storm sewer. However, the owner is required to verify if there is any TRCA interest in this piece of land or easement before terminating the easement agreement.

Parks, Open Space and Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.80 to 1.56 hectares of local parkland per 1,000 people. The site is in the middle quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

At the alternative rate of 0.4 hectare per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 3,321m² or 56% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 577 square metres.

The applicant is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be located in the north-east corner of the site with frontage

along Glengarry Avenue. The parkland dedication should be adjacent to lands regulated under Ravines and Natural Features Protection (RNFP) by-law and outside of any Toronto and Region Conservation Authority (TRCA) required buffer land or setback beyond the top of bank. The park must be located in an area clear of the overland flow route, clear of any easements related to the realigned sewer pipe and clear of any underground parking structures.

The applicant is currently proposing a total of 477.82 square metres of on-site parkland dedication fronting onto Glengarry Avenue. The proposed park would also have access from Lawrence Avenue West by a pedestrian walkway. Parks staff have reviewed the on-site parkland dedication and are not satisfied with the proposed park due the location of portions of the dedication within the overland flow route and that the applicant is required to provide an additional 99.18 square metres of parkland for the total requirement of 577 square metres.

Parks staff are interested in securing the design and construction, by the owner, of Above Base Park Improvements. There may be opportunities to use Section 37 and/or the Parks and Recreation component of the Development Charges for this work. Therefore, further discussion is required between the applicant and Parks staff in this regard.

With regards to the proposed semi-detached dwellings at 219 Glengarry Avenue, Planning and Parks staff have suggested, despite existing grading issues, that the inclusion of these lots with the development application creates an opportunity to create a public park connection from Glengary Avenue south to Lawrence Avenue West and north to the existing Douglas Greenbelt ravine at the rear of the property. Parks and Planning staff have presented this concept to the applicant. However, the applicant continues to include the redevelopment of these properties within their development proposal.

Site Servicing

Development Engineering staff have reviewed the Hydrogeological Investigation Report dated June 24, 2016, and have noted that the applicant proposes the apartment building and semi-detached units to be fully waterproofed (as it is being developed below the ground water table) and as a result a permanent dewatering system is not required. Development Engineering staff request that the applicant provide letters to the Executive Director, Engineering and Construction Services and General Manager of Toronto Water with regards to responsibility and maintenance of the buildings and that they will be constructed to be water-tight in a manner.

With regards to the Functional Servicing and Phase 1 Stormwater Management Report and Servicing and Stormwater Management Report dated June 2016, Development Engineering staff have noted concerns with the consultant indicating that roof drainage from the proposed semi-detached units will be directed to the municipal storm sewer. The City Sewer Use By-Law prohibits connections to a storm sewer from single dwellings and a connection to the sewer will not be permitted for the proposed semi-detached dwelling lots. Staff have also asked that the applicant confirm that the area drains within the south and west areas of the apartment building can handle storage for a 100 year

storm event. Development Engineering staff also noted that the proposed overland flow route is adjacent to the parking ramp. Therefore, it has been requested that the applicant provide an analysis and a cross section in the Report Appendix and confirm in the report that stormwater within the overland flow route will not be flowing into the underground parking garage during the 100 year storm event.

Traffic, Access, Parking and Loading

Transportation Services staff have reviewed the proposed parking and loading on site. Staff have recognized the site's proximity to public transit services as outlined in the Transportation Study and can support parking rates of Policy Area 4 of Zoning By-law 569-2013. The applicant is providing 208 residential spaces where 203 are required, 25 visitor spaces where 37 are required, 2 car share spaces where none are required, and 2 parking spaces for the semi-detached units where 2 are required.

The owner is required to provide vehicle parking spaces as per the Zoning by-law and needs to confirm how parking meets the zoning requirements. The owner is providing 7 accessible parking spaces which meets the requirement of 6 spaces. Since the owner is providing 5 more resident spaces than the by-law minimum they must provide 5 electric vehicle parking spaces.

Similar to parking requirements, Transportation Services staff require that the loading for the proposed residential use of the project be in accordance with Zoning By-law 569-2013. The applicant is proposing a Type G loading space near the north western portion of the site, satisfying the zoning by-law requirement.

Transportation Services staff have also reviewed the submitted Traffic Impact and Parking Study dated June 2016 and have identified that the applicant needs to submit a functional plan showing revised pavement markings on Lawrence Avenue West for the left hand turn, based on the proposed driveway location. The functional plan must show the pavement markings east and west of the site and how new left hand turn pavement markings match the existing markings.

The applicant has also proposed to Transportation Services to remove the existing southbound left turn restriction on site. In order to understand the impacts of the removal of this restriction, Transportation Services staff have asked the applicant to revise the submitted Gap Study submitted which gives an indication of how many vehicles can safely turn left without impeding eastbound and westbound traffic from the site driveway onto Lawrence Avenue West. Currently, this study does not provide enough information for staff to make the determination as to whether the restriction should be lifted. Without the appropriate revisions, staff have reserved the decision to remove the left hand turn restriction on site.

Lastly, the applicant is required to illustrate a 0.4 metre wide strip of land along the Lawrence Avenue West frontage as being conveyed to the City on all submitted drawings as required under the Official Plan to meet the future planned right of way of 27 metres.

Bicycle Parking

The applicant is required to provide 181 bicycle parking spaces of which 164 are long term (occupant) spaces and 17 are short term (visitor) spaces as per Zoning By-law 569-2013 and Tier 1 of the Toronto Green Standard. The applicant proposes to satisfy bicycle parking space requirements on site.

Site Plan

There are several site organization Site Plan application matters that have also been identified in the review of this application. These matters deal with organization of the public realm surrounding the site and will improve and enhance the site for future apartment building residents as well as residents in the general area.

The proposed underground access and loading area of the apartment building should be enclosed to minimize sight, sound and smells on the adjacent outdoor amenity and proposed on-site parkland.

Furthermore, in order to allow for seating at the front entrance and a landscape feature, staff recommend the applicant relocate the air shaft by the main entrance into the building face.

To ensure privacy for ground floor units and enhancement of the public realm along the Lawrence Avenue West frontage, staff encourage the applicant to provide a minimum 2 metre wide raised landscape planter between the Lawrence Avenue West boulevard and the proposed ground floor unit private patios to act as enclosure in lieu of decorative fencing. Staff also encourage the applicant to provide a minimum 1.5 metre landscape planter between the patios of ground floor units and the walkway along the west property line.

Utilities should also be integrated into the building where possible to improve the safety and attractiveness of the public realm. The large air shaft at the main entry facing Lawrence Avenue West should be relocated into the building face away from the main entrance to allow for a landscape and seating feature at the main entrances to provide pedestrian amenity along the street edge.

Urban Forestry also requires a revised Landscape Plan L100 to show the additional three trees to be planted as a tree buffer on the site to be developed to replace the three trees located on the adjacent property to the west. Staff also require that all Armstrong maple trees to be substituted with Sienna Glen maple trees on the Landscape Plan L100.

Toronto Green Standard

At the community meeting on June 8, 2015, residents brought forward concerns to the applicant with regards to the efficiency of the proposed apartment. Residents encouraged the applicant to implement sustainable green design principles and materials as well as energy efficiency within the proposed condominium.

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS.

The applicant is required to provide 546.3 square metres (or 60% of the available roof space) as green roof space. The applicant is meeting this requirement with proposed roof space of 546.3 square metres on top of the mechanical penthouse, 12th floor amenity roof and 12th floor roof.

School Capacity

Residents expressed their concern with regards to lack of Toronto District School Board (TDSB) capacity in the area to serve this development.

Upon review of this application the Toronto District School Board has indicated there is insufficient space at the local schools to accommodate students anticipated from the proposed development and others in the area.

The TDSB has also indicated that the status of local school accommodation should be conveyed to potential purchasers as well as communicated to the existing community to inform them that children from the proposed development will not displace existing students at local schools. In addition, alternative arrangements will be identified consistent with optimizing enrolment levels at schools across the TDSB. However, at this time the schools anticipated to serve this development are unknown.

The Toronto Catholic District School Board (TCDSB) was also circulated the application but did not provide any comments with regards to capacity issues.

Indoor/Outdoor Amenity Space

The applicant is required to provide 2 square metres of indoor and outdoor amenity space as per Zoning By-law 438-86 and Zoning By-law 569-2013. The applicant has provided 560 square metres of indoor amenity space and 748 square metres of exterior amenity space which exceeds the by-law requirement by 345 square metres.

Indoor amenity spaces are provided on the ground floor by way of an amenity lounge fronting onto Lawrence, an interior amenity space at the north end of the building and on the 12th floor at the south end of the building. Outdoor amenity space is provided at the north-east end of the building next to the adjacent Douglas Greenbelt and at the south end of the 12th floor fronting on to Lawrence Avenue West. On the ground floor, the applicant has proposed a door at the north end of the indoor amenity space with a walkway that leads to the outdoor ground floor amenity space. The indoor amenity space on the 12th floor is also connected to the outdoor amenity space on the 12th floor by a doorway. In addition to the amenity space provided, each residential suite also has a private balcony/terrace space accessible from each unit.

Planning staff are satisfied with the amount and location of amenity space proposed.

Unit Count

New residential developments are encouraged to provide 10% of the total unit count in the form of 3 bedroom or larger units. The applicant is currently proposing 2 units or 1% of the total 243 residential unit count as 3-bedroom units.

Staff encourages the applicant to increase the number of 3 bedroom units to satisfy this requirement.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for an increase in height and/or density pursuant to Section 37 of the *Planning Act*. As the application is seeking a significant increase in height and density, a Section 37 contribution would be warranted if this application were deemed to be good planning and approved.

In the event that the OMB considers granting additional density and/or height beyond that which is permitted by the by-law, the City will request that the OMB not approve the amending zoning by-law without the provision of such community benefits as are appropriate in consultation with the local Councillor.

Based on the current submission, a Section 37 contribution would be appropriate and possible community benefits would include improvements to the Douglas Greenbelt and implementation of the Avenue Road Study's recommendations for local parkland improvements and streetscape improvements.

Conclusion

Staff have reviewed the revised application submitted on July 4, 2016 by the applicant for 250 Lawrence Avenue West. Effort has been made by the applicant to address staff comments however, there continues to be concerns with the proposal, especially with regards to the massing of the proposed condominium building.

Staff are in support of the proposed redesignation of the 250 Lawrence Avenue West portion of the site from *Neighbourhoods* to *Apartment Neighbourhoods*. However, staff do not support redesignation of the *Neighbourhoods* portion at 219 Glengarry Avenue as the applicant is proposing to replace current housing stock in this location where a redesignation is not necessary.

The height, scale and density of the proposed apartment building on site is not appropriate given its adjacency to a *Neighbourhoods* designation to the east and the ravine to the north. As stated in this report, the proposal does not fully address policies of the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. It is also not consistent with the Official Plan *Built Form, Healthy Neighbourhoods, Natural Environment, Neighbourhoods* and *Apartment Neighbourhoods* policies with regards to adequately addressing the existing and planned context along Lawrence

Avenue West and providing an appropriate relationship to the surrounding *Neighbourhoods* designations and Douglas Greenbelt.

This site contains opportunity to revitalize City infrastructure and provide for much needed parkland in an area that is parkland deficient. However, even in light of these benefits, the proposal should not go forward without regard for its surrounding context and appropriate transition to surrounding uses.

Overall, the applicant has not demonstrated that the proposed scale of development can be accommodated on this site together with an acceptable engineering and re-naturalization solution of the ravine.

This application represents an overdevelopment of the site and is not good planning, and is not in the public interest.

It is recommended that City Council authorize the City Solicitor and appropriate staff to attend any Ontario Municipal Board hearing in opposition to the current proposal. It is also recommended that City Council direct staff to continue discussions with the applicant to address issues raised in this report including an appropriate Section 37 contribution for a revised proposal.

CONTACT

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Fax No. 416-395-7155
E-mail: vcovell@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Context Plan
Attachment 2: Site Plan
Attachment 3: Apartment Building North Elevation
Attachment 4: Apartment Building South Elevation
Attachment 5: Apartment Building East Elevation
Attachment 6: Apartment Building West Elevation
Attachment 7: Elevations for Proposed Semi-detached Dwelling Units
Attachment 8: Zoning Former City of Toronto By-law 438-86
Attachment 9: Zoning City-wide By-law 569-2013
Attachment 10: Official Plan
Attachment 11: Application Data Sheet

Attachment 1: Context Plan



Context Plan

250 Lawrence Avenue West and 219 Glengarry Avenue

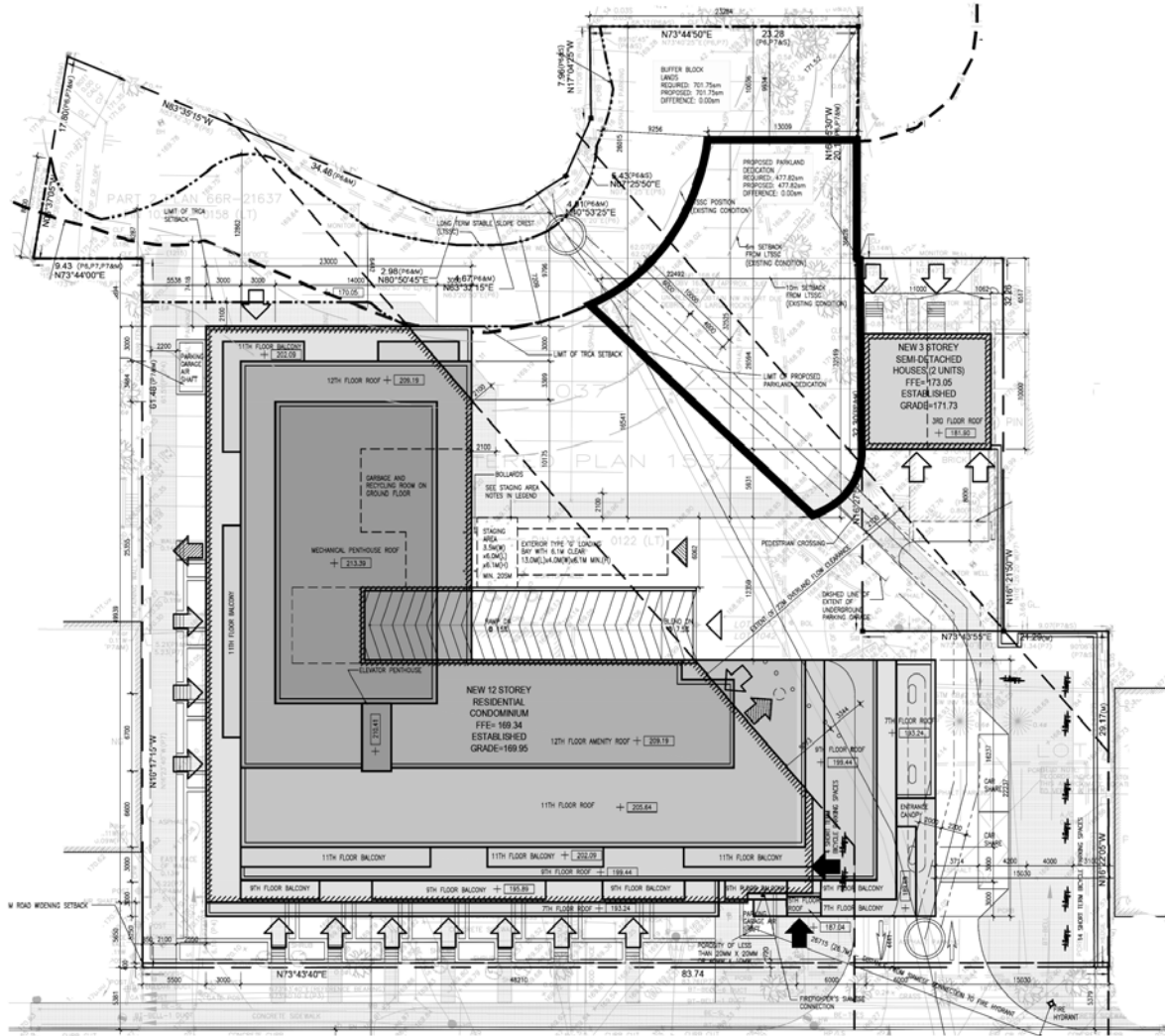
Applicant's Submitted Drawing

Not to Scale
16/02/2017



File # 15 133424 NNY 16 02

Attachment 2: Site Plan



LAWRENCE AVENUE WEST



Site Plan

Applicant's Submitted Drawing

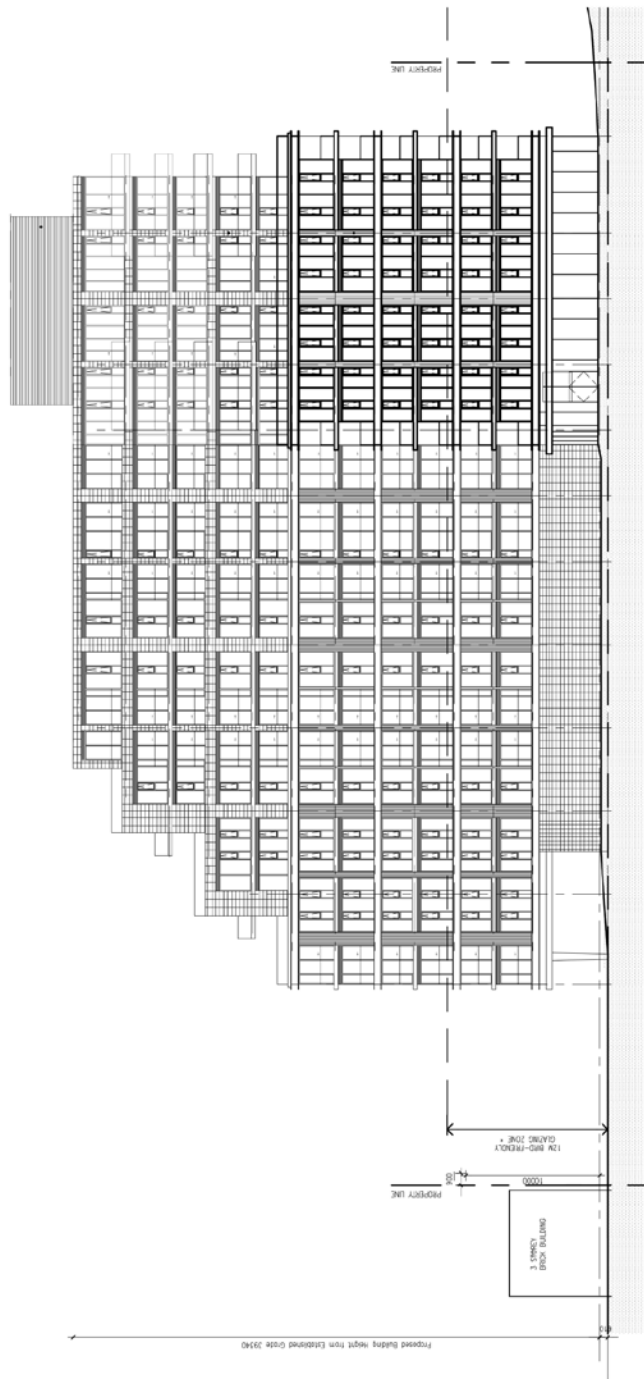
Not to Scale
02/28/2017



250 Lawrence Avenue West

File # 15 133424 NNY 16 02

Attachment 3: Apartment Building North Elevation



North Elevation

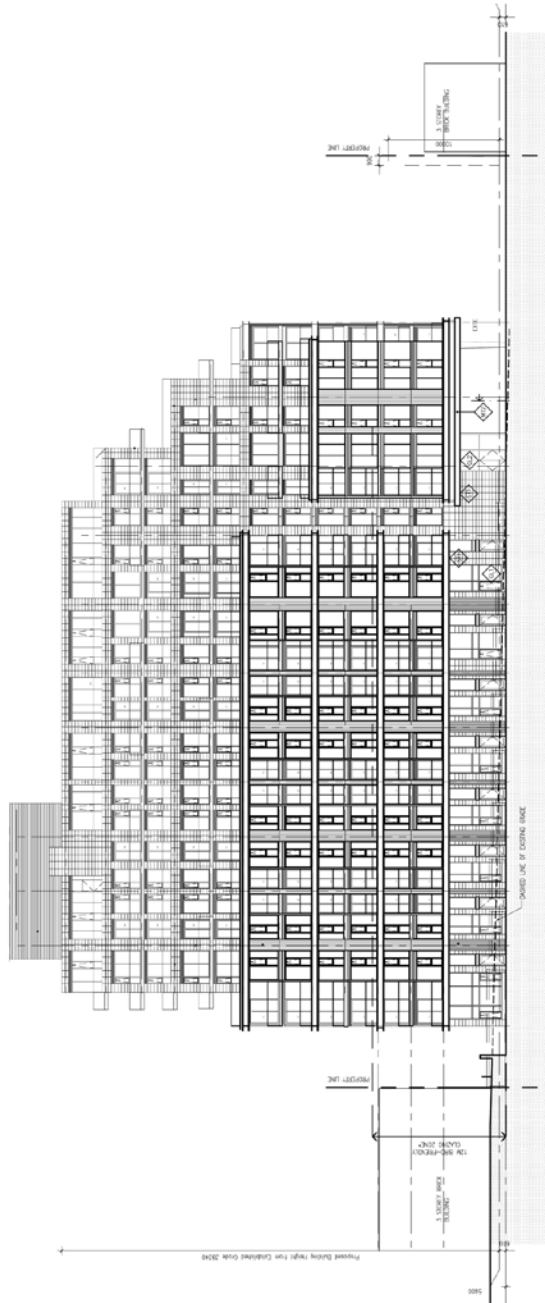
Applicant's Submitted Drawing

Not to Scale
10/04/2016

250 Lawrence Avenue West

File # 15 133424 NNY 16 0Z

Attachment 4: Apartment Building South Elevation



250 Lawrence Avenue West

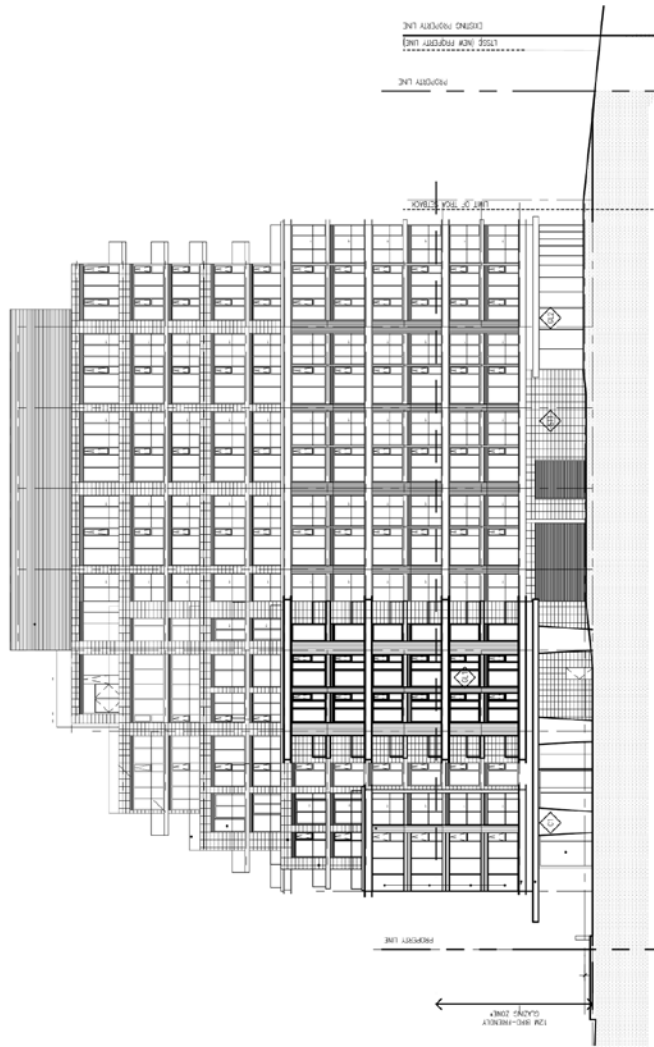
South Elevation

Applicant's Submitted Drawing

Not to Scale
10/04/2016

File # 15 133424 NNY 16 02

Attachment 5: Apartment Building East Elevation



250 Lawrence Avenue West

File # 15 133424 NNY 16 02

East Elevation

Applicant's Submitted Drawing

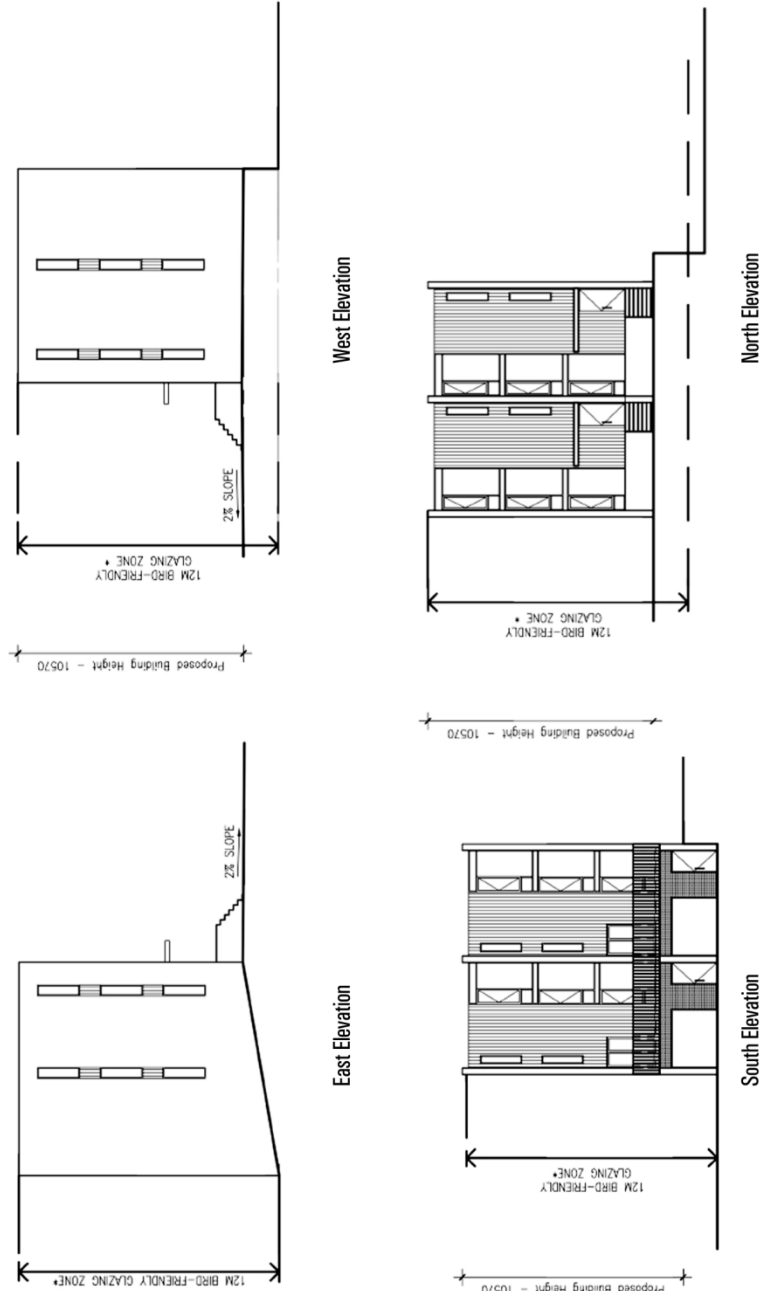
Not to Scale
10/04/2016

[illegible]

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10/04/2016

File # 15 133424 NNY 16 0Z

Attachment 7: Elevations for Proposed Semi-detached Dwelling Units



Semi-detached Elevations

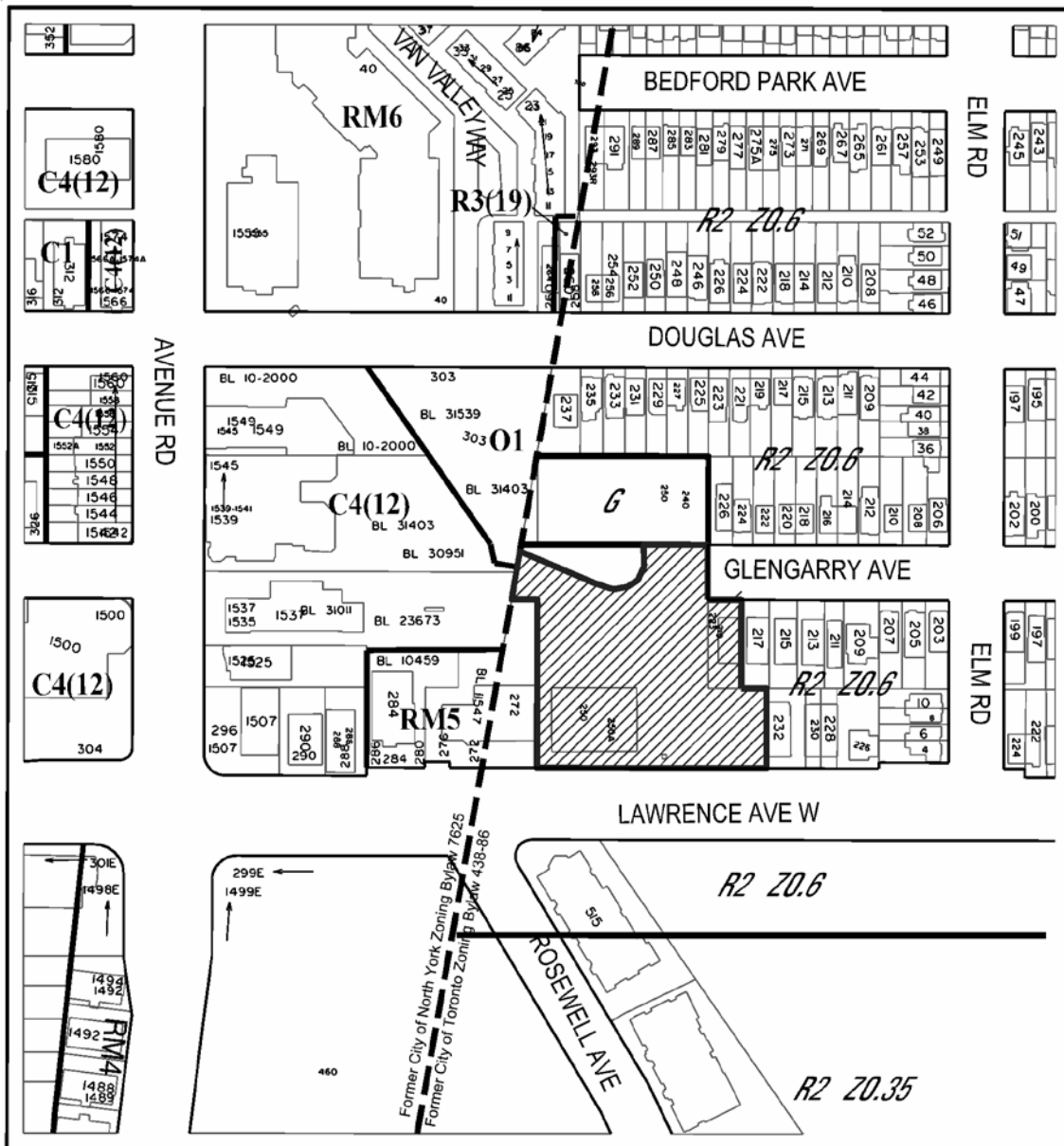
Applicant's Submitted Drawing

Not to Scale
10/11/2016

250 Lawrence Avenue West

File # 15 133424 NNY 02

Attachment 8: Zoning Former City of Toronto By-law 438-86



Toronto City Planning
Zoning

250 Lawrence Avenue West & 219 Glengarry Avenue

File # 15 133424 NNY 0Z

North York Zoning Bylaw 7625

R3 One-Family Detached Dwelling Third Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
O1 Open Space Zone

C4 Mixed Use Commercial Zone
C1 General Commercial Zone

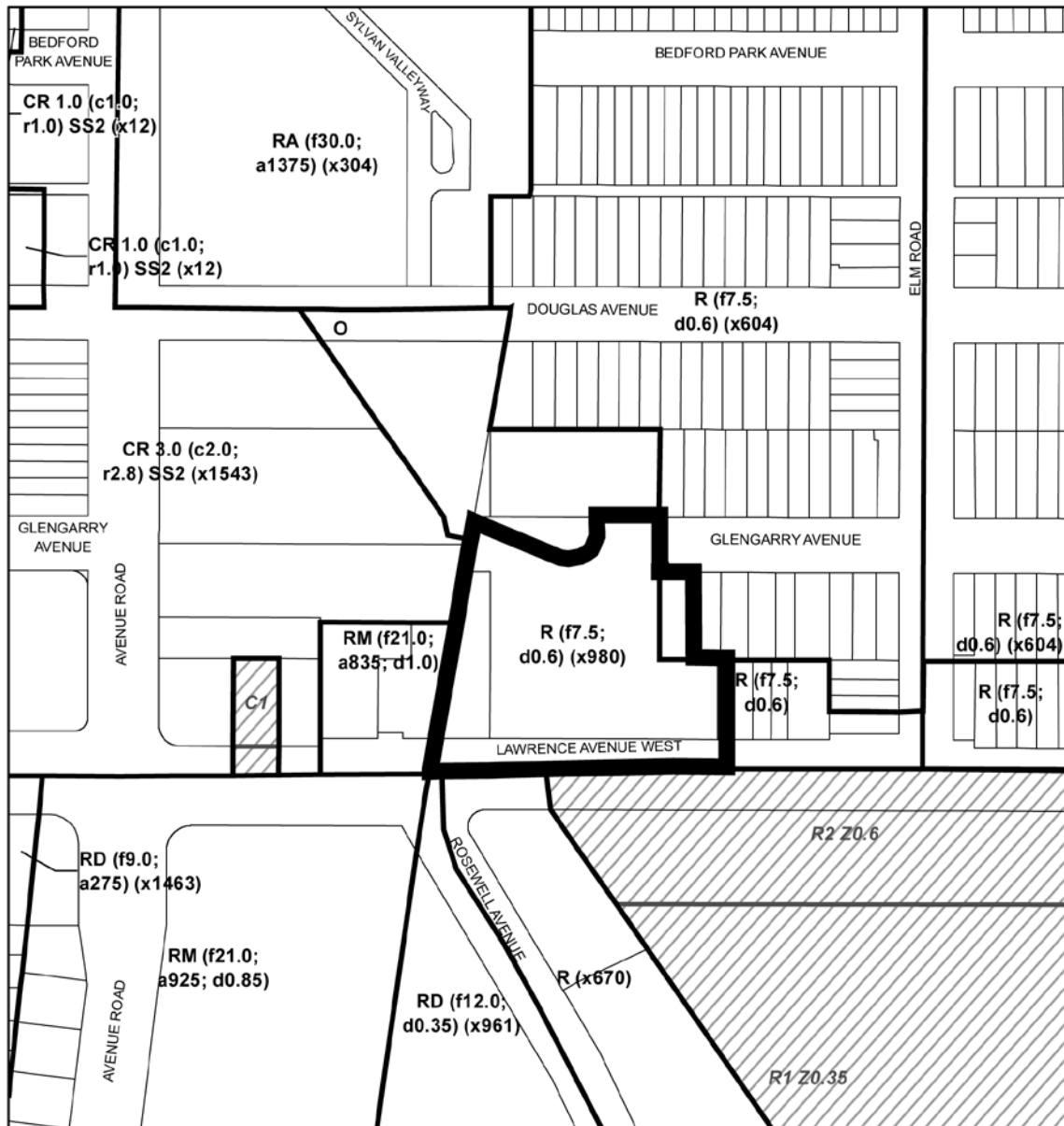
Toronto Zoning Bylaw 438-86

R2 Residential District
G Parks District



Not to Scale
Zoning By-law 7625 & 438-86 as amended
Extracted 04/20/2015

Attachment 9: Zoning City-wide By-law 569-2013



Zoning By-Law No. 569-2013

250 Lawrence Avenue West & 219 Glengarry Avenue

File # 15 133424 NNY 02



Location of Application

R Residential
RD Residential Detached
RM Residential Multiple

RA Residential Apartment
CR Commercial Residential
O Open Space



See Former City of North York By-Law No. 7625

C1 General Commercial Zone

See Former City of Toronto By-Law No. 438-86

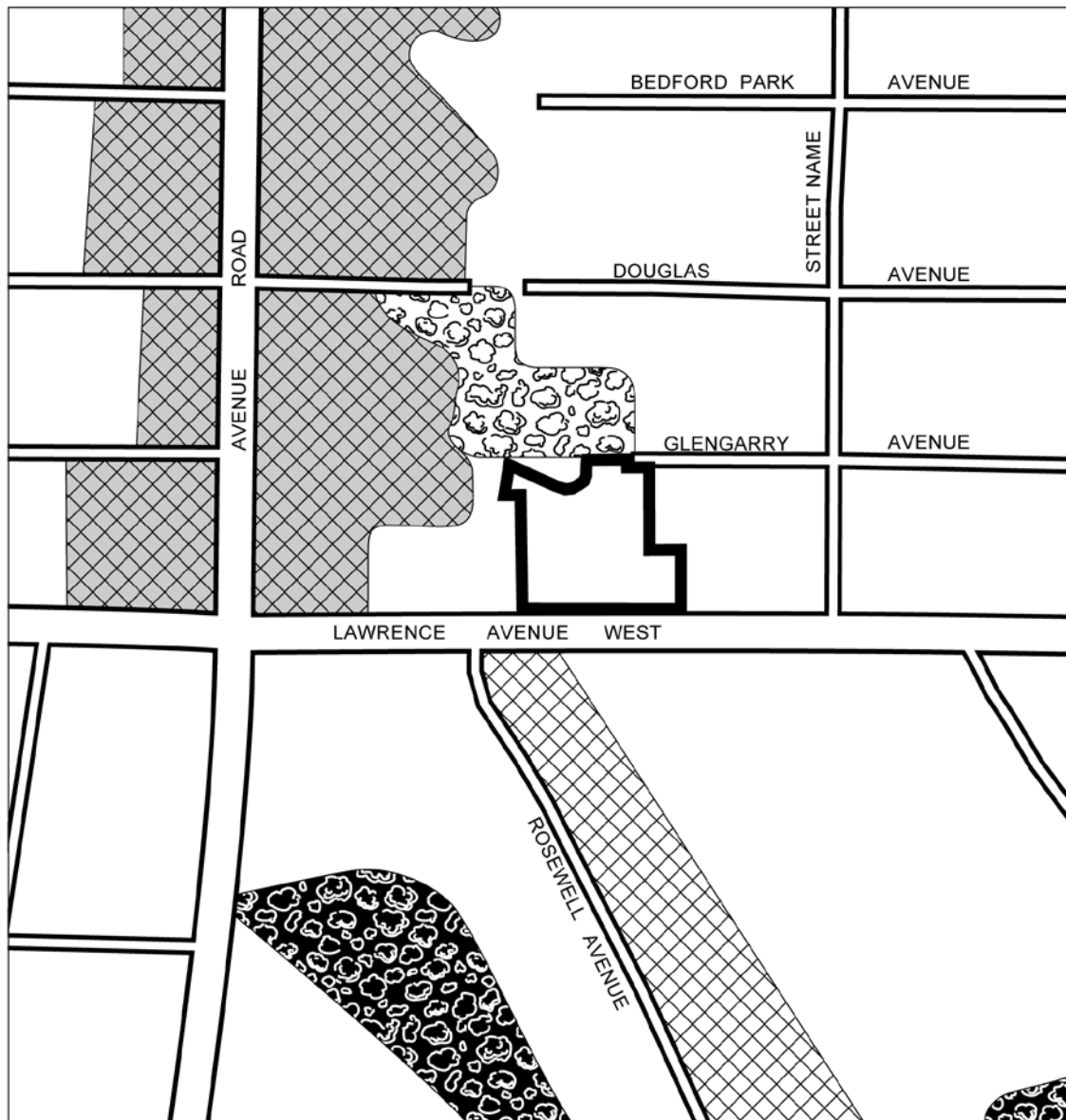
R1 Residential District

R2 Residential District



Not to Scale
Extracted: 04/20/2015

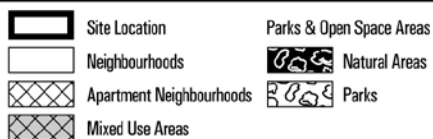
Attachment 10: Official Plan



Toronto City Planning
Extract from Official Plan

250 Lawrence Avenue West & 219 Glengarry Avenue

File # 15 113424 NNY 02



↑
Not to Scale
04/17/2015

Attachment 11: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 133424 NNY 16 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 27, 2015
Municipal Address:	250 LAWRENCE AVENUE WEST AND 219 GLENGARRY AVENUE		
Location Description:	PLAN 1537 LOT 1037 PT LOTS 1041 AND 1042 PT GLENGARRY AVE AND RP 66R21637 PART 2 **GRID N1603		
Project Description:	12 storey residential condominium building containing 243 dwelling units with three levels of underground parking fronting on Lawrence Avenue West, a pair of 3-storey semi-detached dwellings fronting on Glengarry Avenue.		

Applicant:	Agent:	Architect:	Owner:
2418832 ONTARIO INC 200 King Street West, 1602 Toronto, ON M5H 3T4	GOLDBERG GROUP 2098 Avenue Road Toronto, Ontario M5M 4A8	Quadrangle Architects Ltd. 901 King Street West, 701 Toronto, Ontario M5V 3H1	2418832 ONTARIO INC 200 King Street West, 1602 Toronto, ON M5H 3T4

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	No
Zoning By-law 438-86:	R2 Z0.6	Historical Status:	No
Zoning By-law 569-2013:	R (f7.5;d0.6)(x980) & R(f7.5;d0.6)(x604)		
Height Limit (m):	10	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	5766	Height:	Storeys:	12
Frontage (m):	83.74		Metres:	39.34
Depth (m):	81.6			
Total Ground Floor Area (sq. m):	1,810			Total
Total Residential GFA (sq. m):	18,004		Parking Spaces:	241
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	18,004			
Lot Coverage Ratio (%):	18.96 %			
Floor Space Index:	3.6 (including tableland)			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	18,004	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	134 (55%)	Office GFA (sq. m):	0	0
2 Bedroom:	107 (44%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2 (1%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	243			