

901 Lawrence Avenue West, 3050 & 3010 Dufferin Street and 40 Playfair Avenue - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Preliminary Report

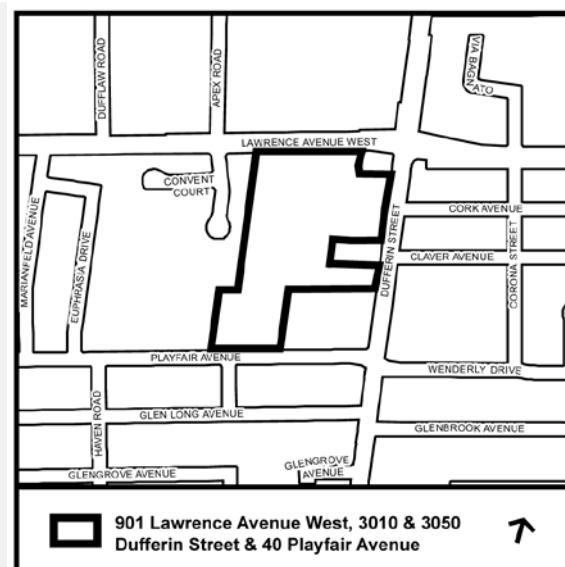
Date:	April 12, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	17 102913 NNY 15 OZ and 17 102917 NNY 15 SB

SUMMARY

The zoning by-law amendment application proposes to rezone the properties at 901 Lawrence Avenue West, 3050 & 3010 Dufferin Street, and 40 Playfair Avenue to permit the replacement of both the Columbus Centre and Dante Alighieri Secondary School, with a single joint-use 4-storey building. A related application for draft plan of subdivision approval proposes a new public road from Lawrence Avenue West to serve the proposed building and delineate the development site for the joint-use building.

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

A Final Report will be prepared and a statutory meeting will be scheduled once the applicant provides all required information in a timely manner and all outstanding issues have been satisfactorily resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 901 Lawrence Avenue West, 3050 & 3010 Dufferin Street and 40 Playfair Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Several pre-application consultation meetings were held with the applicant to discuss the proposal and complete application submission requirements.

Representatives of Villa Charities Inc. have met with City Planning staff on a number of occasions to discuss future development of the campus (see Attachment 1). City staff have consistently advised that given the large size of the existing campus, a Master Plan would be required to illustrate the ultimate development potential including the submission of a conceptual plan illustrating the ultimate road network through the entire campus that would serve the various development parcels.

ISSUE BACKGROUND

Background

Two Site Plan Control Approval applications relating to the Villa Charities Inc. (VCI) site were submitted to the City Planning Division on November 1, 2016 (File Nos. 16 245637 NNY 15 SA & 16 245643 NNY 15 SA). The first application is for a new joint-use building to accommodate both a private community centre and a public secondary school (Toronto District Catholic School Board), to be located in the northwest corner of the Villa Charity Inc. campus. The second application relates to a reconfiguration of the existing internal driveways, parking areas and pedestrian routes on the Villa Charities Inc. campus.

Proposal

The applicant proposes to amend the Zoning By-law to facilitate the redevelopment of a portion of the site to permit a joint use building comprising a private community centre and a Toronto District Catholic School Board (TDCSB) Secondary School. The Zoning By-law Amendment is required to ensure that a public school is permitted on the site upon which the joint use building is proposed. The Zoning By-law Amendment is also required to adjust certain performance standards to accommodate the joint use building's proposed built form and to adjust the parking supply requirements across the entire VCI Campus to accommodate the addition of the new joint use building into the Campus.

A Draft Plan of Subdivision is proposed to establish an 18.5 metre wide public road into the site southerly from Lawrence Avenue West while creating a new parcel of land (Block 1) for the proposed joint use building to the west of the proposed road. The 18.5 metre wide road would terminate in a (temporary) cul-de-sac approximately 150 metres south of Lawrence Avenue West (see Attachment 2).

Two parcels of land fronting Dufferin Street, occupied by existing buildings identified as 3010 Dufferin Street and 3015 Dufferin Street, have been included in the lands subject to a Zoning By-law Amendment application, but do not form part of the Draft Plan of Subdivision application. The distinction between the land configuration of the Draft Plan of Subdivision and Zoning By-law Amendment applications is illustrated in Attachment 2.

The proposed joint use building (see Attachment 4a) is intended to replace VCI's existing Columbus Centre Community Centre located on this particular portion of VCI's Campus, and will also contain a replacement location for Dante Alighieri Academy Catholic Secondary School, a Toronto Catholic District School Board secondary school currently located on the north side of Playfair Avenue immediately to the south of this proposed new location. It is intended that Regina Mundi Catholic Elementary School be relocated to the Dante Alighieri Secondary School building when Dante Alighieri Secondary School has moved into the completed joint-use building.

The proposed new building is situated in generally the same location as the current 3-storey community centre. The proposed joint-use building would be 4-storeys (20.7 metres) high, with a total of 25,780m² of gross floor area, resulting in a floor space index of 1.84 times the proposed lot area. The proposed height of the ground floor is 6.9 metres. It is intended that the Columbus Centre occupy 7,399.27m² and the Dante Alighieri Academy occupy 13,059.22m² of the building. A further 5,321.51m² would be space shared by the two uses.

The applicant is proposing a building setback from Lawrence Avenue West of 6.0 metres and a setback of 7.5 metres from the western lot line. A setback dimension of 32.0 metres would be provided from the proposed southern lot line and a 2.4 metre setback would be provided from the east lot line from the future public road. A total of 2,610

square metres of soft landscaping would be proposed on site, including that provided by an interior courtyard.

Vehicular access to the site would be from the proposed new 'Street A' and a private driveway across the south end of the site would provide access to the loading and servicing area in the southwest portion of the proposed building. Two loading spaces are proposed in this location.

No parking for the joint-use building would be provided on Block 1. Instead parking is proposed on adjacent lands owned by VCI and located immediately south of the site and identified as part of Block 2 on the proposed Draft Plan of Subdivision (Attachment 2). Specifically, the parking area labelled as Parking Lot 'E' is intended to serve the joint-use building (see Attachment 4b). Parking Lot 'E' contains 117 parking spaces and controls would be implemented on the site to ensure that these spaces are reserved for the secondary school during school hours only. Parking Lot 'E' would then be available to everyone on the campus during non-school hours. It is expected that parking arrangements will be secured between the various VCI parcels through easements to be registered on title prior to the registration of the plan of subdivision.

A total of 33 bicycle parking spaces are proposed along the eastern face of the proposed building south of the school entrance. The proposed bicycle parking spaces would serve both the Columbus Centre and the school use.

The applicant submitted applications for Site Plan Control Approval in November 2016 which are under review. One Site Plan Control application is for the proposed building on Block 1 and the second Site Plan Control application is for the reconfiguration of the existing internal driveways, parking layout and pedestrian routes within Block 2.

Specific details for the subject proposal are contained in Attachment 9: Application Data Sheet.

Site and Surrounding Area

The site is located on the west side of Dufferin Street and the south side of Lawrence Avenue West. The site has a frontage of 184.89 metres on Lawrence Avenue West, a frontage of 118.18 metres on Playfair Avenue and frontages of 113.58 metres (3010 Dufferin Street) and 38.71 metres (3050 Dufferin Street) on Dufferin Street. The total land area included in the VCI campus is 6.2 hectares and subject to the application for Zoning By-law Amendment. The site area subject to the Draft Plan of Subdivision application is 4.755 hectares and does not include the two residential parcels at 3010 Dufferin Street (Casa Del Zotto) and 3015 Dufferin Street (Caboto Terrace).

The Villa Charities Inc. campus contains the following buildings:

Building	Use	GFA/# Units/Beds	Height
Columbus Centre (901 Lawrence Avenue West)	Cultural Centre, Fitness Centre and various community uses	16,722m ²	1-3 storeys
Casa Del Zotto (3010 Dufferin Street)	Senior's Independent Living Apartments	202 Rental units, 15,793m ²	10 Storeys
Caboto Terrace (3015 Dufferin Street)	Senior's Independent Living Apartments and Day Care	259 Rental units 15,108m ²	14 Storeys
Villa Columbo Home for the Aged (40 Playfair Avenue)	Long Term Care Centre, Banquet Facilities and Community Uses	391 Beds 22,294m ²	5 Storeys

In addition to existing buildings, the property features large paved parking areas, various access lanes, walkways and associated landscaping throughout.

There are currently 604 parking spaces on the campus. It is intended that this parking supply would serve the proposed building as well as the remainder of the campus uses. Additionally, these spaces provide parking for St. Charles Church located on the southwest corner of Lawrence Avenue and Dufferin Street. In total, 555 parking spaces of the 604 spaces are surface parking spaces. An existing underground parking garage located below the Casa Del Zotto building (3010 Dufferin Street) contains 49 parking spaces. These spaces are currently dedicated to this building and will continue to be exclusively for the residents and visitors of that building.

Land uses surrounding the subject site are as follows:

North: St. Charles Church (811 Lawrence Avenue West) is located to the northeast of the site and Lawrence Avenue West is beyond. A variety of commercial uses in 1-2 storey buildings are located across Lawrence Avenue West;

South: Playfair Avenue and detached dwellings beyond;

East: Pauline Book Store & residence(3020 & 3022 Dufferin Street), Pinedale Apartments (3000 Dufferin Street) located southeast of the site and Dufferin Street beyond to the east; and

West: Detached dwellings on Good Shepherd Court, Sisters of the Good Shepherd (convent and long-term care) at 25 Good Shepherd Court, Regina Mundi Catholic Elementary School (70 Playfair Avenue) and Dante Alighieri Academy Catholic Secondary School (60 Playfair Avenue) and associated outdoor sports field located on the north side of Playfair Avenue to the southwest.

Provincial Policy Statement and Provincial Plans

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

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

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

Official Plan

The Official Plan identifies areas that are well-served by public transit and the existing road network and which have a number of properties with redevelopment potential that can best accommodate growth. These areas are shown on Map 2, Urban Structure and are identified by four categories including the *Avenues* identification. The *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents. Both the Dufferin Street and Lawrence Avenue West frontages of the site are identified as *Avenues* on Map 2 of the Official Plan.

Chapter 2 of the Official Plan includes policies to develop the City's transportation network. Dufferin Street is identified as a major street on Map 3 of the Official Plan with a planned right-of-way width of 27 metres. Dufferin Street is also identified as a Transit Priority Segment in Map 5 of the Official Plan. Lawrence Avenue West is also identified as a major street on Map 3 with a planned right-of-way of 30 metres.

The Official Plan designates the northern portion of the site as *Mixed Use Areas*, one of four land use designations intended to accommodate growth (See Attachment 7). The *Mixed Use Areas* designation encourages a broad range of commercial, residential, institutional and open space uses to accommodate increase in population and jobs along transit lines.

Development in *Mixed Use Areas* prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. For this reason, proponents of such proposals are required to address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. Section 2.2.3, Policy 3(b) sets out the criteria that must be examined in such an Avenue Segment Review.

The Official Plan establishes criteria for development in *Mixed Use Areas* including a requirement for buildings to be located and massed to provide a transition between areas of different development intensity, and providing setbacks from, and stepping down of, building heights towards existing lower scale development. The Plan also contains requirements to locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open space.

Map 20, Land Use of the Official Plan designates the southern portion of the site as *Apartment Neighbourhoods*. Areas so designated are made up of apartment buildings, parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. All land uses within the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*, however this designation is distinguished from low-rise *Neighbourhoods* because a greater scale of building is permitted and different scale-related criteria are needed to guide development. *Apartment Neighbourhood* Areas are considered stable areas of the City where significant growth is generally not anticipated. There may be opportunities for additional apartments on underutilized sites.

Section 3.1.1 Public Realm of the Official Plan describes the importance of public spaces in achieving great communities. City streets are described as significant open spaces which connect people and places and support the development of sustainable, economically-vibrant and complete communities. In particular, Policies 16 and 17 highlight design objectives and the tenure of new streets. Policy 18 emphasizes the importance of the design of new city blocks and development blocks.

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

many 'geometric relationships and design methods in different combinations' including angular planes, stepping of heights, location and orientation of the buildings and the use of setbacks and stepbacks of building mass.

The Official Plan contains policies for building new neighbourhoods in Section 3.3. The Plan requires the provision of a comprehensive planning framework reflecting the Plan's city-wide goals as well as the local context to ensure that new infrastructure, streets, parks and local services to support new development and connect it with the surrounding fabric of the City is provided.

The Official Plan contains a policy that encourages the inclusion of public art in all significant private sector developments across the City. The Percent for Public Art program recommends that a minimum of one percent of the gross construction cost of each significant development be contributed to public art. The governing principle for the Percent for Public Art Program is that art is a public benefit to be enjoyed and experienced by residents and visitors throughout the City.

The Plan provides for the use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for an increase in height and/or density of a development. The City may require the owner to enter into an agreement to secure these matters.

Dufferin Street Secondary Plan

At its meeting of December 9 and 10, 2015 City Council adopted the Dufferin Street Secondary Plan. A small portion of the subject site is within the Secondary Plan area (see Attachment 6). City Council directed staff to use the Dufferin Street Secondary Plan in the evaluation of all current and new development proposals falling within its boundaries. City Council also adopted the Dufferin Street Urban Design Guidelines and endorsed the Transportation Master Plan and Infrastructure and Stormwater Master Plan. Council directed staff to use these documents in the review of current and new development proposals.

The Secondary Plan establishes a comprehensive planning framework for development and intensification.

The Secondary Plan also lays out a network of roads, parks and bicycle routes throughout the area. It indicates priorities for Section 37 benefits. City Council's direction, the Secondary Plan, the Urban Design Guidelines, the Transportation Master Plan and the Infrastructure and Stormwater Master Plan can be found on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.42>

The Dufferin Street Secondary Plan identifies the portion of the subject site that is within its' boundaries as a development block. This development block does not correspond with the portion of the campus that is proposed for development through these applications. The Dufferin Street Secondary Plan is currently under appeal to the Ontario Municipal Board.

Zoning

Zoning By-law 7625 of the Former City of North York

The subject zoning falls into three zoning categories under Zoning By-law 7562 of the former City of North York (See Attachment 8a).

A large parcel containing the Columbus Centre and Caboto Terrace is zoned "RM6(51)", Multiple-Family Dwellings Sixth Density Zone, which permits a variety of residential uses and a limited number of institutional uses (hospital, nursing home, religious institution, and a sanitarium) and "R5", One-Family Detached Dwelling Fifth Density Zone, which permits detached dwellings and accessory uses to those dwellings.

The site on which Villa Colombo sits is zoned "RM4", Multiple-Family Dwellings Fourth Density Zone, which permits a variety of residential uses including several institutional uses (hospital, nursing home and sanitarium).

Zoning By-law 569-2013 of the City of Toronto

The subject zoning falls into two zoning categories under Zoning By-law 569-2013 of the City of Toronto (See Attachment 8b). Generally, 811 Lawrence Avenue West, where the parking lot used by St. Charles Church is located, is zoned RD (f15.0;a550) (x5).

Permitted uses in the Residential Detached (RD) zone include detached dwellings and parks. Uses permitted with conditions include community centres, day nurseries, group homes, home occupations, private home daycare, secondary suites, and seniors community houses.

The remainder of the site subject to the Zoning By-law Amendment application, including the Columbus Centre at 901 Lawrence Avenue West, Casa Del Zotto and Caboto Terrace at 3010 and 3050 Dufferin Street respectively and Villa Colombo at 40 Playfair Avenue, are zoned "RA", a Residential Apartment zone which permits ambulance depots, apartment buildings, fire halls, parks, police stations and retail stores among other uses. A Floor Space Index of 1.5 times the lot area is permitted.

Site Plan Control

The development of the proposed building and the reconfiguration of the internal driveways, parking areas and pedestrian walkways will be subject to Site Plan Control Approval. Applications in this regard have been filed (File Nos. 16 245637 NNY 15 SA & 16 245643 NNY 15 SA) and are currently under review.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. The applicant has submitted an Arborist Report and will be required to undertake appropriate retention and protection measures as determined through the review of the development applications.

Reasons for the Application

The Zoning By-law Amendment is required to ensure that a 'Public School' is permitted on the site upon which the joint use building is proposed. The Zoning By-law Amendment is also required to adjust certain performance standards to accommodate the joint use building's proposed built form and to adjust the parking supply requirements across the entire VCI Community Campus to accommodate the addition of the new joint use building into the Campus.

COMMENTS

Application Submission

The following reports/studies were submitted with the applications for Draft Plan of Subdivision and Zoning By-law Amendment:

- Planning Justification Report (including a Potential Ultimate Build-Out Plan – See Attachment 9);
- Dante Alighieri/Columbus Centre Redevelopment Urban Transportation Considerations (including a Joint Venture Master Plan Build-Out Concept Plan); and
- Functional Servicing and Stage 1 Stormwater Management Report.

The following reports/studies were submitted with the applications for Site Plan Control Approval for the proposed building and the internal driveway, parking lot and pedestrian pathway reconfiguration:

- Stage 1 Archaeological Assessment of the Proposed Dante Alighieri and Columbus Centre Joint Use Facility
- Servicing and Stage 2 Stormwater Management Report – Site 1
- Geotechnical Investigation New High School
- Hydrogeological Site Assessment for Columbus Centre
- Phase One Environmental Site Assessment Columbus Centre
- Phase Two Environmental Site Assessment Columbus Centre
- Arborist Report and Tree Preservation Plan
- Dante Alighieri Academy/Columbus Centre – Site 1 Sun Shadow Study
- Energy Model Introduction.

A Notification of Complete Application was issued on February 29, 2017.

Issues to be Resolved

This project is an important cultural/community/educational resource for this neighbourhood and the City. In the evaluation of the Zoning By-law Amendment application and the application for Draft Plan of Subdivision, planning staff will consider amongst other matters, the following:

- Adherence to the Official Plan and Dufferin Street Secondary Plan policies;
- The adequacy of the submitted Master Plan in terms of land parcel inclusion and ultimate road layout;
- The appropriateness of creating a building lot that has no dedicated parking for the proposed use on the same parcel on which it is situated;
- An assessment of the building transition to the neighbourhood to the west;
- A review of the parking supply, reorganization and allocation over the larger campus area;
- A review of vehicular site access and circulation, and configuration of the drop-off/pick-up area;
- The potential traffic and parking impacts on site and in the neighbourhood;
- A review of the phasing and parking availability during construction;
- An assessment of proposed pedestrian connections through the site;
- An assessment of the stormwater management and servicing of the proposed development;
- The adequacy of landscaped open space and playing fields for the proposed Secondary School; and
- The streetscape treatment along Lawrence Avenue West and the proposed public street.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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 E-mail: cfergus@toronto.ca

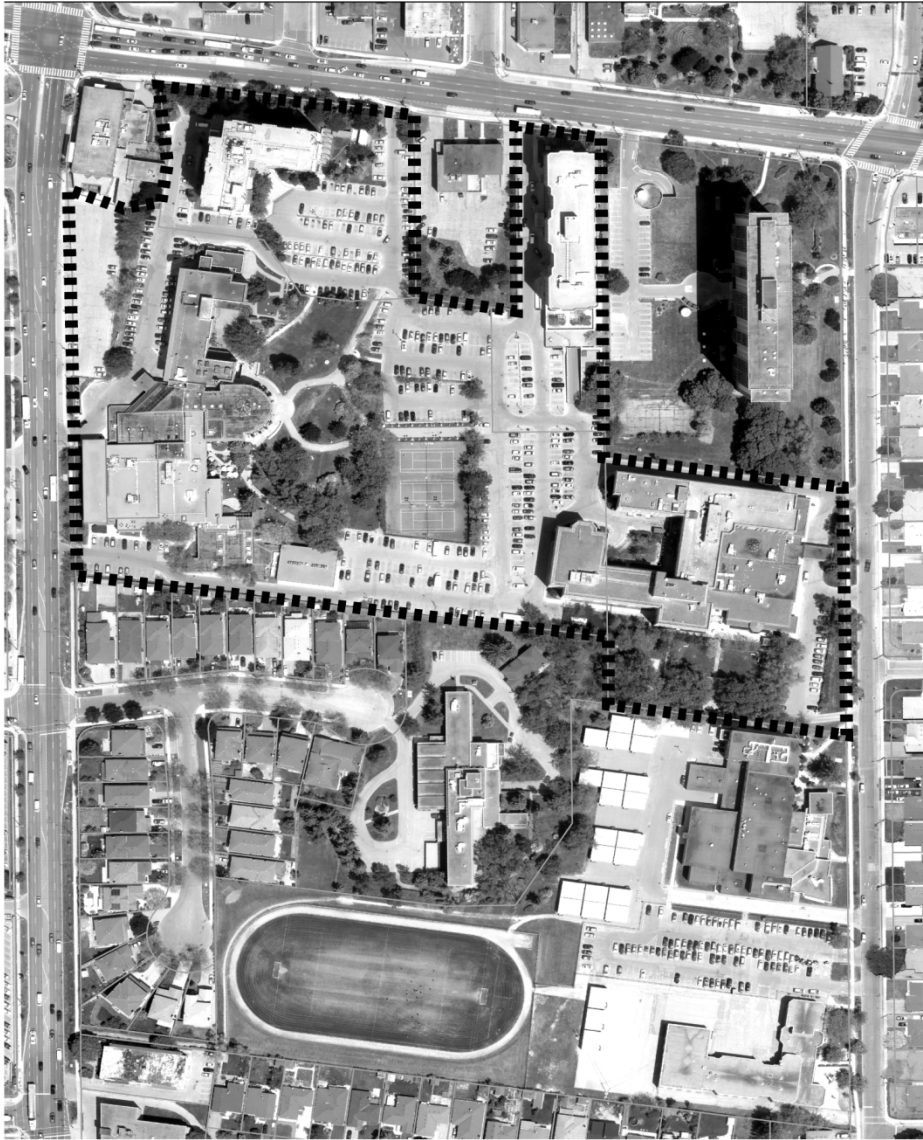
SIGNATURE

Joe Nanos, Director
 Community Planning, North York District

ATTACHMENTS

- Attachment 1: Context Plan
- Attachment 2: Draft Plan of Subdivision
- Attachment 3: Location of Planning Applications
- Attachment 4a: Site Plan (Site 1)
- Attachment 4b: Site Plan (Site 2)
- Attachment 5a: North Elevation (Lawrence Avenue West)
- Attachment 5b: South Elevation
- Attachment 5c: East Elevation
- Attachment 5d: West Elevation
- Attachment 6: Extract from the Dufferin Street Secondary Plan
- Attachment 7: Official Plan
- Attachment 8a: Zoning By-law 7625 of the Former City of North York
- Attachment 8b: Zoning By-law 569-2013 of the City of Toronto
- Attachment 9: Potential Ultimate Build-Out Plan
- Attachment 10: Application Data Sheet

Attachment 1: Context Plan



901 Lawrence Avenue West

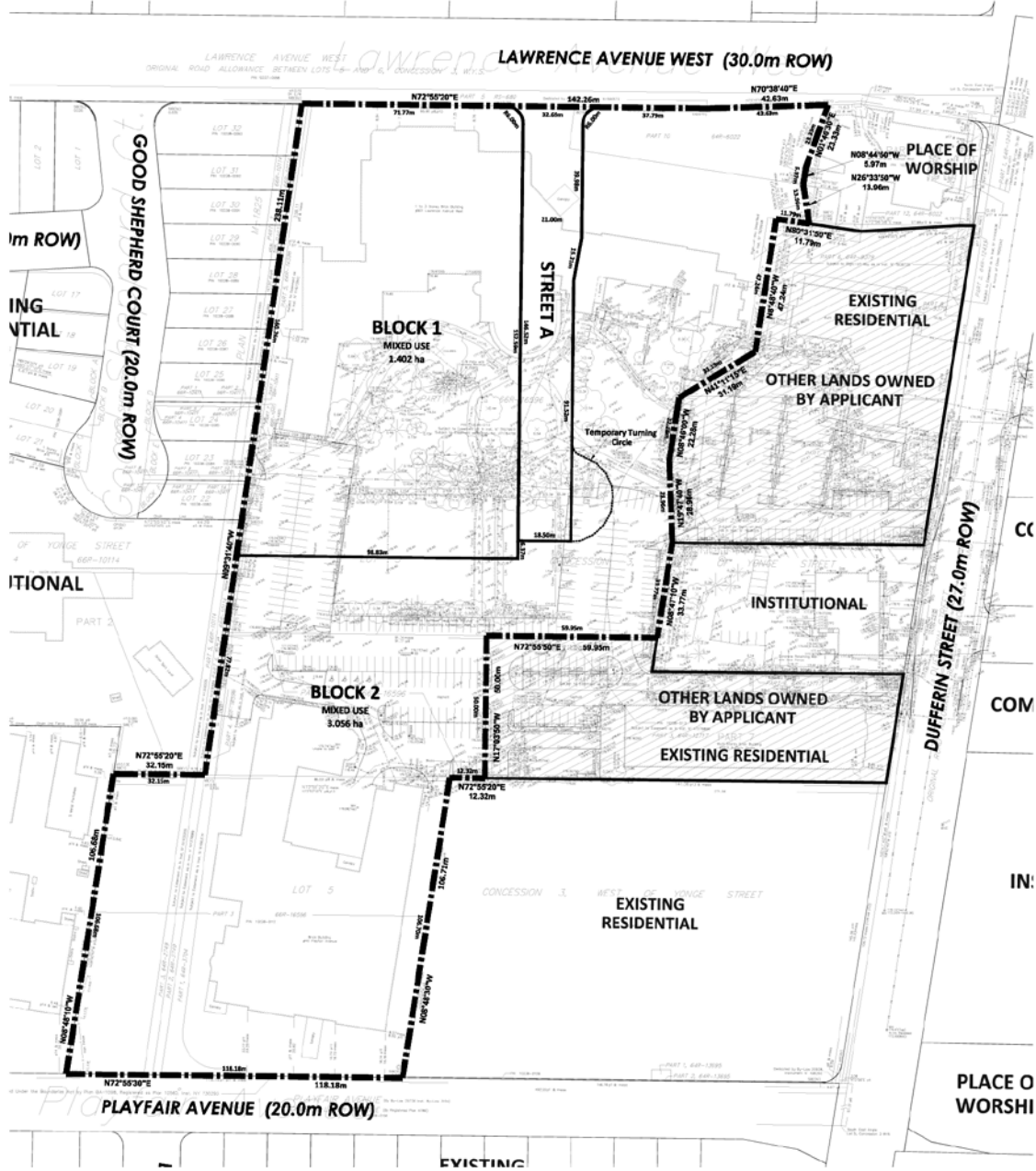
Existing Building Plan

Applicant's Submitted Drawing

File # 17 102913 NNY 15 02
File # 17 102917 NNY 15 SB

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03/23/2017

Attachment 2: Draft Plan of Subdivision



Draft Plan of Subdivision

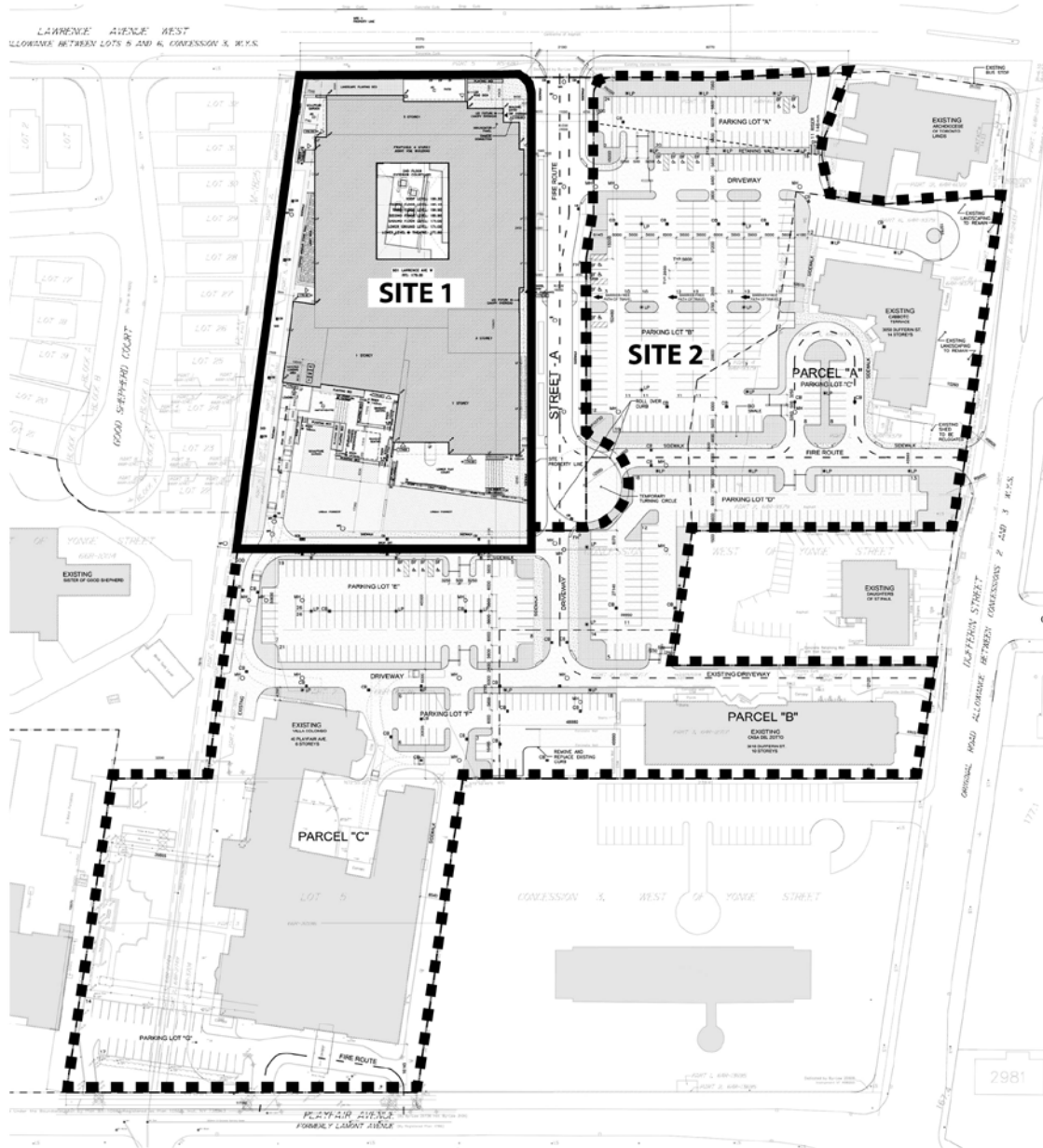
Applicant's Submitted Drawing

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02/24/2017

901 Lawrence Avenue West,
3010 & 3050 Dufferin Street & 40 Playfair Avenue

File # 17 102913 NNY 15 0Z

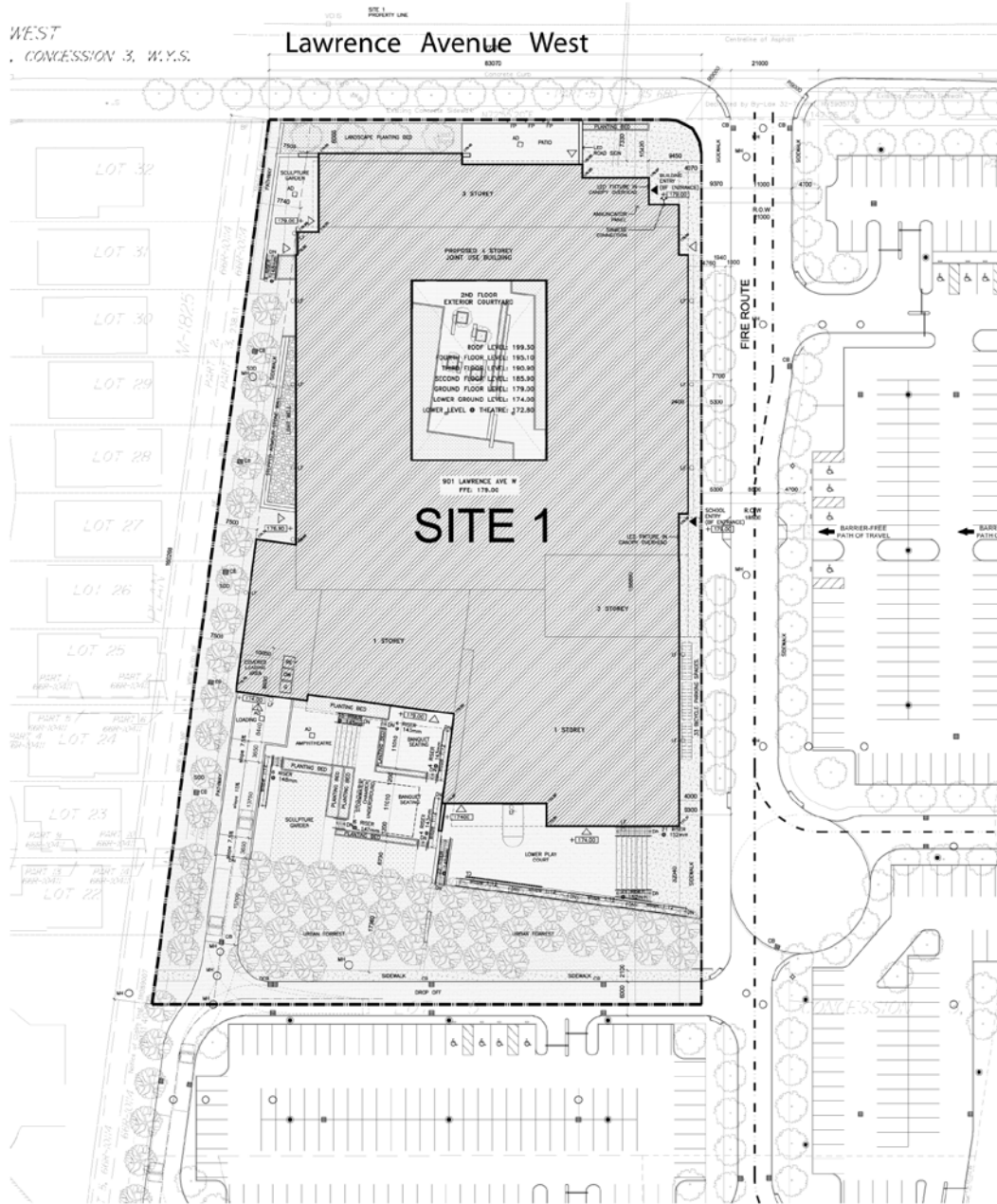
Attachment 3: Location of Planning Applications



Composite Site Plan
Applicant's Submitted Drawing
Not to Scale
03/24/2017

901 Lawrence Avenue West
File # 17 102913 NNY 15 OZ
File # 17 102917 NNY 15 SB

Attachment 4a: Site Plan (Site 1)



Sitex1 Plan

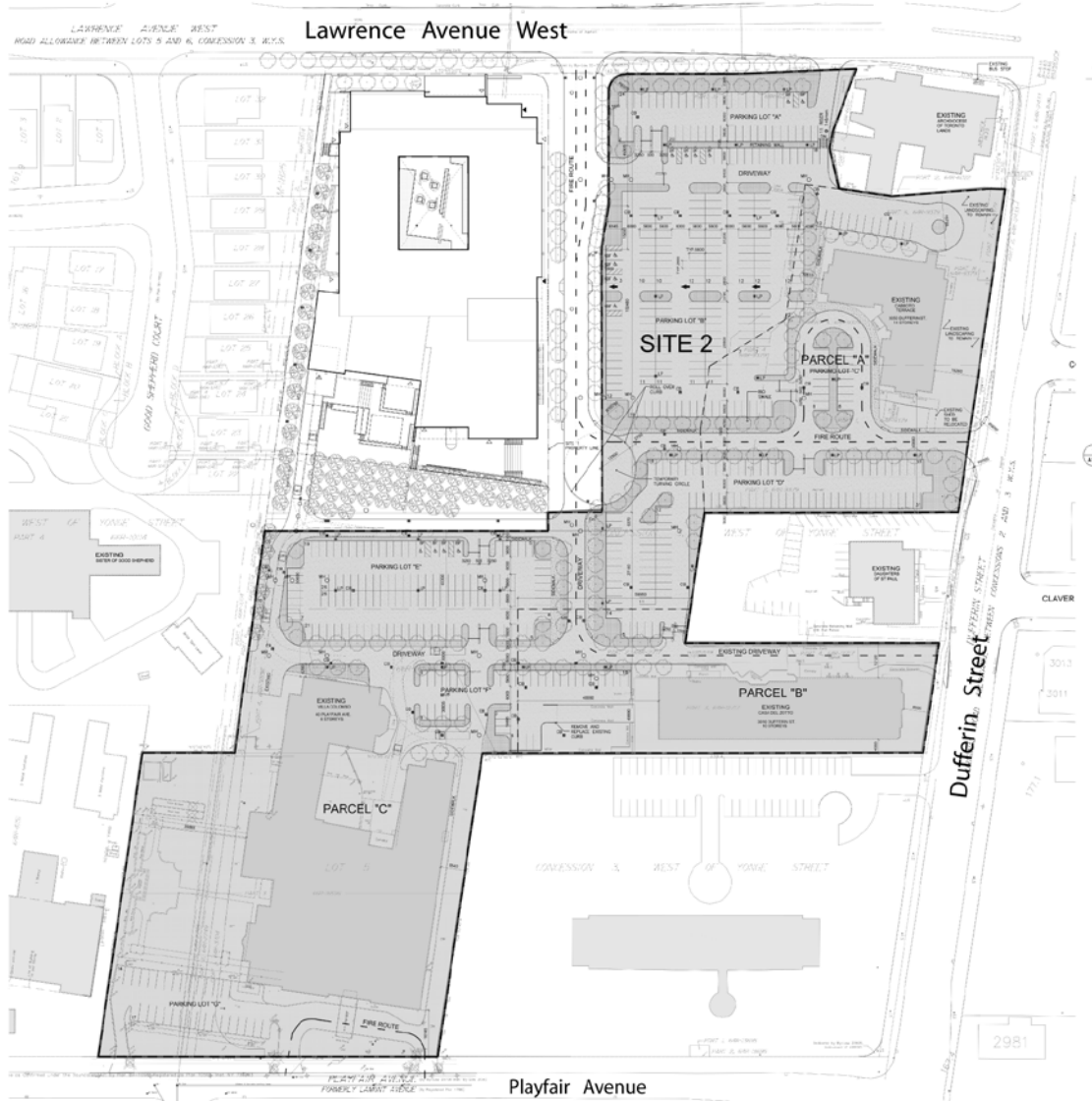
901 Lawrence Avenue West

Applicant's Submitted Drawing

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03/23/2017

File # 17 102917 NNY 15 OZ
File # 17 102917 NNY 15 SB

Attachment 4b: Site Plan (Site 2)



Site 2 Plan

Applicant's Submitted Drawing

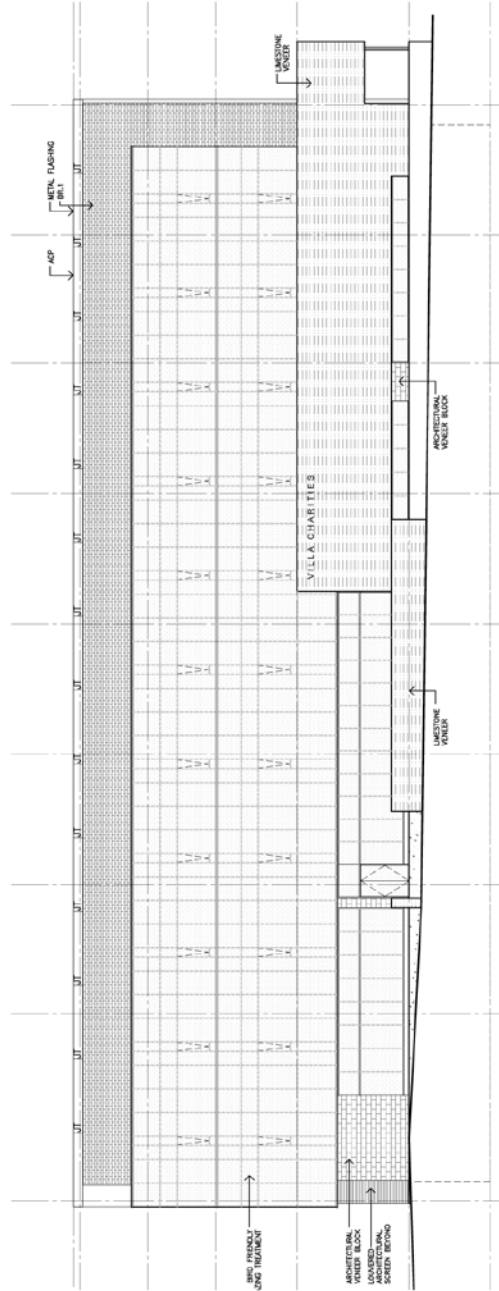
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901 Lawrence Avenue West

File # 17 102917 NNY 15 OZ
File # 17 102917 NNY 15 SB

Attachment 5a: North Elevation (Lawrence Avenue West)



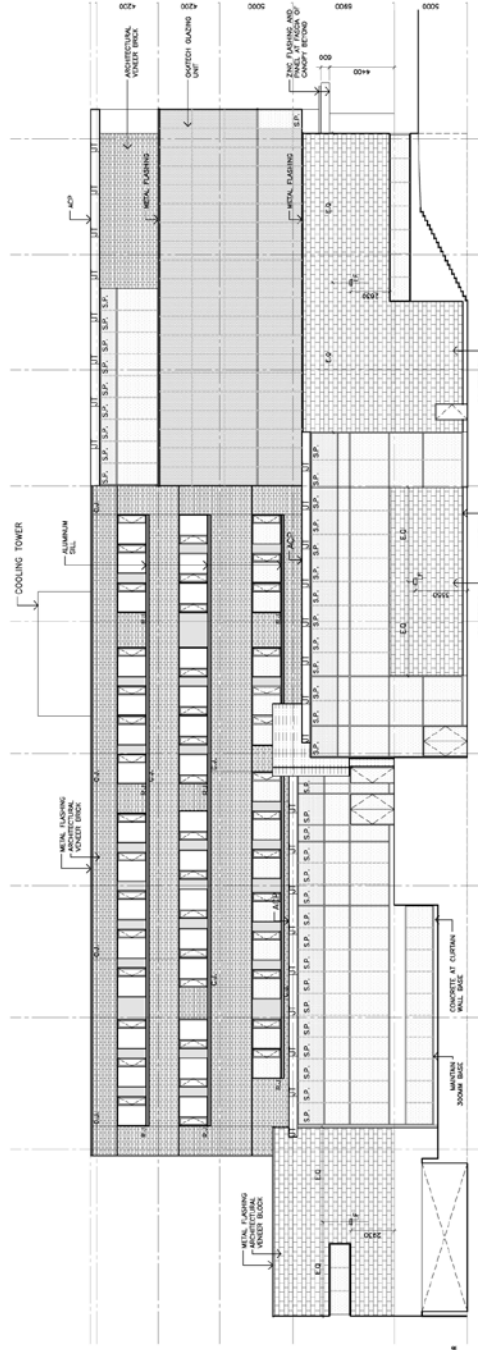
901 Lawrence Avenue West

North Elevation
Applicant's Submitted Drawing

File # 17 102913 NNY 15 0Z
File # 17 102917 NNY 15 SB

Not to Scale
03/23/2017

Attachment 5b: South Elevation



901 Lawrence Avenue West

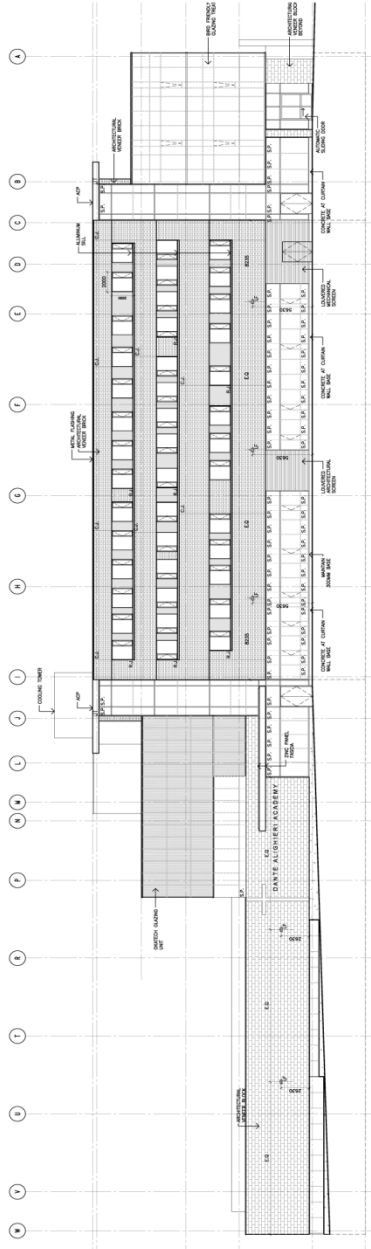
South Elevation

Applicant's Submitted Drawing

File # 17 102913 NNY 15 0Z
 File # 17 102917 NNY 15 SB

Not to Scale
 03/23/2017

Attachment 5c: East Elevation



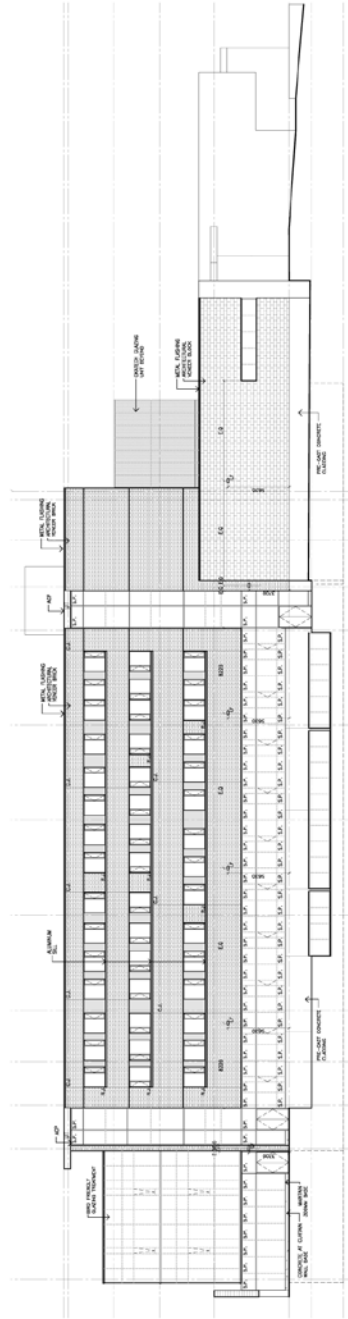
901 Lawrence Avenue West

East Elevation
 Applicant's Submitted Drawing

File # 17 102913 NNY 15 02
 File # 17 102917 NNY 15 SB

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Attachment 5d: West Elevation



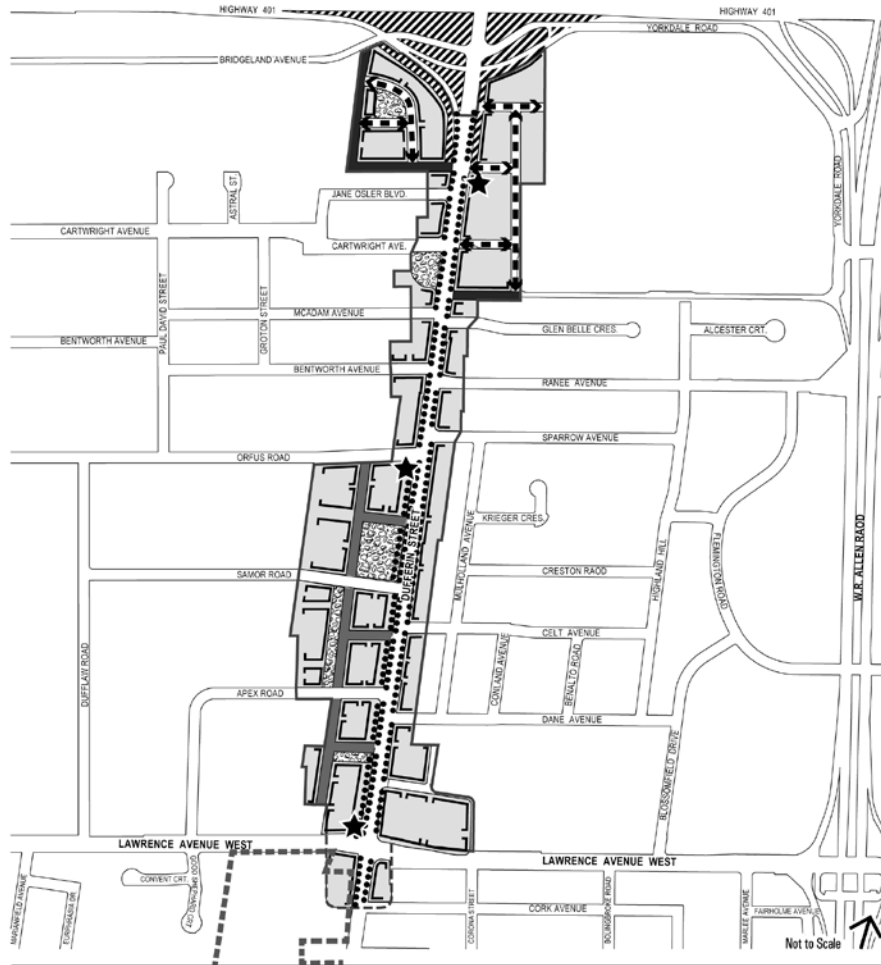
901 Lawrence Avenue West

West Elevation
Applicant's Submitted Drawing

File # 17 102913 NNY 15 02
File # 17 102917 NNY 15 SB

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Attachment 6: Extract from the Dufferin Street Secondary Plan



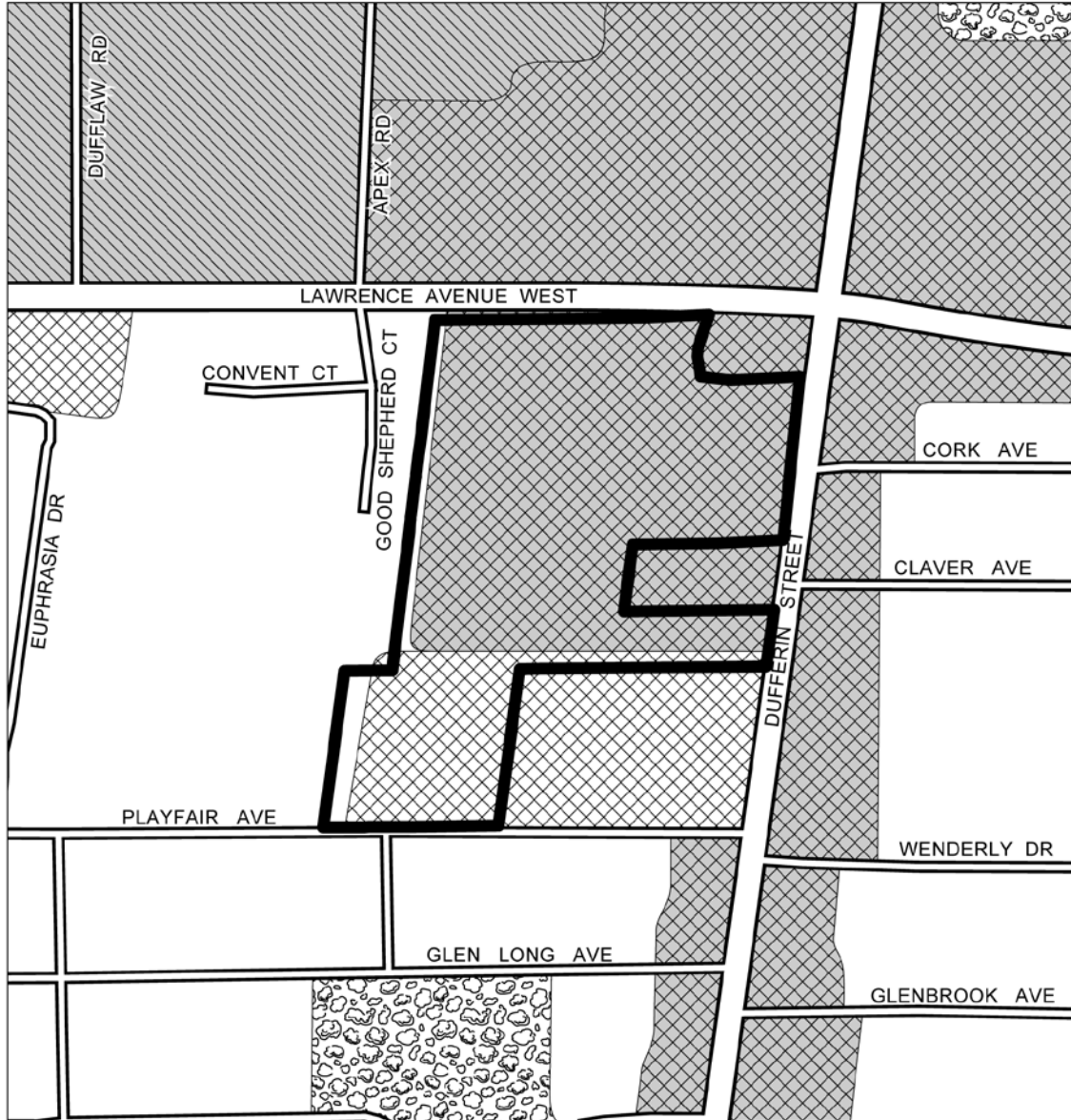
Dufferin Street Secondary Plan MAP 36-3 Structure Plan

- Secondary Plan Area Boundary
- - - Blocks South of Lawrence
- ▭ Possible Building Edge
- ▬ New Public Streets
- ↔ New Public Streets: Conceptual
- ▨ Public Park
- ★ Urban Plazas
- ▨ Dufferin Gateway
- Dufferin Promenade
- ▭ Development Block

Note: The public streets identified on this map are conceptual. The exact number and location of these streets will be determined at the Balck Master Plan stage.

October 2015

Attachment 7: Official Plan



901 Lawrence Avenue West, 3010 & 3050 Dufferin Street & 40 Playfair Avenue

Extract from Official Plan

File # 17 102913 NNY 15 OZ
File # 17 102917 NNY 15 SB




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Attachment 8a: Zoning By-law 7625 of the Former City of North York



Toronto
Zoning By-Law No. 7625

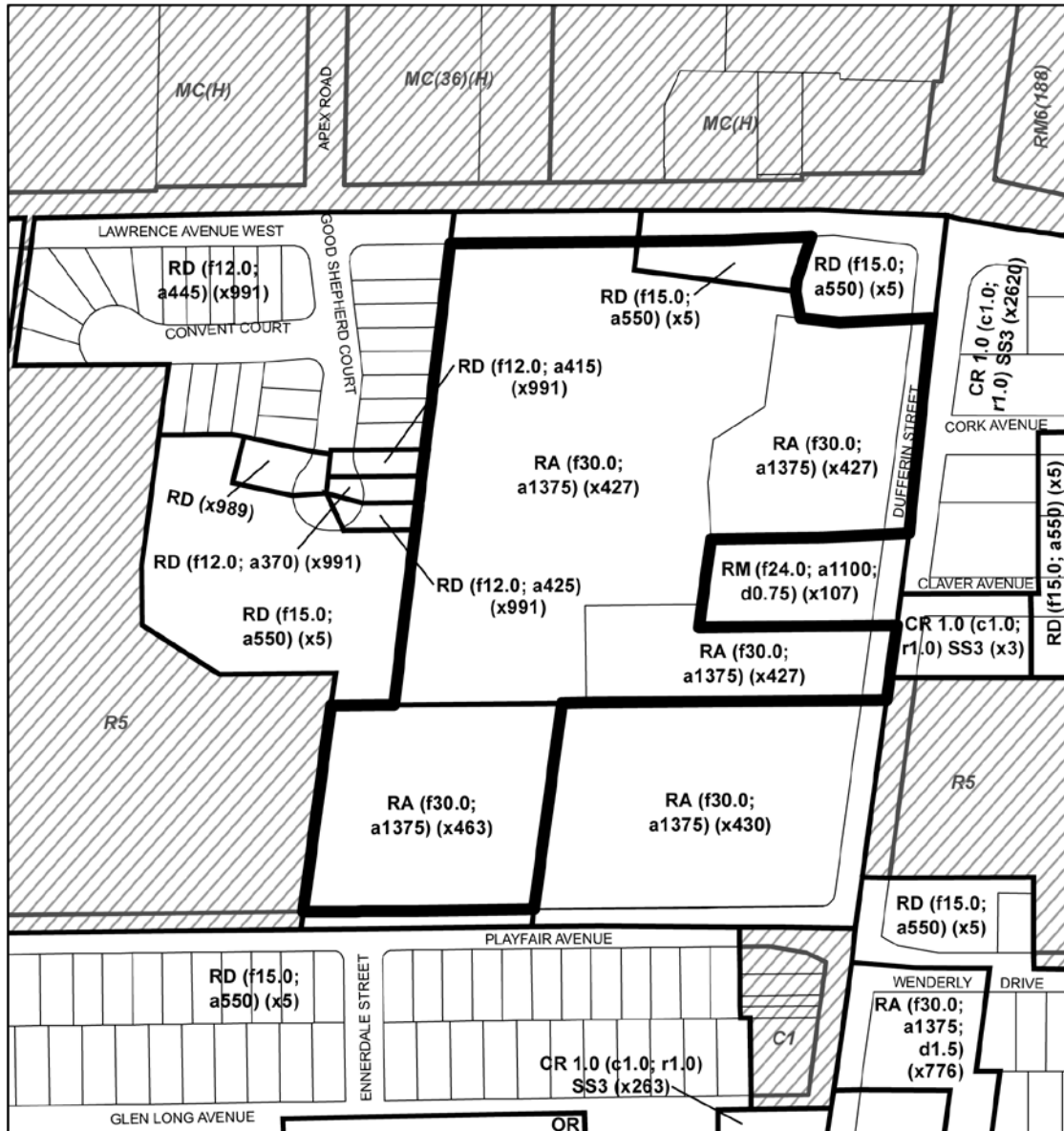
901 Lawrence Avenue West
 File # 17 102913 NNY 15 OZ
 File # 17 102917 NNY 15 SB

- R5 One-Family Detached Dwelling Fifth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone
- O1 Open Space Zone
- O3 Semi-Public Open Space Zone
- MC Industrial-Commercial Zone
- C1 General Commercial Zone



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 Extracted 03/23/2017

Attachment 8b: Zoning By-law 569-2013 of the City of Toronto



Zoning By-Law No. 569-2013

901 Lawrence Avenue West, 3010 & 3050 Dufferin Street & 40 Playfair Avenue
 File # 17 102913 NNY 15 OZ
 File # 17 102917 NNY 15 SB

Location of Application

RD Residential Detached	RA Residential Apartment
RM Residential Multiple	CR Commercial Residential
	OR Open Space Recreation

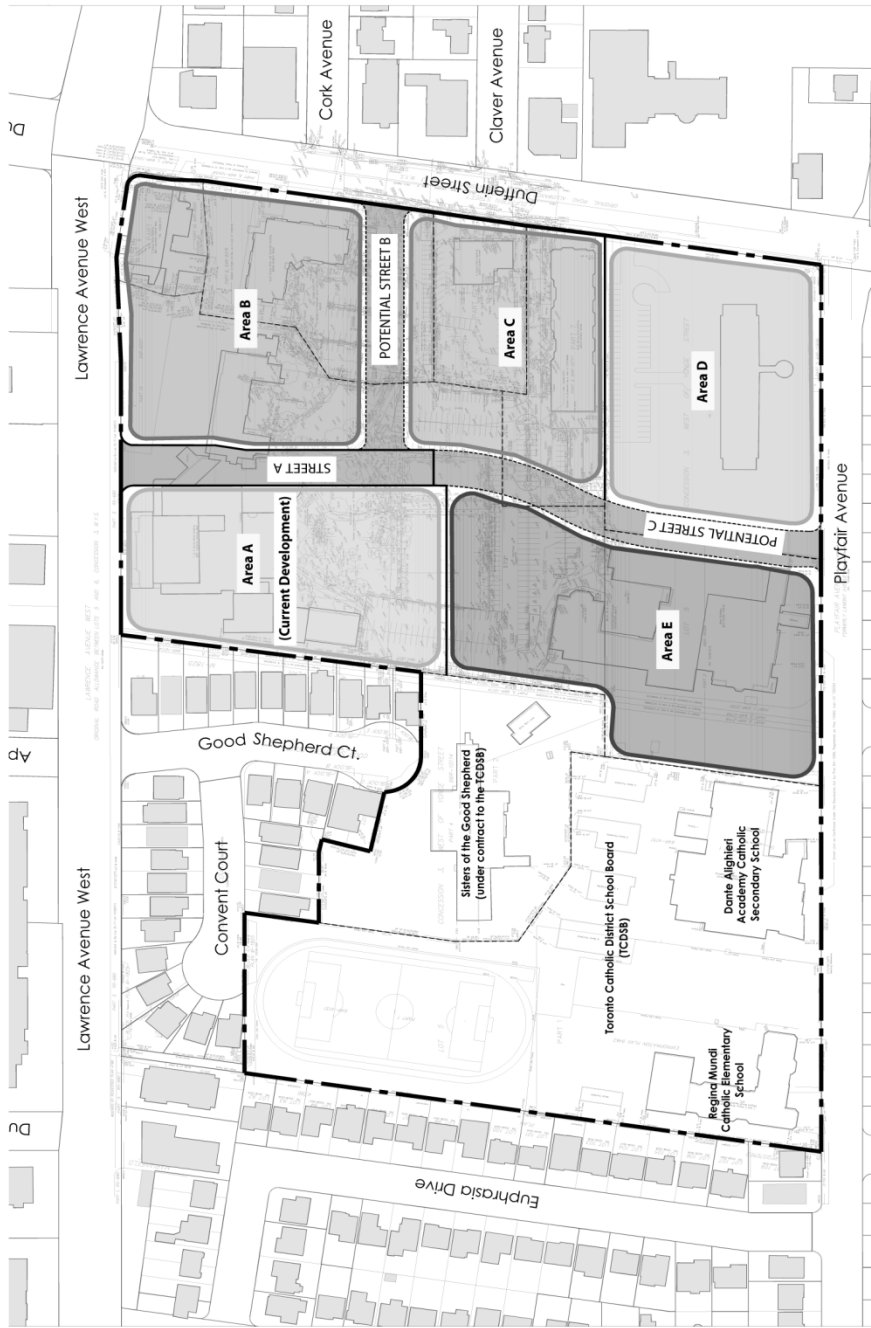
See Former City of North York By-Law No. 7625

R5	One-Family Detached Dwelling Fifth Density Zone
RM6	Multiple-Family Dwellings Sixth Density Zone
C1	General Commercial Zone
MC	Industrial-Commercial Zone



Not to Scale
 Extracted: 02/24/2017

Attachment 9: Potential Ultimate Build-Out Plan



901 Lawrence Avenue West

Potential Building Plan

Applicant's Submitted Drawing

Not to Scale
03/23/2017

File # 17 102913 NNY 15 0Z
File # 17 102917 NNY 15 SB



Attachment 10: Application Data Sheet

Application Type	Rezoning, Subdivision	Application Number:	17 102913 NNY 15 OZ, 17 102917 NNY 15 SB
Details	Rezoning, Standard	Application Date:	January 10, 2017

Municipal Address: 901 Lawrence Avenue West, 3010 & 3050 Dufferin Street and 40 Playfair Avenue

Location Description: CON 3 WY PT LOT 5 RP 64R6022 PARTS 4 TO 10 PART 13 RP 64R12717 PARTS 2 TO 4 **GRID N1503

Project Description: The applicant has applied for a zoning by-law amendment to permit a joint-use building on a portion of the site which will accommodate a community centre and a secondary school operated by the Toronto District School Board. The proposed building will replace the existing Columbus Centre and Dante Alighieri Academy Secondary School, which is currently located adjacent to the south end of this site.

Applicant:	Agent:	Architect:	Owner:
Gatzios Planning 701 Mt. Pleasant Road 3 rd Floor Toronto, ON M4S 2N4	Maria Gatzios c/o Gatzios Planning 701 Mt. Pleasant Road Toronto, ON M4S 2N4	Wayne Rosberg 2345 Yonge Street Toronto, ON M4P 2E5	Villa Charities Inc. 901 Lawrence Avenue West Toronto, ON M6A 1C3

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	RA (f30.0; a1375)(x427)	Historical Status:	N
Height Limit (m):	24.0 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	60077	Height:	Storeys:	4
Frontage (m):	184.89 (Lawrence Ave. W.)		Metres:	20.7
Depth (m):	Varies			
Total Ground Floor Area (sq. m):	7266			Total
Total Residential GFA (sq. m):	53195		Parking Spaces:	604 existing
Total Non-Residential GFA (sq. m):	25780		Loading Docks	2
Total GFA (sq. m):	78975			
Lot Coverage Ratio (%):	12.1 for proposed building on larger site			
Floor Space Index:	1.3 including existing bldgs on larger site, 1.84 for proposed bldg on proposed lot			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Rental, Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	53195	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	25780	0
Total Units:	852			