

579, 581, 583 and 585 Lawrence Avenue West - Official Plan and Zoning By-law Amendment Applications- Preliminary Report

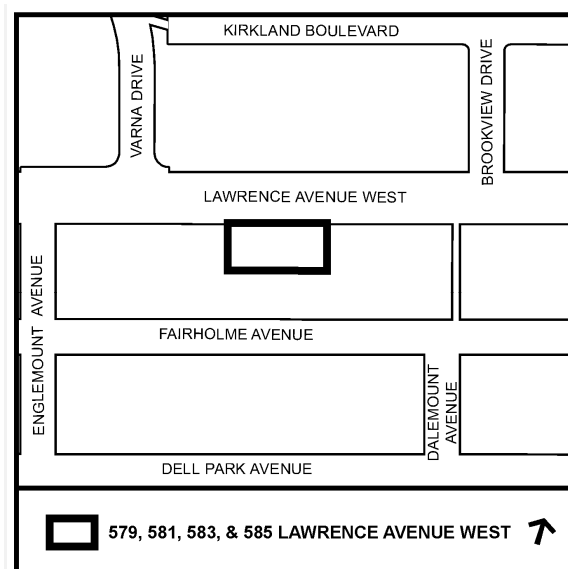
Date:	October 25, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	17 222637 NNY 15 OZ

SUMMARY

These applications propose to amend the Official Plan and Zoning By-laws at 579, 581, 583 and 585 Lawrence Avenue West to permit the construction of 12, five-storey freehold townhouses in 2 blocks fronting Lawrence Avenue West. The total gross floor area of the proposal is 2,885 square metres which results in a density of 1.62 times the lot area. The proposed height of the buildings is 16.06 metres for Block 1 at the eastern end and 15.78 metres for Block 2 at the western end. Each unit would be provided with one integral parking space at the rear of the unit and two visitor parking spaces would be provided on site to serve all 12 residential units. Vehicular access is proposed from Lawrence Avenue West with a two-way service driveway.

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

This report recommends that a community consultation meeting be held, in consultation with the Ward Councillor's office, to present the proposal to the public



and obtain public input. A Final Report and a public meeting under the Planning Act will be scheduled following community consultation and resolution of the outstanding issues indentified in this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 579, 581, 583 and 585 Lawrence Avenue West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

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

An earlier pre-application consultation meeting was held with the applicant on December 11, 2015 to discuss a proposal for the consolidation of 9 detached dwelling lots along Lawrence Avenue West (583 to 599 Lawrence Avenue West). The proposal was for 7 blocks of four storey back-to-back townhomes with 124 units, one level of underground parking and vehicular access from Englemount Avenue. The applicant was discouraged from submitting an application for this proposal for a number of reasons including the potential for destabilization of the existing neighbourhood which is predominately characterized by single detached homes.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend the Official Plan and the Zoning By-laws to permit the construction of 12, five-storey freehold townhouses fronting Lawrence Avenue West and served by a common driveway. The applicant proposes two blocks of townhouses – a block consisting of 4 units to the east (Block 1) and a block consisting of 8 units to the west (Block 2).

Vehicular ingress/egress to the site for parking, loading and garbage pickup is proposed via a shared driveway, 6.0 metres in width, from Lawrence Avenue West. A 1.5 metre wide pedestrian sidewalk is proposed along the driveway between Block 1 and Block 2. The access driveway would connect to a laneway that runs along the rear property line and provides access to the rear at-grade single-car garages that are integrated into each proposed townhouse unit. Two visitor parking spaces are proposed to serve the development and are located in a lay-by parking area along the access laneway at the rear lot line.

The townhouse blocks are proposed parallel to Lawrence Avenue West with each unit having direct access to the public sidewalk along Lawrence Avenue West. Both buildings are proposed to be set back at grade from the Lawrence Avenue West property line 2.4 metres and this setback area would contain a pedestrian pathway, stairs to the unit (between 2 to 5 steps) and a landscaped area.

At grade, Block 1 is proposed to be set back from the east lot line 1.5 metres and Block 2 is proposed to be set back from the west lot line 1.5 metres. A separation distance of 7.8 metres would be provided between Block 1 and Block 2 at grade to accommodate the shared access driveway and a pedestrian walkway. At the rear, the units are proposed to be set back approximately 8.0 metres from the rear lot line. At the front of the units, along Lawrence Avenue West, a 0.6 metre building stepback would be provided above the 3rd floor. At the rear of the units, the second and third floors would be stepped back approximately 1.6 to 2.7 metres from the garage door face. The fourth floor would be stepped back a further 3.1 metres from the lower levels at the rear of the units. The roof terrace would be set back 2.05 metres from the rear wall of the unit at the fourth floor.

The proposed minimum unit width is 4.1 metres.

The proposed height of the buildings is 16.06 metres for Block 1 and 15.78 metres for Block 2. This height is calculated including the roof top access stairs to the roof top deck. The roof top deck access stairwell is considered a floor level and therefore the units are considered five-storey dwellings.

Within the 8.0 metre setback between the townhouse blocks and the rear lot line, a 1.55 metre landscaped strip would be provided along the majority of the length of the rear lot line, with the exception of the visitor parking area. In this area, no landscaping is proposed. The applicant is also proposing the incorporation of a retaining wall approximately a metre high along the entire rear lot line and along the east and west property lines for the depth of the access laneway. The inclusion of the retaining wall creates a situation where the townhouse site is higher than the neighbouring properties to the south on Fairholme Avenue.

Private amenity space for each unit is provided by the front yard porch and landscaped area, a balcony at the rear of the units on the second floor, a balcony at the front of the units on the fourth floor and a private rooftop terrace.

The proposed units are not provided with below-grade or basement areas.

The project statistics are included in the Application Data Sheet in Attachment 5.

Site and Surrounding Area

The site is located on the south side of Lawrence Avenue West east of Englemount Avenue and west of Glenmount Avenue. The rectangular site is 1,786.21 square metres in area and has approximately 60.96 metres of frontage along Lawrence Avenue West with a depth of approximately 29.30 metres. The site is generally flat with a slight slope southerly from Lawrence Avenue West to the rear property line. The site is an assembly of four existing residential lots each with a single-detached dwelling that fronts on to Lawrence Avenue West. The total number of dwelling units within the single detached dwelling buildings as well as their tenure will be confirmed with a site visit. All of the existing dwelling units would be demolished in order to facilitate the proposed development. The site is located approximately 600 metres from the Lawrence West subway station on the Yonge-University line.

Abutting uses to the development site include:

North: Lawrence Avenue West and beyond are low-rise walk-up apartment buildings (2 ½ storeys in height) in an *Apartment Neighbourhoods* designation across Lawrence Avenue West with shared surface parking at the rear and located in the Lawrence Allen Secondary Plan;

East: two single detached dwellings at 575 and 579 Lawrence Avenue West associated with a private school, Yeshiva Gedolah, of Toronto at 569 Lawrence Avenue West and two associated single detached dwelling properties to the south on Fairholme Avenue; these four detached dwellings have approval for a three storey student residence fronting onto Lawrence Avenue West (file no. 08 147016 NNY 15 OZ);

South: detached dwellings fronting onto Fairholme Avenue and detached dwellings beyond; and

West: detached dwellings fronting onto Lawrence Avenue West.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) (the "PPS") provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;

- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") came into effect on July 1, 2017 and provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Staff will review the proposed development application for consistency with the PPS and conformity with the Growth Plan.

Official Plan

The site is designated *Neighbourhoods* on Map 16 - Land Use Plan of the Toronto Official Plan. *Neighbourhoods* are considered as physically stable areas primarily made up of low density type residential uses, such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Section 4.1 Neighbourhoods, Policy 7 states 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 the existing zoning on a major street in a Neighbourhood is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

According to Policy 5 of that same section, development in established *Neighbourhoods* will respect and enforce the existing physical character of the neighbourhood, including:

- patterns of streets, blocks and lanes, parks and public building sites;
- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- prevailing building type(s);
- setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space;
- continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- conservation of heritage buildings, structures and landscapes.

The Official Plan requires that new development not be out of keeping with the physical character of the neighbourhood and the prevailing building type will be the predominant form of development in the neighbourhood.

Built Form and Context

Policy 2.3.1.1 states that *Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of the neighbourhood and its planned context. Elements that are important to the character of the neighbourhood are set out in Policy 4.1.5 as outlined above.

The proposal introduces a townhouse built form into a low density area where they are not the predominant form of housing which may change the character of the area and potentially initiate instability to the physical character of building types in the neighbourhood. The Official Plan affirms that no changes will be made through

rezoning, minor variance, consent or other public action that are out of character of the neighbourhood which, in this case, are single detached dwellings.

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 and/or planned context of the neighbourhood. This includes locating and organizing new development to frame and support adjacent streets, parks and open spaces; locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and surrounding properties; massing new development and its exterior façade to fit into the existing and/or planned context; massing new development to define the edges of streets, parks and open spaces at good proportion; and providing for amenity for adjacent streets and open spaces.

Whether this proposal respects the physical character of the buildings, streetscapes, building setbacks from street and other lot lines and open space patterns of the neighbourhood will be evaluated as part of the review of this application.

The Housing policies of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within *Neighbourhoods*. New Housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

The application will also be assessed for conformity with other relevant policies of the City's Official Plan.

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

<https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

Building Height

Policy 3.1.2.3 of the Official Plan speaks to "massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion". The character of existing dwellings in the immediately adjacent low density area are generally reflective of the Zoning By-law standard of 8.8 metre maximum and 10.0 metre maximum building heights and 2 storey building heights for single detached dwellings.

The proposed townhouse units are considered 5 storeys in height given that the roof top outdoor amenity space is accessed by an enclosed stairwell. Block 1 at the east end of the site is 16.06 metres high to the top of the stair access while Block 2 at the west end of the site is 15.78 metres high to the top of the stair access. The impact of the inclusion of roof top amenity areas and the proposed height of the development will be evaluated through the processing of the application.

Lot Size

The applications propose to consolidate 4 detached dwelling lots to facilitate the proposed townhouse development comprising 12 units. Each interior townhouse unit would have a width of 4.13 metres while the end townhouse units would have a width of 4.28 metres. This contrasts to the typical existing lot widths of the development site and along Lawrence Avenue West of 15.0 metres each. The existing lot frontages in the area of the proposed development are relatively homogeneous and the proposed lot consolidation along Lawrence Avenue West could be replicated on many other similar sites both along Lawrence Avenue West and in the neighbourhood.

Requirement for a Planning Study

Policy 2.3.1.3 of the Official Plan 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.

Section 5.3.1 of the Official Plan states that amendments to the 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 the 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 the Plan. Similar to Policy 2.3.1.3 above, the Policy states that "when considering a site specific amendment to the 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 is appropriate".

Official Plan Amendment 320

As part of the City's Official Plan Five Year Review, City Council adopted Official Plan Amendment (OPA) No. 320 on December 10, 2015. OPA No. 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods and Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods; and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. The Minister of Municipal Affairs approved and modified OPA No. 320 on July 4, 2016. The Ministry received 57 appeals to OPA No. 320 and it has been appealed in its entirety. Due to these matters being before the Ontario Municipal Board, OPA No. 320 as approved and modified by the Minister is relevant, but not determinative in terms of the Official Plan policy framework.

Zoning

City of North York Zoning By-law 7625

The site is currently zoned "One Family Detached Dwelling Fourth Density Zone (R4)" in Zoning By-Law 7625 of the former City of North York. This zoning permits single

family detached buildings and accessory buildings in addition to a range of Home Occupation, Recreational and Institutional Uses. The maximum permitted height for a building in this zone is 8 metres and 2 storeys for a building with a flat roof and 8.8 metres and 2 storeys for any other type of roof. The minimum required frontage is 15.0 metres and the minimum lot area in this zone is 550 square metres.

The site is subject to the Downsview Airport Hazard Map Schedule 'D' to the former City of North York By-law 7625.

City of Toronto Zoning By-law 569-2013

The site is currently zoned Residential Detached Zone (RD) (f15.0, a550 (x5)) by City of Toronto Zoning By-Law 539-2013 which is currently under appeal. The RD zone permits detached residential dwelling units and a limited number of institutional and recreational uses. The minimum frontage for a lot is 15 metres with a minimum lot area of 500 square metres. A site specific provision stipulates that the minimum side yard setback is 1.8 metres. The maximum permitted height for a building in this zone is 10 metres or 2 storeys.

Site Plan Control

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

Tree Preservation

The applicant has submitted an arborist report which identifies 3 trees on private property and 1 municipal tree in the road allowance that will be directly impacted by the proposed development. There are 2 trees on adjacent private properties that may be impacted by the Development. Urban Forestry is reviewing the submitted report.

Rental Housing Demolition and Conversion By-law

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

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

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same Staff report for action – Preliminary Report – 579, 581, 583 & 585 Lawrence Avenue West 9

time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

As the subject site may contain at least 6 residential units, of which at least one may be identified as rental, an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code may be required to be submitted for the demolition of the existing rental housing units.

Infill Townhouse Design Guidelines

The Urban Design Guidelines for Infill Townhouses (2003) articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes, adjacent properties and seamlessly integrating new development into the existing context. The Guidelines provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low rise, grade-related residential units constructed in rows or blocks. The Guidelines can be viewed at:

<https://web.toronto.ca/wp-content/uploads/2017/08/8f4c-Toronto-Urban-Design-Guidelines-Infill-Townhouses.pdf>

Townhouse and Low-rise Apartment Guidelines

A comprehensive update to the Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines further clarify and expand upon the Council-approved 2006 Guidelines to reflect a broader range of multi-dwelling development up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at: <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

Prior to presenting a finalized version of these Guidelines for Council consideration and adoption later this year, City Staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of Development Applications.

The updated Guidelines continue to assist with implementing and evaluating proposals in relation to the intent of the Official Plan by detailing how new development should be organized and structured. Relevant concerns are providing private outdoor amenity spaces that are sunlit, comfortable, afford a level of privacy and stress the need for private outdoor amenity areas for families with children and accommodating pets when a development is not large enough to accommodate shared outdoor amenity areas on site. Also relevant is providing sufficient setbacks distances between primary living spaces (living rooms and dining rooms) and sides of adjacent buildings to ensure adequate sunlight and sky views, and to reduce overlook between buildings and neighbouring properties.

Reasons for the Application

An amendment to the City Official Plan is required to permit the townhouse building type as townhouse buildings are not the prevailing form of development in this neighbourhood. Additionally, these proposed townhouses are considered 5 storey buildings by the Zoning By-law and 5 storey buildings are not permitted in a *Neighbourhoods* area. An amendment to Zoning By-law 7625 for the former City of North York and the City of Toronto Zoning By-law 569-2013 is required to permit the building type, and establish new performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Application Checklist
- Project Data Sheet
- Draft Zoning By-law Amendment
- Public Consultation Strategy
- Planning Rationale
- Green Development Standards Checklist
- Loading and Parking Study
- Geotechnical Study
- Geohydrogeological Assessment
- Functional Servicing and Stormwater Management Report
- Arborist/Tree Preservation Report
- Boundary and Topographical Survey
- Context/Site Plan
- Floor Plans and Site and Building Elevations
- Site and Building Sections/Streetscape
- Landscape and Tree Preservation Plan
- Site Servicing and Grading Plans
- Phase One Environmental Assessment.

A Notification of Complete Application was issued on September 15, 2017.

Issues to be Resolved

The Official Plan designates the site as *Neighbourhoods* which are considered physically stable. The City of Toronto Official Plan states that the prevailing building type will be the prominent form of development in the neighbourhood. Proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of the Plan. Where more intense forms of intensification are proposed, they must be reviewed to ensure that they respect and reinforce the existing physical character of the

neighbourhood. The proposal will be reviewed to determine whether the proposed built form is appropriate within the context of the neighbourhood. Staff are concerned that the remainder of the single detached lots on the south side of Lawrence Avenue West in the two blocks between Shermount Avenue and Glenmount Avenue and within the *Neighbourhoods* designation would be destabilized as a result of this application. An approval of this application would set a precedent for a new context of townhouses on Lawrence Avenue West in this neighbourhood.

In accordance with Section 5.3.1 of the Official Plan, Planning staff will undertake a study of the 38 lots designated *Neighbourhoods* on the south side of Lawrence Avenue West in the 2 blocks between Shermount Avenue and Glenmount Avenue zoned R4 in Zoning By-law 7675 to evaluate the appropriateness of intensification on the assembly of the 4 properties subject to the current applications and others on the south side of Lawrence Avenue West. This review will not include lands abutting the subject property to the east at 575 and 577 Lawrence Avenue West which have approval for a three storey student dormitory associated with Yeshiva Gedolah of Toronto at 567 Lawrence Avenue West. The study results will be reported on concurrently with the report on the applications.

Other issues identified to date on the review of this application include:

- The appropriateness of an Official Plan Amendment to provide for a site and area specific policy for 5-storey townhouses in a *Neighbourhoods* designation;
- review of the application in light of *Neighbourhoods* policies respecting infill development;
- The compatibility of the proposed development with the surrounding context and public realm including evaluation of the appropriateness of the built form and massing (height, setbacks, and lot sizes);
- The appropriateness of the site layout including the proposed setbacks, landscaping, retaining wall along the rear property line and the elevation of the site;
- A review of pedestrian access including sidewalks, entrances, outdoor amenities and their relationship with adjacent public streets and neighbouring properties
- The assessment of the proposed vehicular access, on-site vehicular circulation and parking for the dwellings and the layout/location of the visitor parking;
- An assessment of the amount of outdoor amenity area provided on site;
- An assessment of the overlook and privacy issues and transition to adjacent *Neighbourhoods* properties;
- A review of the proposed landscaped buffer along the south property line;
- An assessment of the traffic impacts;
- An assessment of the geotechnical, storm-water management and servicing for the development;
- An assessment of the proposed garbage storage, pick-up and loading areas;
- The proposed tree removals, tree replacement and tree compensation;

- A determination of parkland dedication requirements and/or compensation in-lieu of parkland dedication;
- An assessment of the existing dwelling units on site and the possibility of replacement of the rental units; and
- A determination of the requirement for an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code, to be reviewed concurrently with this application.

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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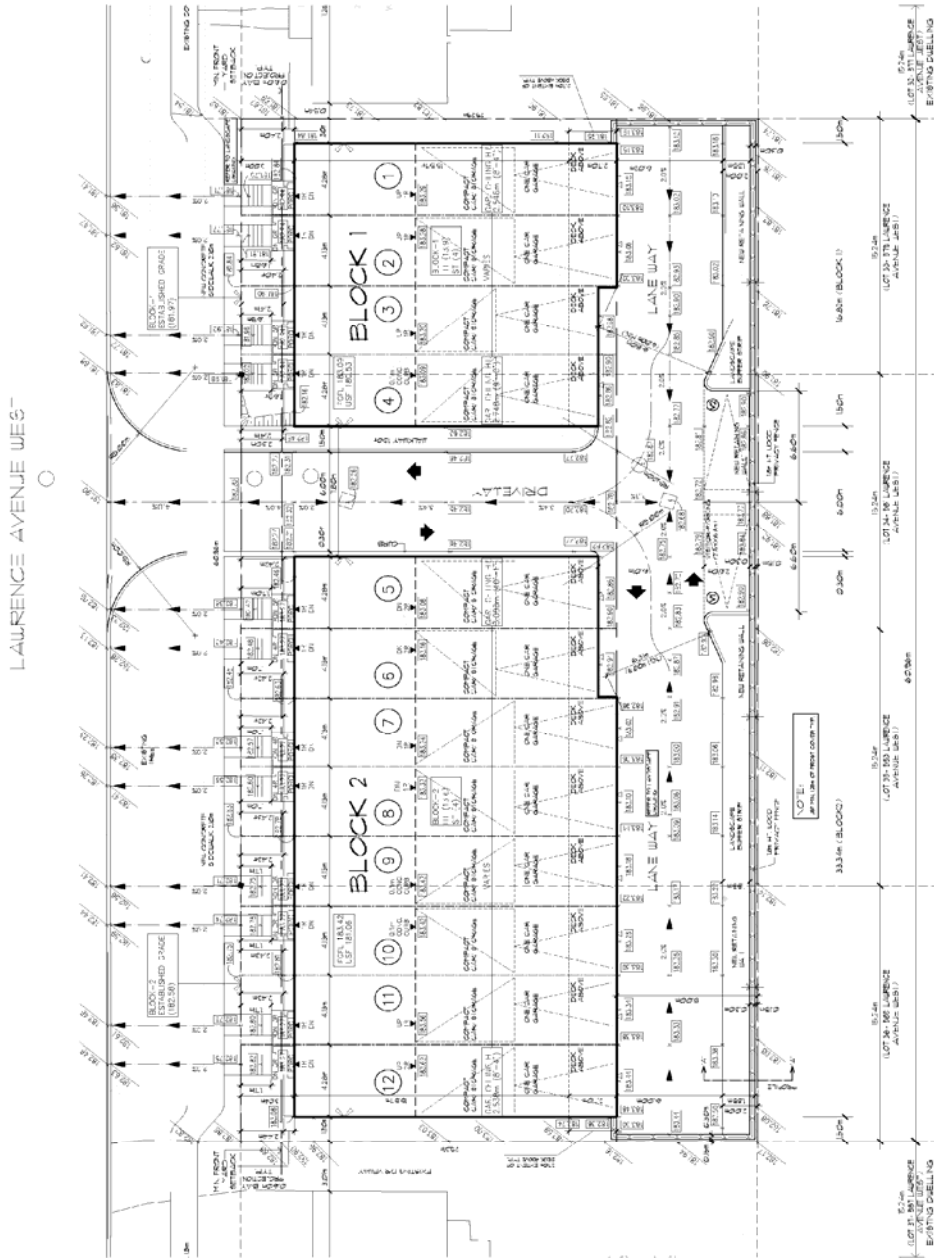
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Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North Elevation (Lawrence Avenue West)
Attachment 2b: South Elevations
Attachment 2c: East Elevation (Block 1)
Attachment 2d: West Elevation (Block 1)
Attachment 2e: East Elevation (Block 2)
Attachment 2f: West Elevation (Block 2)
Attachment 3a: City of North York Zoning By-law 7625
Attachment 3b: City of Toronto Zoning By-law 569-2013
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



579, 581, 583, & 585 Lawrence Avenue West

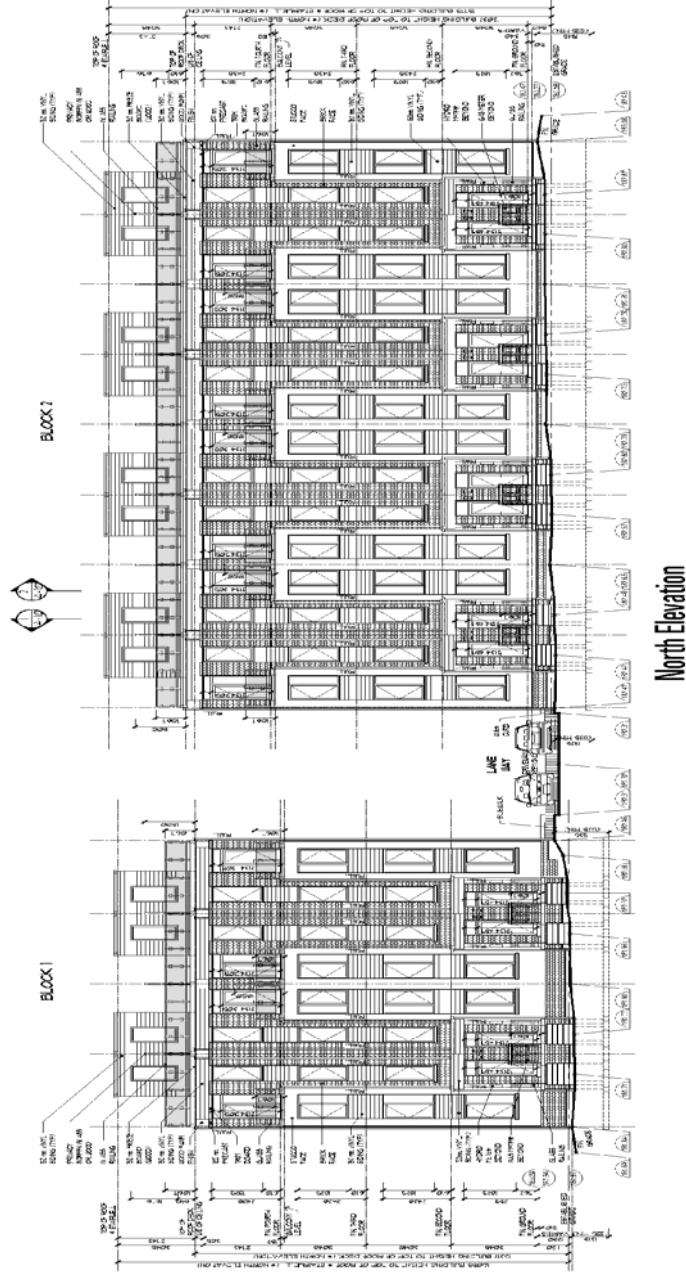
Site Plan

Applicant's Submitted Drawing

Not to Scale
09/06/2017

File # 17 222637 NNY 15 0Z

Attachment 2a: North Elevation (Lawrence Avenue West)



579, 581, 583, & 585 Lawrence Avenue West

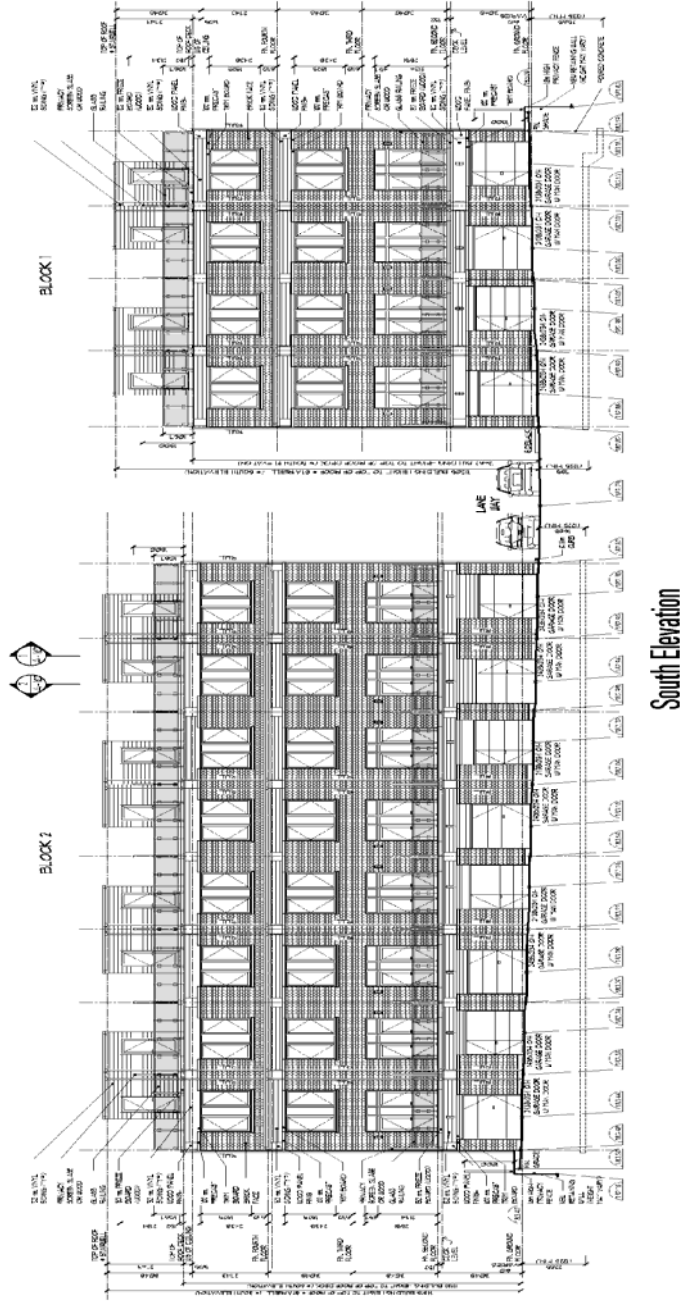
Elevations

Applicant's Submitted Drawing

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09/06/2017

File # 17 222637 NNY 15 0Z

Attachment 2b: South Elevation



South Elevation

579, 581, 583, & 585 Lawrence Avenue West

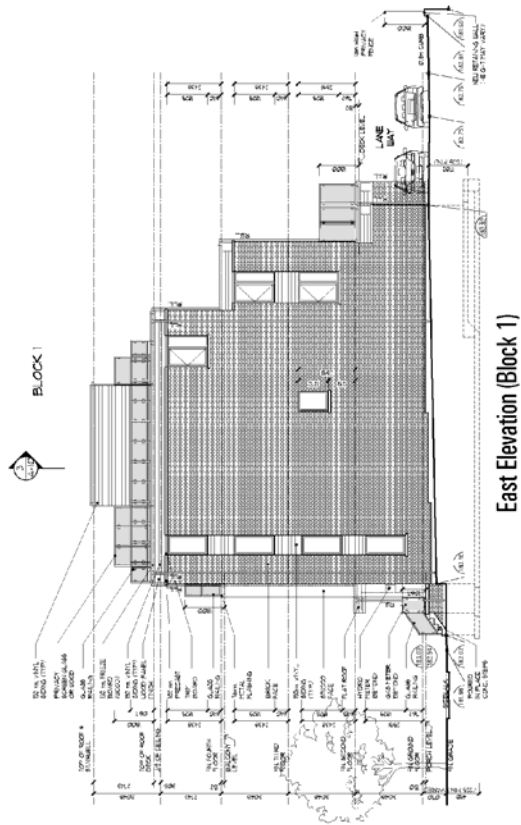
Elevations

Applicant's Submitted Drawing

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08/06/2017

File # 17 222637 NNY 15 0Z

Attachment 2c: East Elevation (Block 1)



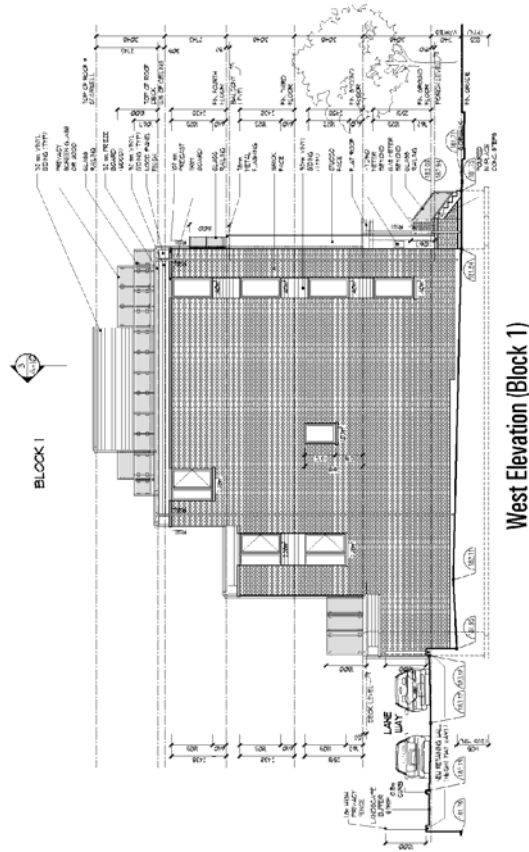
Elevations

Applicant's Submitted Drawing

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09/06/2017

File # 17 222637 NNY 15 0Z

Attachment 2d: West Elevation (Block 1)



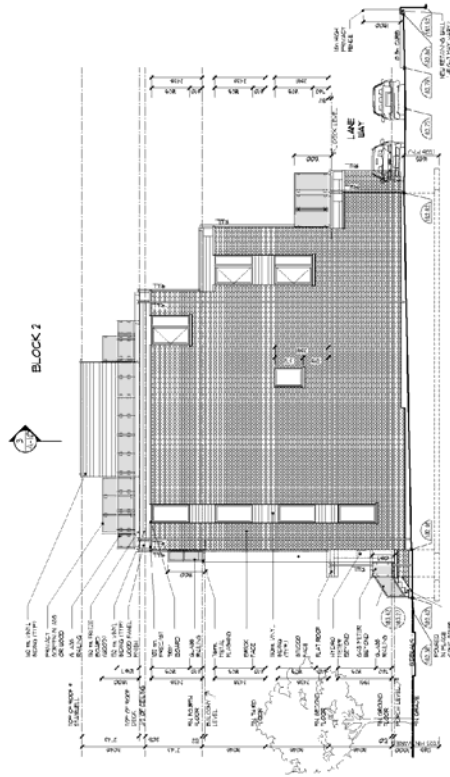
579, 581, 583, & 585 Lawrence Avenue West

Elevations
 Applicant's Submitted Drawing

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File # 17 222637 NNY 15 0Z

Attachment 2e: East Elevation (Block 2)



East Elevation (Block 2)

579, 581, 583, & 585 Lawrence Avenue West

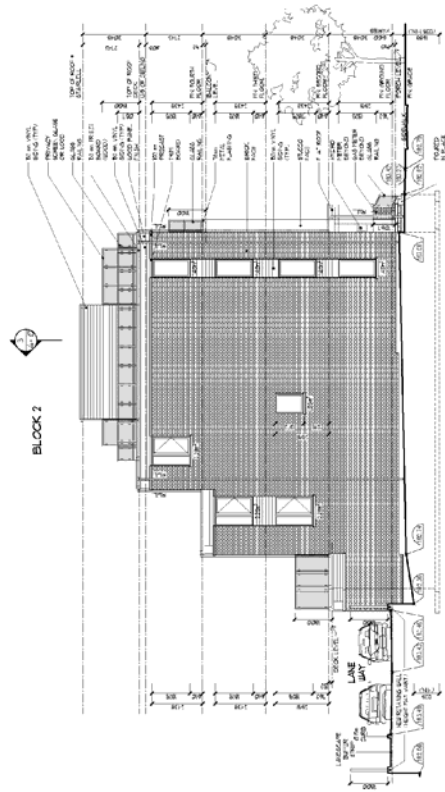
Elevations

Applicant's Submitted Drawing

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File # 17 222637 NNY 15 0Z

Attachment 2f: West Elevation (Block 2)



West Elevation (Block 2)

579, 581, 583, & 585 Lawrence Avenue West

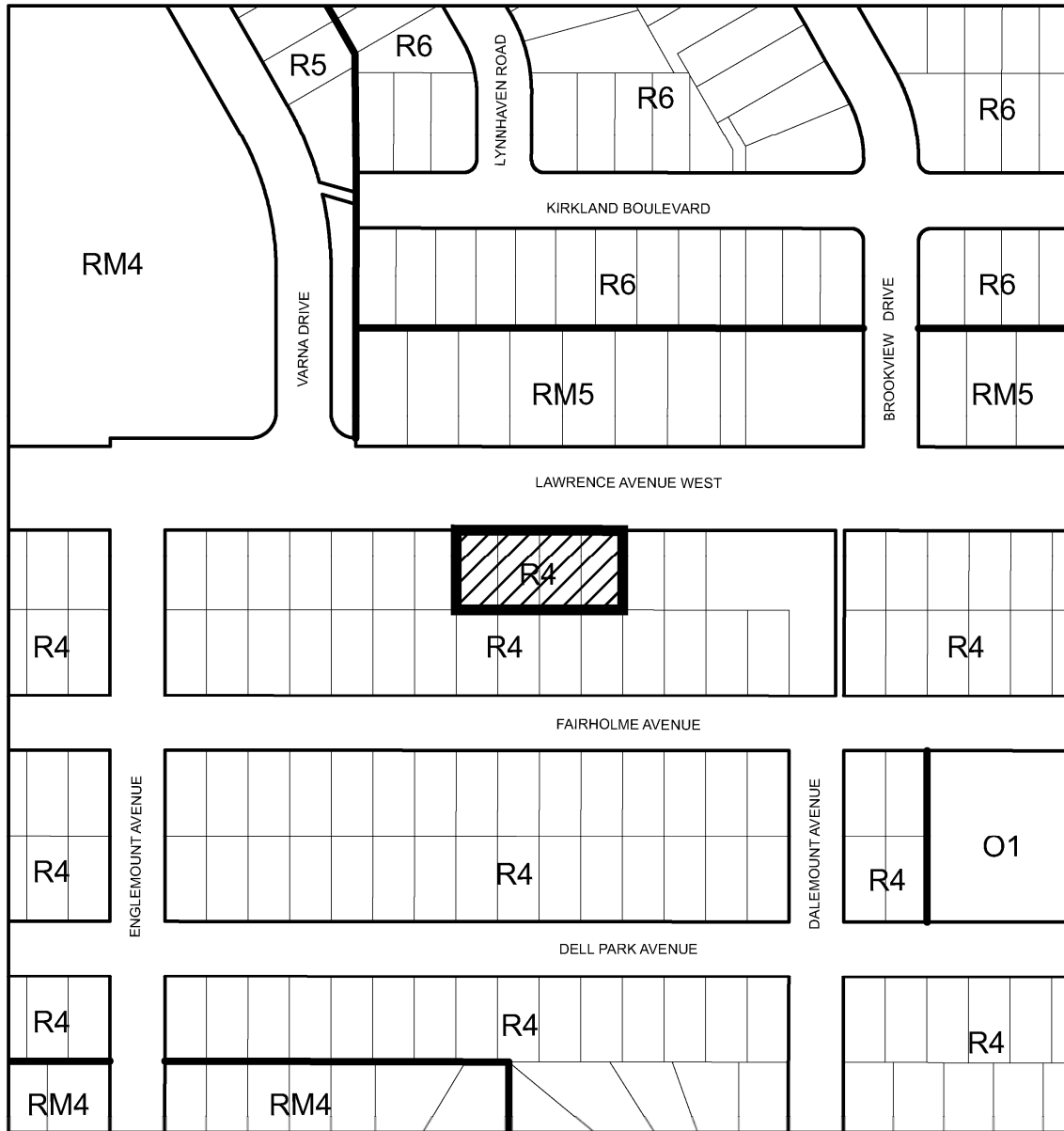
Elevations

Applicant's Submitted Drawing

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File # 17 222637 NNY 15 0Z

Attachment 3a: City of North York Zoning By-law 7625



579, 581, 583, & 585 Lawrence Avenue West

Zoning By-Law No. 7625

File # 17 222637 NNY 15 02



Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone

R5 One-Family Detached Dwelling Fifth Density Zone

R6 One-Family Detached Dwelling Sixth Density Zone

RM4 Multiple-Family Dwellings Fourth Density Zone

RM5 Multiple-Family Dwellings Fifth Density Zone

O1 Open Space Zone



Not to Scale
Extracted: 09/06/2017

Attachment 3b: City of Toronto Zoning By-law 569-2013



579, 581, 583, & 585 Lawrence Avenue West

Zoning By-Law No. 569-2013

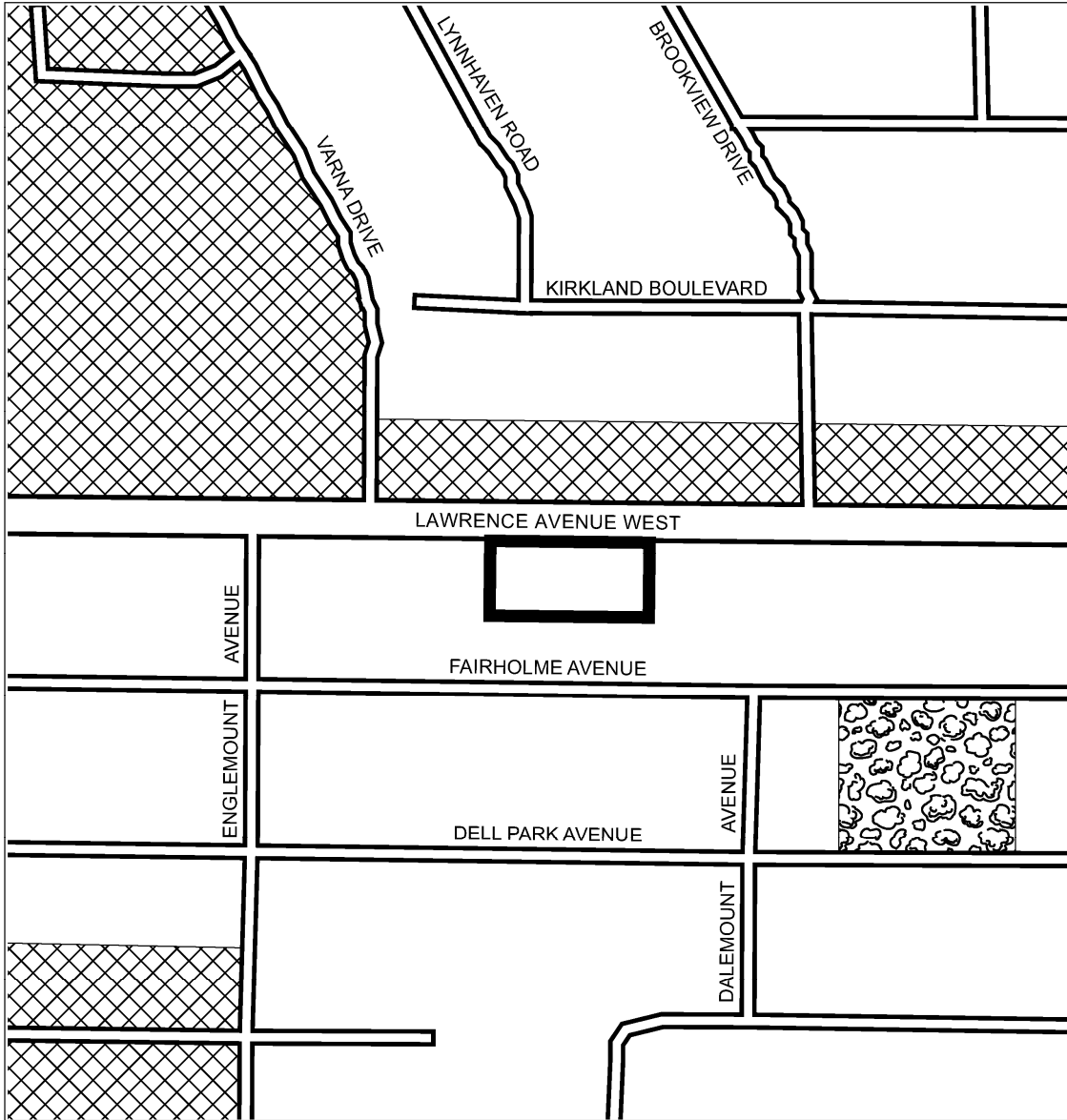
File # 17 222637 NNY 15 02

- Location of Application
- RD Residential Detached RM Residential Multiple
- OR Open Space Recreation

- See Former City of North York By-Law No. 7625
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone

Not to Scale
 Extracted: 09/06/2017

Attachment 4: Official Plan



TORONTO
 Extract from Official Plan

579, 581, 583, & 585 Lawrence Avenue West

File # 17 222637 NNY 15 0Z

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


 Not to Scale
 09/06/2017

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment, Rezoning	Application Number:	17 222637 NNY 15 OZ
Details	Official Plan Amendment, Rezoning, Standard	Application Date:	August 24, 2017

Municipal Address: 579 to 585 LAWRENCE AVE WEST

Location Description: PLAN 3203 PT LOT 33 **GRID N1504

Project Description: Proposed are 12 - five storey freehold townhouses in two blocks fronting south side of Lawrence Avenue West on a site comprised of 4 existing detached dwellings between Allen Road and Bathurst Street. The eastern block (Block 1) would contain 4 units and the western block (Block 2) would contain 8 units both serviced by a common rear driveway and integral garage for a single vehicle. Two visitor parking spaces are provided.

Applicant:	Agent:	Architect:	Owner:
Bazia Inc. 1700 Langstaff Road Suite 1003 Concord, ON L4K 3S3	Roy Varacalli c/o 1700 Langstaff Road Suite 1003 Concord, ON L4K 3S3	Suriano Architectural Design 51 Roysun Road, Unit 1 Vaughan, ON L4L 8P9	Oasis Townhomes on Lawrence Inc., c/o 1700 Langstaff Road, Suite 1003, Concord, ON L4K 3S3

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R4	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1786.21	Height:	Storeys:	5
Frontage (m):	60.9		Metres:	15.78 – 16.06
Depth (m):	29.3			
Total Ground Floor Area (sq. m):	899.1			Total
Total Residential GFA (sq. m):	2885.0		Parking Spaces:	14
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2885.0			
Lot Coverage Ratio (%):	50.3			
Floor Space Index:	1.62			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2885.0	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:	12	Institutional/Other GFA (sq. m):	0	0
Total Units:	12			

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