

579 - 585 Lawrence Avenue West – Official Plan and Zoning By-law Amendment Applications – Request for Directions Report

Date: May 2, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 15 - Eglinton - Lawrence

Planning Application Number: 17 222637 NNY 15 OZ

SUMMARY

The purpose of this report is to advise that a staff report entitled "579 - 585 Lawrence Avenue West - Official Plan and Zoning By-law Amendment applications - Request for Directions Report" will be finalized and made available for consideration in advance of the May 22, 2019 North York Community Council meeting.

The applicant has appealed their applications for Official Plan and Zoning By-law Amendments due to Council's failure to make a decision within the prescribed time period under the *Planning Act*. A Pre-Hearing Conference was held on November 29, 2018. A second Pre-Hearing by teleconference is scheduled for May 8, 2019.

This application proposes 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 grade in 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 access driveway at 579 - 585 Lawrence Avenue West.

COMMENTS

Planning staff are finalizing a Request for Directions Report and recommendations for consideration by North York Community Council at its meeting of May 22, 2019.

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SIGNATURE

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