STAFF REPORT
ACTION REQUIRED

4040 Lawrence Avenue East – Zoning Amendment Application – Preliminary Report

Date: October 9, 2012
To: Scarborough Community Council
From: Director, Community Planning, Scarborough District
Wards: Ward 43 – Scarborough East
Reference Number: 12 249468 ESC 43 OZ

SUMMARY

A zoning by-law amendment application has been submitted to permit an approximately 1,158 square metre addition to the East Scarborough Storefront community resource centre at 4040 Lawrence Avenue East, which includes a two-storey addition to the west side of the existing building and a partial second storey addition over the existing building.

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

The subject application should proceed through the standard planning review process including the scheduling of a community meeting. A final report will be prepared and a public meeting is targeted for the second quarter, 2013 provided all required information is submitted in a timely manner and all issues raised during the review process 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 4040 Lawrence Avenue East 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 under the Planning Act.

Financial Impact
The recommendations in this report have no financial impact.

DECISION HISTORY
In September 2006, the Committee of Adjustment approved a minor variance application to permit the conversion of a 695 square metre (7,481 square feet) former police station into a community resource centre offering a computer lab, social support and services for seniors, adults and youth, employment assistance, recreational and educational uses and individual counselling, whereas the zoning by-law did not permit the proposed use on the property (File Number A177/06SC).

Pre-Application Consultation
Since early 2009, numerous pre-application consultation meetings have been held with the applicant to discuss complete application submission requirements and to identify preliminary issues with the proposal. Staff identified a number of issues including the zoning provisions for the site, project components and phasing, built form, parking, tree protection and injury mitigation measures and storage and collection of refuse and recycling.

ISSUE BACKGROUND

Proposal
The applicant is proposing an approximately 1,158 square metre expansion of the building, which includes a two-storey addition to the west side of the building on what is currently a surface parking lot and a partial second-storey addition above the western portion of the existing building.

Parking is proposed at-grade on the northeastern portion of the site and is composed of 25 spaces, including two accessible spaces. Nine bicycle parking spaces are proposed. Vehicular access to the site is proposed immediately east of the building.
The proposed development will be constructed in three phases. The first phase consists of landscape improvements, the second phase includes the construction of the first floor of the proposed addition to the west side of the existing building and the reconstruction of the parking lot, and the third phase includes the construction of the proposed second storey addition and further landscape improvements. The timeline for each phase is subject to available funding.

For additional details, please see Attachment 1: Site Plan, Attachment 2-3: Elevations and Attachment 5: Application Data Sheet.

Site and Surrounding Area
This relatively flat, rectangular-shaped site is located west of Galloway Road on the north side of Lawrence Avenue East, is approximately 4,450 square metres (47,899 square feet) in area, with a frontage on Lawrence Avenue East of approximately 91 metres (299 feet) and a depth of approximately 49 metres (161 feet).

The subject property currently supports a one-storey 695 square metre (7,481 square feet) building, two surface parking lots with 41 parking spaces and a community garden. The building originally served as a police station and then as a community food bank until 2006 when it was occupied by the East Scarborough Storefront. Until 2007, a water tower occupied the area east of the building that now supports a community garden. The City of Toronto owns the property and has leased the lands and building to Tides Canada Initiatives – East Scarborough Storefront since October 1, 2010.

The subject property is located in the Kingston – Galloway "Neighbourhood Improvement Area." This is one of thirteen neighbourhoods that were identified for priority infrastructure investment due to their lack of community services and facilities.

The East Scarborough Storefront operates as a "hub" model of service delivery by managing relationships with 40 different community groups and social agencies and providing services to thousands of residents. The services and programs offered at the East Scarborough Storefront include community outreach, job placement, youth services, access to computer labs and meeting space and support for new Canadians. The community garden east of the building is called the Community R.O.S.E. (Roots of Scarborough East) garden, which contains 30 garden plots that provide fresh produce to the local food bank and local families who take ownership for individual or shared plots.

Abutting uses include:

North and West: apartment buildings and Morningside Park beyond
East: apartment buildings
South: detached dwellings

Provincial Policy Statement and Provincial Plans
The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy...
foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

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

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

**Official Plan**

The subject property is designated "Apartment Neighbourhoods" in the official plan. "Apartment Neighbourhoods" are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. Development in "Apartment Neighbourhoods" will contribute to the quality of life by: locating and massing new buildings to provide a transition between areas of different development intensity and scale; locating and massing new buildings to frame the edge of streets and parks with good proportion and to maintain sunlight and comfortable wind conditions for pedestrians; including sufficient bicycle and motor vehicle parking; locating and screening service areas, ramps and garbage storage; providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and providing buildings that conform to the principles of universal design.

**Zoning**

The subject property is zoned Apartment Residential (A) in the West Hill Community Zoning By-law Number 10327, as amended (see Attachment 4: Zoning). Permitted uses include apartment buildings, day nurseries, group homes, nursing homes and senior citizens homes. Ancillary permitted uses include private home day cares. An exception of the by-law permits the additional use of a police station on the subject property.

**Site Plan Control**

The lands are subject to site plan control. The applicant has submitted a site plan control application (File Number 12 249472 ESC 43 SA), which is being reviewed concurrently with the subject rezoning application.

**Tree Preservation**

The arborist report and tree preservation plan submitted in support of this application indicate that there are a total of 53 trees both within and immediately adjacent to the subject property. Thirty-one trees are proposed to be removed in order to accommodate the development, of which 17 qualify for protection under the City's Tree Preservation
By-law Number 388-2000, as amended. Three of the trees that qualify for protection are proposed to be removed.

The owner will be required to address any outstanding tree protection and injury mitigation issues identified through the processing of the applications. The owner will also be required to obtain the necessary permits prior to removing any trees pursuant to the City’s tree protection by-law.

**Reasons for the Application**

The Apartment Residential (A) Zone in the West Hill Community Zoning By-law Number 10327, as amended, does not permit the community resource centre use. An amendment to the zoning by-law is required to permit the community resource centre on the site with appropriate performance standards.

**COMMENTS**

**Application Submission**

The following reports/studies were submitted with the application:

- Arborist Report
- Planning Rationale
- Stormwater Management Report
- Toronto Green Standard
- Traffic Operations Assessment

City staff are reviewing the application for completeness.

**Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comments prior to presenting this report to Scarborough Community Council. Preliminary issues include the following:

- compatibility of the proposed development with surrounding land uses
- suitability of the proposed built form and massing
- appropriateness of the proposed phasing of construction
- potential traffic impacts generated by the proposed development
- adequacy of the proposed vehicular and bicycle parking spaces
- vehicular and pedestrian access points and on-site circulation
- refuse and recycling operations and the on-site storage of waste and recyclables
- the Toronto Green Standard 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.
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SIGNATURE

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Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2-3: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 2: Elevations

North (rear) Elevation

South (front) Elevation

4040 Lawrence Avenue East

Applicant's Submitted Drawing

Scale: 1"=20'-0"

Date: 10/24/12

Re # 12-249468 ESC 43 OZ
Attachment 3: Elevations
Attachment 5: Application Data Sheet

Application Type: Rezoning
Details: Rezoning, Standard
Application Number: 12 249468 ESC 43 OZ
Application Date: September 19, 2012

Municipal Address: 4040 LAWRENCE AVE E
Location Description: CON 1 PT LOT 13 **GRID E4303
Project Description: Zoning By-law Amendment application to permit a 1,158.06 square metre addition to the East Scarborough Storefront community resource centre, which includes a two-storey addition on the west side of the existing building and a partial second storey addition over the existing building.

Applicant: 
Agent: 
Architect: 
Owner: COMMISSIONER OF FINANCE

PLANNING CONTROLS
Official Plan Designation: Apartment Neighbourhood
Zoning: A-Apartment Residential
Height Limit (m): Site Specific Provision:
Height: Storeys: 2
Metres: 11.53

PROJECT INFORMATION
Site Area (sq. m): 4450
Frontage (m): 91
Depth (m): 49
Total Ground Floor Area (sq. m): 1063
Total Residential GFA (sq. m): 0
Total Non-Residential GFA (sq. m): 1853.06
Total GFA (sq. m): 1853.06
Lot Coverage Ratio (%): 23.9
Floor Space Index: 0.42

DWELLING UNITS
Tenure Type: Above Grade Below Grade
Rooms: 0 Residential GFA (sq. m): 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: 0 Institutional/Other GFA (sq. m): 1853.06 0
Total Units: 0

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