

**4040 Lawrence Avenue East – Zoning Amendment
Application – Final Report**

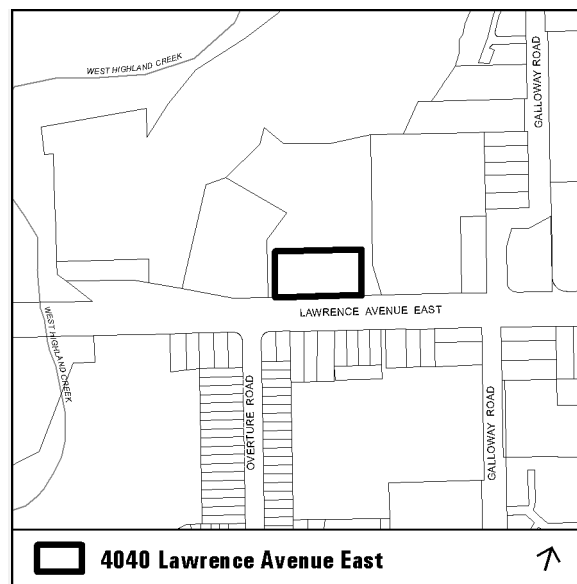
Date:	July 24, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 43 – Scarborough East
Reference Number:	12 249468 ESC 43 OZ

SUMMARY

This application proposes an approximately 1,160 square metre (12,486 square feet) addition to the East Scarborough Storefront 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 proposal conforms to the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement. The proposed land use and built form are consistent with the policies of the Official Plan. The proposal will act as a transition between the higher-scale area to the north and the lower-scale area to the south through a sensitively considered expansion of the existing building. It will improve the Lawrence Avenue East streetscape and will enhance an already-valuable community asset that offers critical services to residents. The Zoning By-law amendment will allow for appropriate and compatible development on the subject property.

This report reviews and recommends approval of the application to amend the Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the West Hill Community Zoning By-law Number 10327, as amended, for the lands at 4040 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report dated July 24, 2013, from the Director, Community Planning.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A preliminary report for this rezoning application was adopted by Scarborough Community Council at its November 6, 2012 meeting. The report provided background information on the proposal and recommended that a community consultation meeting be held, and that notice be given according to the regulations of the Planning Act. The preliminary report is available online at: <http://goo.gl/yA4sn>

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).

ISSUE BACKGROUND

Proposal

The applicant is proposing an approximately 1,160 square metre (12,486 square feet) 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 33 spaces, including two accessible spaces. Vehicular access to the site is proposed immediately east of the building. Thirty bicycle parking spaces are proposed immediately west of the main entrance to 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: Elevations, and Attachment 4: 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. It 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 contains 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 recreational activities, 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 Roots of Scarborough East (ROSE) 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 by the Planning Act, to conform, or not conflict, 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 3: 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 to the By-law permits the additional use of a police station on the subject property.

City Council enacted City of Toronto Zoning By-law Number 569-2013 on May 9, 2013. The property is not subject to the new Zoning By-law.

Site Plan Control

The applicant has submitted a Site Plan Control application, which is under review (File Number 12 249472 ESC 43 SA).

Reasons for 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.

Community Consultation

A community meeting was held on January 29, 2013. Approximately 15 members of the public, the area Councillor, the facility operators and their representatives, and Community Planning staff attended the meeting.

Residents were supportive of both the type of services offered at the facility and the vision for the future of the site. They raised concerns about the potential impact of the proposal on the trees on the subject site and suggested that additional bicycle parking be provided on the site and new pedestrian connections to the apartment building north of the site be incorporated into the development.

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.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. It ensures that public service facilities are available to meet the current and projected needs of the community, focuses growth within an existing settlement area by intensifying and redeveloping a site where suitable infrastructure is available, and provides opportunities for increased energy generation, supply, and conservation.

The proposal conforms, and does not conflict, with the Growth Plan for the Greater Golden Horseshoe. It will contribute to the development of a complete community by providing access to local services that fulfill the needs for daily living and is supportive of transit, walking, and cycling for everyday activities.

Land Use

The proposed land use conforms to the policies of the Official Plan and is appropriate for the site. *Apartment Neighbourhoods* include local institutions and cultural and recreational facilities that serve the needs of area residents. Development in *Apartment Neighbourhoods* is intended to contribute to the quality of life of residents, in part, by providing a transition between the higher scale and intensity of apartment clusters and adjacent lower-scale *Neighbourhoods*; framing the edge of streets and maintaining sunlight and comfortable wind conditions for pedestrians; providing ground floor uses that enhance safety, amenity, and animation of adjacent streets; and providing buildings that are accessible and adaptable for persons with disabilities.

The proposal would provide a transition from the taller buildings to the north to the lower-scale residential area to the south while intensifying the site and framing the edge of Lawrence Avenue East. The facility currently operates at the site and the proposal will permit the enhancement and expansion of those programs and services offered at the facility including access to computers, social support services, counselling, employment assistance, and recreational, educational, and charitable activities. This active facility

serves as a community hub that helps animate the street and improve the safety of the area. The proposal will be fully accessible to meet the needs of residents with a range of physical abilities.

The enhancement and expansion of existing programs offered at the site through the proposal is particularly important given the location of the subject property within 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 proposal will help meet the needs of an underserved community.

The site is well served by public transit. The Lawrence Avenue bus offers relatively frequent service to the facility and there are bus stops within close proximity of the site on both sides of the street. The proposal will also include ample bicycle parking to help facilitate cycling in the area.

Density, Height, Massing

The proposed building is set back approximately 10 metres from the property line so that it will frame the street while also allowing enough space for tree planting, a covered patio, an entry plaza, and a highly visible bicycle parking area. The building height and massing provide a transition from the higher-scale area to the north to the lower-scale area to the south and will maintain sunlight and comfortable wind conditions for pedestrians.

Traffic Impact, Parking, Circulation

The traffic operations assessment submitted in support of the application was reviewed by Transportation Services staff and was found to be acceptable. It has been determined that the proposal will have no noticeable impact on the surrounding road network.

Transportation Services staff had concerns with the initially proposed parking provision of 25 spaces for the site. Planning staff worked with the applicant to accommodate additional parking on the site and found that 33 spaces could be accommodated without expanding the originally proposed paved surface parking area. The provision of 33 vehicular spaces is acceptable to Transportation Services staff.

The proposal includes two new pedestrian connections to the apartment buildings that surround the site. Clearly marked pedestrian connections have been added on the north and west sides of the building to provide pedestrians with safer and more direct routes to the abutting apartment buildings.

Servicing

The applicant has submitted a stormwater management report and related site grading and site servicing drawings in support of the proposal. Engineering and Construction Services staff have reviewed the report and associated plans and have found them to be generally acceptable. Staff have requested minor revisions to the site grading and servicing plan.

These changes will be addressed through the Site Plan Control application review process.

Open Space/Parkland

The proposal is owned by the City of Toronto and is therefore exempt from providing parkland dedication based on the City Wide Parkland Dedication By-law 1020-2010.

Tree Preservation and Planting

An arborist report and tree preservation plan have been submitted in support of the application. There are a total of 20 trees on the site that are protected under the City's Tree Preservation By-law, of which 16 trees are intended to be preserved. Urban Forestry staff have reviewed the plans and have indicated that a permit is required to destroy three private trees and one City tree. These trees cannot be preserved due to their location adjacent to the proposed building expansion. A minimum of three replacement trees are required for every tree included in the application to be destroyed, for a total of nine new trees. Four new trees are to be planted within the right-of-way. Additional tree planting will be secured as part of the Site Plan Control application.

Streetscape

The Lawrence Avenue East streetscape will be improved as a result of the proposed development. The relatively generous building setback allows for ample planting space and the creation of active outdoor amenity areas within the site. New large-growing shade trees, flowering and edible shrubs, and a bee and butterfly garden are proposed within the right-of-way. Further landscaping details will be secured as part of the Site Plan Control application.

Environment

The proposal includes generous outdoor amenity areas that would be open and accessible to the community. The amount of hard surface area will be reduced and new edible, native, and drought tolerant plants will be added to the site. Solar panels and a green roof will be located on the second-storey roof. A greenhouse, planting beds, and patio will be located on the first-storey roof.

The existing community garden east of the building that provides fresh produce to the local food bank and local families will be enhanced through the proposal. The proposed bridge over the driveway provides a direct and accessible connection from the community garden to the rooftop greenhouse, planting beds, and food preparation and serving areas within the building. The proposed "sky-o-swale" green roof pavilion located at the northern end of the community garden allows for the storage of rain water for use in the garden and provides shade and a place for people to congregate. These features will be secured as part of the Site Plan Control application.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). 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 site specific zoning by-law will secure performance measures for Tier 1 development features such as automobile infrastructure and cycling infrastructure. Other applicable TGS performance measures that will be secured through the Site Plan Approval process include reducing the urban heat island through pavement materials and a green roof to lower ambient surface temperatures, improving water quality and stormwater retention, and protecting and enhancing tree growth and the use of native plant species to encourage biodiversity.

CONTACT

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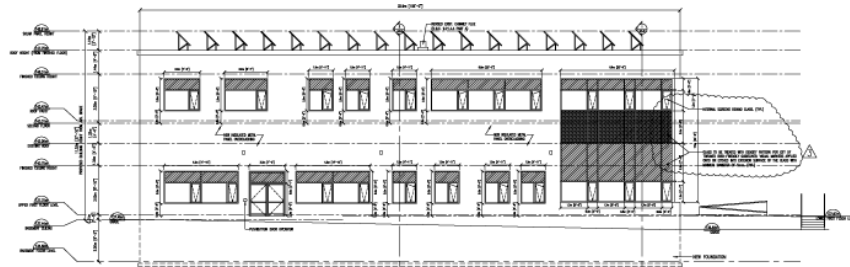
SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

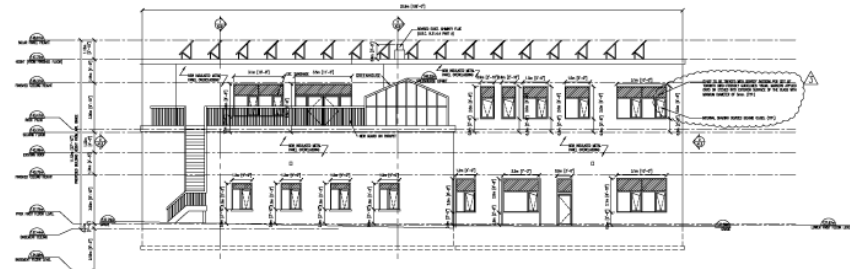
ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment

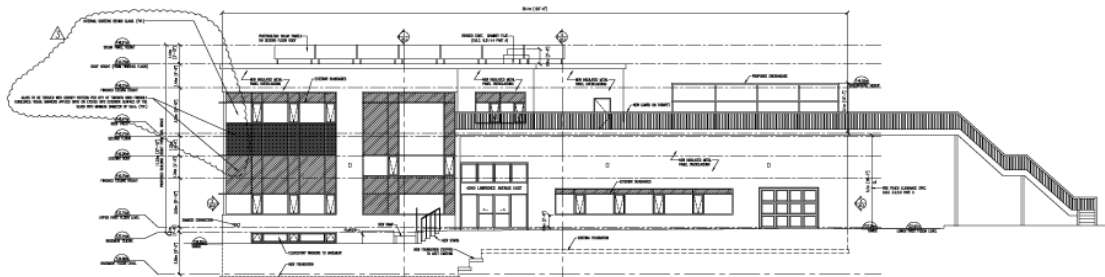
Attachment 2: Elevations



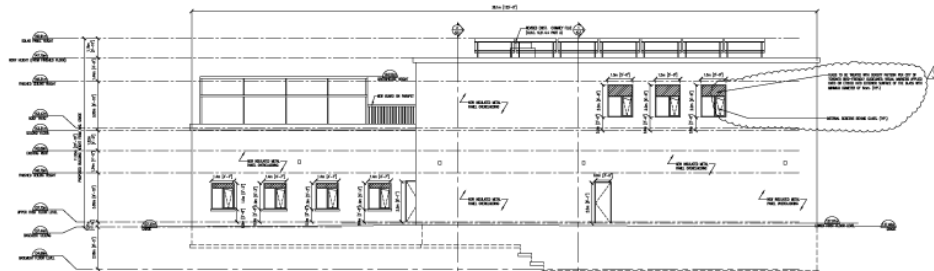
West Elevation



East Elevation



South Elevation



North Elevation

Elevations

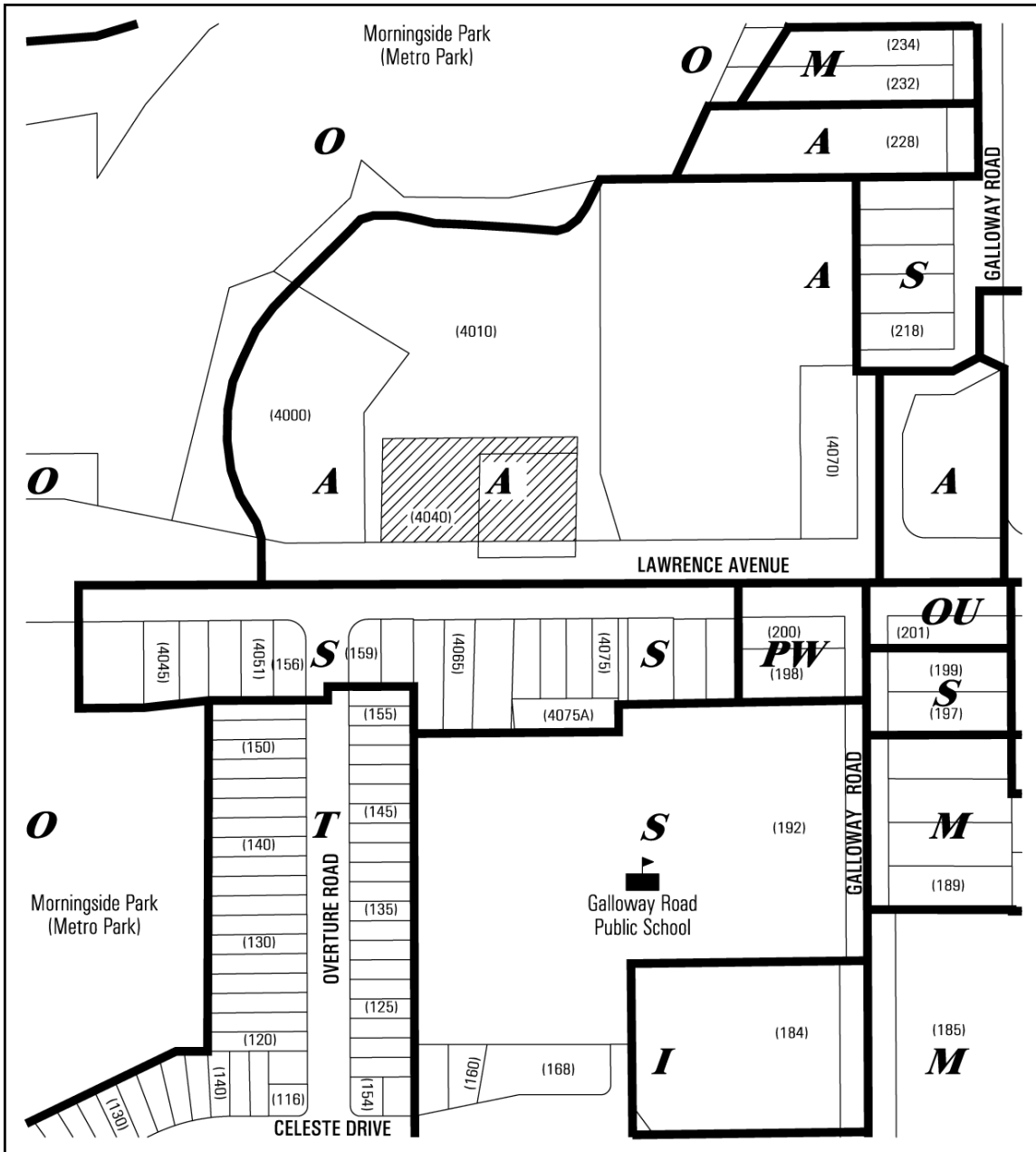
Applicant's Submitted Drawing

Not to Scale
08/07/13

4040 Lawrence Avenue East

File # 12 249468 ESC 43 OZ

Attachment 3: Zoning



TORONTO City Planning
Zoning West Hill Community

4040 Lawrence Avenue East
 File # 12 249468 ESC 43 0Z

- Location of Application
 - S** Single-Family Residential
 - T** Two-Family Residential
 - M** Multiple-Family Residential
 - A** Apartment Residential
 - OU** Office Uses
 - PW** Place(s) of Worship
 - I** Institutional Uses
 - O** Major Open Spaces
- ↑ Not to Scale
10/02/12

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 249468 ESC 43 OZ
Details	Rezoning, Standard	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, 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:
SUSTAINABLE TO			COMMISSIONER OF FINANCE - CITY OF TORONTO

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	A-Apartment Residential	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	4450	Height:	Storeys:	2
Frontage (m):	91		Metres:	11.53
Depth (m):	49			
Total Ground Floor Area (sq. m):	1063			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	33
Total Non-Residential GFA (sq. m):	1853.06		Loading Docks	0
Total GFA (sq. m):	1853.06			
Lot Coverage Ratio (%):	23.9			
Floor Space Index:	0.42			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	1853.06
Total Units:	0		

CONTACT:	PLANNER NAME:	Paul Johnson, Assistant Planner
	TELEPHONE:	416-396-5279

Attachment 5: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend West Hill Community Zoning By-law Number 10327, as amended,
with respect to the lands municipally known as,
4040 Lawrence Avenue East**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. SCHEDULE "C", EXCEPTIONS MAP and EXCEPTION LIST are amended by adding Exception Number 102 to the property as shown on the attached Schedule "1".

102. On those lands identified as Exception Number 102 on the accompanying Schedule "C" map, the following provisions shall apply:

- a) A community centre is permitted as a sole use, subject to the following development standards and requirements for this use:
 - i. Maximum **coverage** for all buildings and structures shall be 30% of the area of the lot or parcel.
 - ii. Minimum 2 m **front yard setback**.
 - iii. Minimum 7 m west **side yard setback** and minimum 45 m east **side yard setback**.
 - iv. Minimum 5.7 m **rear yard building setback**.
 - v. Maximum 13 m building **height**, excluding rooftop mechanical penthouses.
 - vi. Parapets for a green roof and weather vanes on the roof of a building may exceed the permitted maximum **height** for that building by 1.5 m.

- vii. A photovoltaic solar energy device or a thermal solar energy device must comply with the required minimum building **setbacks** and no part of the device may be higher than 2 m above the permitted maximum **height** for the building.
- viii. **Parking spaces** must be provided at a minimum rate of 1.6 for each 100 m² of **gross floor area**.
- ix. The minimum dimensions of a **parking space**, accessed by a one-way or two-way drive aisle having a width of 6.0 metres or more measured at the entrance to the **parking space**, shall be:
 - length 5.6 metres
 - height 2.0 metres
 - width 2.6 metres

except that the minimum required width of a **parking space** shall be increased by 0.3 metres for each side of the **parking space** that is obstructed. The side of a **parking space** is obstructed when any part of a fixed object such as, but not limited to, a wall, column, bollard, fence or pipe is situated:

- i. within 0.3 metres of the side of the **parking space**, measured at right angles, and
 - ii. more than 1.0 metres from the front or rear of the **parking space**.
 - x. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - i. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - ii. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
- b) For the purposes of this By-law, community centre shall mean premises operated by or on behalf of a government or non-profit organization providing community activities, such as arts, crafts, recreational, social, charitable and educational activities. A club is not a community centre.

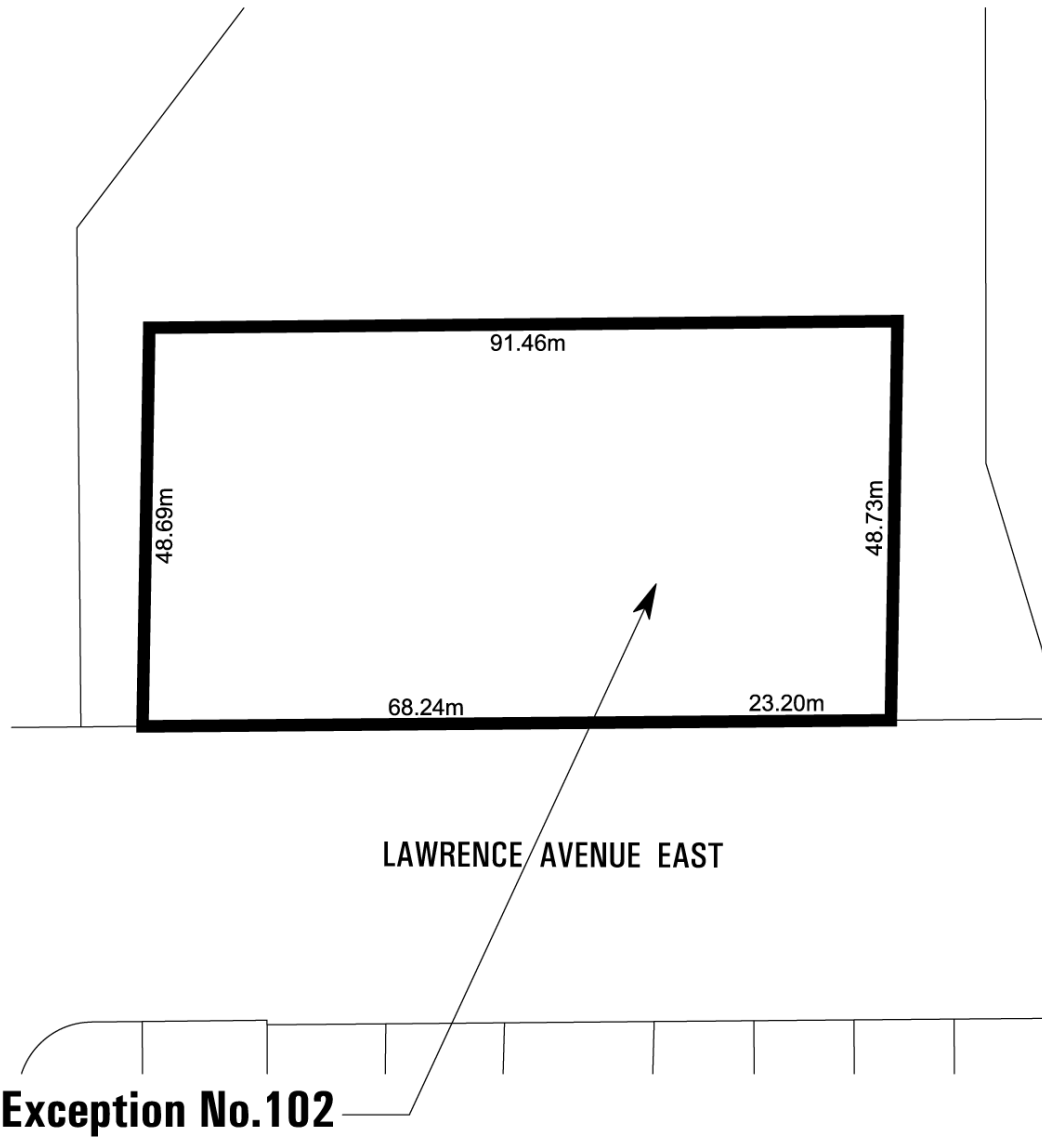
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



TORONTO City Planning
Division
Zoning By-Law Amendment

4040 Lawrence Avenue East
File # 12 249468 ESC 43 OZ

 Area Affected By This By-Law

West Hill Community Bylaw
Not to Scale
08/07/13
