

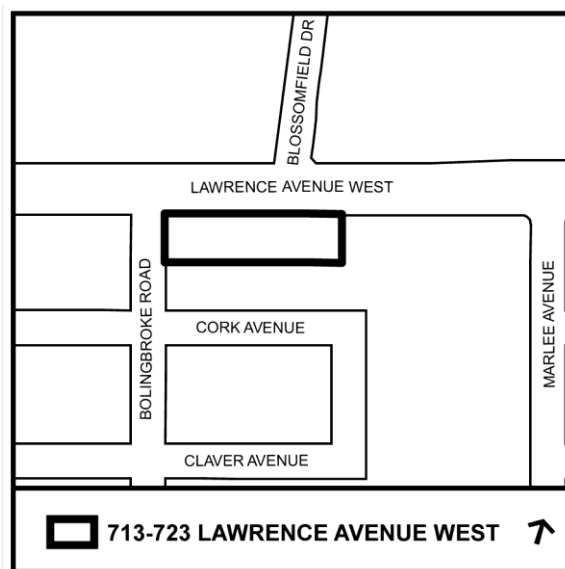
**713-723 Lawrence Avenue West - Official Plan
Amendment Application, Zoning Amendment
Application and Rental Housing Demolition and
Conversion Application under Municipal Code Chapter
667 – Final Report**

Date:	February 2, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	16 238893 NNY 15 OZ 15 175970 NNY 15 OZ 15 231549 NNY 15 RH

SUMMARY

The applications propose to amend the Official Plan by deleting Site and Area Specific Policy No. 62 (SASP 62) and amend the former City of North York By-law 7625 and City of Toronto By-law 569-2013 in order to permit five, four storey stacked back to back townhouse buildings with 84 residential units and 89 vehicle parking spaces and 63 bicycle parking spaces in one level of underground parking at 713-723 Lawrence Avenue West. The proposed development would have a maximum building height of 10.6 metres (13.7 metres to the roof of the mechanical penthouse) and a gross floor area of 6,507 square metres resulting in a density of 1.62 times the area of the lot (Floor Space Index) with a building coverage of 43%.

The Rental Demolition and Conversion Application proposes the demolition of six single detached houses containing at least six residential dwelling units, of which three were residential rental units at the time of application. An application for Rental Housing



Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been submitted with the rezoning application to permit the demolition of the three existing residential rental units located at 715 and 717 Lawrence Avenue West.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-laws and the Rental Housing Demolition Application under Section 111 of the *City of Toronto Act*.

The proposal would result in a compact low-rise residential building in a *Mixed Use Areas* designation and a designated *Avenue* in close proximity to the Lawrence West subway station, thus making efficient use of land and existing infrastructure, including public services and facilities, parks and open spaces and recreation facilities.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council delete the Site and Area Specific Policy #62 of the Official Plan, for the lands at 713-723 Lawrence Avenue West substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 12 to report dated February 2, 2017.
2. City Council amend Zoning By-law No.7625 of the former City of North York, for the lands at 713-723 Lawrence Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 13 to report dated February 2, 2017.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 713-723 Lawrence Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 14 to report dated February 2, 2017.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
5. Before introducing the necessary Bills to City Council for enactment, the Owner shall:
 - i. submit a revised Functional Servicing and Stormwater Management Report and Geotechnical/Hydrogeological Report to the satisfaction of the Executive Director, Engineering and Construction Services; and
 - ii. make arrangements to the satisfaction of the Executive Director, Engineering and Construction Services, for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to support the development, based on the Reports in i) above accepted by the Executive Director, Engineering and Construction Services.
 - iii. Enter into a financially secured agreement for the construction of any required improvements to the municipal infrastructure, should it be determined that

upgrades are required to support the development based on the Reports in i) above accepted by the Executive Director, Engineering and Construction Services.

6. City Council approve the application to demolish the 6 existing residential units at 713, 715, 717, 719, 721 and 723 Lawrence Avenue West, which include 3 residential rental units, pursuant to Municipal Code Chapters 667 and 363.
7. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval to the application under Municipal Code Chapter 667 for the existing residential rental units after all of the following have occurred:
 - i. the Official Plan Amendment and Zoning By-law amendments in Recommendations No. 1, 2 and 3 have come into full force and effect; and
 - ii. The issuance of the Notice of Approval Conditions for site plan approval for the development by the Chief Planner and Executive Director City Planning Division or her designate, pursuant to Section 114 of the City of Toronto Act, 2006.
8. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division, has issued the preliminary approval in recommendation No. 7 for the existing residential rental units.
9. City Council authorize the Chief Building Official to issue a permit under Section 33 of the *Planning Act* for the existing residential properties at 713-723 Lawrence Avenue West, no earlier than the date that the owner has submitted application for a building permit for the shoring and excavation for the lands on which the existing residential rental units are situated, and after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation No. 7 which permit may be included in the demolition permit for Chapter 667 under 363-11.1, of the Municipal Code, on condition that:
 - i. The owner erect a residential building on site no later than three (3) years from the day demolition of the buildings is commenced; and
 - ii. Should the owner fail to complete the new building within the time specified in condition i) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A preliminary report for the Zoning By-law Amendment application was considered by North York Community Council at its September 8, 2015 meeting. The report provided background information on the proposal and recommended that a community consultation meeting be scheduled with the Ward Councillor and that notice for the public meeting be given in accordance with the regulations of the *Planning Act*.

North York Community Council adopted the staff recommendations and directed that the notice area for the community consultation meeting be expanded beyond the 120 metre notice area.

The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-82974.pdf>

A preliminary report for the Official Plan amendment was considered by North York Community Council at its November 15, 2016 meeting. The report provided background information on the proposal and recommended that a community consultation meeting be scheduled with the Ward Councillor and that notice for the public meeting be given in accordance with the regulations of the *Planning Act*.

North York Community Council adopted the staff recommendations and directed that the notice area for the community consultation meeting be expanded beyond the 120 metre notice area.

The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-97831.pdf>

ISSUE BACKGROUND

Original June 2015 Proposal

The original application proposed two, 4 storey blocks of stacked back to back townhouse buildings with 93 dwelling units and 97 vehicle parking spaces and 40 bicycle parking spaces in one level of underground parking. The blocks would have a maximum building height of 11.7 metres (14.4 metres to the roof of the mechanical penthouse) and a gross floor area of 8,473 square metres resulting in a density of 2.11 times the lot area.

The 93 dwelling units proposed were comprised of:

- 12 one bedroom units (13%)
- 79 two bedroom units (85%)
- 2 three bedroom units. (2%).

The building footprint was designed with two building blocks running parallel to Lawrence Avenue West separated by a 2.4 metre wide pedestrian walkway. The townhomes would include five levels of residential space: one level below grade; three levels above grade and a private roof amenity with a mechanical penthouse. Depending on the unit type, units would include balconies, covered balconies and a rooftop amenity area. All units would have their own

entrances: entrances to 45 of the units faced Lawrence Avenue West to the north; four entrances faced Bolingbroke Road to the west; and 44 faced an internal pedestrian walkway on the south side of the proposed townhome blocks. The blocks were proposed to be located 3 metres from Bolingbroke Road, 1.5 metres from the east side lot line, 3 metres from Lawrence Avenue West and 11.6 metres from the rear lot line.

Vehicular access to the development site was proposed off Bolingbroke Road via a 6 metre driveway. This entrance driveway would have also provided access to a Type "G" loading space and to a ramp which would have led to one level of underground parking. A garbage kiosk was proposed to be located adjacent to the rear lot line.

No shared indoor amenity space was proposed.

The Rental Demolition and Conversion Application under Chapter 667, pursuant to Section 111 of the *City of Toronto Act*, was submitted for the demolition of the three residential rental units at 715 and 717 Lawrence Avenue West on October 1, 2015 and deemed complete in January of 2016.

Revised October 2016 Proposal

Following community consultation and discussions with City staff, the proposal was revised. The revised application proposes a reconfigured building foot print with five blocks of four storey back to back stacked townhomes perpendicular to Lawrence Avenue West with fewer dwelling units, a reduced gross floor area/density, provision of shared indoor amenity areas, and more bicycle parking. All unit entrances and balconies were removed from the south side of the buildings, facing the adjacent *Neighbourhood*.

The revised proposal provides five, four storey stacked back to back townhome blocks spaced 11 metres apart perpendicular to Lawrence Avenue West with 84 dwelling units (see Attachment 1: Site Plan). The proposed development would have a maximum building height of 10.6 metres (13.7 metres to the roof of the mechanical penthouse). The gross floor area has been reduced from 8,473 square metres to 6,507 square metres with a resulting reduction in density from 2.11 to 1.62 times the area of the lot. One level of underground parking is proposed with 89 vehicle parking spaces and 63 bicycle parking spaces.

The 84 dwelling units are proposed to be comprised of:

- 10 one bedroom units (12%)
- 72 two bedroom units (86%)
- 2 three bedroom units (2%).

The proposed townhomes include five levels of residential space: one level below grade; three levels above grade and an outdoor private amenity space with a mechanical penthouse on the roof. Depending on the unit type, units include balconies, covered balconies and a rooftop amenity area. An elevated 34 square metre indoor amenity area over the loading area is proposed along with approximately 134 square metres of amenity space in the underground parking level. The majority of unit entrances (61) would face internal courtyards with direct pedestrian connections to Lawrence Avenue West, eight unit entrances would face Bolingbroke Road, eight are proposed to face Lawrence Avenue West and seven would face the lot line to the

east with a direct pedestrian connection to Lawrence Avenue West. The building is proposed to be located 3 metres from Bolingbroke Road, from 0.25 metres to 0.90 metres from Lawrence Avenue West, 8 metres to 9.5 metres from the rear lot line to the south and 5.5 metres from the east side lot line.

As in the original proposal, vehicle access to the site is taken from Bolinbroke Road via a 6 metre driveway. The length of the ramp to the underground parking garage has been reduced and a 1.5 metre landscaped buffer is proposed south of the ramp.

Figure 1: Original and Revised Submission Comparison

	June 2015 Original Submission	October 2016 Revised Submission
Height	11.7m	10.6m
Density	2.11 times the area of the lot	1.62 times the area of the lot
No. of Units	93	84
Building Coverage	55%	43%
Vehicle Parking Spaces	97	89
Bicycle Parking Spaces	40	63

Site and Surrounding Area

The subject property has an area of approximately 4,018 square metres and is located on the south-east corner of Lawrence Avenue West and Bolingbroke Road. It consists of an assembly of 6 detached lots. The assembled parcel of land has approximately 132 metres of frontage on Lawrence Avenue west and a depth of approximately 30 metres. Lawrence Avenue West is identified as a Major Street with a planned right of way of 30 metres at this location on Map 3 of the Toronto Official Plan. This section of Lawrence Avenue West is designated as an *Avenue* in the Official Plan.

There are currently six vacant single storey detached houses on the site with the municipal addresses of 713, 715, 717, 719, 721 and 723 Lawrence Avenue West. At the time of original application there were 4 rental units on the site, three of which were residential rental units and one of which was a commercial rental unit. The property at 715 Lawrence Avenue West was used for religious assembly in the basement, with a rental unit on the first floor; the property at 717 Lawrence Avenue West was used as a month to month rental property with two residential rental units; and the property at 723 Lawrence Avenue West was used as a law office. At the time of drafting this report, all three residential rental units are vacant.

Land uses surrounding the subject site are as follows:

North: Directly across the street on the north side of Lawrence Avenue West is the Lawrence Square Shopping Centre, a large commercial shopping centre including Fortinos and Canadian Tire, with parking abutting Lawrence Avenue West. West of Lawrence Square Shopping Centre is a 10 storey office building and complex occupied by the Canadian Imperial Bank of Commerce (CIBC).

South: A *Neighbourhoods* designated area with one and two-storey detached dwellings.

East: Directly east of the site is a two-storey retail/commercial complex with parking provided in the front yard adjacent to Lawrence Avenue West. Further to the east at the south-west intersection of Marlee Avenue and Lawrence Avenue West is a Petro Canada service centre and convenience kiosk. The south bound vehicular ramp to Allen Road and Lawrence Avenue West subway station on the University/Spadina transit line are within 500 metres west of the site.

West: The site abuts Bolingbroke Road to the west. A series of three storey residential apartment buildings are west of Bolingbroke Road along Lawrence Avenue West.

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; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; 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; providing housing options to meet the needs of people at any age; 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, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed 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 *Mixed Use Areas* in the Official Plan (see Attachment No.9: Official Plan). *Mixed Use Areas* provides for a wide range of uses to accommodate growth in population and jobs along transit routes to provide opportunities to reduce automobile dependency.

The Official Plan establishes criteria for development in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* including policies for buildings to be located and massed to provide a transition between areas of different development intensity and scale: to provide good site access and circulation and an adequate supply of parking for residents and visitors; to locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences and to provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Lawrence Avenue West is identified as an *Avenue* at this location on Map 2 – Urban Structure of the Official Plan. The *Avenues* are important corridors along major streets where re-urbanization 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 residents. The Official Plan identifies that development along the *Avenues* will generally be at a much lower scale than in the Downtown and generally at a lower scale than in the *Centres*.

Development in *Mixed Use Areas* on *Avenues*, prior to the City undertaking an Avenue Study has the potential to set a precedent for the form and scale of re-urbanization along the Avenue. As such proponents of such proposals are required to provide an Avenue Segment Study which addresses the larger context and examines the implications for the segment of the Avenue in which the development is located.

Section 3.1.2 of the Official Plan contains policies relating to the built form of new development. For the most part, future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Policy directions in the section include direction that new development:

- Be located and organized to fit with its existing and/or planned context;
- Locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties;
- Will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians;
- Will be massed and designed to fit harmoniously into its existing and/or planned context and will limit its impact on neighbouring properties in part by creating appropriate transitions in scale to existing and/or planned buildings; and
- Every significant new multi-use residential development will provide indoor and outdoor amenity space for the residents of the new development.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units.

The site is identified on Site and Area Specific Map 27 as having site and area specific policy #62, which permits a maximum density of 1.0 times the lot area.

The development site abuts the Lawrence Allen Secondary, the boundary of which is the north side of Lawrence Avenue West. A Public Realm Master Plan for the Lawrence Allen Area has recently been completed and includes conceptual cross-sections for Lawrence Avenue West.

Zoning

The site is subject to the former North York Zoning By-law 7625 and the new City-wide By-law 569-2013.

Under the former North York Zoning By-law 7625 the site is split zoned. The property at 723 Lawrence Avenue West is zoned C1. The C1 General Commercial Zone permits a wide range of commercial uses as well as the residential uses permitted in an R5 and RM5 zone. The R5 zone permits one-family detached dwellings and incidental accessory buildings in addition to a range of Home Occupation, Recreational and Institutional Uses. The RM5 zones permits a range of residential building types including multiple attached dwellings and apartment house dwellings.

Building heights for apartment dwellings in the C1 zone are limited to 11.5 metres, the gross floor area of all buildings shall not exceed 100% the area of the lot and the maximum building

coverage other than a single family dwelling is 35%. There is no front yard setback required, except if a lot is adjoined on both sides containing buildings that front on the same street, the minimum front yard setback shall be equal to the front yard setback of the adjacent building or nearer to its front lot line, but shall not exceed 9.7 metres. The minimum rear yard setback is 7.5 metres. The side yard setback if it is on the boundary between a residential and commercial zone, is not less than 4.5 metres which may include a lane.

The properties at 713-721 Lawrence Avenue West are zoned R5, which as noted above permits one-family detached dwellings and incidental accessory buildings in addition to a range of Home Occupation, Recreational and Institutional Uses.

Building heights in the R5 zone are limited to 8 metres and a maximum of 2 storeys for buildings with a flat roof, and 8.8 metres for any other type of roof, and the maximum building coverage is 30%. The minimum front yard setback is 7.5 metres, the minimum sideyard setback shall be 1.8 metres and a minimum rear yard setback of 9.5 metres.

Under the City wide Zoning By-law 596-2013 the site is split zoned. The properties at 713, 717, 719 and 721 Lawrence Avenue West are zoned RD (f15.0; a550) (x5). This RD (Residential Detached) zone permits detached residential dwelling units and a limited number of institutional and recreation uses as well as home occupations. The maximum height permitted is 10 metres or two storeys. The minimum frontage for a lot is 15 metres with a minimum lot area of 550 square metres. A site specific provision permits a minimum side yard setback of 1.8 metres.

The property at 715 Lawrence Avenue west is zoned RD (f15.0; a550) (x982). A site specific provision stipulates that in addition to the uses permitted in the RD zone the lot may be used for a business office and professional office.

In the RD zone minimum yard setbacks are as follows: front 6 metres; rear 7.5 metres or 25% of the lot depth; side 1.5 metres (1.8 metres for the properties at 713 Lawrence Avenue West and 717-721 Lawrence Avenue West).

The property at 723 Lawrence Avenue West is zoned CR 1.0 (c1.0; r1.0) SS3 (x13). This CR (Commercial Residential) zone permits a wide range of commercial and residential uses. The maximum allowable density on the site is one times the area of the lot and the maximum height permitted is 10.5 metres or three storeys. A site specific provision stipulates that in addition to the uses permitted in the CR zone, business offices and professional offices are also permitted.

In the CR zone minimum yard setbacks are as follows: front 4.5 metres, rear 7.5 metres and side 3.0 metres.

The entire site is subject to the Downsview Airport Hazard Map Schedule 'D' to the Former City of North York By-law 7625 which sets a maximum structure height of 45.72 metres.

City wide Zoning By-law 569-2013 defines an apartment building as:

" a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area. A building that was originally constructed as a detached house, semi-

detached house or townhouse and has one or more secondary suites is not an apartment building."

Under this definition the stacked back to back development blocks proposed are classified as an apartment building and are a permitted building type in the Commercial Residential Zone.

Urban Design Guidelines for Townhouses and Low-Rise Apartments

The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent and nearby properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at: http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

A comprehensive update to the Infill Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines (draft August 2016) further clarify and expand upon the 2003 Council-approved Infill Townhouse Guidelines to address current policy directions and best practices for a broader range of multi-dwelling developments 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](http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD). Prior to presenting a finalized version of these Guidelines for City Council consideration and adoption, City staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of development applications.

The Urban Design Guidelines for Infill Townhouses were considered together with the draft Townhouse and Low-Rise Apartment Guidelines in the evaluation of the application.

Mid-Rise Building Performance Standards and Addendum

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017. Refer to the Council Decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

and Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016):

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Performance Standard #5B of the Mid-rise Building Performance standards directs that the transition between a shallow *Avenue* property and an area designated as *Neighbourhoods* will

include a minimum setback of 7.5 metres from the property line and a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line. A shallow lot abutting a road with a right of way width of 30 metres is defined as a lot with a depth equal or less than 44.6 metres. The subject site with a depth of approximately 30 metres is defined as shallow; as such the *Avenue* property shallow lot angular plane has been used to inform the review of this application.

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 residential rental units in buildings containing six or more residential dwelling 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 time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

Under Section 33 of the *Planning Act* and Municipal Code Chapter 363, Council has the authority to approve or refuse a demolition permit, except in cases where a building permit has been issued to construct a new building. The proposed demolition requires approval under both Section 33 of the *Planning Act* and, because the application involves at least six residential dwelling units and at least one residential rental unit, Section 111 of the *City of Toronto Act*. Section 363-11.1 of the Municipal Code provides for the coordination of these two processes. The Chief Building Official may issue one demolition permit for the purposes of Section 33 of the *Planning Act* and Chapter 667 of the Municipal Code.

Reasons for Application

An amendment to the Official Plan is required as the proposed density is higher than the 1.0 times maximum identified in Chapter 7, Site and Area Specific Policy No. 62 (See Attachment No.10, Site and Area Specific Policy No. 62).

Amendments to the former City of North York Zoning By-law No. 7625 and the City of Toronto Zoning By-law No. 569-2013 are required to permit the proposed built form for the addresses at 715-721 Lawrence Avenue West (multiple attached dwellings and apartment house dwellings are permitted under both by-laws for the address 723 Lawrence Avenue West) and establish appropriate zoning regulations to guide redevelopment of the site.

Figure 2: Summary of Permitted and Proposed Zoning Provisions

By-Law		Permitted	Proposed
7625	CR (723 Lawrence Avenue West)	Building type: Apartment house Height: 11.5 metres Coverage: 35% Density: 1.0	Building type: Stacked back to back townhomes (apartment house) Height: 11 metres Coverage: 43% Density: 1.62
	Min.Yard Setbacks	Front: None Rear: 7.5 metres Side: 4.5 metres (if boundary between residential and commercial, may include a lane)	Front: .25-.9 metres Rear: 8-11 metres Side: 3 & 5.5 metres
	R5 (713-721 Lawrence Avenue West)	Building type: Detached residential dwellings Height: 8 or 8.8 metres Coverage: 30%	Building type: Stacked back to back townhomes (apartment house) Height: 11 metres Coverage: 43%
	Min.Yard Setbacks	Front: 7.5 metres Rear: 9.5 metres Side: 1.8 metres	Front: 0.25-0.9 metres Rear: 8-11 metres Side: 3 & 5.5 metres
539-2013	CR (723 Lawrence Avenue West)	Building type: Apartment house Height: 10.5 metres Coverage: 33% Density: 1.0	Building type: Stacked back to back townhomes (apartment house) Height: 11 metres Coverage: 43% Density: 1.62
		Front: 4.5 metres Rear: 7.5 metres Side: 3.0 metres	Front: 0.25-0.9 metres Rear: 8-11 metres Side: 3 & 5.5 metres
	RD (713-721 Lawrence Avenue West)	Building type: Detached residential dwellings Height: 10 metres Coverage: 35%	Building type: Stacked back to back townhomes (apartment house) Height: 11 metres Coverage: 43%
		Front: 6.0 metres Rear: 7.5 metres Side: 1.8 metres	Front: 0.25-0.9 metres Rear: 8-11 metres Side: 3 & 5.5 metres

On October 1, 2015, the applicant submitted a Rental Housing Demolition and Conversion Application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing residential rental units as the subject lands contain at least six residential dwelling units, of which at least one is rental.

Community Consultation

A community consultation meeting for the rezoning applications was held on September 29, 2015 at St Charles Public School. Approximately 50 members of the public attended along with the applicant and their consultants, the Ward Councillor and City Planning and Transportation

Services staff. Issues raised during the discussion of the original proposal, which have been considered in the review of the application, included the following:

- Compatibility of proposed development with the existing character of the area;
- Density and scale of the proposed development;
- Potential negative precedent for future development applications in the area;
- Appropriate transition to adjacent properties to the south in the *Neighbourhoods* designation;
- Proposed unit mix: too many one bedroom units, more family sized units;
- Unit entrances and balconies located on the south side of the building resulting in privacy and overlook concerns for the homes to the south;
- Traffic in the area is already congested and the proposal would add to the congestion;
- Concerns about the vehicle access from Bolingbroke Road and the impact on children walking to school;
- Stormwater management and sanitary capacity concerns;
- Location of the garbage kiosk on the south side of lot, abutting adjacent homes to the south;
- The proposal would create a nuisance during the construction phase (i.e., noise, dust, fumes, mud, debris, and traffic); and
- A lack of screening between the access driveway on the south side of the site and the abutting adjacent homes to the south.

Meetings with residents and Planning staff in the North York Planning office and on-site were also held, outlining the above noted concerns.

As a result of the submission on October 18, 2016 of an Official Plan Amendment, on November 22, 2016 a second community consultation meeting was held at St. Charles Public School. Approximately 75 members of the public attended along with the applicant and their consultants, the Ward Councillor and City Planning Staff. The applicant presented a revised version of the development proposal. As noted above, the total number of dwelling units was reduced from 93 to 84, the gross floor area was reduced from 8,473 square metres to 6,507 square metres and all unit entrances and balconies were removed from the south side of the buildings.

Planning Staff presented the Official Plan Amendment required to facilitate the development proposal. Many attendees remained concerned with the scale of the development suggesting traditional townhomes with a density of 1.0 times the area of the lot would be more appropriate. Attendees remained concerned about the impact the development would have on traffic congestion in the area and the impact on stormwater management in the area. Many people expressed support for the provision of more family sized units in the development. Neighbours to the south remained concerned about privacy and overlook related to the east and west facing balconies.

Some residents expressed support for the proposed wider sidewalk width to be provided along Lawrence Avenue West.

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.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (2014) (PPS). The PPS includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be "consistent with" the PPS. The PPS promotes new development through intensification, where such intensification recognizes the development's local context, and has a well designed built form.

The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal provides for residential intensification in an urban area with suitable public infrastructure and services. The proposed land use and density provides a compact built form that supports the efficient use of land and existing transit infrastructure. The proposal is consistent with the PPS.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe which states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. As this site is located in a built up area designated for growth in the City's Official Plan, and proposes intensification in proximity to a higher order transit station, the proposal conforms to the Growth Plan.

Land Use

The applicant proposes to amend the Official Plan to permit the proposed four storey residential development at a density of 1.62 times the area of the lot. The subject lands are currently developed with six detached residential buildings.

Policy 5.3.1.3 of the Official Plan notes that when considering a site specific amendment to the Plan, Council must be satisfied that any development permitted under an amendment to the Plan is compatible with its physical context and will not affect nearby *Neighbourhoods* in a manner contrary to the Plan's neighbourhood protection policies. As well, the planning review must examine whether the application should be considered within the immediate planning context or whether a broader review is appropriate. Amendments to the Official Plan that are not consistent with its general intent will be discouraged. The subject site is in an area identified in the Official Plan as appropriate for growth and the built form of the proposal provides a sufficient transition to the *Neighbourhood* to the south. Given the immediate context of the development, Planning staff conclude that consideration of the applicant's request for an Official Plan Amendment is appropriate within the planning context of the immediate area and that a broader review, incorporating other sites within the area is not necessary. If approved the zoning by-law will regulate the density in the area covered by the site and area specific policy.

SASP 62 was carried over from the City of North York Official Plan when the Toronto Official Plan was approved in 2002. The North York Official Plan had included the policy direction for

these lands as site and area specific policy C.9.34, resulting from amendment no. 319 to the North York Official Plan, passed on May 16, 1990. When the Toronto Official Plan was adopted by City Council in 2002, SASP 62 was introduced in Chapter 7 for these lands in order to reflect the policy direction approved in the North York Official Plan as the underlying zoning by-law had not been updated to reflect the 1.0 density maximum.

The recommended zoning for the subject lands will include a maximum density for the site. A site and area specific policy in the Official Plan regulating the density for the subject lands will no longer be required as the density will be regulated by the zoning by-law.

When determining and assessing the scale of intensification many factors are considered including the context of the development, lot size and configuration, proximity to major transit facilities and impacts on neighbouring properties. The subject site is located on a Major Street within 300 metres of the Lawrence Avenue subway station. Lands to the north east and west of the site are designated *Mixed Use Areas*. To the north across Lawrence Avenue West are the Lawrence Square Shopping Centre and an office complex including a ten storey office building; to the east is a two storey retail/commercial complex with parking abutting Lawrence Avenue West and to the west across from Bolingbroke Road are three storey residential apartment dwellings. The land to the south is designated *Neighbourhoods* and is developed with detached residential buildings. Based on these considerations staff has determined that residential intensification on this site which respects the Official Plan policies relating to development adjacent to *Neighbourhoods* is appropriate on this site.

The *Mixed Use Areas* designation of the Official Plan provides for a broad range of commercial, residential and institutional uses in single use or mixed use buildings. The *Mixed Use Areas* designation is one of four land use designations that distribute most of the increased jobs and population that the Plan's growth strategy anticipates. The residential use complies with the Official Plan land use policies and the level of intensification is appropriate at this location as the proposed development is compatible with its physical context and the adjacent *Neighbourhood*.

The *Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment for community residents. The Official Plan identifies that development along the *Avenues* will generally be at a much lower scale than in the Downtown and generally at a lower scale than in the *Centres*. Development in *Mixed Use Areas* on *Avenues*, prior to the City undertaking an Avenue Study has the potential to set a precedent for the form and scale of re-urbanization along the Avenue. As such proponents of such proposals are required to provide an Avenue Segment Study which addresses the larger context and examines the implications for the segment of the Avenue in which the development is located.

The subject site is located on a Major Street, shown on Map 2 of the Official Plan as an *Avenue*, is within 300 metres of the Lawrence West subway station and is in close proximity to retail and office uses, a school and a park. Residential intensification is appropriate at this location.

An Avenue Segment Study with a study area of the lots fronting Lawrence Avenue West on north and south sides between Allen Road to the east and the boundary of the Dufferin Avenue Secondary Plan to the west was submitted. The study identifies soft sites and demonstrates the re-development of these sites at a scale in keeping with the development proposal. Staff have

accepted the conclusion that the proposed development is appropriate in use and an acceptable built form for the scope of the study area.

Upon review of the applicant's request to amend the Official Plan, staff concludes the proposed redevelopment of the site is appropriate. This report recommends amending the Official Plan to delete Site and Area Specific Policy No. # 62 and approving the zoning By-law amendment application.

Site Organization and Building Location

Built form Policy 3.1.2 requires new development to be located and organized to fit with its existing and/or planned context. It should frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces. Main building entrances are to be located so they are clearly visible and directly accessible from the public sidewalk. Vehicle parking and vehicular access should be located to minimize their impact on the property and surrounding properties.

The revised proposal provides five, four storey stacked back to back townhome blocks spaced 11 metres apart perpendicular to Lawrence Avenue West (see Attachment 1: Site Plan). Vehicular access to the development would be from a single driveway off Bolingbroke Road which leads to underground parking. All building entrances are clearly visible and directly accessible from the public sidewalk. The majority of unit entrances (61) would face internal courtyards, eight unit entrances would face Bolingbroke Road, eight are proposed to face Lawrence Avenue West and seven would face the lot line to the east. All unit entrances and balconies have been removed from the south side of the buildings, facing the adjacent *Neighbourhood*; addressing privacy and overlook concerns. The materials of the railings screening the east and west facing balconies and the rooftop amenity areas will be secured through the Site Plan Control process.

The proposed side and rear yard setbacks conform to the standards in City of Toronto Zoning By-law 569-2013. The boulevard width on Lawrence Avenue West would be 7 metres and would include landscaping, a double row of street trees flanking a 2.1 metre sidewalk and would be in keeping with the potential Lawrence Avenue West cross section included in the Lawrence Allen Public Realm Master Plan.

Height, Massing and Density

Development in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density and maintain adequate light and privacy for residents.

The maximum building height proposed of 11 metres is compatible with the planned context of the area. This height is below the 30 metre right of way of Lawrence Avenue West at this location and is in keeping with the permitted heights in the immediate area: 11.5 metres permitted to the west across Bolingbroke Road; 10.5 metres and 11 metres on the north side of Lawrence Avenue West across from the site and 10.5 metres to the east.

Transition from the proposal to the *Neighbourhood* to the south is provided with a rear setback between 8 and 11 metres and a building massing that fits within a 45 degree angular plane taken from a 10.5 metre height above the rear setback line. This *Avenue* shallow lot angular plane performance standard is appropriate due to the subject site being a shallow lot in an area designated *Mixed Use Areas* along an Avenue. The transition to the *Neighbourhood* properties

to the south is further enhanced through the provision of a wood privacy fence with a landscaped buffer with trees and shrubs adjacent along the eastern portion of the site which transitions to a 1.5 metre landscaped area along the service driveway, which has been reduced in length.

The revised proposal meets the specific intent and purpose of the Infill Townhouse Guidelines and Draft Townhouse and Low-Rise Apartment Guidelines, as detailed below:

- Providing one common vehicle access on a secondary street minimizing multiple curb cuts (2.1 Streets, Mews and Walkways);
- Providing streetscape improvements including a new expanded sidewalk, City trees and bike parking within the boulevard (4.1 Streetscape);
- Providing landscaped courtyard space between the buildings (2.1 Streets, Mews and Walkways);
- The buildings have been sited to define the edge of Lawrence Avenue West with the ends of building blocks. The facades of these "fingers" provide unit entrances and/or windows contributing to an active streetscape (2.3 Building Placement)
- All entrances to units are clearly visible and directly accessible from the sidewalk via a walkway (2.4 Building Address);
- Locating all parking underground and providing access to site servicing and parking at the rear of the building (2.5 Site Servicing Access, and Parking);
- The proposed building height of 11 metres fits within the planned building height context of surrounding sites (3.1 Fit and Transition in Scale); and
- The building blocks have a separation distance of 11 metres and are oriented in a north south direction providing for adequate sunlight to the ground floor (3.2 Separation Distances and Setbacks).

The resulting density of 1.62 times the lot area is acceptable for an Avenue site near a subway station. The height and massing of the proposal is appropriate for this location on Lawrence Avenue West and provides appropriate transition to the Neighbourhood to the south.

Traffic Impact

The applicant submitted a Traffic Impact Study to support the proposed development. The study estimates that 17 two-way new trips during the weekday AM peak hour and 18 two-way new trips during the PM peak period will be generated and concludes the site traffic volumes generated is expected to have minimal impact within the study area during weekday peak hours. Transportation Services staff have reviewed the trip generation rates used in this study and determined the results are acceptable and agree with the conclusion.

Parking

A total of 89 parking spaces, including 12 visitor spaces, are proposed within a one level underground parking garage. The parking requirement for the site is governed by Zoning By-law 569-2013. The site's parking policy in 569-2013 is calculated as all areas of the City, however due to close proximity to Lawrence Avenue West subway station Transportation Services have determined that the Policy Area 4 rates is appropriate for the site. Parking rates for Policy Area 4 are included in the table below.

Figure 3, Zoning By-law 569-2013, Policy Area 4 Parking Requirements for 713-723 Lawrence Avenue West

Use	Scale	Minimum Parking Rate By-law 569-2013	Minimum Parking Requirement By-law 569-2013	Parking Provided
Apartment Building				
1 bedroom	10 units	0.8 spaces/unit	8 spaces	8
2 bedroom	72 units	0.9 spaces/unit	65 spaces	67
3 bedroom	2 units	1.1 spaces/unit	2 spaces	2
Visitor		0.15 spaces/unit	12 spaces	12
Total	84 units		87	89

A physical separation between the residents and visitor parking needs to be provided. The minimum accessible parking space requirement of 3 spaces must still be met.

Bicycle Parking

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan attempt to increase the opportunities for better walking and cycling conditions for residents of the City.

The applicant's proposal incorporates bicycle parking for residents and visitors. The development proposes the provision of 63 bicycle parking spaces, including 57 for residents and 6 for visitors, this complies with the City of Toronto Zoning By-law 569-2013. Additionally, three City of Toronto bike rings will be provided in the Lawrence Avenue West boulevard.

Servicing

The applicant submitted a Functional Servicing, Stormwater Management and Hydrogeology Report in support of the application to amend the Official Plan and the Zoning By-laws. Engineering and Construction Services staff have advised that revisions to the report and further information is necessary regarding sanitary sewer, stormwater management, and Geotechnical/Hydrogeological matters. Planning staff recommend that prior to introducing Bills to City Council for enactment, the applicant be required to submit a revised Functional Servicing, Stormwater Management and Geotechnical/Hydrogeological Report to the satisfaction of the Executive Director of Engineering and Construction Services and that the Owner enter into a financially secured agreement (prior to Bill enactment) for any required improvements determined through the accepted Engineering Reports by the Executive Director of Engineering and Construction Services.

Waste Disposal

The applicant originally proposed waste pick-up for all the units from a garbage enclosure abutting the south property line. Waste pickup is now proposed from a garbage enclosure room abutting a Type "G" loading space. The revised location is internalized within the building block mass and is further away from the properties to the south, providing an improved transition between the properties.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application is for five blocks of four-storey back to back townhouses consisting of 84 dwelling units on a net site area of 4,023.16 square metres.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 1,120 square metres or 27.84% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 402 square metres or 10% of the net site area.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as a dedication of 402 square metres is not of a suitable size to develop a programmable park within the existing context of this development site. At the same time the site does not abut an existing city park which could be expanded through this dedication. However, the site is approximately 300 metres away from Wenderly Park, a 2.3 hectare park which includes a baseball diamond and playground. The site is also located less than 450 metres from Dane Park, a park which has recently expanded through a development dedication to a size of approximately 1 hectare.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Streetscape

As mentioned above, the proposed development would lead to a number of upgrades to the streetscape on Lawrence Avenue West. Six vehicular entrances onto Lawrence Avenue West have been consolidated into one common vehicular access at the rear of the site, with access taken from the flanking street, Bolingbroke Road, thereby reducing the opportunities for potential pedestrian conflicts. The existing 1.7 metre sidewalk adjacent to the development along Lawrence Avenue West and Bolingbroke Road will be replaced with a new 2.1 metre sidewalk. A total of 38 new City trees are proposed including a double row of trees flanking the new sidewalks along Lawrence Avenue West and Bolingbroke Road. Three new City of Toronto bike rings will be provided in the boulevard along Lawrence Avenue West.

The lane widths on Bolingbroke Road, adjacent to the development, will be narrowed in keeping with current roadway standards. This will reduce the pedestrian crossing of Bolingbroke Road at Lawrence Avenue West and provides approximately 1 additional metre to the boulevard abutting the development.

Rental Housing

Since this development proposal is for a related group of buildings with fewer than six residential rental units, Official Plan policy 3.2.1.6 does not apply and no replacement of rental

housing is required. As all three residential rental units are now vacant, no further tenant relocation and assistance plan is being recommended as a condition of approval for this application.

Staff have no objection to the requested demolition of the three residential rental units. Staff recommend that the demolition of the three residential rental units at 715 and 717 Lawrence Avenue West occur once all the necessary approvals have come into full force to ensure the buildings are not prematurely demolished.

Amenity Space

The Official Plan requires that new development provide adequate indoor and outdoor recreation space for building residents. The City of Toronto Zoning By-law 569-2013 specifies that an apartment building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 metres per unit; at least 2.0 metres per unit shall be indoor amenity space. The development proposes 84 units which results in 168 square metres of indoor and outdoor amenity space. Approximately 168 square metres of indoor amenity space is proposed as a bike repair room and a hobby room in the underground level and as a conference/meeting room on the second level, accessed from the loading area. Approximately 750 square metres of outdoor amenity space is proposed. Location and design details of the indoor and outdoor amenity areas will be finalized during site plan approval.

The amount and locations of indoor and outdoor amenity space are acceptable to City Planning staff.

Tree Preservation

A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on City or private property. An arborist report has been received and reviewed.

There are no City-owned trees affected by this application.

The development proposes the removal of 17 privately owned trees having diameters of 30 cm or more situated on the subject property. Seven of the trees are showing signs of rot and or signs of stress; one of the trees straddles the property line and has grown into the fence. The owner will need to obtain the neighbours consent prior to removing the tree. Where tree planting to replace trees to be removed is not physically possible on site at a replacement ratio of 3:1, the General Manager of Parks, Forestry and Recreation will accept cash in lieu payment in an amount equal to 120 per cent of the cost of replacing and maintaining the trees for a period of two years. Only large growing shade tree species will be counted in the 3:1 replacement ratio. As a result, a cash payment of \$20,405.00 (\$583.00 per tree) in lieu of planting the required replacement trees is required.

The landscape plan shows thirty-eight new City canopy trees for the right of way, along the Lawrence Avenue West and Bolingbroke Road frontages. The requirements of Urban Forestry will be secured through the Site Plan Control process.

Toronto Green Standard

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. 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 Zoning By-law would secure performance measures for following Tier 1 development features: compliance with Erosion and Sediment Control Guidelines; stormwater management/retention and trees along street frontage. Other performance measures such as building design to achieve at least EnerGuide 80 energy efficiency rating; incorporating landscaped areas with water efficient plants and native species will be secured through the Site Plan Control process.

Tenure

All units and affiliated amenity and common areas are proposed to be part of a condominium corporation. An Application for draft plan of condominium will be required.

School Capacity

The Toronto District School Board (TDSB) advises that there is insufficient school capacity to accommodate students anticipated from this proposed development and that children may need to be accommodated at other schools within the area. The TDSB advises that the status of local school accommodation should be conveyed to potential purchasers of the proposed units, as well as communicated to the existing community to inform them that children from new development will not displace existing students at local schools. Specifically, the TDSB requests that the applicant agrees to post signs on site and include warning clauses in all rental leases and offers of purchase and sale advising purchasers and tenants of the status of local school accommodation. The Toronto Catholic District School Board (TCDSB) did not comment on the application.

Construction Management

As a condition of Site Plan Control approval, the applicant will be required to submit a Construction Management Plan to the satisfaction of Engineering and Construction Services in Consultation with the Director of Community Planning. The plan will include information regarding protocols to address construction activities such as dust, parking of vehicles, access and truck routing and temporary material storage areas.

Site Plan Control

A Site Plan control application file number 15 175990 NNY 15 SA was reviewed concurrently with the subject application. Outstanding issues to be resolved with the site plan application include landscaping details; design and materiality of fence in the rear yard, building materials, securing appropriate screening for balconies and rooftop amenity areas, provision of accessible parking spaces, review of the sight lines between exiting vehicles and pedestrians on Bolingbroke Road with respect to the privacy fence and details of the indoor and outdoor shared amenity space.

CONTACT

Seanna Kerr, Senior Planner
Tel. No. 416-395-7053
Fax No. 416-395-7155
E-mail: skerr3@toronto.ca

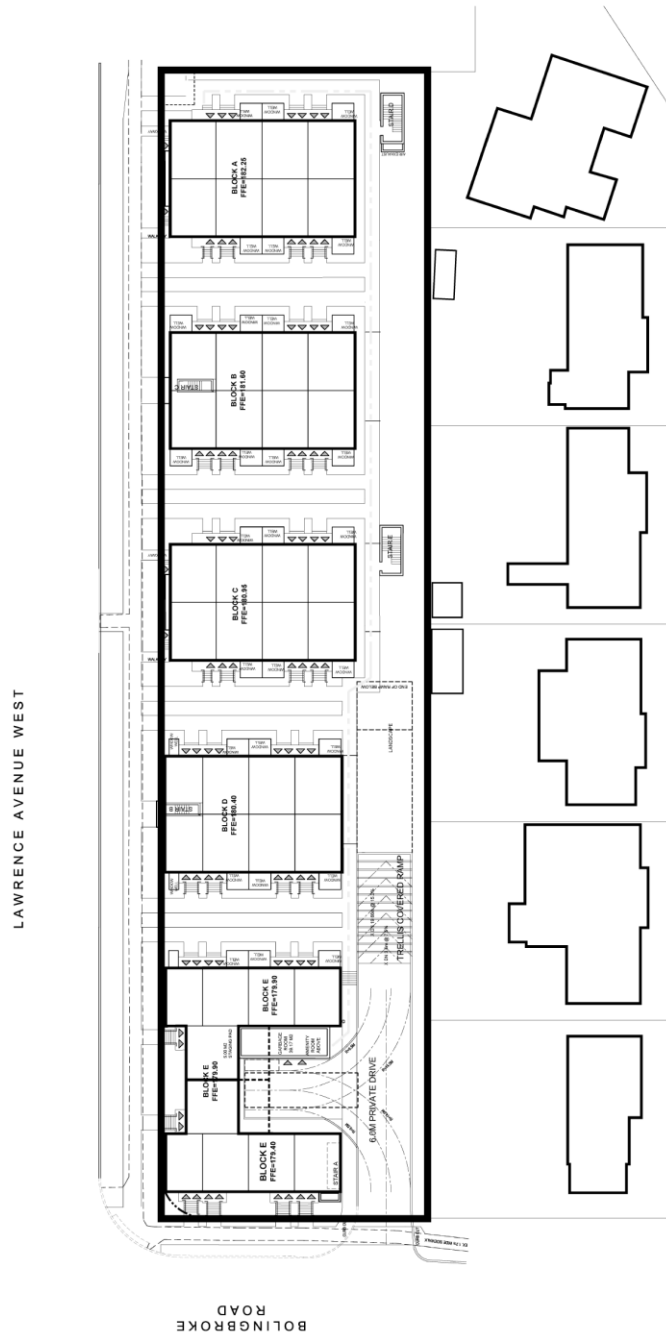
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Block A Elevations
Attachment 3: Block B Elevations
Attachment 4: Block C Elevations
Attachment 5: Block D Elevations
Attachment 6: Block E Elevations
Attachment 7: Lawrence Avenue West (North) Elevations
Attachment 8: Zoning By-law 569-2013
Attachment 9: Official Plan
Attachment 10: Official Plan Site and Area Specific Policy #62
Attachment 11: Application Data Sheet
Attachment 12: Draft Official Plan Amendment
Attachment 13: Draft Zoning By-law Amendment to By-law 7625
Attachment 14: Draft Zoning By-law Amendment to By-law 569-2013

Attachment 1: Site Plan



713 - 723 Lawrence Avenue West

Site Plan
Applicant's Submitted Drawing

Not to Scale
01/11/2017

File # 16 238893 NNY 15 0Z

Attachment 2: Block A Elevations



713 - 723 Lawrence Avenue West

Block A Elevations

Applicant's Submitted Drawing

Not to Scale
01/11/2017

File # 16 238893 NMY 15 0Z

Attachment 3: Block B Elevations



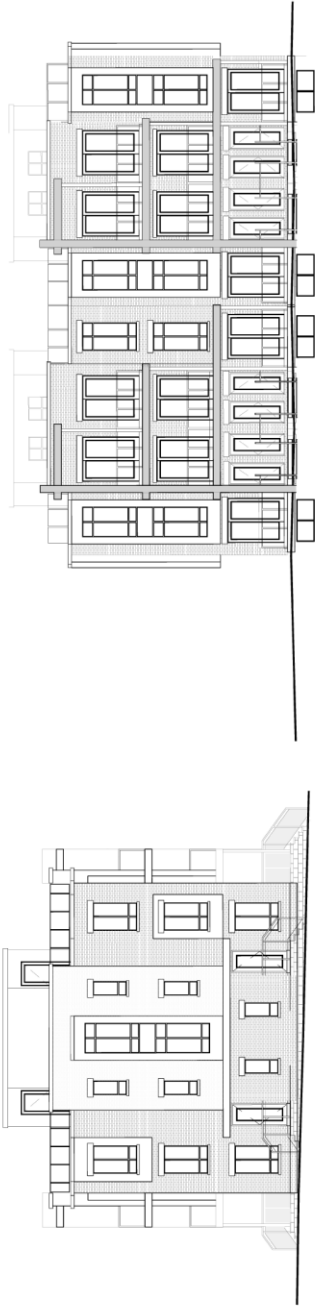
Block B Elevations
713 - 723 Lawrence Avenue West

Applicant's Submitted Drawing

Not to Scale
01/11/2017

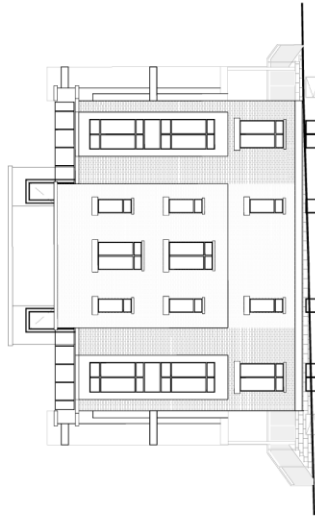
File # 16 238893 NNY 15 0Z

Attachment 4: Block C Elevations



NORTH ELEVATION - LAWRENCE AVE
SCALE: 1/8"
A

EAST ELEVATION - COURTYARD
SCALE: 1/8"
A



SOUTH ELEVATION - REAR
SCALE: 1/8"
A

WEST ELEVATION - COURTYARD
SCALE: 1/8"
A

713 - 723 Lawrence Avenue West

Block C Elevations

Applicant's Submitted Drawing

Not to Scale
01/11/2017

File # 16 238893 NNY 15 0Z

Attachment 5: Block D Elevations



713 - 723 Lawrence Avenue West

Block D Elevations
Applicant's Submitted Drawing

Not to Scale
01/11/2017

File # 16 238893 NNY 15 0Z

Attachment 6: Block E Elevations



713 - 723 Lawrence Avenue West

Block E Elevations

Applicant's Submitted Drawing

Not to Scale
01/11/2017

File # 16 238893 NNY 15 0Z

Attachment 7: Lawrence Avenue West (North) Elevations



713 - 723 Lawrence Avenue West

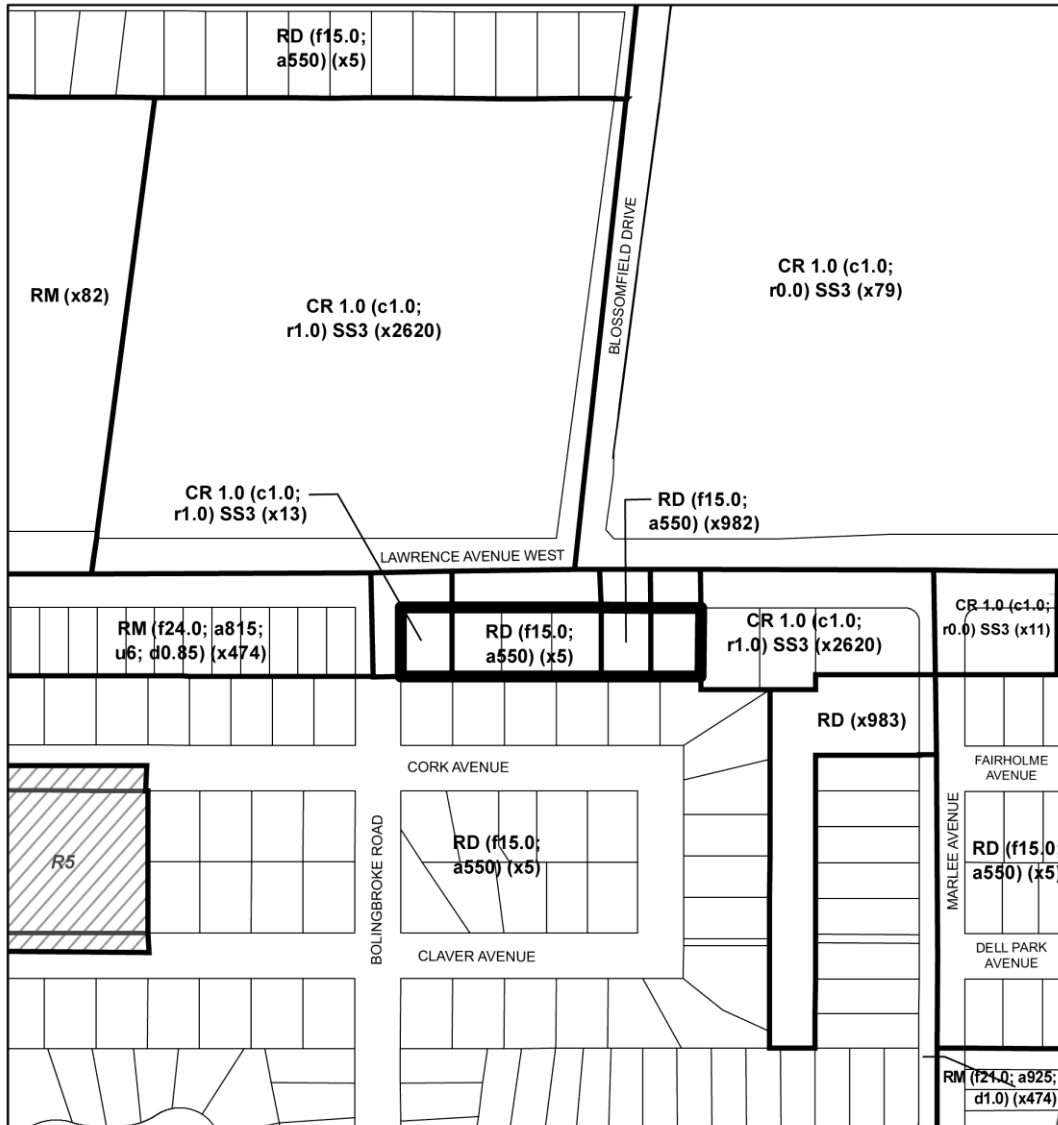
Block F Elevations

Applicant's Submitted Drawing

Not to Scale
01/11/2017

File # 16 238893 NNY 15 0Z

Attachment 8: Zoning 569-2013



713-723 Lawrence Avenue West

Zoning By-Law No. 569-2013

File # 15 175970 NNY 15 02

Location of Application

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

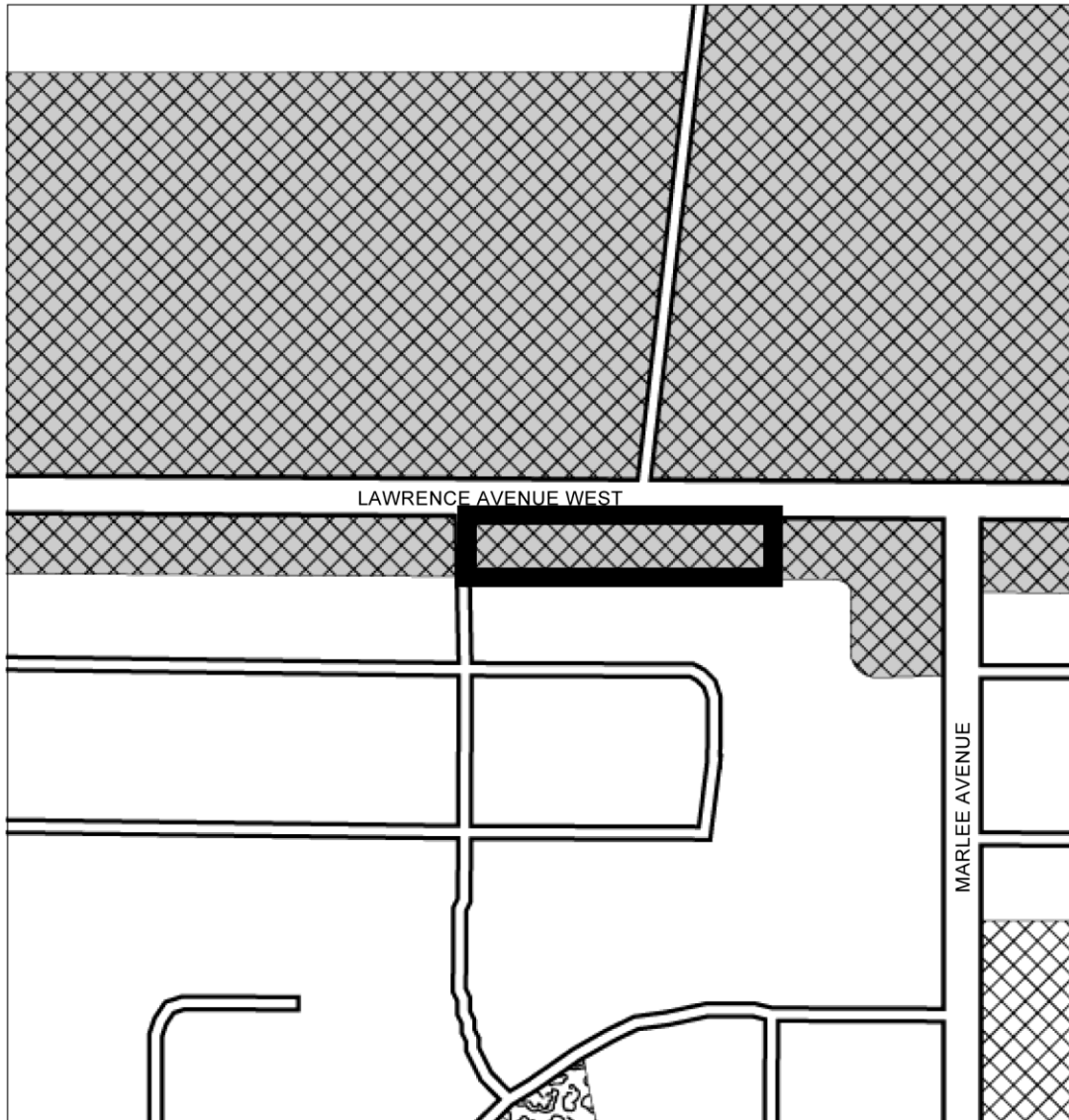
RD Residential Detached RM Residential Multiple
CR Commercial Residential

R5 One-Family Detached Dwelling Fifth Density Zone
C1 General Commercial Zone



Not to Scale
Extracted: 07/30/2015

Attachment 9: Official Plan



TORONTO City Planning
Extract from Official Plan

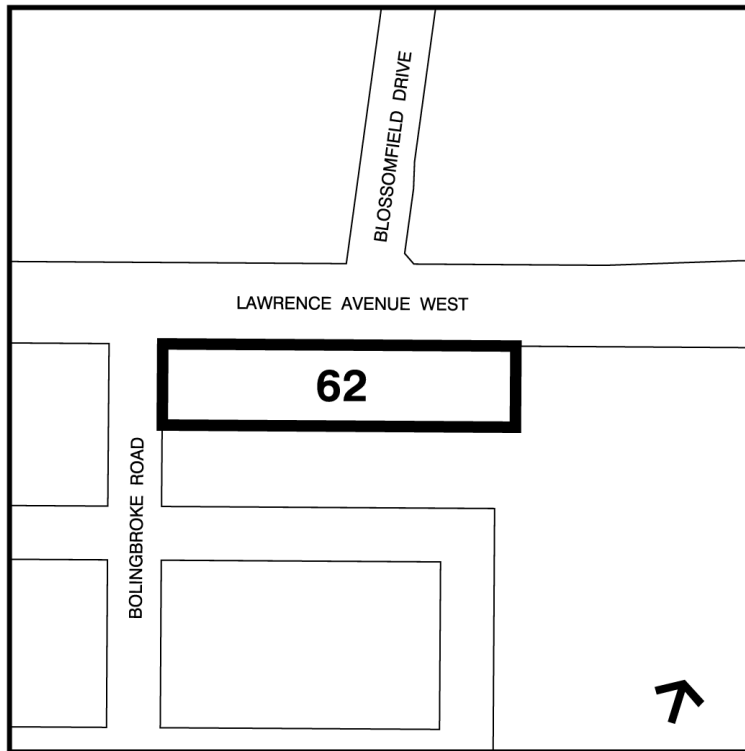
713 - 723 Lawrence Avenue West

File # 16 238893 NNY 15 0Z




 Not to Scale
 10/19/2016

Attachment 10: Official Plan Site and Area Specific Policy #62



A maximum density of 1.0 times the lot area is permitted.

Attachment 11: Application Data Sheet

Application Type	Official Plan Amendment Rezoning	Application Number:	16 238893 NNY 15 OZ 15 175970 NNY 15 OZ 15 231549 NNY 15 RH
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Details	OPA, Standard Rezoning, Standard	Application Date:	October 18, 2016 June 17, 2015
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Municipal Address:	713-723 LAWRENCE AVENUE WEST
Location Description:	PLAN 3947 LOT 19 **GRID N1504
Project Description:	5 blocks of 4 storey back to back townhouses containing 84 dwelling units and 1 level of under ground parking.

Applicant:	Agent:	Architect:	Owner:
WYCLIFFE MARLEE LAWRENCE LIMITED 34 Doncaster Avenue, Ste 201 Thornhill, ON L3T 4S1		SRN ARCHITECTS INC 2501 Rutherford Rd, Suite 25 Vaughan, ON L4K 2N6	WYCLIFFE MARLEE LAWRENCE LIMITED 34 Doncaster Avenue, Ste 201 Thornhill, ON L3T 4S1

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	C1/R5: CR/RD	Historical Status:	N
Height Limit (m):	10.5m; ST3	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4022.99	Height:	Storeys:	4
Frontage (m):	132.27		Metres:	13.7 9(including mechanicals)
Depth (m):	30.39			
Total Ground Floor Area (sq. m):	1691.93			Total
Total Residential GFA (sq. m):	6507.10		Parking Spaces:	89
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	6507.10			
Lot Coverage Ratio (%):	43			
Floor Space Index:	1.62			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	6507.10	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	10 (12%)	Office GFA (sq. m):	0	0
2 Bedroom:	72 (86%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2 (2%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	84			

CONTACT:	PLANNER NAME:	Seanna Kerr, Senior Planner
	EMAIL	Seanna.Kerr@toronto.ca
	TELEPHONE:	416-395-7053

Attachment 12: Draft Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2017

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2016 as
713, 715, 717, 719, 721 and 723 Lawrence Avenue West**

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

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. The attached Amendment No. 373 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 373 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS
713, 715, 717, 719, 721 and 723 Lawrence Avenue West**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy No. 62.
2. Maps 27 and 28, Site and Area Specific Policies (Key Maps) are amended by deleting Site and Area Specific Policy No. 62.

Attachment 13: Draft Zoning By-law Amendment 7625

Authority: North York 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 ~ Zoning By-law No. 7625, as amended,
With respect to the lands municipally known as,
715, 717, 719, 721 and 723 Lawrence Avenue West**

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. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are hereby amended in accordance with Schedule "1" of this By-law.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.20-A (246) RM6 (246).

DEFINITIONS:

- (a) For the purposes of this exception, “apartment house dwelling” shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system, or any combination thereof.
- (b) For the purposes of this exception, "floor area, gross" shall mean the total area of all of the floors in a building above or below grade measured from the outside walls but shall exclude mechanical rooms, bicycle parking areas and elevator shafts above grade and exclude the following areas below grade: car parking and access areas, bicycle parking areas, storage areas for lockers, elevator shafts, elevator lobby, mechanical and electrical rooms and stairwells and stormwater storage areas below grade.
- (c) For the purposes of this exception, “established grade” shall mean the elevation as being the geodetic elevation of 180.83m.

(d) For the purposes of this exception, lot shall mean the lands zoned RM6(246) on Schedule "1".

(e) For the purposes of this exception, "Type G loading space" must have a:

- (i) minimum length of 13.0 metres;
- (ii) minimum width of 4.0 metres; and
- (iii) minimum vertical clearance of 6.1 metres.

PERMITTED USES:

(f) The only permitted uses shall be an apartment house dwelling and uses accessory thereto including private recreational amenity areas.

EXCEPTION REGULATIONS

Dwelling Units:

(g) A maximum of 84 residential dwelling units shall be permitted.

Lot Coverage:

(h) Despite the provisions of Section 20-A.2.2 (Lot Coverage) the maximum permitted lot coverage shall be 43%.

Yard Setbacks:

- (i) The minimum yard setbacks for buildings and structures above established grade shall be shown on Schedule "RM6(246)".
- (j) Notwithstanding (i) above, the minimum yard setbacks for parking structures and structures associated thereto below established grade shall be 0.0 m for all property lines.
- (k) Despite paragraph (h) and in addition to the projections permitted by Section 6(9) (Permitted Projection into Minimum Yard Setbacks), each of the following structures shall be permitted to project into the setbacks shown on Schedule RM6(246):
 - (i) an architectural roof overhang feature may project horizontally a maximum of 2.0 m from the wall(s) to which it is attached;
 - (ii) a balcony may project horizontally a maximum of 1.5 m from the wall(s) to which it is attached;
 - (iii) a canopy may project horizontally a maximum of 2.0 m from the wall(s) to which it is attached;

- (iv) an exterior stairway to within 0.0 metres from a property line; and
- (v) a porch to within 0.0 metres from a property line.

Distance between Buildings and/or Portions of Buildings forming Courts:

- (l) The provisions of Section 15.6 (Minimum Distance of Apartment House Dwellings From R and RM2 Zones) and Section 20A.2.4.1 (Distance between Buildings and/or Portions of Buildings forming Courts) shall not apply.

Gross Floor Area:

- (m) A maximum gross floor area of 6,550 square metres shall be permitted.

Building Height:

- (n) The building height shall not exceed 4 storeys and 11.0 metres above established grade.
- (o) Notwithstanding (n) above the following items may exceed the maximum building height:
 - (vi) Rooftop guardrails and privacy screen to a maximum height of 1.8 metres;
 - (vii) Parapets to a maximum height of 1.5 metres;
 - (viii) Enclosures for rooftop mechanical rooms and stairwells to a maximum height of 3.0 metres.

Landscaping:

- (p) The provisions of Section 15.8 (Landscaping) shall not apply. A minimum of 1950 m² of landscaped area shall be provided.
- (q) A minimum 1.5 m wide landscape strip shall be provided along the south lot line.
- (r) A retaining wall may be permitted within the landscape strip.

Recreational Amenity Area:

- (s) A minimum of 168 square metres of indoor amenity space shall be provided.
- (t) A minimum of 700 square metres of outdoor amenity space shall be provided.

Parking:

- (u) Parking for residential uses within the site shall be provided in accordance with the following:
 - (A) A minimum of 0.7 parking spaces per bachelor dwelling unit up to 45m².

- (B) A minimum of 1.0 parking spaces per bachelor unit greater than 45m².
 - (C) A minimum of 0.8 parking spaces per 1 bedroom dwelling unit.
 - (D) A minimum of 0.9 parking spaces per 2 bedroom dwelling unit.
 - (E) A minimum of 1.1 parking spaces per 3 bedroom dwelling unit.
 - (F) A minimum of 0.15 parking spaces per dwelling unit shall be for the use of residential visitors.
- (v) The provisions of Section 6A(8)(b)(c) and (d) (Parking Regulations for RM Zones Other Than RM2 Zones) shall not apply to parking spaces within parking structures located below established grade.

Bicycle Parking:

- (w) 57 long-term and 6 short term bicycle parking spaces will be provided and maintained on the lot.

Loading:

- (x) The provisions of Section 6A(16)(c)(i) and Section 6A(16)(d)(iv) shall not apply. 1 type "G" loading space shall be provided.

DIVISION OF LANDS

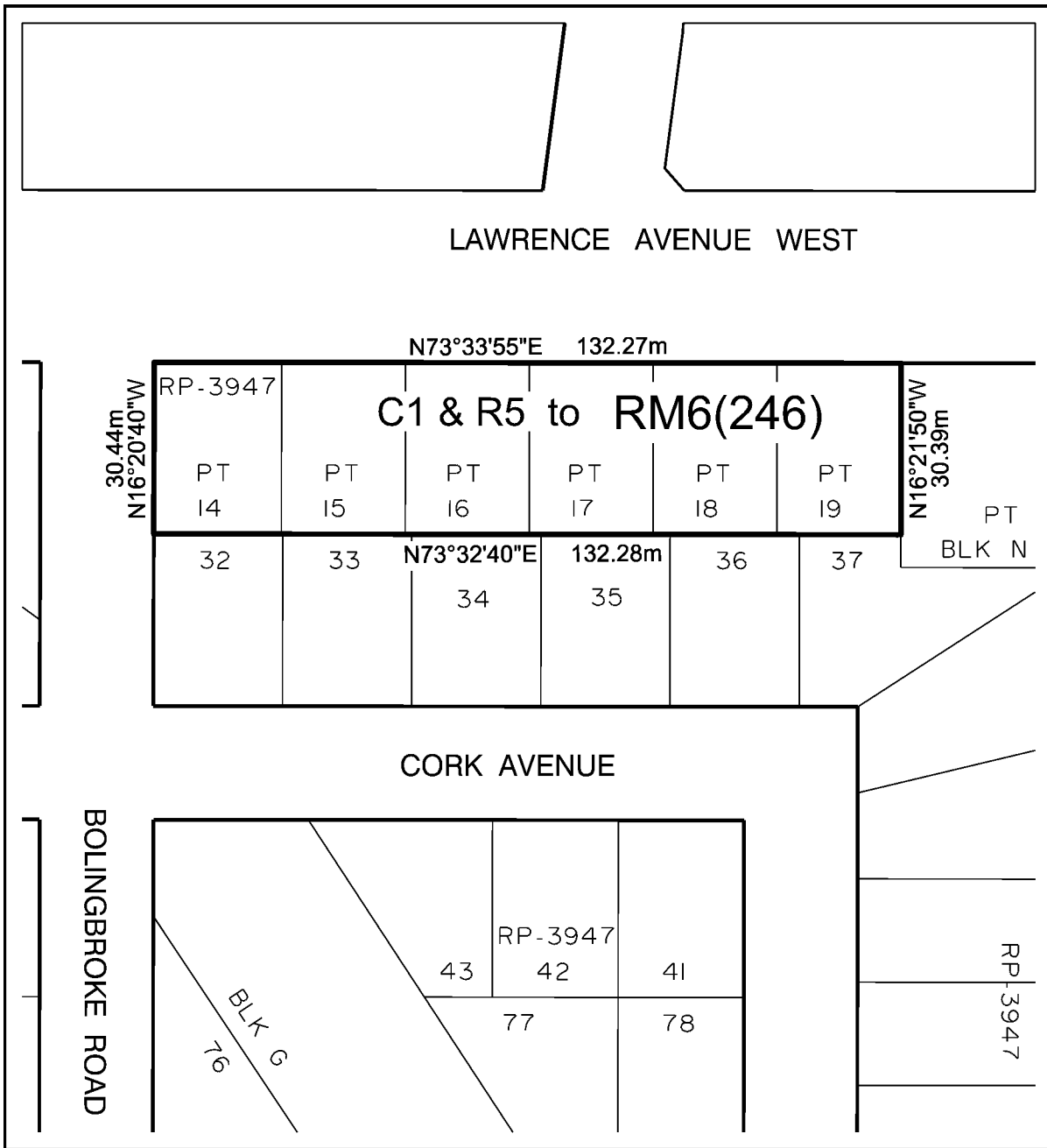
- (y) Notwithstanding any severance, partition or division of the lands shown on Schedule "1", the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
- 3.** Within the lands shown on Schedule "1" attached to this By-law, 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:
- (a) 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
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

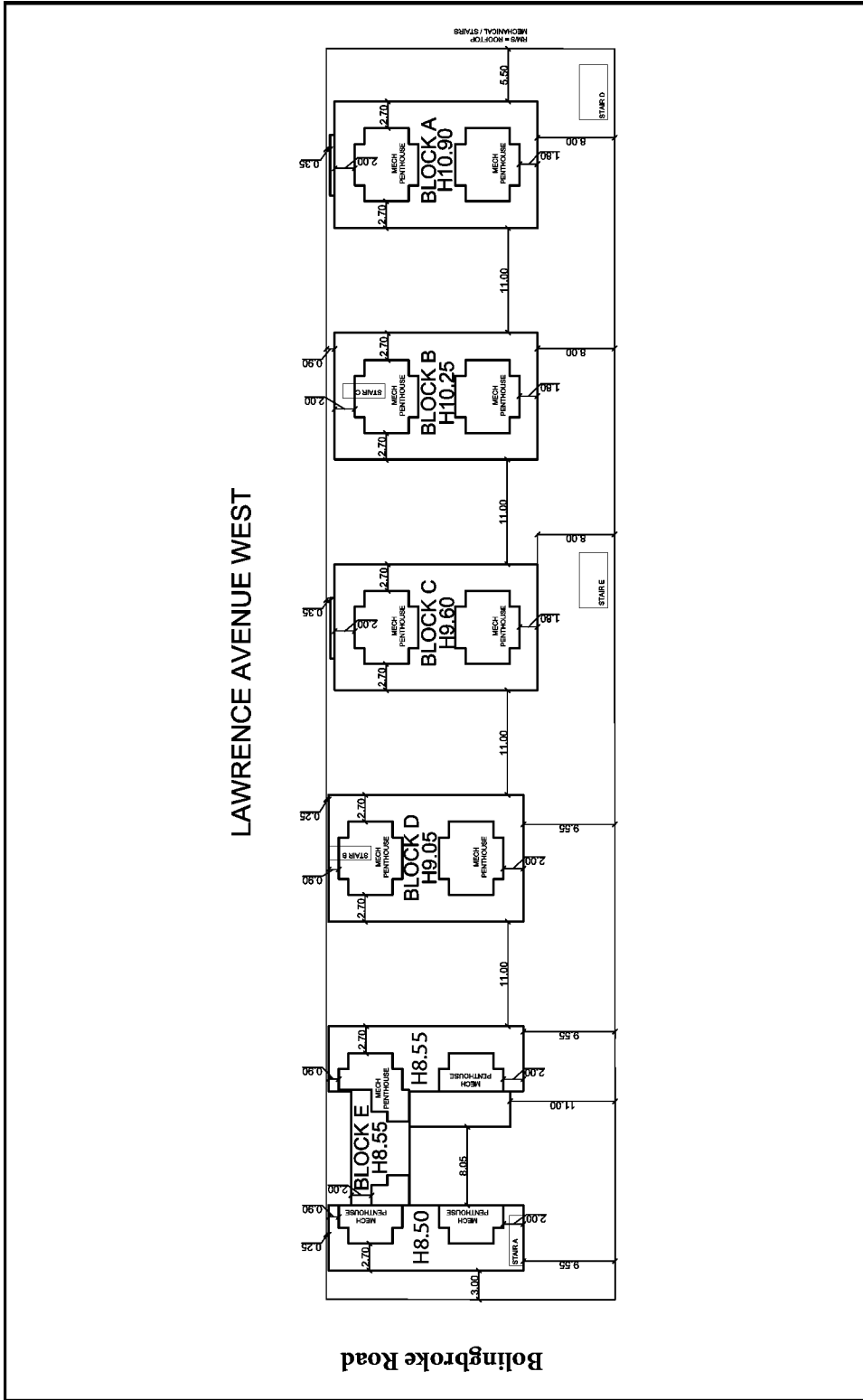


Schedule 1

Part of Lots 14 to 19, inclusive, R.P. 3947
 Rady-Pentek & Edward Surveying Ltd.
 Date: 01/19/2017
 Approved by: S.K.

File # 15 175970 NNY 15 0Z





Schedule RM6(246)

File # 15 175970 NNY 15 0Z



From Applicant's Drawing

Date: 01/26/2017
 Approved by: S.K.

Attachment 14: Draft Zoning By-law Amendment 569-2013

Authority: North York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2017]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as, 713, 715, 717, 719, 721, and 723 Lawrence Avenue West

Whereas Council of the City of Toronto has the authority to pursuant to 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*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RM (f 130, a4000, u84) (x36) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the Policy Areas Overlay Map in Section 995.10.1 for the lands subject to this By-law by adding the lands subject to this By-law to PA 4, as shown on Diagram 3 attached to this By-law;
5. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law, from a height and storey label of HT 10.0, ST 2 and HT 10.5, ST 3, to HT 11, ST 4 as shown on Diagram 4 attached to this By-law;
6. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law, from a lot coverage label of 33% and 35% % to 43 % as shown on Diagram 5 attached to this By-law;

8. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.6.10. Exception Number 36 so that it reads:

Exception RM 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For the purposes of this exception the lands shown on Diagram 1 of By-law No. XXX-2017 is the **lot**;
- (B) **Established grade** is the Canadian Geodetic elevation of 180.83 AMSL;
- (C) Despite regulation 10.5.40.10 the following **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** as follows:
 - i. Parapets to a maximum of 1.5 metres; and
 - ii. Guardrails and privacy screens to a maximum of 1.8 metres; and
- (D) Despite regulation 10.5.40.10 (3), the following equipment and **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** by 3.0 metres:
 - i. equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
 - ii. **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, and maintenances equipment storage; and
- (E) Despite Height Overlay Map in Section 995.20.1, as amended, no **building** or **structure** on the **lot** may penetrate a 45 degree **angular** plane projected over the **lot** from a line that is 7.5 metres from the **rear lot line** and 10.5 metres above the average elevation of the ground along the **rear lot line**;
- (F) Despite the regulation 10.5.50.10 (4), the minimum required **landscaping** area is 1950.0 square metres; a minimum of 500 square metres of the required **landscaping** must be soft **landscaping**;
- (G) Despite the regulations 10.80.40.70 (1), (2), and (3) the **minimum building setbacks** are shown on Diagram 6 of By-law No. XXX-2017;
- (H) Despite (G) above, the **building setbacks** for an underground parking **structure** may be 0.0 metres;

- (I) Despite (G) above, the following **building** elements and **structures** may encroach into a required **building setback** as follows:
- i. a window well into the required **side yard setback** 2 metres;
 - ii. a canopy to within 0.0 metres from the front **lot line**;
 - iii. an exterior stairway, to within 0.0 metres from the front **lot line**;
and
 - iv. a porch to within 0.0 metres from the front **lot line**;
- (J) Despite regulation 10.5.40.60 1(F) (ii) a balcony may encroach into the required **minimum side yard setback** a maximum of 1.5 metres if the side yard does not abut a street;
- (K) The permitted maximum **gross floor area** is 6550.0 square metres.
- (L) At least 168 square metres of indoor **amenity space** and 500 square metres of outdoor **amenity space** must be provided on the **lot**; and
- (M) Despite the regulation 230.5.1.10 (11) this **lot** is subject to Bicycle Zone 2.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

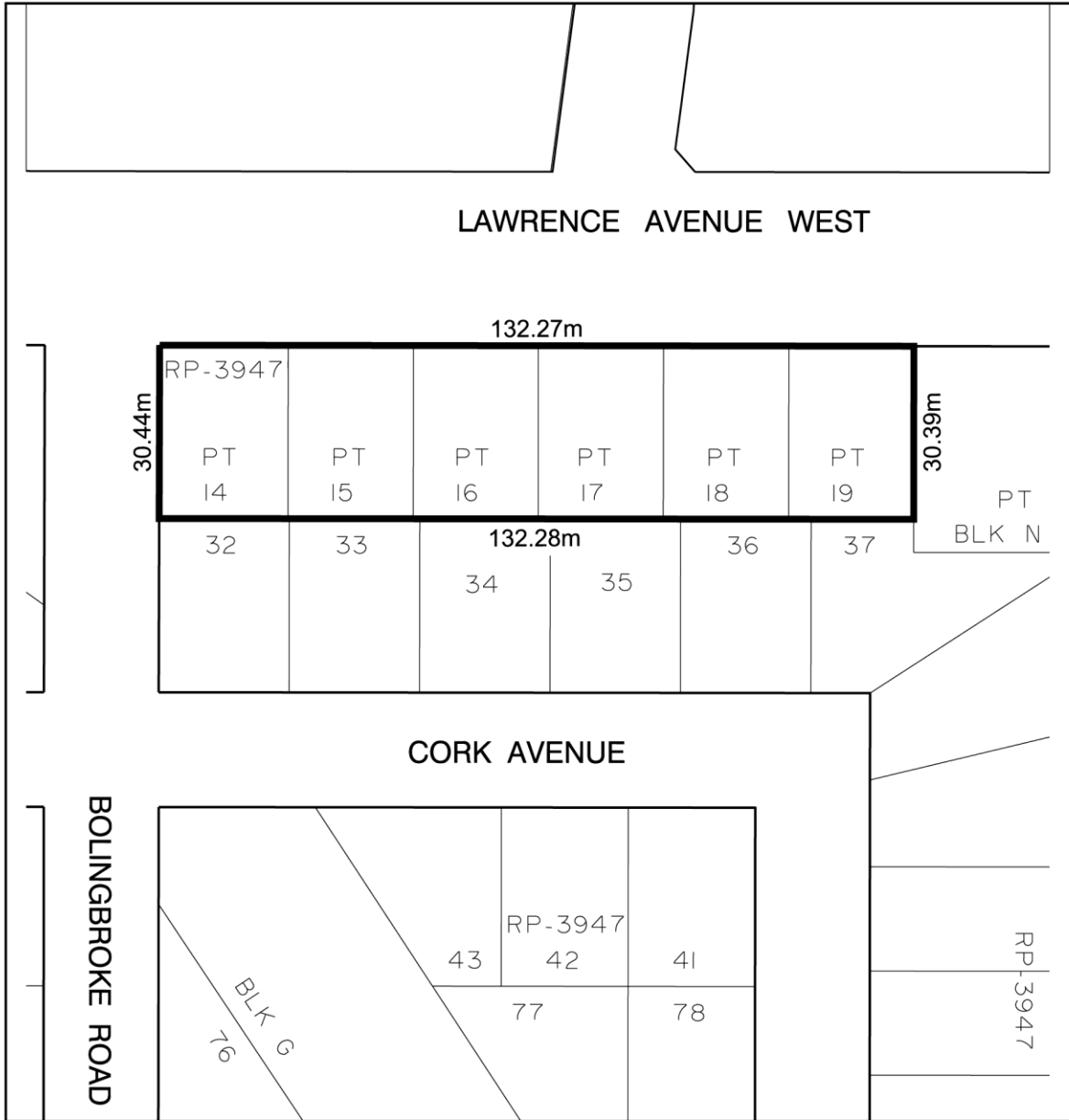
Enacted and passed on **month ##, 20##.**

Name,

Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



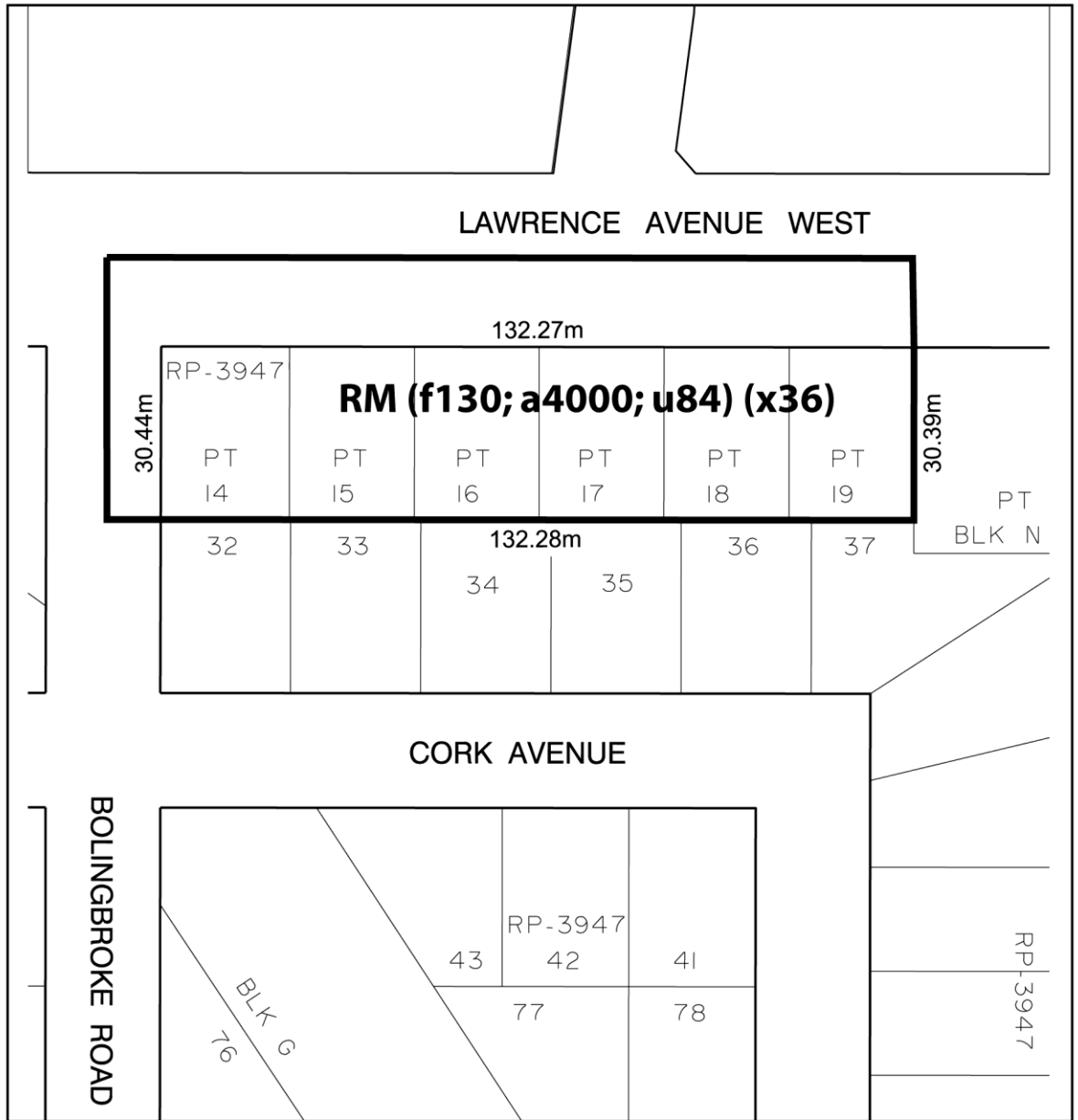
TORONTO
 Diagram 1

713-723 Lawrence Avenue West

File # 15 175970 NNY 15 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 01/20/2017



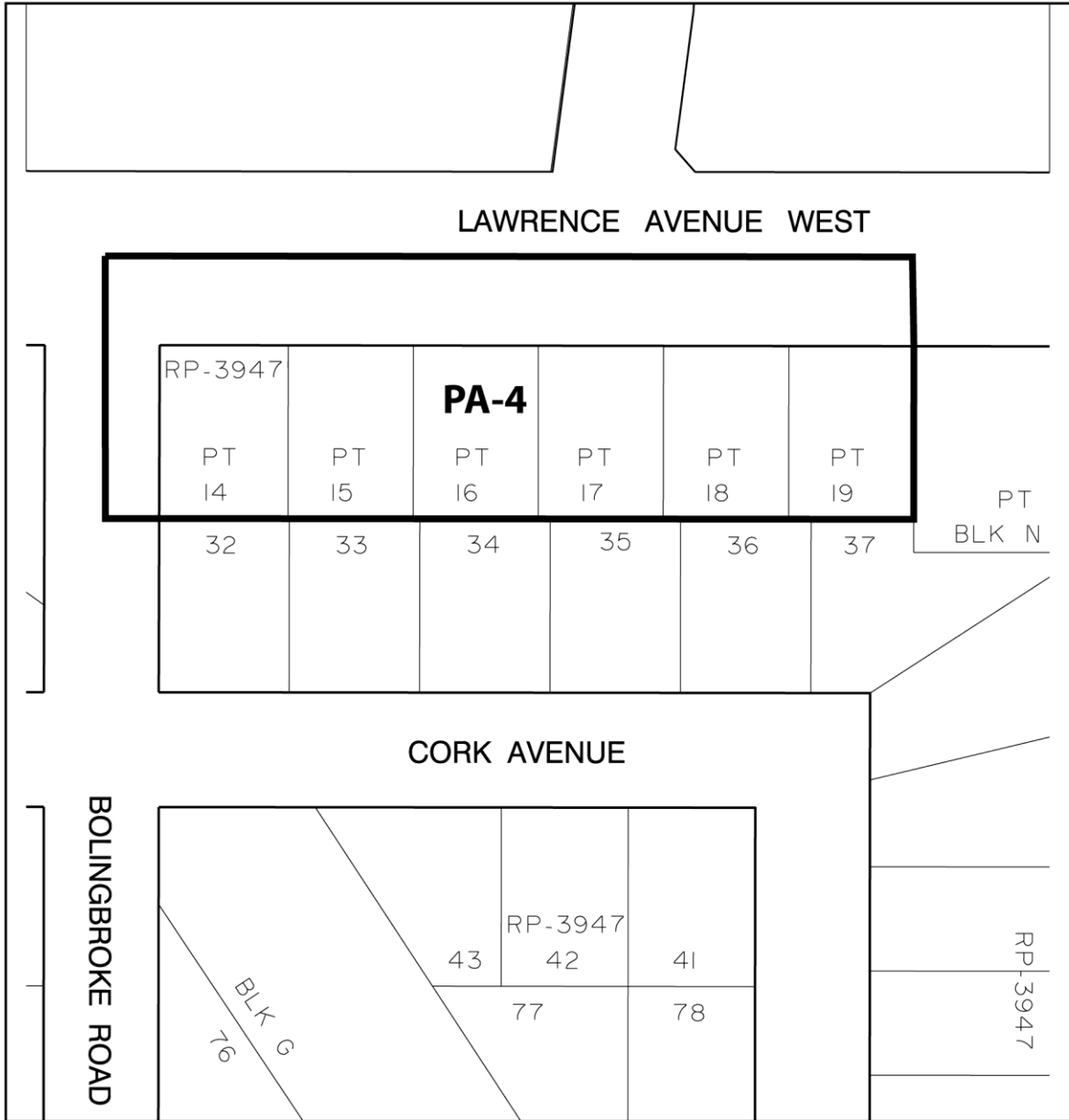
 **TORONTO**
Diagram 2

713-723 Lawrence Avenue West

File # 15 175970 NNY 15 0Z



City of Toronto By-Law 569-2013
Not to Scale
01/24/2017



TORONTO
 Diagram 3

713-723 Lawrence Avenue West

File # 15 175970 NNY 15 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 01/24/2017

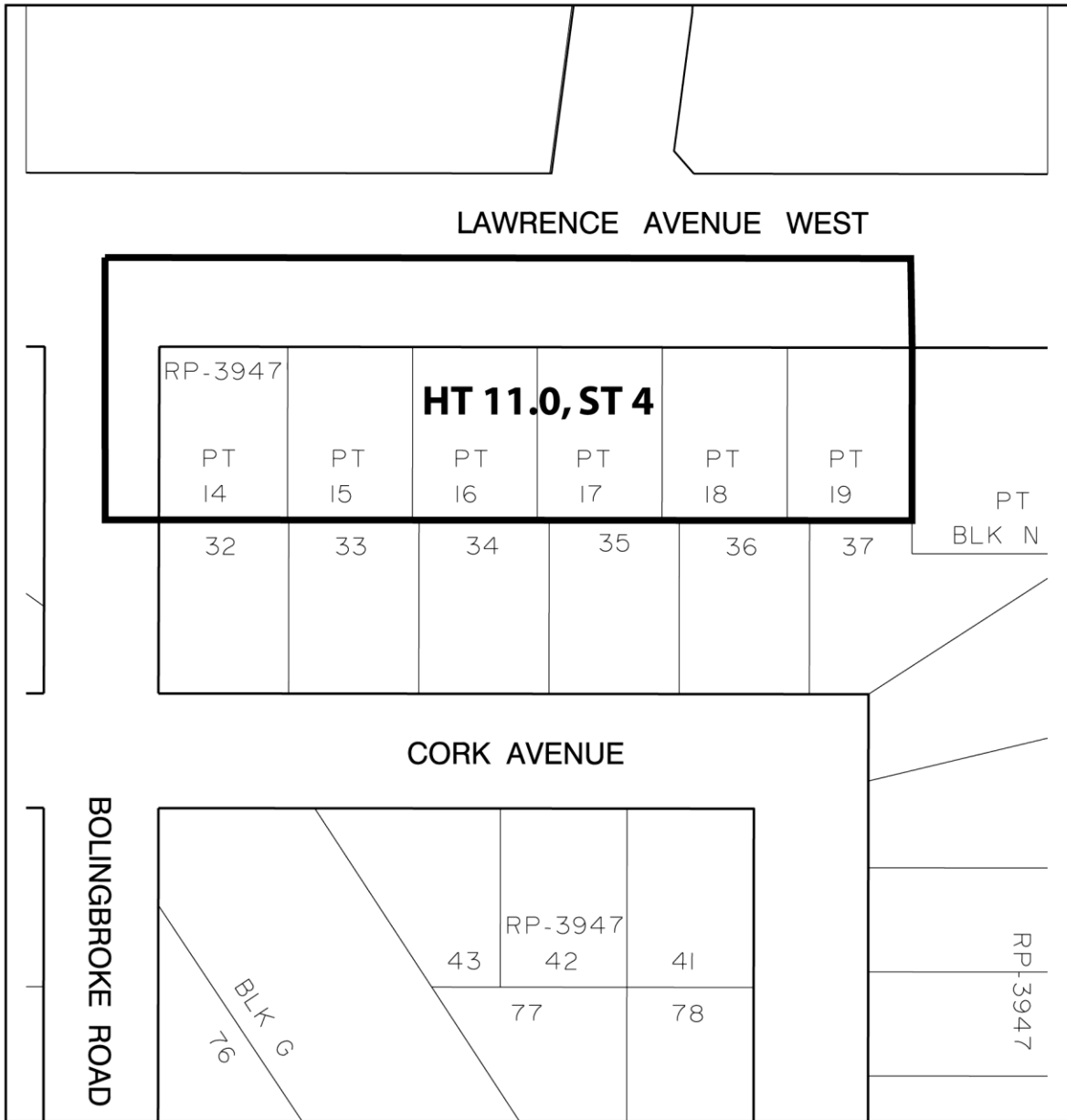


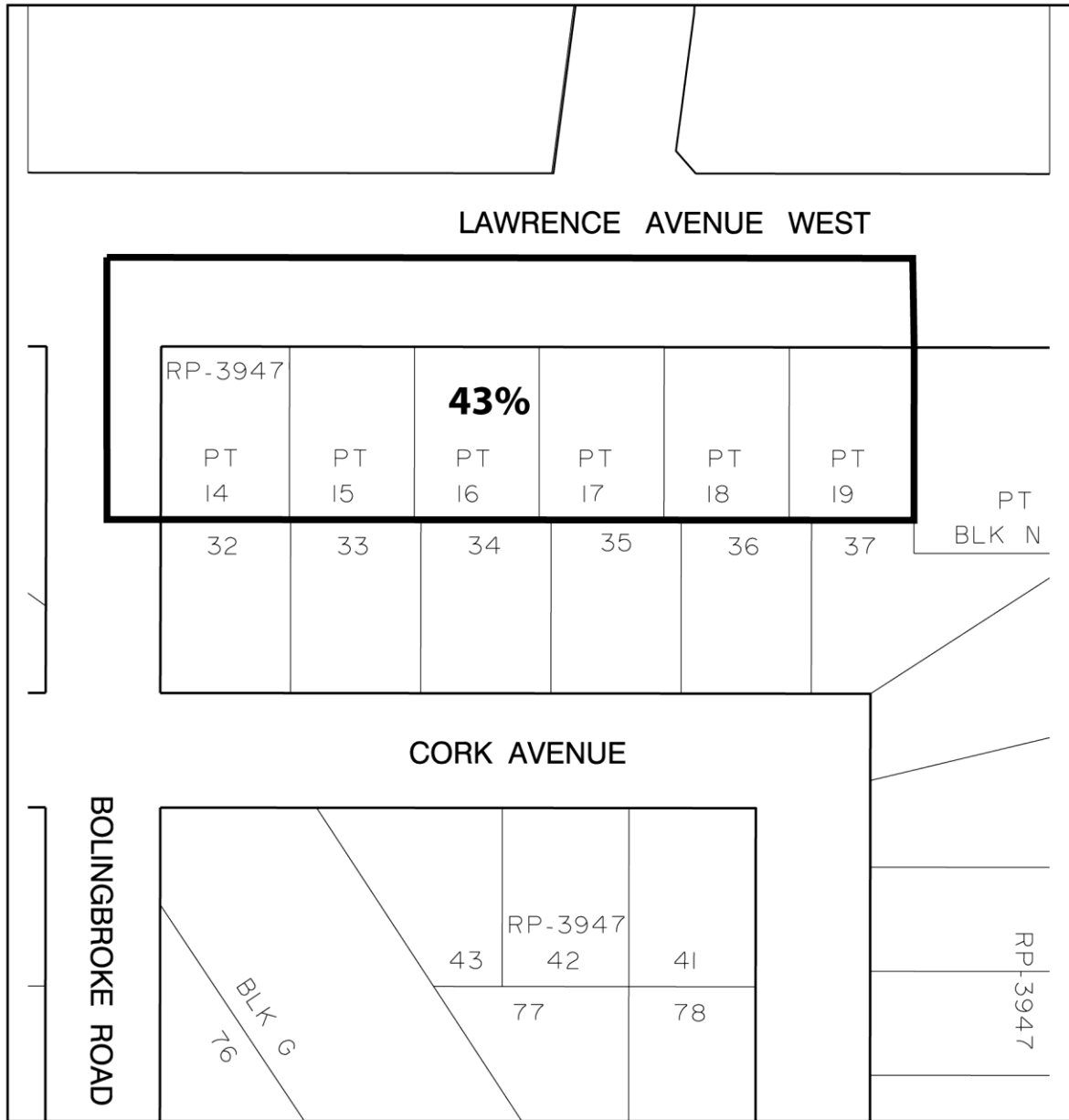

Diagram 4

713-723 Lawrence Avenue West

File # 15 175970 NNY 15 OZ



City of Toronto By-Law 569-2013
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 01/24/2017



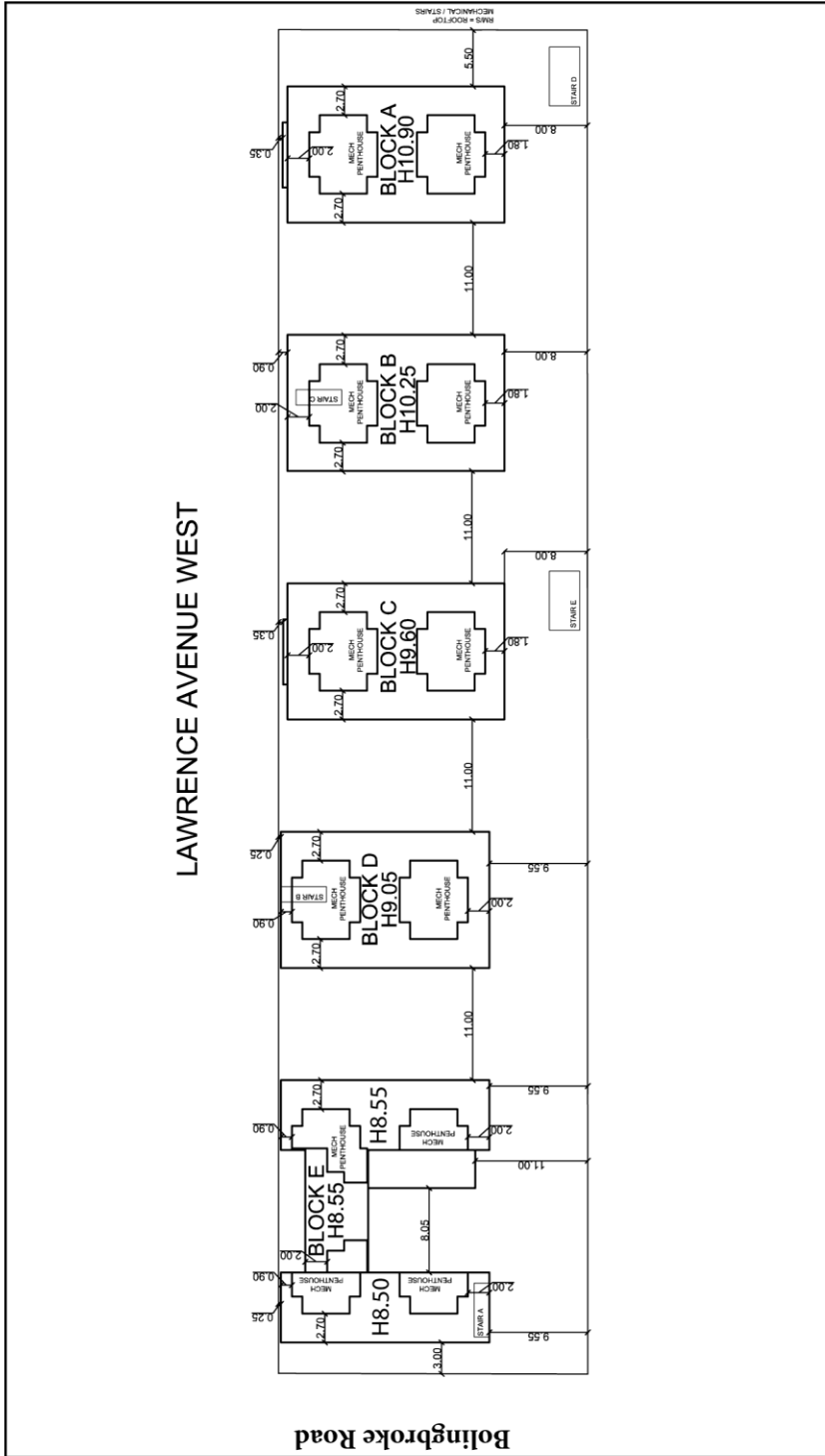
Toronto
Diagram 5

713-723 Lawrence Avenue West

File # 15 175970 NNY 15 0Z



City of Toronto By-Law 569-2013
Not to Scale
01/24/2017



713-723 Lawrence Avenue West



File # 15 175970 NNY 15 0Z

City of Toronto By-law 569-2013
 Not to Scale
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