

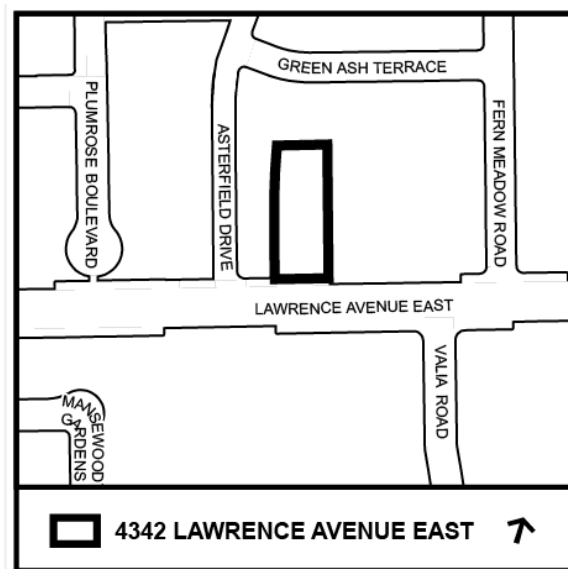
**4342 Lawrence Avenue East  
Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	August 9, 2017
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 44 – Scarborough East
<b>Reference Number:</b>	17 181649 ESC 44 OZ

**SUMMARY**

This rezoning application proposes to permit the redevelopment of the lands located at 4342 Lawrence Avenue East for eight lots with each lot containing one detached dwelling. All of the two-storey, detached dwellings are to be accessed from an 8 m (26 ft) wide driveway off Lawrence Avenue East. Shared landscaping elements and private driveway are to be owned by a condominium corporation (common element) and the proposed lots are to be created by way of applications for consent to sever the subject property. The proposed lot widths range from 9.2 m (30 ft) to 15.7 m (51.5 ft) and lot areas between 210 m<sup>2</sup> (2,260 ft<sup>2</sup>) and 420 m<sup>2</sup> (4,529 ft<sup>2</sup>). The proposed gross floor areas of the detached dwellings range from 186 m<sup>2</sup> (2,002 ft<sup>2</sup>) to 224 m<sup>2</sup> (2,411 ft<sup>2</sup>).

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



This report recommends that a community consultation meeting be held, in consultation with the ward councillor's office, to present the proposal to the public and obtain public input. A Final Report and a Public Meeting under the *Planning Act* will be scheduled following community consultation and resolution of the outstanding issues identified in this report.

## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 4342 Lawrence Avenue East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the Planning Act.

### **FINANCIAL IMPACT**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In January 1996, City Council for the former City of Scarborough approved an Official Plan amendment and rezoning application (OPA 1996 0022 and ZBL 1996 0040) to permit a Montessori school on the property. A site plan application (SPC 1997 0006) was filed in 1997 and approved, but the school was not constructed.

A site plan application (Application No. 05 116379 ESC 44 SA) was filed on March 18, 2005 for a place of worship which includes the subject property. The subject lands were to be used for overspill parking and for a proposed playground associated with a day care centre within the place of worship structure. Final site plan approval was issued on December 3, 2010 and the site plan agreement was registered on February 23, 2011. The place of worship is constructed, but the proposed day care centre has not been established to date.

Outstanding site plan deficiencies continue to exist including all vegetation landscaping elements, on-site lighting within the existing parking lot, installation of railings along a portion of the easternmost parking lot limits, realignment of some parking lot areas, realignment of a portion of the existing drive aisles and relocation of a portion of the north retaining wall.

An amending site plan agreement application (Application No. 16 247728 ESC 44 SA) was filed on November 16, 2016 to remove the property from the existing registered site

plan agreement and to approve a revised site plan and landscape plan that addresses the existing site plan deficiencies, re-stripe/repaint the parking areas, relocate the proposed playground area to the western edge of the place of worship and provide an updated arborist report. A two (2) year conditional approval was issued on July 5, 2017. Conditions applied to the site plan approval included the submission of a letter of credit for the existing site plan deficiencies and implementation of the aforementioned site alterations.

A separate consent application (B020/16SC) to create and sever the subject property (lands to be conveyed) from the "place of worship lands" (lands to be retained) was filed on March 22, 2017. The conveyed lot has a frontage of 36 m (121 ft) and a lot area of 3,320 m<sup>2</sup> (35 736 ft<sup>2</sup>). The retained lot has a frontage is 91 m (299 ft) with a lot area of 8,797 m<sup>2</sup> (94,690 ft<sup>2</sup>). The conveyed land parcel is the same land proposed for the eight (8) detached lots and the subject of this rezoning application.

A minor variance application (A089/16SC) was also filed on the same day to decrease the number of parking spaces by two (2) parking spaces on the "place of worship lands". A previous Committee of Adjustment application (A126/09SC) approved a variance to permit 181 parking spaces whereas 187 parking spaces were required.

The minor variance application (A89/16SC) was approved by the Committee of Adjustment at its hearing on January 19, 2017. The Committee also approved the consent application (B020/16SC) with conditions. No appeals were received for both applications and the decision of the Committee became final and binding on February 14, 2017. The conditional approval for the consent application will expire on February 14, 2018.

### **Pre-Application Consultation**

Pre-application consultation meetings were held on June 19, 2015, October 8, 2015 and January 6, 2016. The proposal was originally for nine (9) detached dwellings arranged along a private driveway with a width of six (6) metres.

During the meetings, staff identified the following issues:

- tree protection and proposed tree removals (north end of the site)
- size of the proposed lots
- hammerhead dimensions
- driveway dimensions
- layout of the proposed driveway
- requirement for landscaping buffers
- lack of outdoor amenity spaces
- refuse/recycling operations

The applicant reduced the number of units to eight (8) dwellings, increased the frontages of the proposed lots, increased the width of the driveway and provided a landscape buffer to the east of the property.

## ISSUE BACKGROUND

### Proposal

The proposal is to redevelop the lands for eight (8) lots with each lot containing one (1) detached dwelling (Refer to Attachment 1: Site Plan, Attachment 2: Front East Elevations and Attachment 3: Front South Elevations). All are two-storey, detached dwellings having access from an 8 m (26 ft) wide, private driveway off Lawrence Avenue East. On the west side of the property, five (5) of the proposed lots are arranged in a north-south direction, perpendicular to Lawrence Avenue East. The remaining three (3) lots, located at the north end of the land parcel, are parallel to Lawrence Avenue East, aligned in an east-west direction.

Below is a table containing details of the proposed dimensions of each land parcel:

Land Parcel	Widths	Depths	Areas
1	10.5 m (35 ft)	27 m (89 ft)	210 m <sup>2</sup> (2,260 ft <sup>2</sup> )
2	10.5 m (35 ft)	27 m (89 ft)	210 m <sup>2</sup> (2,260 ft <sup>2</sup> )
3	10.5 m (35 ft)	27 m (89 ft)	210 m <sup>2</sup> (2,260 ft <sup>2</sup> )
4	10.5 m (35 ft)	27 m (89 ft)	210 m <sup>2</sup> (2,260 ft <sup>2</sup> )
5	15.7 m (51.5 ft)	26 m (85 ft)	406.7 m <sup>2</sup> (4,377.5 ft <sup>2</sup> )
6	9.2 m (30 ft)	29.6 m (97 ft)	272 m <sup>2</sup> (2,931 ft <sup>2</sup> )
7	9.2 m (30 ft)	29.6 m (97 ft)	272 m <sup>2</sup> (2,931 ft <sup>2</sup> )
8	15.7 m (51.5 ft)	29.6 m (97 ft)	420 m <sup>2</sup> (4,529 ft <sup>2</sup> )

The two-storey detached dwellings are to have approximate heights of 5.6 m (18.4 ft) to the top plates/eaves of the dwellings plus the roof. The average gross floor areas of the proposed dwellings range between 186 m<sup>2</sup> (2,002 ft<sup>2</sup>) to 224 m<sup>2</sup> (2,411 ft<sup>2</sup>). Six (6) of the dwellings are to have two (2) car garages with the remaining dwellings having a single-car garage. The driveway terminates in a hammerhead towards the north of the site with an area for snow storage on the westernmost side abutting the hammerhead.

A proposed landscape buffer of 1.6 metres (5.3 feet) is located along the east property line which tapers towards the hammerhead. The rear yard setbacks range from between 6 m (20 ft) to 9.4 m (31 ft) and the dwellings have building setbacks from the private driveway of approximately 4.6 m (15 ft).

The shared landscaping elements and private driveway are to be owned by a condominium corporation (common element). Consent applications to create each of the land parcels and a draft plan of condominium (common element) application will need to be filed in the future to implement the proposed rezoning of the property.

Refer to Attachment 5: Application Data Sheet.

## **Site and Surrounding Area**

The property is located in the West Hill Community on the north side of Lawrence Avenue East between Manse Road and Meadow Road. The subject site is 0.34 hectares (0.8 acres) in size, mostly rectangular in shape having a frontage of 36.8 metres (121 feet) and an approximate lot depth of 91.5 metres (300 feet). The site is treed along the east and rear portions of the property.

There is an existing two and a half (2.5)-storey detached dwelling which is currently unoccupied. This dwelling is to be demolished to accommodate the proposed development. There are no additional structures on the property.

**North:** To the north and northeast of the site are detached dwellings on Green Ash Terrace and Asterfield Drive.

**South:** On the south side of Lawrence Avenue East is the 43 Division Toronto Police office and Emergency Services station, an existing townhouse development and detached dwellings to the east of these townhouses; west of the Toronto Police station and Emergency Services facility are more townhouses.

**East:** Immediately east of the site, is an existing two (2)-storey place of worship and further east of this church are one (1)-storey and two (2)-storey detached dwellings.

**West:** Newly constructed twenty-three (23) detached dwellings on both sides of the Asterfield Drive extension to Lawrence Avenue (refer to Application Nos. 10 186660 ESC 44 OZ and 12 286202 ESC 44 SB); west Asterfield Drive are more detached dwellings fronting on Plumrose Boulevard.

## **Provincial Policy Statement and Provincial Plans**

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

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and

- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

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

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

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

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

### **Official Plan**

The site is designated *Neighbourhoods* on Map 22 - Land Use Plan of the Toronto Official Plan. *Neighbourhoods* are considered as physically stable areas primarily made up of low density type residential uses, such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

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

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

As part of the City's Official Plan Five Year Review, City Council adopted Official Plan Amendment (OPA) No. 320 on December 10, 2015. OPA No. 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods and Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods; and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA No. 320 on July 4, 2016. The Ministry received 57 appeals to OPA No. 320 and it has been appealed in its entirety. Due to these matters being before the Ontario Municipal Board, OPA No. 320 as approved and modified by the Minister is relevant, but not determinative in terms of the Official Plan policy framework.

### **Built Form**

The Built Form policies in Section 3.1.2 of the Official Plan relate to ensuring that new development in the City can fit harmoniously within the existing and/or planned context of the neighbourhood. This includes locating and organizing new development to frame and support adjacent streets, parks and open spaces; locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and surrounding properties; massing new development and its exterior façade to fit into the existing and/or planned context; massing new development to define the edges of streets, parks and open spaces at good proportion; and providing for amenity for adjacent streets and open spaces.

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

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

The Toronto Official Plan is available on the City's website at: [http://www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm).

## **Zoning**

### West Hill Community Zoning By-law No. 10327

The property is zoned Single-Family Residential (S) under the former City of Scarborough, West Hill Community Zoning By-law Number 10327, as amended, which permits one single family detached dwelling per parcel of land with a minimum of 15 m (49 ft) lot frontage on a public street and a minimum lot area of 696 m<sup>2</sup> (7,492 ft<sup>2</sup>).

The Single-Family Residential zone permits uses such as single family dwellings, correctional group homes and group homes. Ancillary uses permitted include domestic or household arts and private home day care. However, Exception No. 38 in the By-law allows for private education institution, one single-family dwelling and day nursery.

### Toronto Zoning By-law No. 569-2013

On May 9, 2013, Toronto City Council enacted City-wide Zoning By-law 569-2013. The new City-wide Zoning By-law is currently under appeal at the Ontario Municipal Board.

The site is zoned Residential Detached RD (f15.0, a696) (x452), in the City of Toronto Zoning By-law No. 569-2013. The By-law requires a minimum lot frontage of 15 m (49 ft) and a minimum lot area of 696 m<sup>2</sup> (7,492 ft<sup>2</sup>). (Refer to Attachment 4: Zoning)

The Residential Detached zone permits a dwelling unit in a detached house and a park. Other uses are permitted with conditions including an ambulance depot, cogeneration energy, community centre, day nursery, fire hall, group home, home occupation, library, municipal shelter, place of worship, police station, private home daycare, public utility, renewable energy, secondary suite, seniors community house and transportation use.

However, RD Exception Number 452 applies to this site which only permits land uses to the following:

- (i) One dwelling unit in a detached house having a maximum gross floor area of 175 m<sup>2</sup> (1,884 ft<sup>2</sup>);
- (ii) One Educational Use having a maximum gross floor area of 1,400 m<sup>2</sup> (15,069 ft<sup>2</sup>)



Exception Number 542 also regulates buildings and structures by requiring a minimum building setback from a side lot line of 3 m (10 ft), a minimum rear lot line setback of 10 m (33 ft) and a maximum building height of 10 m (33 ft). (Refer to Attachment 4: Zoning)

### **Archaeological Assessment**

Stage 1 (dated January 18, 2016) and Stage 2 (dated April 21, 2016) archaeological assessments were circulated for review and comments. Heritage Preservation Services do not have concerns with the proposed development and have requested advisory comments be provided to the owner should human remains be discovered during excavation activities.

### **Site Plan Control**

The City's Site Plan Control By-law No. 774-2012, as amended, does not apply to the proposal as the By-law exempts, amongst other buildings and additions, new detached dwellings.

### **Tree Preservation**

An Arborist Report/Tree Inventory & Protection Plan was submitted in support of this application and has been circulated to commenting agencies for review and feedback.

The proposal will impact existing trees on the property and along the City's boulevard as follows:

- i) twelve (12) private trees require removal permits
- ii) nine (9) private trees require permits for injuries
- iii) two City Trees require permits for injuries

The owner will need to satisfy the requirements of Forestry staff (Tree Protection and Plan Review) regarding the proposed removals and injuries to the existing trees.

Two trees have already received approval for removal for the place of worship and the related amending site plan application (16 247728 ESC 44 SA).

### **Reasons for the Application**

The current zoning of the property under both the former City of Scarborough's West Hill Community Zoning By-law No. 10327 and the City's Zoning By-law No. 569-2013 permits detached residential dwellings.

The rezoning application is required to apply the appropriate performance standards regulating matters such as setback requirements, heights of the proposed dwellings, minimum gross floor area requirements, vehicular and bicycle parking space requirements and to restrict the number of dwellings permitted for the site.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Application Checklist
- Project Data Sheet
- Draft Zoning By-law Amendment
- Public Consultation Plan
- Planning Rationale
- Green Development Standards Checklist
- Toronto Green Development Standard Statistics
- Archaeological Assessment Stage 1 and Stage 2
- Loading and Parking Study
- Geotechnical Study
- Hydrogeological Review
- Stormwater Management and Servicing Report
- Arborist/Tree Preservation Report
- Boundary and Topographical Survey
- Context/Site Plan
- Floor Plans and Site and Building Elevations
- Site and Building Sections/Streetscape
- Landscape and Tree Preservation Plan
- Site Servicing and Grading Plans

A Notification of Complete Application was issued on July 13, 2017.

### **Public Consultation Strategy**

The applicant submitted a Public Consultation Strategy which includes the following:

- i) Consultation with the Ward Council prior to the filing the rezoning application
- ii) Attending and presenting at the City's community consultation meeting
- iii) Informal and formal meetings and/or correspondence with individuals and/or community group stakeholders to resolve issues/concerns
- iv) Attending the statutory public meeting at Scarborough Community Council
- v) During the later stages of the review process for the rezoning application, the owner intends to file a draft plan of condominium application

### **Issues to be Resolved**

Prior to presenting a Final Report to Scarborough Community Council, the following issues, as well as any other issues that may be identified through the review of the application, agency comments and the community consultation process, will be reviewed and evaluated:

- The appropriateness of the proposed development as it relates to the Toronto Official Plan policies including, but not limited to: Chapter 2, Section 3 (Healthy Neighbourhoods), Chapter 3, Section 1 (The Built Environment), Chapter 4, Section 1 (Neighbourhoods), Chapter 5 (Implementation: Making Things Happen)
- The compatibility of the proposed development with the surrounding context and public realm including appropriate built form and massing (height, setbacks, lot sizes, etc.)
- Proposed tree removals, tree replacement and tree compensation
- Assessment of the proposed access, on-site vehicular circulation and parking for the dwellings and potential traffic and parking impacts on local streets
- Assessment of refuse and recycling operations of the proposed development
- Assessment of the geotechnical, stormwater management and servicing of the proposed development
- Parkland dedication requirements and/or compensation in-lieu of parkland dedication
- Elevations of the dwellings and the treatment of the dwelling unit fronting Lawrence Avenue East
- Review of pedestrian access including sidewalks, entrances, indoor and outdoor amenities and their relationship with adjacent public streets and properties; and

The proposal is not subject to the City's Green Roof By-law No. 583-2009, as amended.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

Katrien Darling, Senior Planner  
 Tel. No. (416) 396-7721  
 Fax No. (416) 396-4265  
 E-mail: Katrien.Darling@toronto.ca

## **SIGNATURE**

---

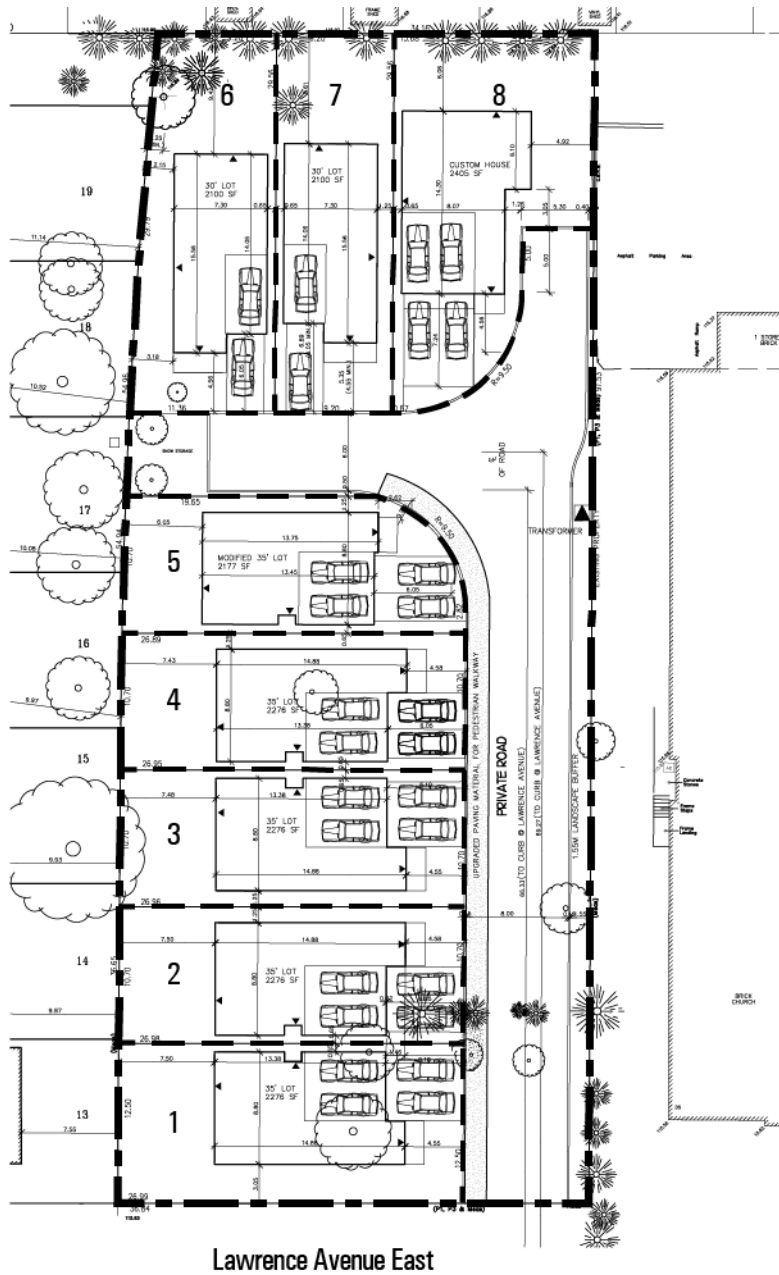
Paul Zuliani, RPP, MBA  
 Director, Community Planning, Scarborough District



**ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: Front East Elevations
- Attachment 3: Front South Elevations
- Attachment 4: Zoning
- Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
08/10/17



## 4342 Lawrence Avenue East

File # 17 181649 ESC 44 OZ

**Attachment 2: Front East Elevations**



Lot 1 - Style "B"

Lot 5 - Style "B"



Style "A"

Lots 2 to 4

Style "B"

---

**Front East Elevations**

**4342 Lawrence Avenue East**

Applicant's Submitted Drawing

Not to Scale  
07/27/17

File # 17 181649 ESC 44 02

---

**Attachment 3: Front South Elevations**



Lots 6, 7 - Style "A"



Lot 8 - Style "C"

---

**Front South Elevations**

**4342 Lawrence Avenue East**

Applicant's Submitted Drawing

Not to Scale  
07/27/17

File # 17 181649 ESC 44 0Z

---



## Attachment 4: Zoning



**Zoning By-Law No. 569-2013**

**4342 Lawrence Avenue East**

**File # 17 181649 ESC 44 OZ**

Location of Application

See Former City of Scarborough West Hill Community By-Law No. 10327

<b>RD</b> Residential Detached	<b>I</b> Institutional
<b>RT</b> Residential Townhouse	<b>IPW</b> Institutional Place of Worship
<b>RM</b> Residential Multiple	<b>OR</b> Open Space Recreation

**S** Single-Family Residential

Not to Scale  
 Extracted: 07/26/2017



