



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

250 Lawrence Avenue West and 219 Glengarry Avenue OMB Appeal – Further Request for Direction

Date: March 16, 2018
To: City Council
From: City Solicitor
Wards: Ward 16 – Eglinton-Lawrence

REASON FOR CONFIDENTIAL INFORMATION

This report contains advice or communications that are subject to solicitor-client privilege.

SUMMARY

In March 2015, applications for an Official Plan Amendment and Zoning By-law Amendment were submitted to the City to permit a 12-storey (39.34 metre high) residential condominium building containing 241 dwelling units with three levels of underground parking fronting on 250 Lawrence Avenue West and two 3-storey semi-detached dwellings fronting onto Glengarry Avenue. In November 2016, the applicant appealed its applications to the Ontario Municipal Board (OMB) due to Council's failure to enact the requested amendments within the time allotted by the *Planning Act*. A nine-day hearing is scheduled at the OMB commencing on May 22, 2018.

At its meeting on April 26, 27 and 28, 2017, City Council adopted the recommendations in a Request for Direction Report from the Director, Community Planning, North York District dated March 17, 2017, (the "Request for Direction Report") opposing the appeal at the OMB. On February 21, 2018, a with-prejudice, revised proposal was submitted to the City for a 9/10-storey building with an overall height of 29.9 metres, containing 308 residential units (the "Revised Proposal").

The City Solicitor requires direction from Council on the revised proposal no later than the completion of the City Council meeting which starts on March 26, 2018.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the confidential recommendations in Confidential Attachment 1.
2. If the City Solicitor's confidential recommendations are adopted by Council, then City Council authorize the public release of the recommendations contained in Confidential Attachment 1, with the remainder of Confidential Attachment 1 to remain confidential as it contains information that is subject to solicitor-client privilege.

FINANCIAL IMPACT

There is no financial impact arising from the adoption of the confidential recommendations.

DECISION HISTORY

City Council on April 26, 27 and 28, 2017, adopted the recommendations in Item NY21.39, a Request for Direction Report from the Director, Community Planning, North York District dated March 17, 2017 (the "Request for Direction Report"), opposing the appeal at the Ontario Municipal Board. The City Council Decision and Request for Direction Report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY21.39>

COMMENTS

Revisions made on the February 21, 2018 plans in comparison to the original proposal include the following:

- Full compliance to the 45 degree front angular plane;
- A 3.45 metre stepback from 8th storey base along Lawrence Avenue West;
- A 3 metre stepback from 8th storey base along west property line;
- A streetwall massing transition from 8 storeys to 5 storeys towards the Neighbourhoods to the east;
- An improved transition in massing towards the Neighbourhoods to the east, but still not in full compliance with the 45 degree angular plane;
- A larger Toronto Region Conservation Authority (TRCA) Buffer along the ravine tablelands at rear of the property (varied 10 metre buffer);
- A new Toe Erosion Buffer along the rear of the property (3 metres);
- A proposed on-site parkland Dedication of 397.8 square metres;

- A connected public realm network with walkway access between the proposed on-site park and through TRCA buffer;
- Indoor amenity space located adjacent to the ravine at the rear;
- Maintaining of ravine lands without interruption of vegetation; and
- A new waterpipe on-site with a proposed easement to the City of Toronto.

The below table provides a numerical comparison of the original proposal from March, 2015, and the revised proposal from February, 2018.

250 Lawrence Avenue West		
Site Statistics	Original Submission (March 2015)	Revised Submission (February 2018)
Total Gross Floor Area	22,165m ²	14,289m ²
FSI	4.3 (based on a site area of 5,064.3 m ²)	2.9 (based on a site area of 4,893.9 m ² due to the larger TRCA Buffer and Toe Erosion Buffer)
Number of Storeys of Proposed Buildings	12-storey apartment building 3-storey semi-detached dwelling (x2) 3-storey townhomes (x3)	10-storey apartment building
Building Height	Apartment: 40.2m Semi-detached units: 10.57m Semi-detached units: 9.79m	Apartment: 29.89m
Parking Spaces	223	187
Bicycle Spaces	194	143
Lot Coverage	39.9%	28%
Indoor Amenity Space	518m ²	373m ²
Outdoor Amenity Space	518m ²	264m ²
Unit Count	1 Bedroom: 44 1 + Den Bedroom: 90 2 Bedroom: 72 2 + Den Bedroom: 53 3 or more Bedrooms: 5 Total: 264	1 Bedroom: 34 1 + Den Bedroom: 34 2 Bedroom: 49 2 + Den Bedroom: 42 3 or more Bedrooms: 0 Total: 159
On-Site Parkland Dedication	0	397.8 m ²
TRCA Buffer	Varied from 9.1m to 9.79m	Varied 11.7m to 13.5m
Toe Erosion Buffer	0	3m

Architectural drawings for the Revised Proposal are on file with the City Clerk for the purpose of the March 26, 27 and 28, 2018 Council Meeting

CONTACT

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SIGNATURE



Wendy Walberg
City Solicitor

ATTACHMENTS

Confidential Attachment 1 - Confidential Report from the City Solicitor

Public Architectural drawings for the Revised Proposal are on file with the City Clerk for the purpose of the March 26, 27 and 28, 2018 Council Meeting