

4342 Lawrence Avenue East - Zoning By-law Amendment – Supplementary Report

Date: July 16, 2018
To: City Council
From: Chief Planner & Executive Director, City Planning
Ward: 44 – Scarborough East

SUMMARY

At its meeting on June 26 – June 29, 2018, City Council deferred Scarborough Community Council Item SC31.3 titled, "4342 Lawrence Avenue East – Zoning By-law Amendment Application – Final Report". The Final Report recommended amendments to the former City of Scarborough (West Hill Community) Zoning By-law No. 10327, as amended, and the City-Wide Zoning By-law No. 569-2013, as amended, for the lands at 4342 Lawrence Avenue East in order to permit the development of the property for 8 lots, each containing a detached dwelling.

This supplementary report is to revise the draft Zoning By-laws attached to Item SC31.3 in order to implement the proposed development considered by Scarborough Community Council.

The following technical amendments are required:

- i) deleting an existing exception that currently restricts uses on the property to: a) a one-detached dwelling, b) private education institution and c) day nursery;
- ii) accommodating a required 0.3 metre public reserve along a portion of Lawrence Avenue East;
- iii) identifying established grade for the purposes of calculating building height;
- iv) adding a diagram to determine coverage; and
- v) incorporating stylistic and technical changes.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council delete Recommendation 1 from Scarborough Community Council and replace it with the following:

1. City Council amend the former City of Scarborough, West Hill Community Zoning By-law No. 10327, as amended, for the lands at 4342 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to the Supplementary Report (July 12, 2018) from the Chief Planner and Executive Director, City Planning Division.

2. City Council delete Recommendation 2 from Scarborough Community Council and replace it with the following:

2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 4342 Lawrence Ave East, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2 to the supplementary report (July 12, 2018) from the Chief Planner and Executive Director, City Planning Division.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on June 26 – June 29, 2018, City Council deferred Scarborough Community Council Item 2018.SC31.3 titled, "4342 Lawrence Avenue East – Zoning By-law Amendment Application – Final Report". The Final Report recommended amendments to the former City of Scarborough (West Hill Community) Zoning By-law No. 10327, as amended, and the City-Wide Zoning By-law No. 569-2013, as amended, for the lands at 4342 Lawrence Avenue East in order to permit the development of the property for 8 lots, each containing a detached dwelling.

The decision of Scarborough Community Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC31.3>

COMMENTS

Deletion of Exception No. 38 (Zoning By-law No. 10327)

Exception No. 38 restricts uses on the property to the following uses:

- One Single-Family Dwelling
- Day Nursery
- Private Educational Institution

The day nursery and private educational facility use permissions were applied to the lands to permit a previous development proposal on the property for a Montessori school. City Planning does not recommend that these permissions remain for this property given the current proposal for 8 new lots and 8 detached dwelling units.

0.3 metre Reserve

Transportation Services is requesting that a 0.3 metre reserve on the proposed lot with a side yard along Lawrence Avenue East be conveyed to the municipality. Adjustments to the bills are recommended in order to accommodate the 0.3 metre reserve, so that the development can be implemented as approved.

Established Grade

Staff are recommending the addition of the established grade for determining height of a building and structures. Regulations for the maximum building height of 11 metres and 2-storeys will continue to apply to the detached houses.

Coverage Map

The proposed coverage of 45% has been reinforced by adding a coverage overlay map in the City-Wide Zoning By-law No. 569-2013, as amended.

The remaining corrections to the draft Zoning By-laws are deemed to be stylistic and technical in nature.

Conclusion

The staff recommended revisions to the draft Zoning By-laws assist in providing clarity for interpretation purposes to the proposed regulations that will permit the proposed development of the lands in accordance with the plans considered by Scarborough

Community Council. Staff are recommending that City Council replace the draft bills appended to Item SC31.3 titled, "4342 Lawrence Avenue East – Zoning By-law Amendment Application – Final Report" with the attachments to this Supplementary Report.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner & Executive Director
City Planning

ATTACHMENTS

Attachment 1: Revised Draft Zoning By-law Amendment (Zoning By-law No.10327)
Attachment 2: Revised Draft Zoning By-law Amendment (Zoning By-law No.569-2013)

**Attachment 1: Revised Draft Zoning By-law Amendment
(Zoning By-law No. 10327)**

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council on June 6, 2018
Enacted by Council: ~, 2018

CITY OF TORONTO
Bill No. ~
BY-LAW No. ~-2018

**To amend the former City of Scarborough, West Hill Community
Zoning By-law No. 10327, as amended,
With respect to the lands municipally known as,
4342 Lawrence Avenue East**

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

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

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

- SCHEDULE 'A'** is amended by deleting the existing zoning and replacing it so that the amended zoning shown on the attached Schedule '1' reads as follows:

S – 199P – 207 – 208 – 333 – 334 – 335 – 336 – 455 – 640 – 641 – 642 – 643 – 644 – 645 – 646 – 647 – 656 – 657

- SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards: 199P, 207, 208, 333, 334, 335, 336, 455, 640, 641, 642, 643, 644, 645, 646, 647, 656, 657

INTENSITY OF USE

199P. The minimum lot frontages and minimum lot areas for Lots 1 to 8, as identified on Schedule '1', are as follows:

Lot Number/ Land Parcel	Minimum Lot/Parcel Frontage (metres)	Minimum Lot/Parcel Area (square metres)
1, 2, 3, 4	10 m	265 m ²
5	9.5 m	260 m ²
6, 7	9 m	270 m ²
8	8.5 m	360 m ²

LANDSCAPING

207. A landscape buffer strip is required along the east side of the private road having a minimum width of 2 m and a minimum length of 60 m north from Lawrence Avenue East.
208. Notwithstanding the provisions of **CLAUSE VI – PROVISIONS FOR ALL ZONES, 21. Front Yard Landscaping and Front Yard Soft Landscaping Requirements**, the space between the main front wall of a building and a **front lot line**, not covered by a permitted driveway, permitted porch, related steps or a maximum 1.2 metre wide walkway shall be maintained as **soft landscaping**.

PARKING

333. Notwithstanding the provisions of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES, 1., General Parking Requirements**, 1.3. **Parking Space and Driveway Dimensions**, 1.3.1, 1.3.2.1, 1.3.2.2, shall not apply.
334. Notwithstanding the provisions of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES, 2., Residential Parking Regulations**, 2.1. Regulations for all Residential Uses, 2.1.1, 2.1.4, 2.2.1, 2.2.2, shall not apply.
335. In addition to the required minimum parking space dimensions, garages shall include a minimum area of 3 metres by 1 metre for storage of waste and recycling.
336. The required parking space shall be located within an attached garage and shall have a minimum width of 3 metres, a minimum length of 5.6 metres and a minimum height of 2 metres.

FLOOR AREA

455. **Floor area** of the **Single-Family Dwelling** shall not exceed 217 m², excluding **basements** and garages.

MISCELLANEOUS

640. Notwithstanding the provisions of **CLAUSE V – INTERPRETATION (f), Definitions**, the definitions for **Front Lot Line, Landscaping, Soft Landscaping, Street** shall be as follows:

Front Lot Line

shall mean the line which divides a lot from a private road or private lane. On a corner lot, the shortest of the lines which divide a lot from a street, private road or private lane shall be deemed to be the front lot line.

Landscaping

shall mean trees, shrubs, grass, flowers, vegetables, decorative stonework, walkways, screening or other horticultural or landscape-architectural elements, or any combination of these and retaining walls in the **rear yard** only; but does not include driveways, loading or parking spaces, and directly associated elements such as curbs.

Soft Landscaping

shall mean the landscaping in a yard, including retaining walls in the **rear yard** only, and excluding hard-surfaced areas such as, but not limited to, decorative stonework, walkways, patios, screening, or other landscape related architectural elements.

Street

shall mean a private road or private lane or a highway as defined by "The Municipal Act"

641. Notwithstanding **CLAUSE VI - PROVISIONS FOR ALL ZONES, 4. Frontage on a Street**, shall mean that no person shall erect a building or structure and no person shall use any building, structure, lot or parcel in the defined area, unless the lot or parcel is to be so used or upon which the building is situated, erected or proposed to be erected, abuts or fronts on a private road or private lane.
642. No person shall use any land or erect or use any building or structure unless 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 municipal water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
643. Lot frontage will be measured at 4.5 metres from the **front lot line**.
644. For Lots 1 to 8, all inclusive, the **front lot line** is the shortest lot line abutting a **street** as shown on Schedule '2'.
645. For Lots 1 to 8, all inclusive, the required minimum building setbacks, are as shown on Schedule '2'.
646. Maximum building coverage of 45%, excluding decks and steps.

- 647. Maximum **height** of 2 storeys, excluding **basements**, and a maximum building **height** of 11 metres.
- 656. When a lot or parcel is separated from the street by 0.3 metre reserve, the lot or parcel shall be deemed to abut the **street**.
- 657. For Lot 1 to Lot 8, all inclusive, the established grade/mean grade shall be 117 metres.

3. **SCHEDULE 'C'** and **EXCEPTIONS LIST SCHEDULE "C"** are amended by deleting the existing Exception Number 38.

ENACTED AND PASSED this ~ day of June, A.D. 2018.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**Attachment 2: Revised Draft Zoning By-law Amendment to
(Zoning By-law No. 569-2013)**

Authority: Scarborough Community Council Item ##, as adopted by City of Toronto Council on *, 2018

CITY OF TORONTO

BY-LAW No. XXXX-2018

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as, 4342 Lawrence Avenue East

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 as amended, 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 RD (x645), as shown on Diagram 2 attached to this By-law and;
4. Zoning By-law No. 569-2013, as amended, if 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 40% to 45%, as shown on Diagram 4 attached to this By-law; and
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 645 so that it reads:

Exception RD 645

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 purpose of calculating setbacks and establishing internal lot orientation, the **front lot line** is the shortest **lot line** which divides the **lot**

from a private road as shown on Diagram 3 of By-law [Clerks to supply by-law ##];

- (B) A maximum of 8 **dwelling units** are permitted;
- (C) **Lot frontage** is measured on the **lot** 4.5 metres from the **front lot line**;
- (D) Despite regulation 10.5.80.40 (3), access to the **parking space** must be from the private road and across the **front lot line**;
- (E) Despite regulation 10.5.40.60 (1), (2) and (3), a balcony, steps, unenclosed porch and canopy may encroach into the required minimum **front yard setback** or **rear yard setback**, as shown on Diagram 3 of By-law [Clerks to supply by-law ##], a maximum of 1.8 metres;
- (F) Despite regulation 10.5.100.1 (1), the required minimum **driveway** width is 2.6 metres;
- (G) Despite regulation 200.5.1.10 (2), the required **parking space** must have a minimum width of 3.0 metres;
- (H) The total **interior floor area** inside a **parking garage**, including an area of the **parking space(s)** and for the storage of waste and recycling must be provided as follows:
 - (i) a minimum area of 19.8 square metres if there is one **parking space**; and
 - (ii) a minimum area of 39.6 square metres if there are two **parking spaces**.
- (I) Despite 10.5.40.40(3)(C) the **interior floor area** of a **parking garage** as required in (H) above, is excluded from the calculation of **gross floor area** of a **detached house**;
- (J) Despite regulation 10.20.40.10 (1), the permitted maximum height of a **building** or **structure** is 11.0 metres;
- (K) Despite regulation 10.20.40.10 (3), the permitted maximum number of **storeys** is 2;
- (L) Despite regulation 10.5.40.10 (1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 117 metres and the highest point of a **building**;
- (M) Despite regulation 10.5.50.10(1)(B), a minimum of 35% of the **front yard** on each lot shown on Diagram 3 of By-law [Clerks to supply by-law ##], must be **landscaping**;

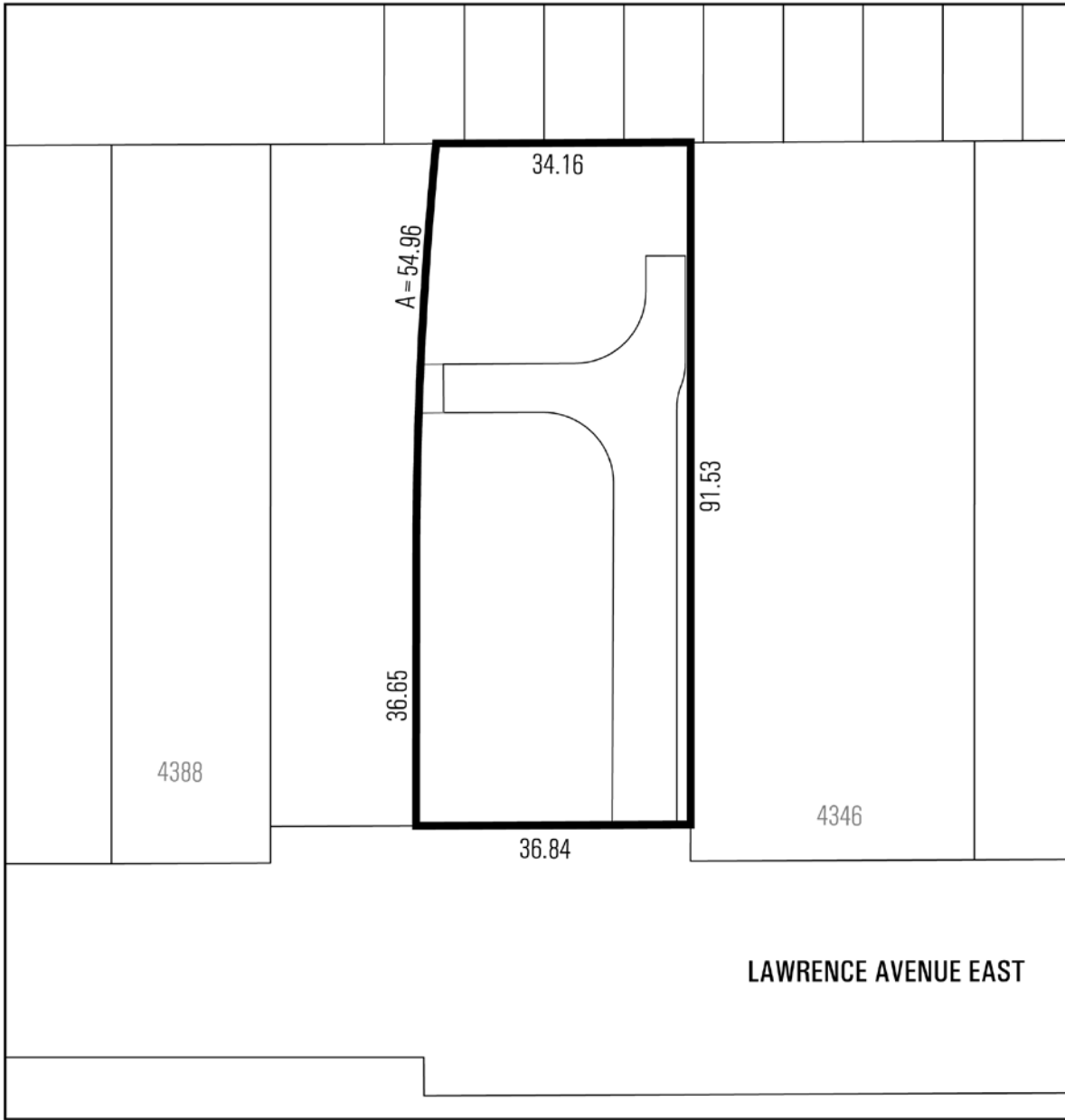
- (N) Despite regulation 10.5.50.10(1)(D), a minimum of 70% of the **front yard landscaping** must be maintained as **soft landscaping**;
- (O) Despite regulations 10.20.30.20(1) the minimum **lot frontage** for each **lot**, as shown on Diagram 3 of By-law [Clerks to supply by-law ##], is:
- | | | |
|-------|-----------------------------------|-------------|
| (i) | Lots/Parcels 1, 2, 3 and 4 | 10 metres; |
| (ii) | Lot/Parcel 5 | 9.5 metres; |
| (iii) | Lots/Parcels 6 and 7 | 9 metres; |
| (iv) | Lot 8/Parcel | 8.5 metres; |
- (P) Despite regulation 10.20.30.10(1), the minimum **lot area** for each **lot**, as shown on Diagram 3 of By-law [Clerks to supply by-law ##], is:
- | | | |
|-------|----------------------------------|--------------------|
| (i) | Lots/Parcel 1, 2, 3 and 4 | 265 square metres; |
| (ii) | Lot/Parcel 5 | 260 square metres; |
| (iii) | Lots/Parcel 6 and 7 | 270 square metres; |
| (iv) | Lot/Parcel 8 | 360 square metres; |
- (Q) Despite clause 10.20.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (R) Despite regulation 10.20.30.40 (1), the permitted maximum **lot coverage** is 45%; and
- (S) Despite regulation 5.10.30.1(1)(B), all Municipal water mains and Municipal sewers, and their appurtenances are installed and operational.

Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on **month ##, 2018**

Name,
Speaker
(Seal of City)

Ulli S. Watkiss,
City Clerk

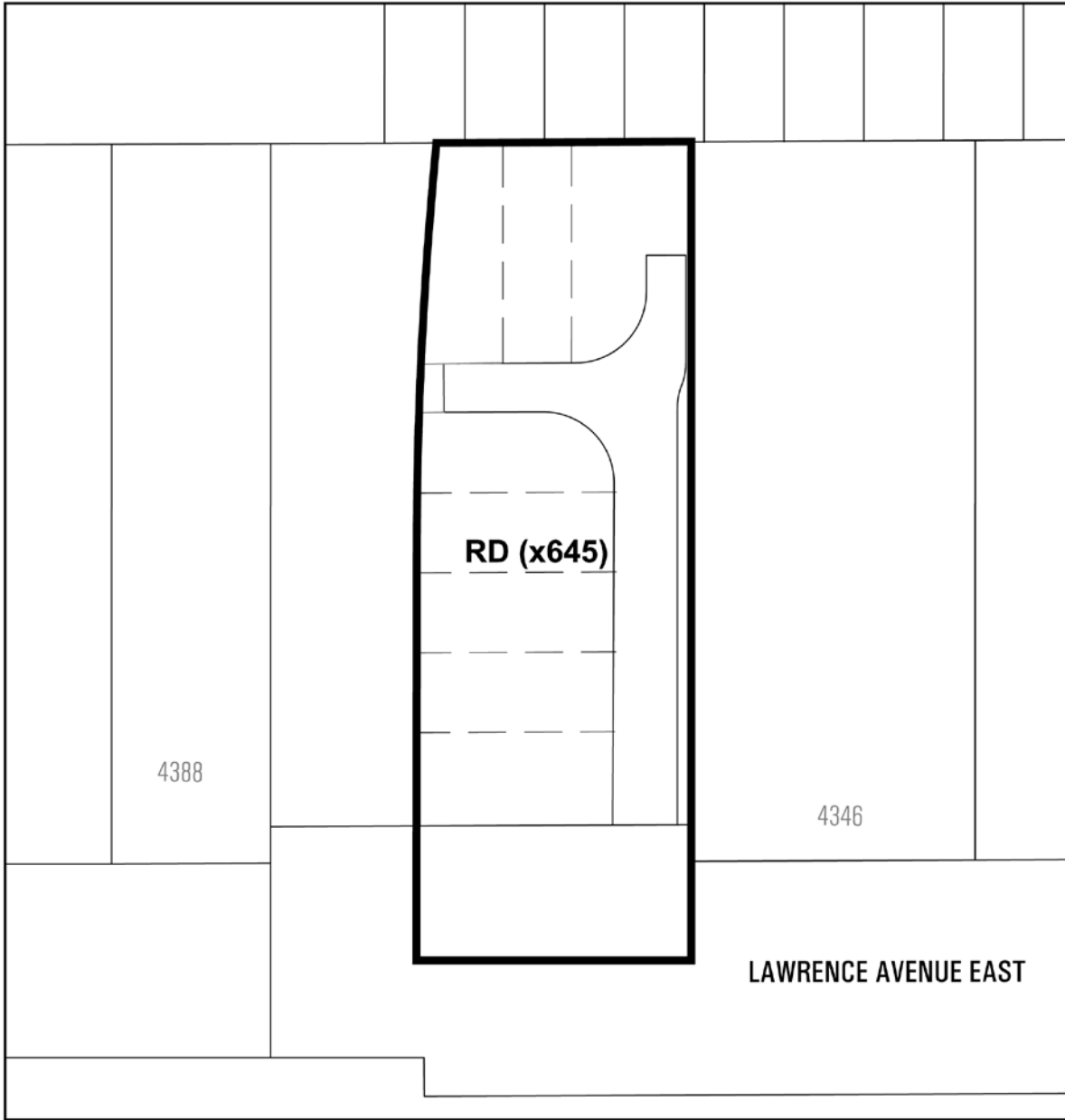


TORONTO
Diagram 1

4342 Lawrence Avenue East

File # 17 181649 ESC 44 0Z


City of Toronto By-Law 569-2013
Not to Scale
06/21/2018

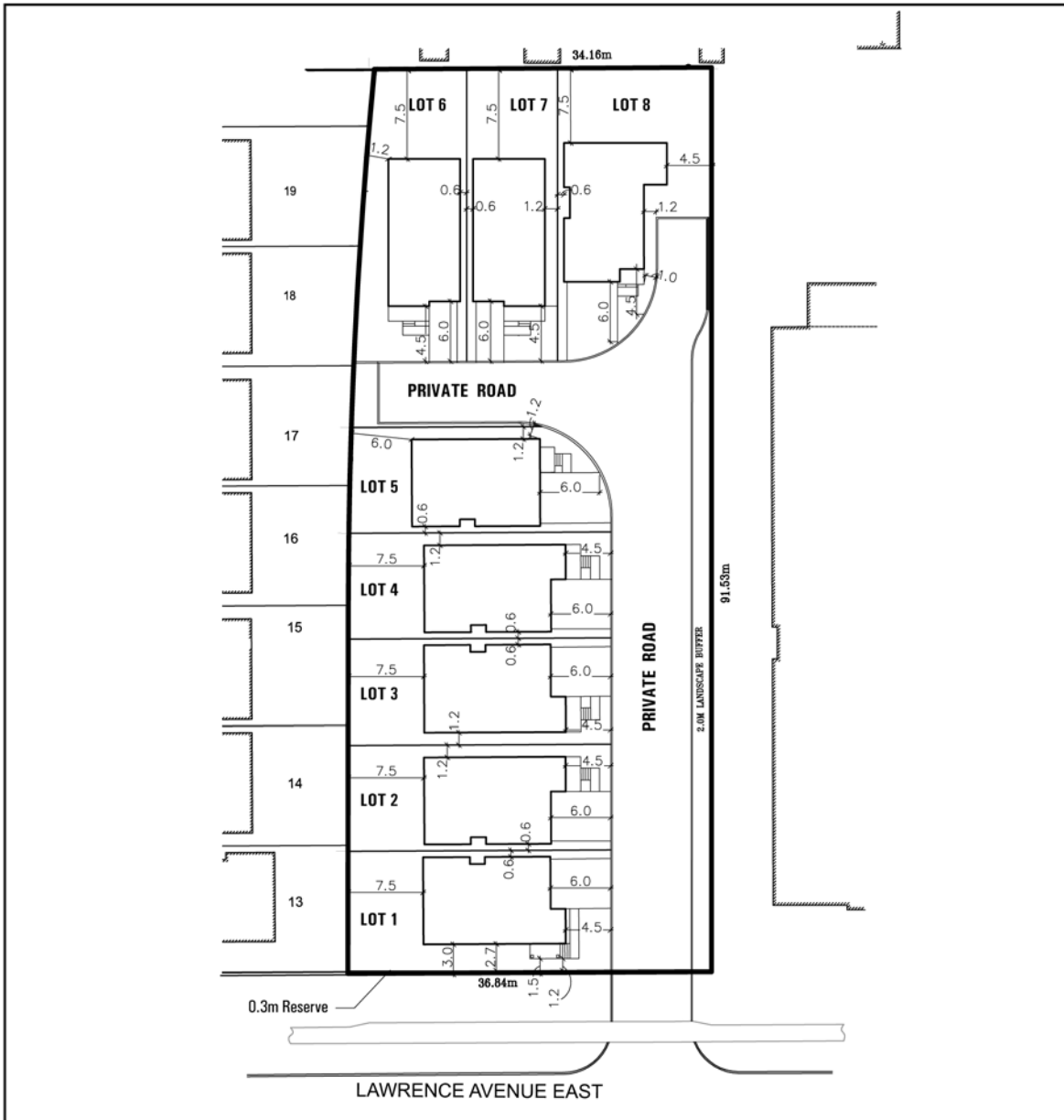


 **TORONTO**
Diagram 2

4342 Lawrence Avenue East

File # 17 181649 ESC 44 OZ


City of Toronto By-Law 569-2013
Not to Scale
07/10/2018

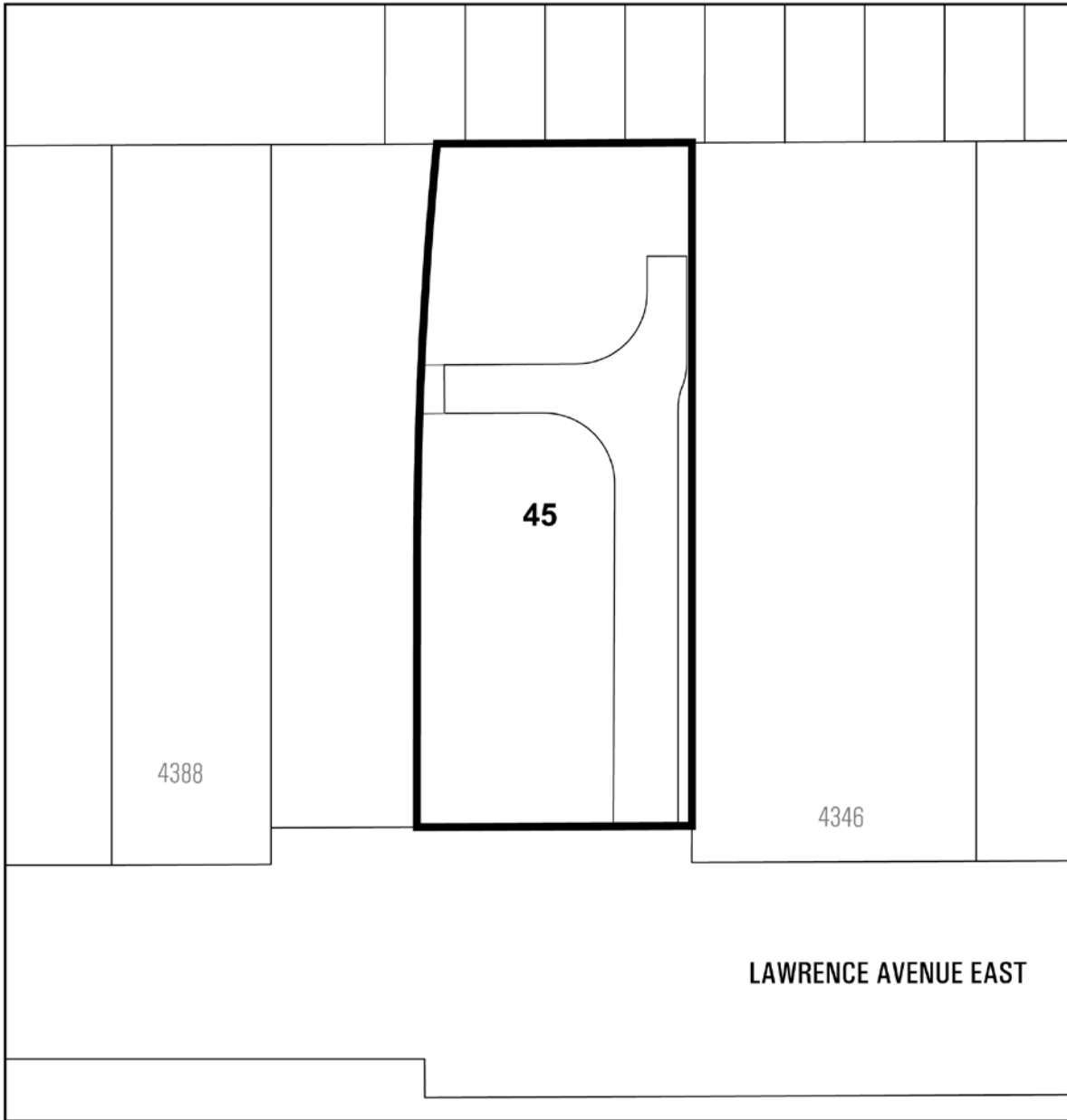


TORONTO
Diagram 3

4342 Lawrence Avenue East

File # 17 181649 ESC 44 OZ


City of Toronto By-Law 569-2013
 Not to Scale
 06/21/2018



 **TORONTO**
Diagram 4

4342 Lawrence Avenue East

File # 17 181649 ESC 44 0Z


City of Toronto By-Law 569-2013
Not to Scale
06/21/2018