

**2180 Lawrence Avenue East - Zoning Amendment
Application - Preliminary Report**

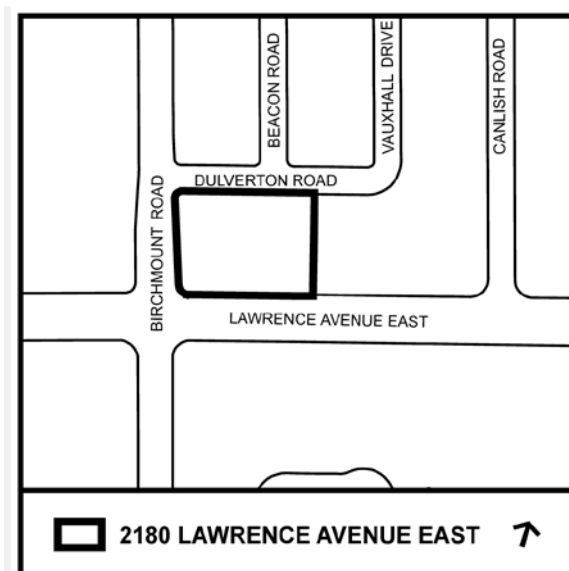
Date:	January 29, 2018
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	17 274213 ESC 37 OZ

SUMMARY

This application proposes a mixed-use development consisting of 288 dwelling units overall in a 21-storey mixed-use building at the northeast corner of Lawrence Ave East and Birchmount Road (160 apartment units and 559 square metres of ground floor retail space), a 7-storey mid-rise apartment building along Birchmount Road (64 units), 3 blocks of stacked townhouses (64 units) and a new 500 square metre public park at the north-east corner of the site on Dulverton Road.

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

In consultation with the Ward Councillor, an early community information meeting was held on January 23, 2018 at the McGregor Park Community Centre to present this application to area residents, notice for which was provided to landowners and residents within 120 metres of the site. City review of this complete application is now underway. The Public Meeting at Community Council to consider this application is currently targeted for the second quarter of 2018, assuming that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. 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

The subject site was rezoned as part of By-law Nos. 1119-2008 and 1121-2008 enacted on October 30, 2008 pursuant to City Council's approval of the recommendations of the Lawrence Avenue East 'Avenue' Study on October 29, and 30, 2008. The Final Report on this 'Avenue' Study and associated Final Consultant's Report can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.SC19.18>.

Pre-Application Consultation

A series of meetings with the applicant throughout 2017 to discuss evolving concepts for redevelopment of the subject property (under Site Plan application 16 242481 ESC 37 SA) determined that rezoning would be required to permit the current proposal as outlined further in this report. A Pre-Application Consultation Meeting was held on September 6, 2017 with the owner, applicant, Ward Councillor and City staff to discuss complete application submission requirements for the subject rezoning application.

ISSUE BACKGROUND

Proposal

This application proposes a mixed-use redevelopment of a former car dealership site consisting of 288 apartment dwelling units overall in a 21-storey mixed-use building incorporating a 7-storey podium base oriented east to west along Lawrence Avenue East (160 apartment units with 559 square metres of ground floor retail space), a 7-storey mid-rise apartment building oriented north/south along Birchmount Road (64 units), 3 blocks of stacked townhouses (64 units), and a new 500 square metre public park (5% of the site area) at the north-east corner of the site on Dulverton Road (see Attachment 1: Site Plan). The application also proposes to incorporate a 395 square metre (approximately 4% of the site area) Privately Owned Public Space (POPS) on Lawrence Avenue East, on the east side of the 21-storey mixed-use apartment building. A 6.0 metre private driveway will provide vehicular access from Dulverton Road (opposite Beacon Road) for all buildings.

Overall, 23,729 square metres of development are proposed having a net site density (FSI) of 2.5 times the site area. The 288 dwelling unit proposed represent a residential density of 303.7 units per hectare. Proposed building coverage would be 36% of the site area. A total of 322 vehicle parking spaces for all buildings would be provided entirely underground on four shared levels.

In addition to the 322 underground vehicle parking spaces, a total of 223 bicycle parking spaces would be provided, of which 197 spaces are for long-term use (196 spaces for residents and 1 space for retail users) and 26 spaces are for short-term use (21 resident spaces and 5 spaces for retail users). Storage lockers (288 lockers, or one per unit) for resident use are also proposed on the 2nd, 3rd and 4th underground parking levels.

The 7-storey podium base of the 21-storey apartment building (Building A) would provide a continuous east/west building edge 53.2 metres in length along the Lawrence Avenue East frontage. The ground floor will consist of a lobby for the residents, 4 units of retail space facing Lawrence Avenue East, resident amenity space, one Type G loading space and the vehicular access ramp to the underground parking on the north side of the building. The façades at the south-westerly corner of the building at Birchmount Road would be set back further, approximately 9 metres for the height of the building, as illustrated on Attachment 1: Site Plan and Attachment 3a: Aerial Perspective (South-West), to achieve an open plaza space at the main building entrance which could also potentially accommodate a piece of public art.

Further details for this building, as well as the 7-storey mid-rise apartment Building B oriented north/south along the Birchmount Road frontage, and the interior three blocks of stacked townhouses (Buildings C, D and E), are provided in Table 1.

Table 1: Proposed Development Details

Bldg.	Dwelling Units	Unit Size (Bedrooms)				Height		Key Building Setbacks (metres)			
		Bach.	1	2	3	Storeys (Podium)	Metres (Podium) [Mechanical Penthouse]	Lawrence Ave. East	Birchmount Rd.	Dulverton Rd.	East Property Line
'A'	160	0	45	96	19	21 (7)	66.2 (23.4) [71.2]	3.5	1.4 to 2.2	55.6	40.5
'B'	64	2	32	23	7	7 (5)	22.8 (16.4) [27.3]		3.0	3.3	
'C'	24	0	0	18	6	3.5	13.8			4.5	
'D'	20	0	8	8	4	3.5	14.4			24.4	12.0
'E'	20	0	8	8	4	3.5	14.4	4.0			12.0
Total	288	2	93	153	40						
%	100	0.7	32.3	53.1	13.9						

The following attachments provide additional information:

- Attachment 1: Site Plan
- Attachments 2a-2f: Building Elevations
- Attachments 3a-3b: Aerial Perspectives
- Attachment 4: Zoning
- Attachment 5: Official Plan
- Attachment 6: Application Data Sheet

In addition to the proposed on-site 500 square metre parkland dedication and 395 square metre POPS space, Table 2 below provides further information on resident amenity spaces and green roofs being proposed for Buildings A and B.

Table 2: Resident Amenity Spaces and Green Roofs

	Indoor Amenity Space		Outdoor Amenity Space		Green Roof
	Total (square metres)	Square metres/unit	Total (square metres)	Square metres/unit	Total (square metres)
Building A:	341.8	2.15	320.0	2.0	
Ground Floor	145.2		80.0		
8th Floor	196.6		240.0 (7 th floor roof)		258.0 (7 th floor roof)
Mechanical Penthouse Roof					217.0
Building B:	131.0	2.04	128.0	2.0	
Ground Floor	131.0		67.0		
5th Floor Roof					45.0
7th Floor Roof			61.0		124.0

Site and Surrounding Area

The subject 9,484 square metre site is located at the northeast corner of Lawrence Avenue East and Birchmount Road within the Dorset Park Community, approximately 1.1 kilometres west of the Lawrence East Scarborough Rapid Transit station. The rectangular site is generally level with landscaping strips of varying widths along the property boundaries. The site has frontages on Lawrence Avenue East (approximately 109.7 metres), Birchmount Road (approximately 84.9 metres) and Dulverton Road (approximately 121.54 metres).

The subject site is currently occupied by a vacant one and two-storey concrete and glass block commercial building previously used as a Chrysler car dealership. There is currently construction hoarding along all frontages of the subject site.

While there is limited existing vegetation on the subject site, grassed landscaped strips of varying widths are located along all property lines. Within the landscaped strip on Lawrence Avenue East are two mature trees, with a number of trees and shrubs along the east property line abutting the adjacent townhouse complex. Additional street trees are located along the Birchmount Road and Dulverton Road frontages within the municipal boulevard between the existing sidewalk and the road. There is an existing chain-link fence located along both the north and south property lines.

Surrounding uses include:

North: On the north side of Dulverton Road immediately opposite the subject site are four single-detached 1-storey dwellings with attached garages and front yard landscaping (2, 4, 12 and 14 Dulverton Road). North of Dulverton Road within the Dorset Park

Community is an established residential neighbourhood comprising predominantly 1-storey detached single family dwellings, with building heights increasing to 1½ to 2-storeys generally north of Merryfield Drive. On the west side of Birchmount Road north of Dulverton Road are employment uses.

South: Immediately opposite the subject site on the south-east corner of Lawrence Avenue East and Birchmount Road is a 1 and 2-storey commercial plaza with surface parking areas directly adjacent to both streets (2157-2183 Lawrence Avenue East). To the south of this plaza on the east side of Birchmount Road is a 6-storey residential apartment building (1255 Birchmount Road), two 2½-storey low-rise apartment buildings (1245 and 1243 Birchmount Road), with 1-storey single-detached dwellings beyond. East of the corner plaza on the south side of Lawrence Avenue East is a 12-storey apartment building (2185 Lawrence Avenue East), with McGregor Park Public Library, McGregor Park Community Centre and Winston Churchill Collegiate Institute beyond (2219, 2231 and 2239 Lawrence Avenue East respectively).

East: To the immediate east of the subject site on the north side of Lawrence Avenue East is a townhouse complex (2190 Lawrence Avenue East) consisting of three 2-storey back-to-back townhouse blocks. To the east of this complex is a separate block of 2-storey townhouse units fronting onto Canlish Road (10 Canlish Road), and beyond this a third townhouse complex (15 Canlish Road) consisting of 7 blocks of two-storey townhouse units. Further east are St. Lawrence Martyr Church (2210 Lawrence Avenue East) and St. Lawrence Catholic School (2216 Lawrence Avenue East), with 5 to 7-storey apartment buildings beyond.

West: At the south-west corner of Lawrence Avenue East and Birchmount Road is a 12-storey mixed use apartment building (2155 Lawrence Avenue East) owned and operated by the Aldebrain Attendant Care Support Services of Toronto. West of this building on the south side of Lawrence Avenue East are two 1-storey retail outlet stores (2135 and 2139 Lawrence Avenue East), with additional retail uses beyond.

At the north-west corner of Lawrence Avenue East and Birchmount Road, is a one-storey Scotiabank building (2154 Lawrence Avenue East). To the west of this is the VHL Developments (215) Inc. site at 2150 Lawrence Avenue East currently under redevelopment with three 14, 17 and 19-storey apartment buildings (one currently occupied), with a 4-storey office building and auto-related businesses beyond.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) 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 Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan 2017) 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.

Like other provincial plans, the Growth Plan 2017 builds upon the policy foundation provided by the PPS 2014 and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan 2017.

Staff will review the proposed development for consistency with the PPS 2014 and for conformity with the Growth Plan 2017.

Official Plan

The subject property is designated *Mixed Use Areas* on Map 20 – Land Use Map of the Official Plan. The *Mixed Use Areas* designation provides for a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks, open spaces and utilities. The policies of this land use designation include development criteria which direct, in part, that new development:

- create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale by providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; and
- provide an attractive, comfortable and safe pedestrian environment;

The Public Realm policies in Section 3.1.1 of the Official Plan recognize the essential role the City's streets, open spaces, parks, ravines, natural areas and other key public assets play in creating a great city. The policies are designed to ensure that a high standard is achieved through urban design, landscaping, and architecture for both public and private development and works. Public Realm policies also provide for new streets to be public; new development blocks to be appropriately sized and parks and open spaces to be well designed and appropriately located.

The Built Form policies in Section 3.1.2 of the Official Plan require that new development will be designed to fit harmoniously within its existing and/or planned context, and will limit impacts on neighbouring streets, parks, open spaces and properties by:

- massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
- creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Plan;
- providing for adequate light and privacy;
- adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
- minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

Section 3.1.3 (Built Form – Tall Buildings) notes that the City's taller buildings come with larger civic responsibilities and obligations than other buildings. Tall buildings will contribute to and reinforce the overall City structure, including its relationship to its existing and/or planned context and the provision of high quality, comfortable and usable publicly accessible open space areas. This section of the Plan provides direction respecting Tall Buildings, addressing key urban design considerations, including:

- meeting the built form principles of the Official Plan;

- demonstrating how the proposed buildings and site designs will contribute to and reinforce the overall City structure;
- demonstrating how the proposed buildings and site designs relate to the existing and/or planned context;
- taking into account the relationship of the topography and other tall buildings; and
- providing high quality, comfortable and usable publically accessible open space areas.

Section 3.1.4 of the Official Plan recognizes the importance of Public Art to reflect the City's cultural diversity and history. Public art is encouraged to be included in all significant private sector developments.

The Community Services and Facilities policies in Section 3.2.2 of the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change, and will be informed through the preparation of a community services strategy. The inclusion of community service facilities are encouraged in all significant private sector development.

Section 5.1.1 of the Official Plan contains policies to secure public benefits in exchange for increased height and density for new development pursuant to Section 37 of the Planning Act. Section 37 may be used to secure community benefits, provided the proposal represents good planning and is recommended for approval.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhood* sites and to implement the City's Tower Renewal Program.

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 in order to improve the compatibility of new developments located in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas* that are adjacent and close to *Neighbourhoods*. The new criteria address components in new development such as amenity and service areas, lighting and parking.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, which decision has been appealed in part. The OMB commenced the hearing of appeals of OPA 320 in May 2017 and it remains ongoing.

On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found at the following link: www.toronto.ca/OPreview/neighbourhoods.

The Official Plan can be found on the City's website at:

<https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>.

Zoning

Two Commercial Residential (CR) zones apply to the subject property under Zoning By-law 569-2013, as amended. While the Commercial Residential Zone (CR) generally permits a wide range of uses including dwelling units, community centre, retail store, eating establishment, and recreation uses, the current site specific zoning in this case permits only dwelling units, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility. Vehicle dealerships, fuelling stations, washing establishments and service shops are expressly prohibited.

As indicated on Attachment 4: Zoning, the southerly two-thirds of the subject site are zoned Commercial Residential (CR 3.0 (c3.0; r2.5) SS2 (x713), with a permitted density of 3 times the zone area, building height of 20.0 metres and 6 storeys. The northerly one-third of the site toward Dulverton Road is zoned Commercial Residential (CR 1.0 (c1.0; r1.0) SS2 (x726), with a lesser permitted density of 1 times the zone area, building height of 10.0 metres and 3 storeys.

The two Exceptions (713 and 726) noted above generally apply the same development standards previously established for the subject site in 2008, pursuant to the Lawrence Avenue East 'Avenue' Study referenced earlier, under the former Scarborough Wexford Community Zoning By-law No. 9511, as amended. Exception 713 in particular therefore permits the maximum height on the southern two-thirds of the site to be increased up to 12 storeys and 38 metres provided that the owner provides one or more of the following specified Section 37 benefits:

- Fully furnished and equipped non-profit child care facilities, including start-up funding;
- Public art;
- Other non-profit arts, cultural, community or institutional facilities;
- Streetscape improvements not abutting the site;
- Purpose built rental housing with mid-range or affordable rents, land for affordable housing, or, at the discretion of the owner, cash-in-lieu of affordable rental units or land; and
- Parkland, and/or park improvements.

Site Plan Control

Prior to submission of the subject rezoning application, the owner filed Site Plan application 16 242481 ESC 37 SA in October 2016. The application at that time proposed 289 residential units comprised of one 12-storey mixed-use building along the Lawrence Avenue East frontage having 164 units, 378 square metres of retail space and 777 square metres of 'fraternal' meeting space on the second underground parking level, with four blocks of stacked townhouses having 116 units.

Due to continuing discussions between the owner and City staff regarding many aspects of the development proposal, including Parks, Forestry and Recreation requirements for an on-site parkland dedication and Planning staff's suggestion that a mid-rise building be considered on the Birchmount Road frontage of the site, the application has since been formally amended to reflect the current rezoning application.

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Mid-Rise Building Guidelines

Toronto City Council, in July 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications, and directed staff to use the Performance Standards for Mid-Rise Buildings in reviewing all new and current mid-rise development proposals on the *Avenues*. As per Map 2 of the Official Plan, Lawrence Avenue is an *Avenue* in this location.

The Avenues and Mid-rise Buildings Study identifies a list of best practices and establishes a set of performance standards for new mid-rise buildings. Key issues addressed by the Study include maximum allowable building heights, setbacks and stepbacks, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The Study can be found at:

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Mid-rise/midrise-FinalReport.pdf>

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 clarifies that these Performance Standards may be a useful planning tool where a Secondary Plan supports mid-rise buildings, but does not regulate built form or does not fully address mid-rise building design, or when a Secondary Plan is under review. 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.

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

Infill Townhouse Design Guidelines

The Urban Design Guidelines for Infill Townhouses (2003) articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes, adjacent properties and seamlessly integrating new development into the existing context. The Guidelines provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low rise, grade-related residential units constructed in rows or blocks. The Guidelines can be viewed at:

<https://web.toronto.ca/wp-content/uploads/2017/08/8f4c-Toronto-Urban-Design-Guidelines-Infill-Townhouses.pdf>

Townhouse and Low-rise Apartment Guidelines

City Planning has developed new Guidelines to assist in evaluating townhouse and low-rise apartment development applications up to four storeys in height. The Guidelines are currently in draft form and have been the subject of staff and industry consultation for over two years. They establish a unified set of performance measures for the evaluation of townhouse and low-rise apartment proposals to ensure they fit within their context and minimize their local impacts. While not yet adopted by Council, the draft Guidelines may be referred to for assistance in evaluating the subject application. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>

The Guidelines assist with implementing and evaluating proposals in relation to the intent of the Official Plan by detailing how new development should be organized and structured. Among other matters, the provision of sufficient setbacks distances between primary living spaces (living rooms and dining rooms) and sides of adjacent buildings to ensure adequate sunlight and sky views, and to reduce overlook between buildings and neighbouring properties are of particular concern. Furthermore, the provision of private outdoor amenity spaces that are sunlit, comfortable, afford a level of privacy and stress the need for private outdoor amenity areas for families with children and accommodating pets when a development is not large enough to accommodate shared outdoor amenity areas on site are of concern.

Provincial Noise Guidelines

New provincial noise guidelines relating to stationary and transportation noise sources (NPC-300) were introduced in 2013, which replace and consolidate previous related guidelines. Among other matters, the guidelines provide advice, sound level limits and guidance that may be used when land use planning decisions are made under the *Planning Act*. They are intended to minimize the potential conflict between noise sensitive land uses and sources of noise emissions. Generally, the proponent of a new noise sensitive land use is responsible for ensuring compliance with applicable sound level limits.

Reasons for the Application

As a result of the site plan discussions noted above, the redevelopment proposal for this site as currently developed will now not comply with currently applicable zoning provisions relating primarily to building heights and density. An amendment to the Wexford Community Zoning By-law 9511, as amended for the former City of Scarborough and the City of Toronto Zoning

By-law 569-2013, as amended, is required to permit the development now proposed and to establish appropriate development standards including: building height, massing, setbacks and setbacks; density of development; and vehicular and bicycle parking amongst others.

Community Consultation

The owner requested an early community information meeting to consult with area residents on the proposed rezoning of the subject site. With the concurrence of the Ward Councillor, Planning staff convened a community information meeting held on January 23, 2108 at the McGregor Park Community Centre. Notice for the meeting was provided to landowners and residents within 120 metres of the subject site.

Approximately 15 residents attended the meeting. In addition to questions on specific details of the proposed development, concerns raised by the residents focussed primarily on the sole driveway access to be provided via Dulverton Road, possible overloading of the Birchmount Road intersection and whether a second access directly from Lawrence Avenue East should also be considered.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale, including a Community Services and Facilities Study;
- Draft Zoning By-law amendments to the two applicable zoning by-laws;
- Architectural plans including floor plans, building elevations, perspective drawings and building section plans;
- Computer-Generated Building Mass Model;
- Landscape plans;
- Arborist Report and Tree Preservation Plan;
- Accessibility Design Standards checklist;
- Sun/Shadow Study;
- Pedestrian Level Wind Study;
- Public Consultation Strategy;
- Transportation Impact Study;
- Energy Strategy Report;
- Geotechnical Investigation Report;
- Hydrogeological Study;
- Functional Servicing and Stormwater Management Reports;
- Phase II Environmental Site Assessment; and
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on January 5, 2018.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan policies and the tall building, mid-rise, infill townhouse and townhouse and low rise apartment Urban Design Guidelines;
- Compatibility and appropriateness of the proposed development with the surrounding context and public realm, including evaluation of the built form, height, density, building massing and transition in scale;
- Appropriateness of type, mix and location of uses within the buildings and across the site;
- Advancement and enhancement of land uses including employment opportunities on the site;
- Incorporation of a mix of residential tenures and unit sizes and types across the site with emphasis on creating a range of affordable housing options, including consideration of rental units, increasing the number of larger dwelling units suitable for a broader range of households and evaluation of how the development achieves the Growing Up: Planning for Children in New Vertical Communities draft Urban Design Guidelines;
- Assessment of potential noise and air quality impacts from nearby industrial uses to the northwest on the proposed development;
- Evaluation of traffic impacts, including location and function of vehicle accesses, parking rates and supply;
- Ensuring loading areas and parking ramps are internalized within Building A;
- Site circulation (pedestrian, bicycle, and vehicular) around and through the site;
- Maintaining an adequate amount of outdoor amenity area provided on site;
- Adequacy of community services and facilities to serve and accommodate the proposed development and identification of community service and facility priorities for the area;
- Public art opportunities in accordance with Official Plan policies;
- Opportunities to expand and enhance the public realm, particularly along Lawrence Avenue East and Birchmount Road;
- Determination of potential above-base improvements for the on-site parkland dedication;
- Design details for the proposed privately-owned publicly-accessible space (POPS) space;
- Opportunities to enhance the urban forest canopy;
- Evaluation of site servicing, sanitary sewer analysis, stormwater management, hydrogeological matters, solid waste collection and hydro services;
- Appropriate phasing plan for redevelopment; and
- Determination and provision of community benefits pursuant to Section 37 of the *Planning Act*, should the development proposal be considered good planning and recommended for approval.

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

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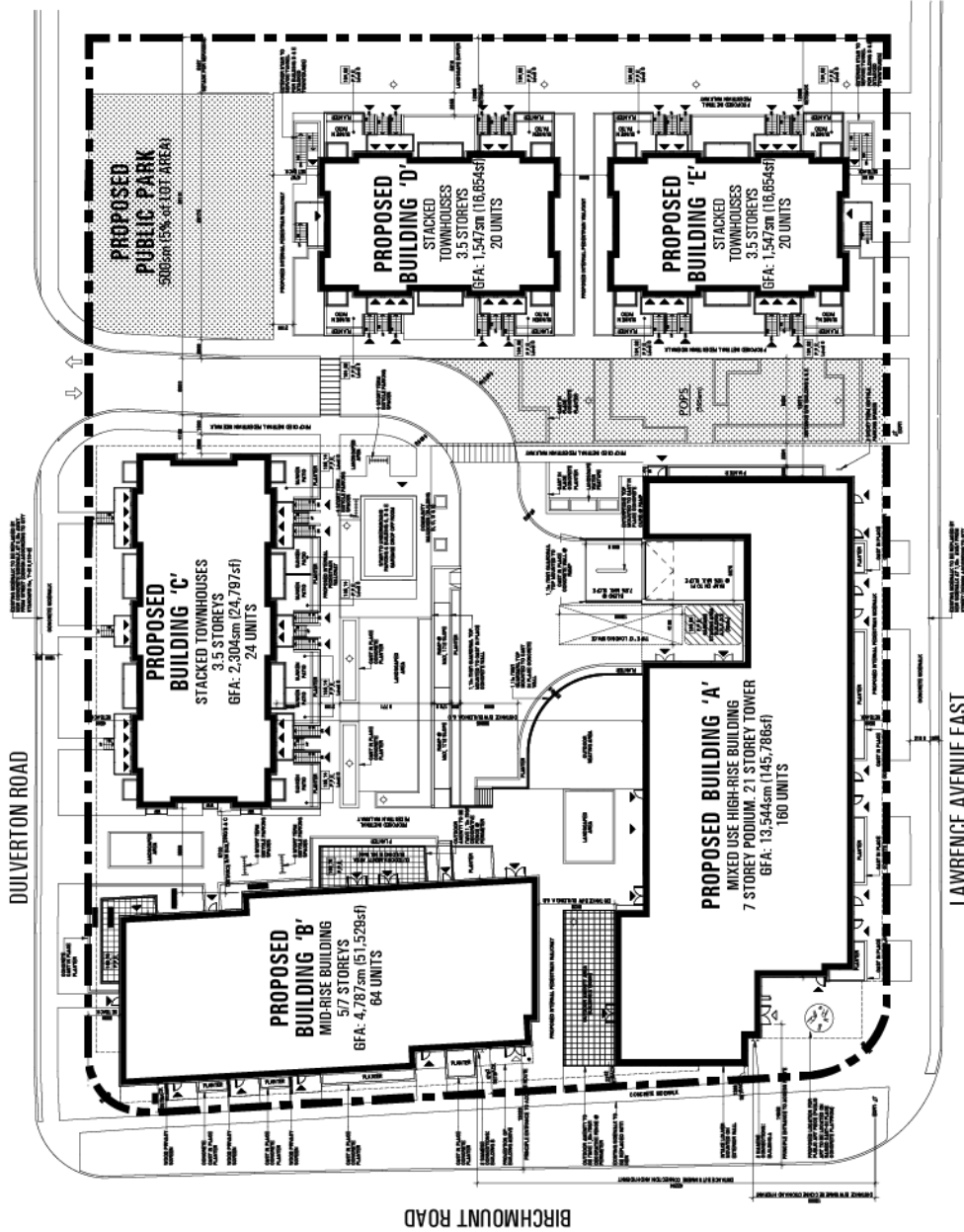
SIGNATURE

Paul Zuliani, Director
Community Planning, Scarborough District

ATTACHMENTS

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Attachment 6: Application Data Sheet

Attachment 1: Site Plan



2180 Lawrence Avenue East

File # 17 274213 ESC 37 0Z

Site Plan

Applicant's Submitted Drawing

North to Scale
07/15/18



Attachment 2a: Building A Elevations (South and North)



North Elevation - Building 'A'

South Elevation - Building 'A'

Elevations

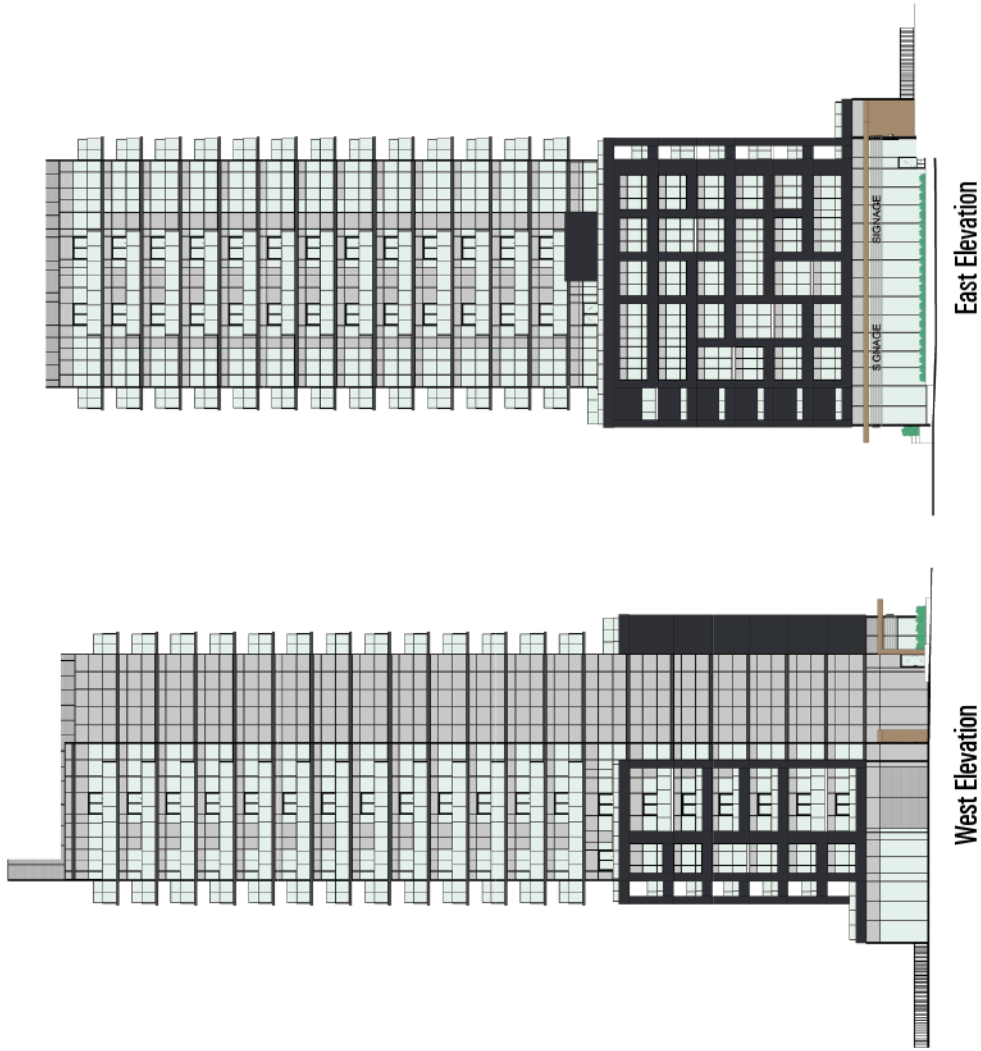
2180 Lawrence Avenue East

Applicant's Submitted Drawing

Not to Scale
01/12/18

File # 17 274213 ESC 37 0Z

Attachment 2b: Building A Elevations (West and East)



Elevations - Building 'A'

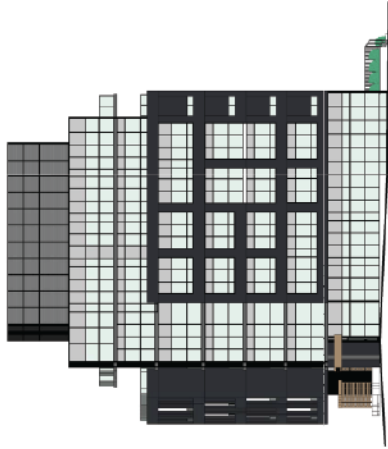
Applicant's Submitted Drawing

Not to Scale
01/15/18

2180 Lawrence Avenue East

File # 17 274213 ESC 37 0Z

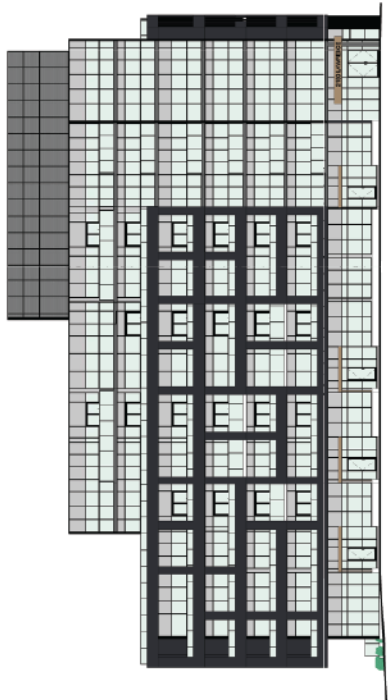
Attachment 2c: Building B Elevations



South Elevation



North Elevation



West Elevation



East Elevation

2180 Lawrence Avenue East

Elevations - Building 'B'

Applicant's Submitted Drawing

Not to Scale
01/15/18

File # 17 274213 ESC 37 OZ

Attachment 2d: Building C Elevations



2180 Lawrence Avenue East

Elevations - Building 'C'

Applicant's Submitted Drawing

Not to Scale
01/15/18

File # 17 274213 ESC 37 0Z

Attachment 2e: Building D Elevations



Elevations - Building 'D'
Applicant's Submitted Drawing
Not to Scale
01/15/18

2180 Lawrence Avenue East
File # 17 274213 ESC 37 0Z

Attachment 2f: Building E Elevations



2180 Lawrence Avenue East

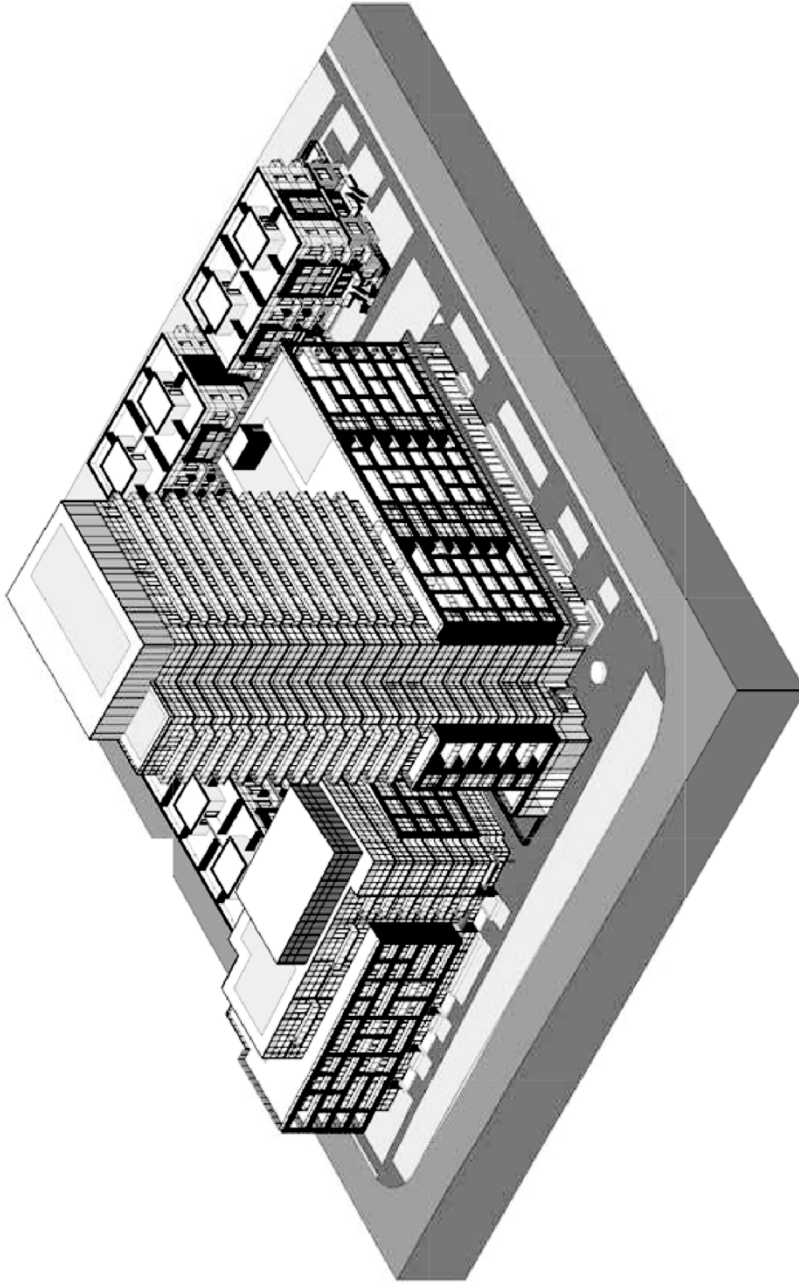
Elevations - Building 'E'

Applicant's Submitted Drawing

Not to Scale
01/15/18

File # 17 274213 ESC 37 0Z

Attachment 3a: Aerial Perspective (South-West)



South-West

2180 Lawrence Avenue East

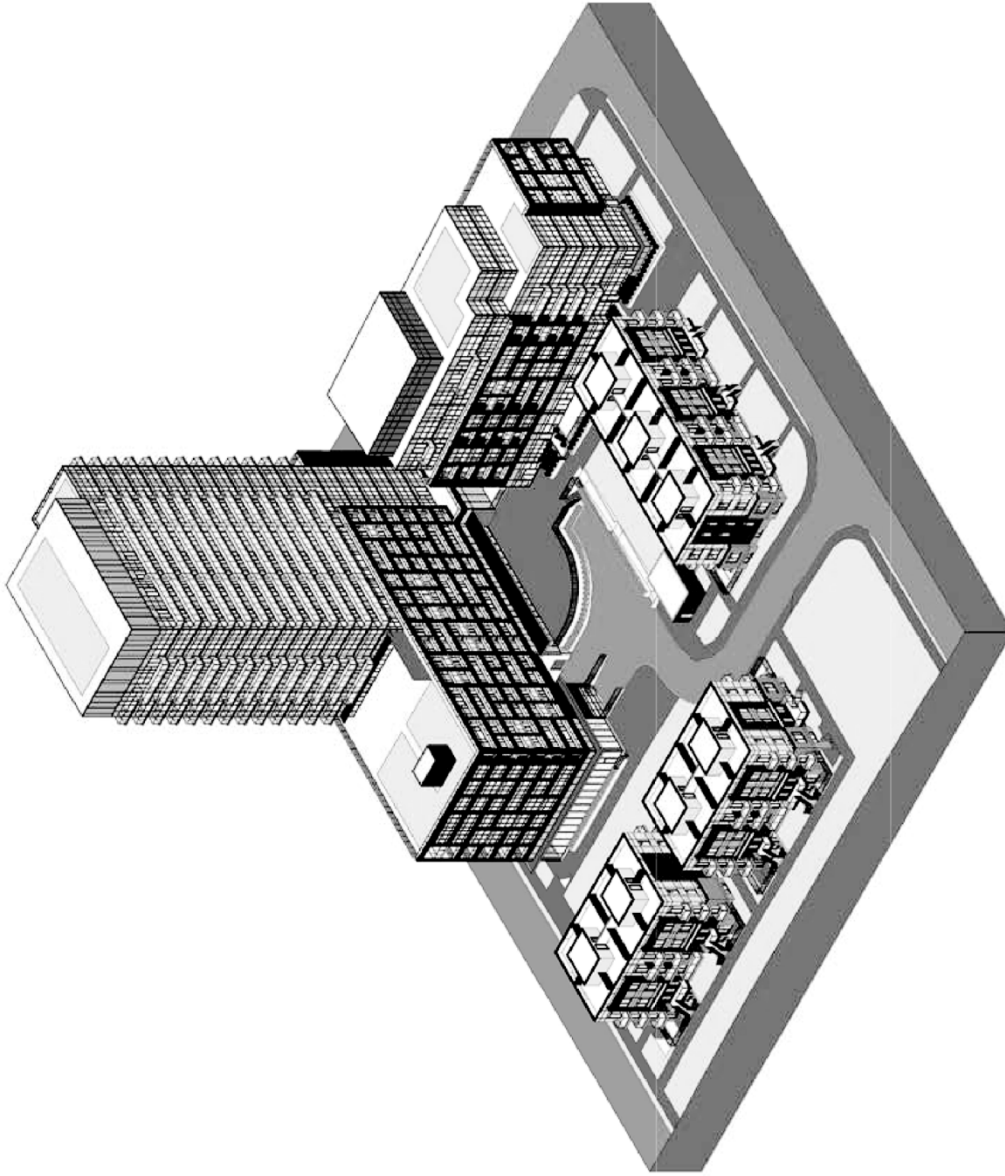
Perspective

Applicant's Submitted Drawing

Not to Scale
01/08/18

File # 17 274213 ESC 37 0Z

Attachment 3b: Aerial Perspective (North-East)



North-East

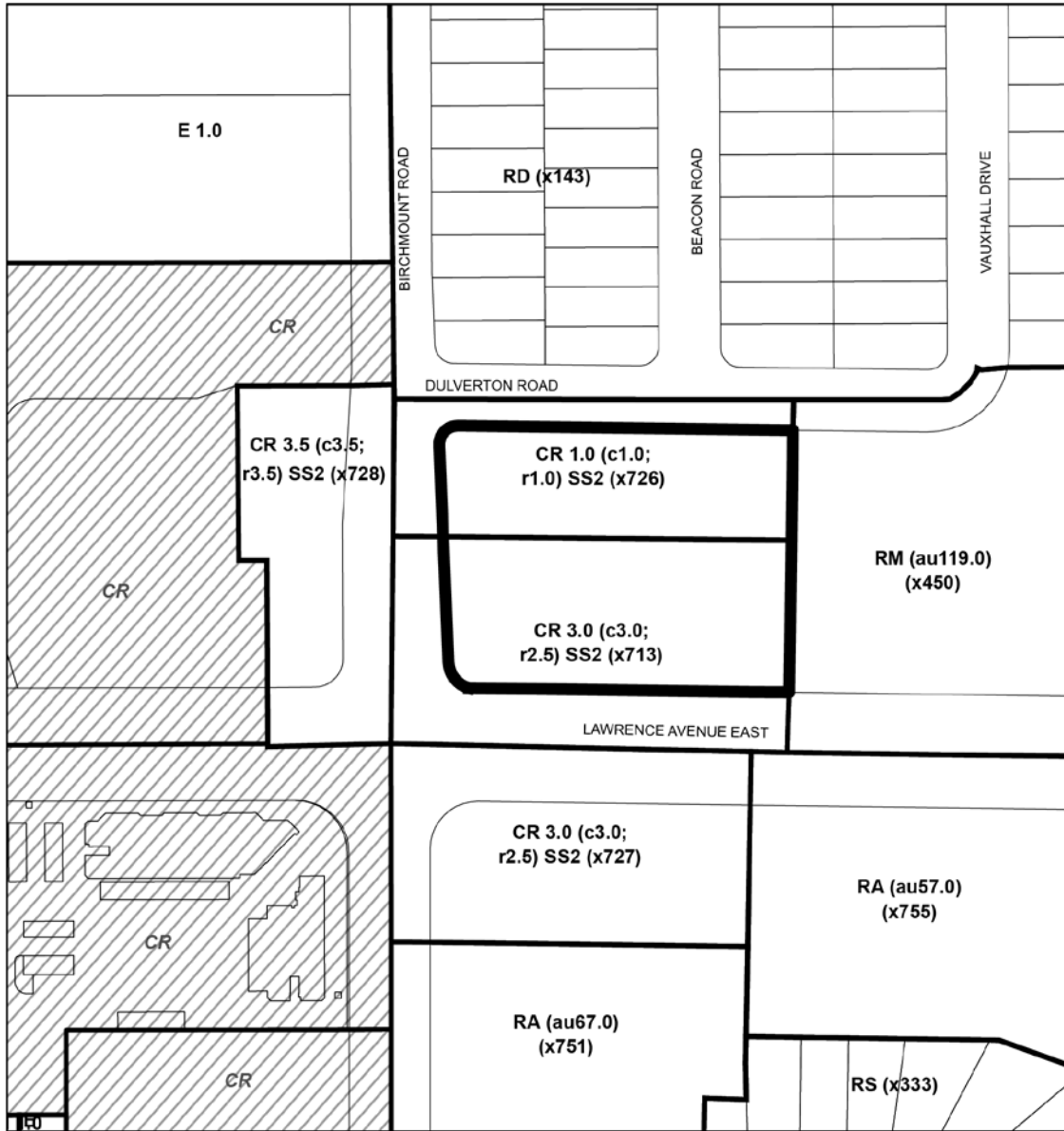
Perspective
2180 Lawrence Avenue East

Applicant's Submitted Drawing

Not to Scale
01/08/18

File # 17 274213 ESC 37 0Z

Attachment 4: Zoning



Zoning By-Law No. 569-2013

2180 Lawrence Avenue East

File # 17 274213 ESC 37 0Z

Location of Application

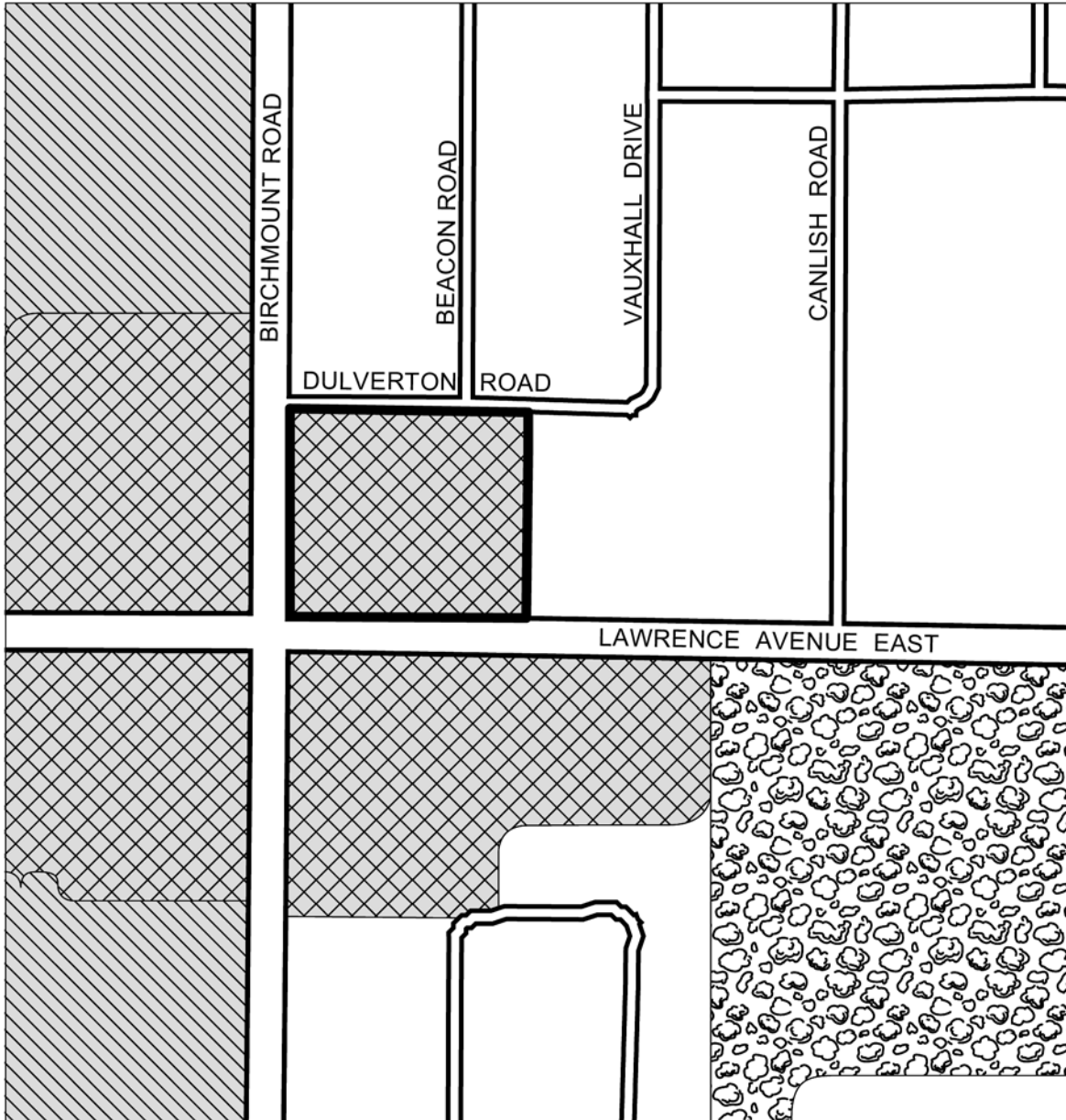
See Former City of Scarborough Wexford Community By-Law No. 9511

- | | |
|-------------------------------------|---------------------------------------|
| RD Residential Detached | RA Residential Apartment |
| RS Residential Semi-Detached | CR Commercial Residential |
| RM Residential Multiple | E Employment Industrial |
| | EH Employment Heavy Industrial |

CR Commercial-Residential

Not to Scale
 Extracted: 01/03/2018


Attachment 5: Official Plan



TORONTO
Official Plan

2180 Lawrence Avenue East

File # 17 274213 ESC 37 02

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Mixed Use Areas |  Parks |
|  Employment Areas | |

↑
Not to Scale
01/08/18

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	17 274213 ESC 37 OZ
Details	Rezoning, Standard	Application Date:	December 11, 2017

Municipal Address: 2180 LAWRENCE AVE E
 Location Description: PLAN 4633 PT BLK A **GRID E3704
 Project Description: Proposal for a mixed-use development consisting of a 21-storey building including 559 square metres of retail commercial space (at the northeast corner of Lawrence Ave E and Birchmount Rd.), a 7-storey mid-rise building (along Birchmount Rd.), 3 blocks of stacked townhouses (for an overall total of 288 dwelling units), a new public park (along Dulverton Rd.) as well as Privately Owned Public Space (along Lawrence Ave E.)

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC		BOUSFIELDS INC	2504639 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	Commercial Residential (CR)	Historical Status:
Height Limit (m):	10 m or 20 m	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	9483.9	Height:	Storeys:	3.5, 7 and 21
Frontage (m):	109.13 (Lawrence Ave. E.) 80.82 (Birchmount Road)		Metres:	13.8/14.4, 22.8 and 66.2
Depth (m):	111.9 (median distance from east to west)			
Total Ground Floor Area (sq. m):	3434			Total
Total Residential GFA (sq. m):	23170		Parking Spaces:	322
Total Non-Residential GFA (sq. m):	559		Loading Docks	1
Total GFA (sq. m):	23729			
Lot Coverage Ratio (%):	36			
Floor Space Index:	2.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo, Freehold		
Rooms:	0	Residential GFA (sq. m):	23170
Bachelor:	2	Retail GFA (sq. m):	599
1 Bedroom:	93	Office GFA (sq. m):	0
2 Bedroom:	153	Industrial GFA (sq. m):	0
3 + Bedroom:	40	Institutional/Other GFA (sq. m):	0
Total Units:	288		

CONTACT: **PLANNER NAME:** **Rod Hines, Principal Planner**
TELEPHONE: **(416) 396-7020**