

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

Date: May 22, 2018
To: Scarborough Community Council
From: Director, Community Planning, Scarborough District
Ward: 44

Planning Application Number: 17 181649 ESC 44 OZ

SUMMARY

The purpose of the rezoning application is to permit the redevelopment of the lands located at 4342 Lawrence Avenue East for 8 lots with each lot containing 1 detached dwelling. Each of the 2-storey detached dwellings, excluding basements, will be accessed from an 8 m wide private road off Lawrence Avenue East. Shared landscaping elements and the private road are to be owned by a condominium corporation (common element). In order to create the lots, an application for consent (B0017/18SC) has been filed with the Committee of Adjustment and is currently under review by staff. The proposed lot widths range from 9 metres to 10 metres and lot areas between 270 square metres and 360 square metres. The proposed gross floor areas of the detached dwellings range from 186 square metres to 224 square metres.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).

The proposal addresses the City's Official Plan's policies, including the Built Form and *Neighbourhood* policies.

This report reviews and recommends approval of the application to amend the City's Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

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. 4 to this report.

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. 5 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the Owner to:
 - i) submit a revised Sanitary Sewer Capacity and Hydraulic Grade Line Analysis, to the satisfaction of the Chief Engineer and Executive Director of Engineering & Construction Services; and
 - ii) submit a revised Stormwater Management & Site Servicing Report to the satisfaction of the Chief Engineer and Executive Director of Engineering & Construction Services; and
 - iii) submit plans/drawings and documentation as deemed necessary by Engineering & Construction Services, to the satisfaction of the Chief Engineer and Executive Director of Engineering & Construction Services.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

A Preliminary Report on the application was adopted by Scarborough Community Council on September 6, 2017 authorizing staff to conduct a community consultation meeting with an expanded notification area.

The decision on the preliminary report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.SC24.6>

A consent application (B020/16SC) was filed on March 22, 2017 to sever the subject lands from lands owned by an existing place of worship that is located immediately east of the property. The consent application was approved on condition by the Committee of Adjustment at its hearing on January 19, 2017 and the conditions were fulfilled late 2017. Ownership of the property was transferred from the place of worship to the current owner earlier this year

On April 9, 2018, the owner filed a consent application (B0017/18SC) in order to create the proposed 8 freehold lots. The consent application has been circulated and is currently under review by staff. Scheduling the application for consideration by the Committee of Adjustment is premature at this time. Zoning for the proposed land use and lot sizes must be in full force and effect prior to approval of the consent application.

ISSUE BACKGROUND

Proposal

The proposal is to redevelop the lands for 8 lots with each lot containing 1 detached dwelling (Refer to Attachment 7: Site Plan, Attachment 8: East Elevations and Attachment 9: South Elevations). On the west side of the property, five of the proposed lots are arranged in an east-west direction, parallel to Lawrence Avenue East. The remaining three lots, located at the north end of the land parcel, are perpendicular to Lawrence Avenue East and aligned in a north-south direction.

The table below contains details of the proposed dimensions for each lot:

Proposed Lot Dimensions			
Lot	Lot Frontages (metres)	Lot Depths (metres)	Lot Areas (square metres)
1	12.5	26.5	332
2	10.7	26.5	284
3	10.7	26.5	284
4	10.7	26.5	284
5 (irregular)	10	25.7	265
6 (irregular)	11	29.6	308
7 (irregular)	9.2	29.6	272
8	9.2	29.3	362

The proposed detached dwellings are to have building heights of 2-storeys, excluding basements with a maximum height of 11 metres. The average gross floor areas of the proposed dwellings range between 186 square metres to 224 square metres. Six of the dwellings are to have two 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 2 metres is located along the east property line approximately 60 metres north from Lawrence Avenue East. The rear yard setbacks range from between 6 metres to 9.4 metres and the dwellings have building setbacks from the private driveway of approximately 4.5 metres.

A draft plan of condominium (common element) application will be required in the future to implement the proposed redevelopment of the property. The shared landscaping elements and private driveway are to be owned by a condominium corporation (common element).

Refer to Attachment 1: 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 in size, mostly rectangular in shape having a frontage of 36.8 metres and an approximate lot depth of 91.5 metres. 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-storey place of worship and further east of this church are one-storey and two-storey detached dwellings.

West: Twenty-three newly constructed detached dwellings on both sides of Asterfield Drive (from Green Ash Terrace) to Lawrence Avenue East (refer to Application Nos. 10 186660 ESC 44 OZ and 12 286202 ESC 44 SB); west Asterfield Drive are detached dwellings fronting on Plumrose Boulevard. The current owner of the property is also the builder of the new homes abutting Asterfield Drive.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as Zoning By-laws, plans of subdivision and site 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH 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.

In accordance with Section 3 of the *Planning Act*, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

In accordance with Section 3 of the *Planning Act*, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform to Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform to Provincial Plans.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter Two – Shaping the City

2.3.1.1. *Neighbourhoods* are low rise and low density residential areas that are considered to be physically stable. Development in *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

Chapter Three – Building a Successful City

The Plan recognizes the importance of good urban design in building a successful city and strives to ensure that the best possible development choices are made. Beautiful, comfortable, safe and accessible streets, parks, open spaces and public buildings are a key shared asset. As a result, the Plan contains detailed policies relating to the public realm and built form, among other matters such as the following:

3.1.2.1. New development will be located and organized to fit with its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by:

- a) generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages and give prominence to the corner. If located at a site that ends a street corridor, development should acknowledge the prominence of that site;
- b) locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- c) providing ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces; and
- d) preserving existing mature trees wherever possible and incorporating them into landscaping designs.

3.1.2.2. New development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces by:

- a) using shared service areas where possible within development block(s) including public and private lanes, driveways and service courts;
- b) consolidating and minimizing the width of driveways and curb cuts across the public sidewalk;
- c) integrating services and utility functions within buildings where possible;
- d) providing underground parking where appropriate;
- e) limiting surface parking between the front face of a building and the public street or sidewalk; and
- f) integrating above-ground parking structures, where permitted or appropriate, with building design, and have usable building space at grade facing adjacent streets, parks and open spaces.

3.1.2.3. New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- b) 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;
- c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- d) providing for adequate light and privacy;
- e) 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

- f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

3.2.1 – Housing

3.2.1.1. A full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

3.2.1.2. The existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with this Plan.

Chapter 4- Land Use Designation

4.1 - Neighbourhood

The site is designated *Neighbourhoods* on Map 23 - 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*.

The configuration and orientation of the subject property lends itself to replicating the patterns of the geographic neighbourhood. The proposed lot configuration, the building typology, setbacks and patterns of side and rear yard setbacks and landscaped open space are compatible with the existing lotting fabric.

Planning staff reviewed the rezoning application and proposed development in the context of Section 4.1 Policy 5 as follows:

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

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

h) conservation of heritage buildings, structures and landscapes.

Other policies that were also considered include, but not limited to:

4.1.1. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings 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*. Low scale local institutions play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as: schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunications installations, and public services and facilities provided by the local, provincial and federal governments.

4.1.6. Where a more intense form of development than the prevailing building type has been approved on a major street in a *Neighbourhood*, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the *Neighbourhood*.

4.1.7. Proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of this Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed.

4.1.8. Zoning By-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*.

Chapter Five - Implementation: Making Things Happen

5.3.1.4. In considering development proposals under this Plan, the City will ensure that the intensity and scale of proposed development can be accommodated by the various components of the City's infrastructure, as improved from time to time.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

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 implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. 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 here: www.toronto.ca/OPreview/neighbourhoods.

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 adjacent and close to *Neighbourhoods* and in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas*. The new criteria address aspects in new development such as amenity and service areas, lighting and parking.

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 metres lot frontage on a public street and a minimum lot area of 696 square metres.

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 the City-wide Zoning By-law 569-2013 which 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 metres and a minimum lot area of 696 square metres.

The Residential Detached zone permits a dwelling unit in a detached house and a park, amongst other local institutional uses. Further, there is an existing RD Exception Number 452 which applies to this site and limits land uses to the following:

- (i) One dwelling unit in a detached house having a maximum gross floor area of 175 square metres;

- (ii) One Educational Use having a maximum gross floor area of 1,400 square metres.

Exception Number 452 also regulates buildings and structures by requiring a minimum building setback from a side lot line of 3 metres, a minimum rear lot line setback of 10 metres and a maximum building height of 10 metres.

Zoning By-law 569-2013, as amended is available at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=2a8a036318061410VgnVC M10000071d60f89RCRD>

Refer to Attachment 3: Existing Zoning By-law Map

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.

Reasons for 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 coverage, minimum setback requirements, maximum heights permissions, maximum gross floor area requirements and vehicle parking requirements.

Application Submission

The following reports/studies were submitted in support of 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
- Community Consultation Strategy

Links to these reports/plans/drawings are available through the Application Information Centre (AIC) <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Agency Circulation

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Community Consultation

A community consultation meeting was held on October 19, 2017 at the West Rouge Community Centre. The meeting was attended by the Ward Councillor, staff from the Ward Councillor's office, the applicants and their consulting team and City Planning staff. 8 members of the public attended this meeting. The following issues were raised, including Planning staff's responses to each issue:

- i. Appropriateness of Private Driveway
Given the size of the property, it is difficult to create a public street and have lot sizes and dwellings that are consistent with the lotting of the neighbourhood. The public street would be quite short in length, only servicing 8 detached dwellings. Transportation Services prefers a private driveway for this development due to maintenance and operations logistics.
- ii. Proposed Dwelling Sizes
The proposed dwellings are in keeping with the height and size of the existing dwellings along the immediate area. The proposed dwellings range from 186 square metres to 224 square metres. The proposed coverage is 45% of the lot. There exists larger dwellings on lots having that have maximum lot coverage of 50 percent and a minimum area of 321 square metres
- iii. Conversion to Rooming Houses
Multi-tenant houses (commonly referred to as rooming houses) are permitted in the former cities of Etobicoke, York and Toronto. Multi-tenant houses are not permitted in the former City of Scarborough. Rooming houses that operate in Toronto and Etobicoke must be licensed. In Etobicoke, rooming house licences are issued by Toronto Public Health.

Additional information on rooming houses can be accessed through the links below:

<https://www.toronto.ca/community-people/get-involved/public-consultations/multi-tenant-rooming-houses-review/>; and

iv. Traffic

Trips generated during the morning and evening peak hours are expected to be minimal. Neither a Traffic Operations Study nor a Traffic Impact Study was deemed to be required based on the proposed low dwelling count (8 detached dwellings).

v. Stockpiling of Materials

One of the residents raised a concern that during construction of the subdivision immediately adjacent to the subject site, the stockpile of materials was as tall as the dwelling on his property (approximately 11 metres). The materials were moving and blowing onto his yard and house having him cleaning and shoveling dirt off his driveway on a consistent basis.

A Construction Management Plan is a typical condition for issuance of a permit (right-of-way and/or building). Through the consent application, staff will secure a construction management plan and will require height limitations on dirt piles or mitigation measures against wind impacts such as requiring the construction crew to cover and secure the dirt piles with tarp or other suitable cover materials.

Refer to Attachment 6: Summary of Community Consultation Meeting

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report.

Provincial Policy Statement (2014)

The PPS indicates:

Policy 1.1.1 identifies that healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- g) ensuring that necessary infrastructure, electricity generation facilities and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

Policy 1.1.3.3 directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Policy 1.1.3.4 directs that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Policy 1.4.3 direct that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- b) permitting and facilitating:
 1. all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, including special needs requirements; and
 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Policy 2.6.2 directs that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

The proposed development contributes to meeting the above-noted policies by contributing to the overall housing stock in the city. The development also makes use of an underutilized land parcel and optimizes existing infrastructure that is already in place. The proposal contributes to a built form and density that is appropriate for the area and provides for safe access to the dwelling units. The applicants have demonstrated through technical studies that they are mitigating risks to public health.

Despite being identified as a site having potential archaeological resources, the archaeological assessments determined there were no archaeological artifacts or resources. Staff have determined the proposal is consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017)

The City is a *built-up area* and the Growth Plan supports the achievement of complete communities that provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes by a number of policies including:

- c) providing a diverse range and mix of housing options, including second units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- e) ensuring the development of high quality *compact built form*, an attractive and vibrant *public realm*, including public open spaces, through site design and urban design standards; and

The applicant will be required to increase the width of the sidewalk along Lawrence Avenue East. This will accommodate a wider area for active transportation activities. The private road is to be accessed from Lawrence Avenue East which has a surface transit operations and having one private minimizes interruptions for vehicle access to the proposed lots. The proposed development represents an efficient use of land and the city infrastructure. Staff have determined the proposal conforms to the Growth Plan.

Land Use

Lawrence Avenue East is identified as a *major street* on Map 3 of the Official Plan. Section 4.1., Policy 7 of the Plan states that proposals for intensification along *major streets* in the *Neighbourhoods* designation are not encouraged. When a more intense form of development is proposed it is expected to have regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*. The proposed development conforms to this policy as the proposed development does not represent significant intensification.

Section 4.1 Policy 5 a) and Section 4.1 Policy 5 b) stipulates that development should respect and reinforce the patterns of streets, blocks and lanes, parks and public building sites; and the size and configuration of lots.

Existing lots in the area are oriented in an east to west direction for lots along local streets that are perpendicular to Lawrence Avenue. Lots 1 to 5 maintain the same directional lotting layout with the dwellings having access from the private driveway. This is in keeping with the orientation of the lots immediately adjacent to these five lots and results in a rear yard to rear yard relationship. Lots 6 to 8 are oriented in a north-south direction which is to maintain a desirable rear yard to rear yard. The existing dwellings in the area are setback from local street in a uniform fashion and the front

yards, with the exception of the driveways, are made up of soft landscaping. The proposed lots and site configuration will achieve the landscaping treatment.

Built Form Policy 3.1.2.1. requires that new development will be located and organized to fit with its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by, amongst other matters, locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk; and providing ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces.

In the immediate area, Lawrence Avenue East is characterized by residential buildings having side relationships to this street. Residential lots generally have vehicular access and front doors from the local streets and not from Lawrence Avenue East.

Lot 1 is located at the corner of Lawrence Avenue East and the proposed private driveway and is oriented so that its side yard is abutting Lawrence Avenue East. The proposed side yard setback is 3 metres which is consistent with the residential lots west of the property and lots located east of the place of worship. The dwelling has been designed so that there is access from the front entrance to the public sidewalk on Lawrence Avenue East and will have windows facing the public street.

The proposed lot layout, access and relationship to Lawrence Avenue East conform to the Official Plan policies by respecting and reinforcing the patterns of the existing neighbourhood lotting fabric. The site organization is consistent with the prevailing built form of the area and meets the intent of the Built form policies identified in this section.

Density, Height, Massing

Section 4.1, Policies 5. c) 5. d) 5. e) and 5. f) stipulates that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets; and
- f) prevailing patterns of rear and side yard setbacks and landscaped open space.

The Single-Family Residential (S) zone and Residential Detached (RD) zone permits detached dwellings. The existing neighbourhood context is one with detached dwellings of 2-storeys with heights ranging from a maximum of 11 metres for dwellings west and north of the property to a maximum of 15 metres, for dwellings east of the existing place of worship. All of the proposed homes are detached dwellings and are to be 2-storeys, excluding basements with a maximum height of 11 metres. The proposed dwellings will maintain the same profile with existing houses located immediately north on either side of Asterfield Drive of the property and along Green Ash Terrace. The proposed development respects and reinforces the heights of

nearby residential properties in accordance with Section 4.1, Policy 5. d). and is in keeping with the use permissions of the Zoning By-laws.

Zoning By-laws No. 10327, as amended and 569-2013, as amended, requires a minimum rear yard setback of 7.5 metres. The rear yard setbacks proposed are all 7.5 metres with the exception of Lot 5 having a rear yard setback of 6 metres. This is consistent with typical rear yard setbacks in the area. This slight reduction in the minimum rear yard setback for Lot 5 is considered acceptable.

The existing front yards are characterized by driveways and landscaping. The proposed dwellings would have rear yard setbacks which is slightly reduced but is still in keeping with the pattern of setbacks along the immediate area.

The By-laws also requires minimum front yard setbacks between 4 and 6 metres for the existing lots in the neighbourhood. The proposed dwellings will have a minimum front yard setback requirement of 4 metres yet still maintain a compatible rhythm of amenity space, landscaped areas and driveway location with the existing lot fabric.

The current zoning for this area requires a minimum side yard setback of 1.2 metres for a one-storey dwelling and an additional 0.6 metres. Each of the proposed 2-storey dwellings will have a side yard setback of between 0.6 metres to 1.2 metres, with the exception of Lot 1. The proposed side yard setbacks are acceptable.

The existing dwellings in the area have a side yard condition or relationship to Lawrence Avenue East. The proposed dwelling on the corner lot (Lot 1) will have a street side yard setback of 3 metres from the Lawrence Avenue East street line in order to be consistent with the pattern of the building setbacks for the other dwellings fronting this street.

Lots in the immediate area have a maximum building coverage between 45% while some lots are as high as 50%. The Zoning By-laws permit a maximum coverage of 40% and the applicants are seeking a maximum building coverage of 45%. The proposed coverage is acceptable.

The proposed development respects and reinforces the heights of nearby residential properties in accordance with Section 4.1, Policies 5.c), 5. e) and 5. f). Planning staff are of the opinion that the proposed development is compatible with the adjacent neighbourhood in terms of height, massing and scale. The proposed 8 detached residential dwellings have lot sizes, front and side yard setbacks that are comparable to the existing built form and zoning permissions in the surrounding neighbourhood, maintain a compatible lot configuration within the neighbourhood area relative to the size of the property, and are consistent with other new home construction in the area.

Sun and Shadow

Section 3.1.2., Policies 3.d) and 3.f), requires that new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by: d) providing for adequate light and privacy; e) 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.

All proposed lots with the exception of Lot 6 will result in a rear yard to rear yard condition. Lot 6 has a proposed side yard located to an existing rear yard condition. Staff requested a shadow study for this particular lot. The owner was able to relocate the dwelling further east to allow for a greater side yard condition. For the remaining lots, staff are requiring minimum rear yard and minimum side yard conditions that will mitigate against shadow impacts to existing rear yards and existing side yards. By virtue of the proposed rear yard setbacks and roof line articulations, the proposed dwellings will fall under the 45 degree angular plane from the west and north property line.

The proposed development meets the intent of the above-noted Built Form policies of the Official Plan by applying minimum rear yard setbacks of 6 metres or 7.5 metres, creating typical side yard setback conditions and having dwelling heights of 2-storeys, excluding basements and 11 metres.

Concept Plans and Elevations

Section 3.1.2., Policies 3 b) requires that new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by: b) 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; c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan.

The proposed built form is exempt from site plan control. Due to the small scale of the development, staff did not require the application of Architectural Control Guidelines for the proposed dwellings.

Instead, the applicant has provided staff with elevation plans illustrating a variety of architectural details including variations in the ridge orientation and massing of the proposed homes which are similar to the recently constructed dwellings along both sides of Asterfield Drive. Recessing the garages from the front main wall of the building provides greater prominence to the proposed porches and front doors of the dwellings. Variations in the front porch designs are achieved by way of roof detailing, railings, porch soffits and porch skirts. The design of these porches provides shelter, visual interest and are appropriately proportioned and fit well with the character of the existing neighbourhood. The dwelling abutting Lawrence Avenue East has an upgraded elevation with a porch and provides an important connection between the house and street. Proposed banding around the homes and enhanced window detailing will also create strong datum lines. The elevations also identifies the use of high quality materials such as stone veneer and brick cladding.

The proposed concept plan and elevations will be secured through the consent application and will result in conforming to the Built Form policies of the Official Plan noted in this section.

Traffic Impact, Access, Parking

Due to the number of dwelling units proposed (8), the City's Transportation Services and Transportation Planning staff did not require a Traffic Impact Study (TIS) or a Traffic Operations Study (TOS) as traffic impacts are expected to be minimal on Lawrence Avenue East which is a major street.

On December 5, 6 and 7, 2005, City Council adopted the recommendations of the "Development Infrastructure Policy and Standards" (DIPS) Phase 2 report. The report establishes where public streets are required and the standard cross-sections of public local residential streets. It also defines where private streets can be considered and the minimum requirements for private streets.

These requirements are contained in the document entitled "Policy and Standards for Public Local Residential Streets and Private Streets" and can be found on the City's web site at:

http://www.toronto.ca/wes/techservices/involved/transportation/future_streets/index.htm

The proposed private road is accessed from Lawrence Avenue East and all dwellings will have access from this road which limits access points from Lawrence Avenue East and improves the overall streetscape. The private road complies with the Development Infrastructure Policy & Standards (DIPS) with the exception of a sidewalk and length of the private driveway. The road will be 8 metres in width, with a hammerhead located north of Lot 5. A snow storage area is proposed at the terminus of the hammerhead. The private road is 60 metres in length from Lawrence Avenue East whereas DIPS provides for a maximum length of 45 metres. The private road extends the maximum length to a point parallel to and located immediately east of Lot 8. This private road configuration provides for vehicles to back up from the hammerhead and then exit the private road in a forward motion. The road configuration is acceptable to enable solid waste management vehicles to enter and exit the site for public refuse/recycling operations.

DIPS requires a sidewalk of 1.8 metres on one side of the private road. This connection will not be provided due to the modest scale of the development and planning staff's request to secure lot areas, lot widths and minimum building setbacks that are compatible with the existing neighbourhood. With the addition of an appropriate landscape buffer west of the private road, it would be difficult to achieve a desirable lot configuration and address shadow impacts on the adjacent properties if a sidewalk on the private road is installed. The eight dwelling units represents a small scale of development and the removal of the sidewalk is an exception which represents an appropriate compromise.

Each dwelling is proposed to have an integral garage and driveway. The requisite parking will be provided within the garage. The driveway will be able to accommodate

another parking space. No parking will be permitted along the private road in order to ensure safe vehicle operations especially solid waste truck and fire truck movements.

Engineering & Construction Services will not agree to accept the road as a public street. The owner has been advised, through the review of the rezoning application that the City will not retain future liability within the private road, private services and stormwater management facilities. The future property condominium corporation are required to ensure safe operations within the private road and retain all liability associated with the common elements of the proposed development.

The proposal conforms to Policy 3.1.2.2. of the Official Plan by using shared service areas such as the snow storage area introducing a new private road. The private driveway provides access to all of the dwellings and does not require additional curb cuts across the public sidewalk. The proposed garbage area within each of the garage meets the Official Plan requirement of integrating services within buildings where possible.

Streetscape

The property has a frontage of almost 37 m along Lawrence Avenue East. Transportation Services has requested the existing sidewalk be reconstructed to a width of 2.1 metres. Urban Forestry staff will require the installation of 3 street trees and will secure these trees through its permitting process.

Staff will secure additional landscaping on the private property such as the eastern buffer zone through the consent application.

Additional street tree installation combined with an increase of the sidewalk width along Lawrence Avenue East will enhance the streetscape which conforms to the Built Form policies of the Official Plan.

Servicing

The owner is required to submit a Site Servicing Review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and to demonstrate how this site can be serviced. If the report determines infrastructure improvements are necessary, the applicant will be responsible, financial and/or otherwise, for fully providing these improvements.

Staff recommend that the zoning bills will be withheld until outstanding servicing issues are addressed to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services.

Open Space/Parkland

The site is in close proximity to numerous city parks and open space areas. The site is 105 metres from Megan Park, a 3 hectare park which features three outdoor bocce courts, a children's playground and open green space; 421 metres from Heron Park, a

4.7 hectare park on Lawrence Avenue East, east of Morningside Road that features a lit ball diamond, five lit tennis courts, a splash pad and a children's playground. Connected to Heron Park is the Heron Park Community Recreation Centre. The site is also located 447 metres from Manse Road Park, a 3 hectare forested park, south of Lawrence Avenue East and Manse Road that features a basketball court. Manse Road Park is also connected to the Woodgrove Ravine Park which runs in an east-west direction, parallel to the West Hill watercourse which offers numerous trails from various access points in the neighbourhood area.

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

Due to the available open space and parks in the area, and in accordance with chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential nature of this proposal is subject to 5% parkland dedication. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Archaeological Assessment

Policy 3.1.5.38 of the Official Plan requires that: "Upon receiving information that lands proposed for development may include archaeological resources or constitute an area of archaeological potential, the owner of such land will undertake studies by a licensed archaeologist to: a) assess the property in compliance with Provincial Standards and Guidelines for Consulting Archaeologists, and to the satisfaction of the City; b) assess the impact of the proposed development on any archaeological resources; c) identify methods to mitigate any negative impact that the proposed development may have on any archaeological resources, including methods of protection on-site or interpretation and curating; and d) provide to the City a Provincial concurrence letter recognizing the completion of the Archaeological Assessment where one is issued by the Province."

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. The property was identified as a site having potential archaeological resources.

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. Advisory comments have been provided to the owner regarding the owner's responsibilities should human remains be discovered during excavation activities.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law).

An Arborist Report/Tree Inventory & Protection Plan was submitted in support of this application and has been circulated to Urban Forestry for review and feedback. Urban Forestry has reviewed the proposal and the replanting plan and has found that it meets the requirements of the Street Tree and Private Tree By-laws.

14 private trees require removal permits and 10 private trees require permits to injure the trees. The owner is continuing to work with Urban Forestry staff to ensure appropriate tree protection measures and to secure the required tree installations on site.

Tenure, Consent Application and Draft Plan of Condominium Application

The owner has filed a consent application (B017/18SC) to create 8 lots and the remaining lands as lands to be retained. The consent application has been circulated and is under review by staff. Approval of the consent application will be conditional upon receipt of a site plan, house siting plan, elevation plans, landscape plan, all to the satisfaction of the Director, Community Planning, Scarborough District. As well a construction management plan will be required as a condition of approval. All required signages on the private driveway controlling parking, vehicular movements, stop requirements will be secured through the consent process and through warning clauses in the condominium declaration.

Since site plan control cannot be applied to the proposed development, staff will also require a construction management plan to be submitted to the satisfaction of Engineering and Construction Services as a condition of the consent application.

There may be other matters that may be tied to the approval of the consent application identified by commenting agencies during the review of the application.

The owner will be required to submit a draft plan of condominium application to register common elements of a condominium corporation for portions of the proposed development such as the private road and landscaping. The tenure of the proposed residential lots and related detached dwelling units is freehold in nature but will become parcels of tied lands (POTLS). The private road and the landscaping will be owned by a condominium corporation and tied to the POTLS.

School Boards

The Toronto District School Board (TDSB) advises that a significant impact on local schools is not anticipated. At the present time, there is sufficient space at the local schools to accommodate students from the proposed development.

The Toronto Catholic District School Board, the French School Board (Conseil scolaire Viamonde), and the Catholic French School Board (Conseil des écoles catholiques du Centre-Est) did not comment on the application.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary and should these be met, there are financial incentives associated with each of these tiers. Tier 1 performance measures are to be secured through the consent application.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through future consent applications.

Conclusion

As detailed through this report, the proposed Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

Section 4.1, Policy 5 of the Official Plan stipulates that: No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood. The prevailing building type will be the predominant form of development in the neighbourhood. Some *Neighbourhoods* will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood.

The *Neighbourhoods* section of the Plan contains a sidebar that provides further clarification on what is meant by prevailing building types. It states that established by-laws which remain in place will establish the benchmark for what is to be permitted in the future. Where "an existing by-law permits only single detached houses in a particular neighbourhood and the prevailing (predominant) building type in that neighbourhood is single detached dwellings, then the Plan's policies are to be interpreted to allow only single detached dwellings in order to respect and reinforce the established physical character of the neighbourhood". Both the Single-Family Residential zone in By-law Number 10327, as amended and the RD zone in By-law Number 569-2013, as amended, permit only residential uses in a detached dwelling building typology.

One neighbourhood may have a different prevailing building type from that of another neighbourhood and some *Neighbourhoods* will have more than one prevailing building type. Along Lawrence Avenue east on the north side of the street, the prevailing building type is that of detached dwellings. The proposed dwellings are detached dwelling units which are provided for in the *Neighbourhoods* designation and conform to this policy of the Official Plan.

The proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the *Neighbourhoods* policies. The proposed private road will meet the needs of the development while making best use of the City's existing infrastructure and

resources. Staff worked with the applicant and the community to address and resolve the following key concerns: servicing capacity to accommodate the proposed development, shadow impacts on adjacent properties, waste/recycling storage and pick-up areas, driveway configuration which conforms to the Built Form and *Neighbourhoods* policies of the Official Plan proposal will add to the City's stock of family-sized dwelling units and is in a form of development that is compatible with the surrounding neighbourhood context and represents the type of intensification and infill that is consistent with this Plan.

Staff recommend that Council support approval of the Zoning By-law amendment application, in principle, and withhold the bills until such time as the conditions as identified in Recommendation 4. of this report has been satisfied.

CONTACT

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E-mail: Katrien.Darling@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Existing Zoning By-law Map
- Attachment 4: Draft Zoning By-law Amendment (Zoning By-law No.10327)
- Attachment 5: Draft Zoning By-law Amendment (Zoning By-law No.569-2013)
- Attachment 6: Summary of Community Consultation Meeting
- Attachment 7: Site Plan
- Attachment 8: East Elevations
- Attachment 9: South Elevations

Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Number:	17 181649 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	June 16, 2017

Municipal Address: 4342 LAWRENCE AVENUE EAST
 Location Description: PLAN 1502 PT LOT 7 NOW RP 64R10785 PART 1 **GRID E4406
 Project Description: Infill development of 8 freehold, detached dwellings accessed from a private driveway off Lawrence Ave E. The private road and landscaped areas are to be owned by a condominium corporation (common element).

Applicant:	Agent:	Architect:	Owner:
INSOHO DEVELOPMENTS INC			INSOHO DEVELOPMENTS INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	S (Scarborough) & RD (569-2013)	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	3320	Height:	Storeys:	2
Frontage (m):	36.84		Metres:	11
Depth (m):	91.53			
Total Ground Floor Area (sq. m):	658.4			Total
Total Residential GFA (sq. m):	2007.62		Parking Spaces:	22
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2007.62			
Lot Coverage Ratio (%):	19.8			
Floor Space Index:	0.47			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	8
Total Units:	8

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	1567.29		440.33
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: **PLANNER NAME:** **Katrien Darling, Senior Planner**
TELEPHONE: **(416) 396-7721**

Attachment 2: Location Map



Attachment 3: Existing Zoning By-law Map



Zoning By-Law No. 569-2013

4342 Lawrence Avenue East

File # 17 181649 ESC 44 0Z

Location of Application

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

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

S Single-Family Residential

Not to Scale
 Extracted: 07/28/2017

Attachment 4: Draft Zoning By-law Amendment (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:

1. **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

2. **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

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. Garages shall include a minimum area of 3 m by 1 m in addition to the required minimum parking space dimensions to accommodate a refuse and recycling storage area.
336. The required parking space shall be located within an attached garage and shall have a minimum width of 2.6 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 203 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. Frontage on a **street**, 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. The required minimum building setbacks, for Lots 1 to 8, all inclusive, 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.

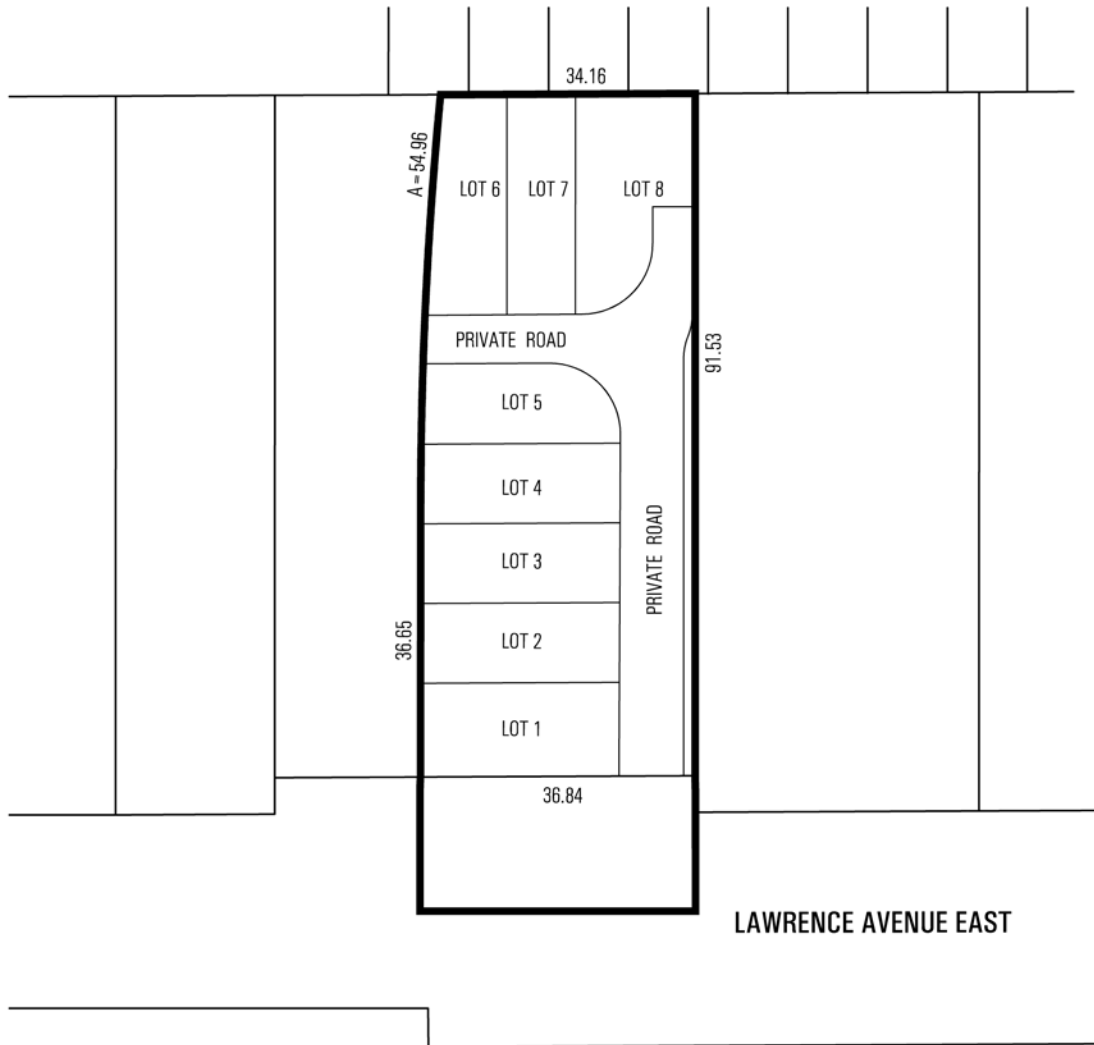
ENACTED AND PASSED this ~ day of June, A.D. 2018.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



**S-199P-207-208-333-334-335-336-455-
640-641-642-643-644-645-646-647**



Zoning By-Law Amendment

4342 Lawrence Avenue East

File # 17 181649 ESC 44 OZ

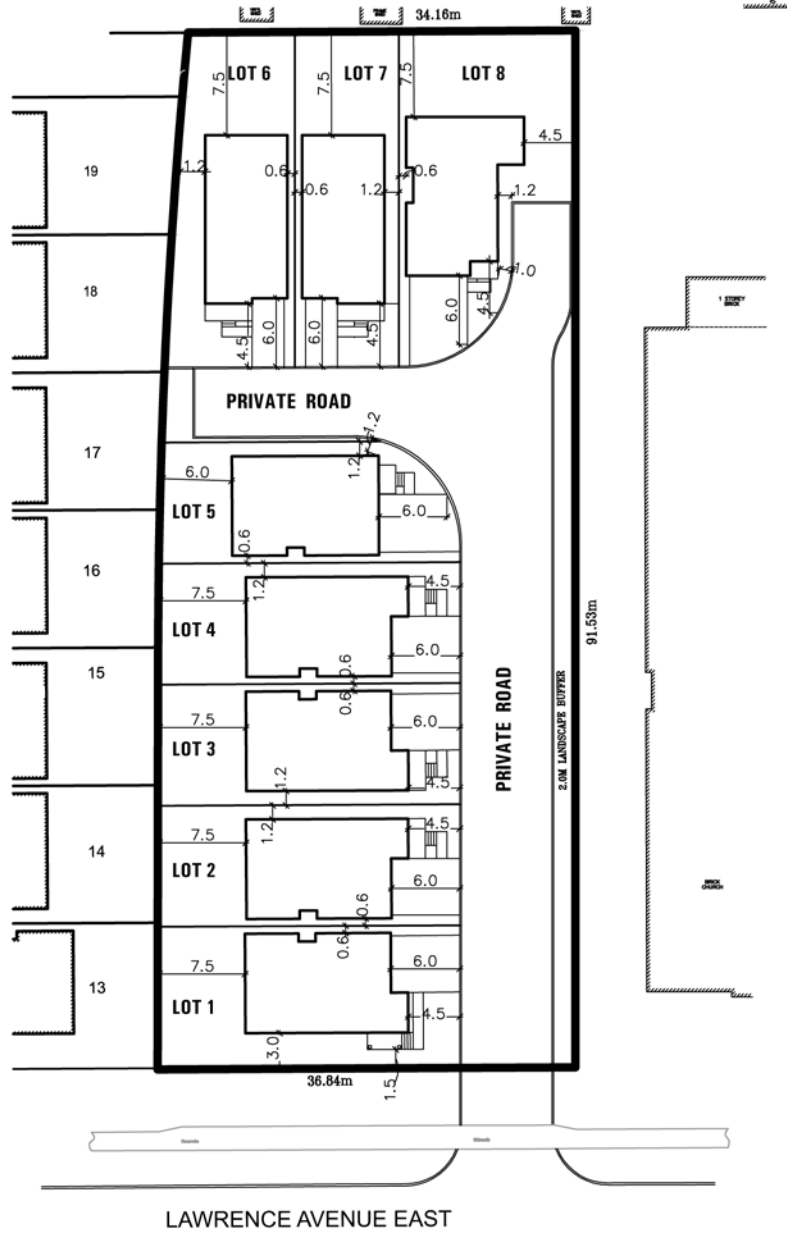


Area Affected By This By-Law

West Hill Community Bylaw
Not to Scale
06/05/18



Schedule '2'



TORONTO
Zoning By-Law Amendment

4342 Lawrence Avenue East

File # 17 181649 ESC 44 0Z

 Area Affected By This By-law

West Hill Community By-law
 Not to Scale
 06/05/2018

Attachment 5: Draft Zoning By-law Amendment (By-law No. 569-2013)

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

CITY OF TORONTO

Bill No. ~

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 **(x(Exception Number to be determined))**, as shown on Diagram 2 attached to this By-law and;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number XXX (to be determined) so that it reads:

Exception RD XXX (to be determined)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 4342 Lawrence Avenue East, a **building** or **structure** is permitted if it complies with the following regulations;
- (B) For the purpose of this exception and despite regulation 5.10.30.20 (1), the **front lot line** is the shorter of the **lot lines** which divides the **lot** from a **street** or private road as identified on Diagram 3 of By-law **[Clerks to supply by-law ##]**;

- (C) Despite regulation 5.10.30.1(1)(B), all Municipal water mains and Municipal sewers, and their appurtenances are installed and operational.
- (D) **Lot frontage** is measured **4.5 metres** from the **front lot line**;
- (E) Despite regulation 10.5.80.40 (3), access to the **parking space** must be from the **front lot line**;
- (F) A balcony, steps, unenclosed porch and canopy may encroach into a **front yard setback** or **rear yard setback** a maximum of 1.8 metres;
- (G) The required **parking space** must be inside the **detached house** and shall have a minimum width of 2.6 metres, a minimum length of 5.6 metres and a minimum vertical clearance of 2 metres;
- (H) Garages shall include a minimum area of 3 m by 1 m in addition to the required minimum parking space dimensions to accommodate a refuse and recycling storage area;
- (I) A minimum of 35% of the **front yard** must be **landscaping**;
- (J) A minimum of 70% of the **front yard landscaping** must be maintained as **soft landscaping**;
- (K) Garages and **basements** are not included in the calculation of **gross floor area** of a **detached house**;
- (L) For the purpose of this exception, the permitted maximum height of a **building** or **structure** is 11 metres and 2- **storeys**, excluding **basements** and shall be measured from **established grade**;
- (M) Despite regulations 10.20.30.20(1) the minimum **lot frontage** for each **lot/parcel**, as identified on Diagram 3 of By-law [Clerks to supply by-law ##], is:
- | | | |
|-------|---------------------------------|--------------------|
| (i) | Lot/Parcel 1, 2, 3 and 4 | 10 metres; |
| (ii) | Lot/Parcel 5 | 9.5 metres; |
| (iii) | Lot/Parcel 6 and 7 | 9 metres; |
| (iv) | Lot/Parcel 8 | 8.5 metres; |
- (N) Despite regulation 10.20.30.10(1), the minimum **lot area** for each **lot/parcel**, as identified on Diagram 3 of By-law [Clerks to supply by-law ##], is:
- | | | |
|-------|---------------------------------|--------------------|
| (i) | Lot/Parcel 1, 2, 3 and 4 | 265 square metres; |
| (ii) | Lot/Parcel 5 | 260 square metres; |
| (iii) | Lot/Parcel 6 and 7 | 270 square metres; |
| (iv) | Lot/Parcel 8 | 360 square metres; |

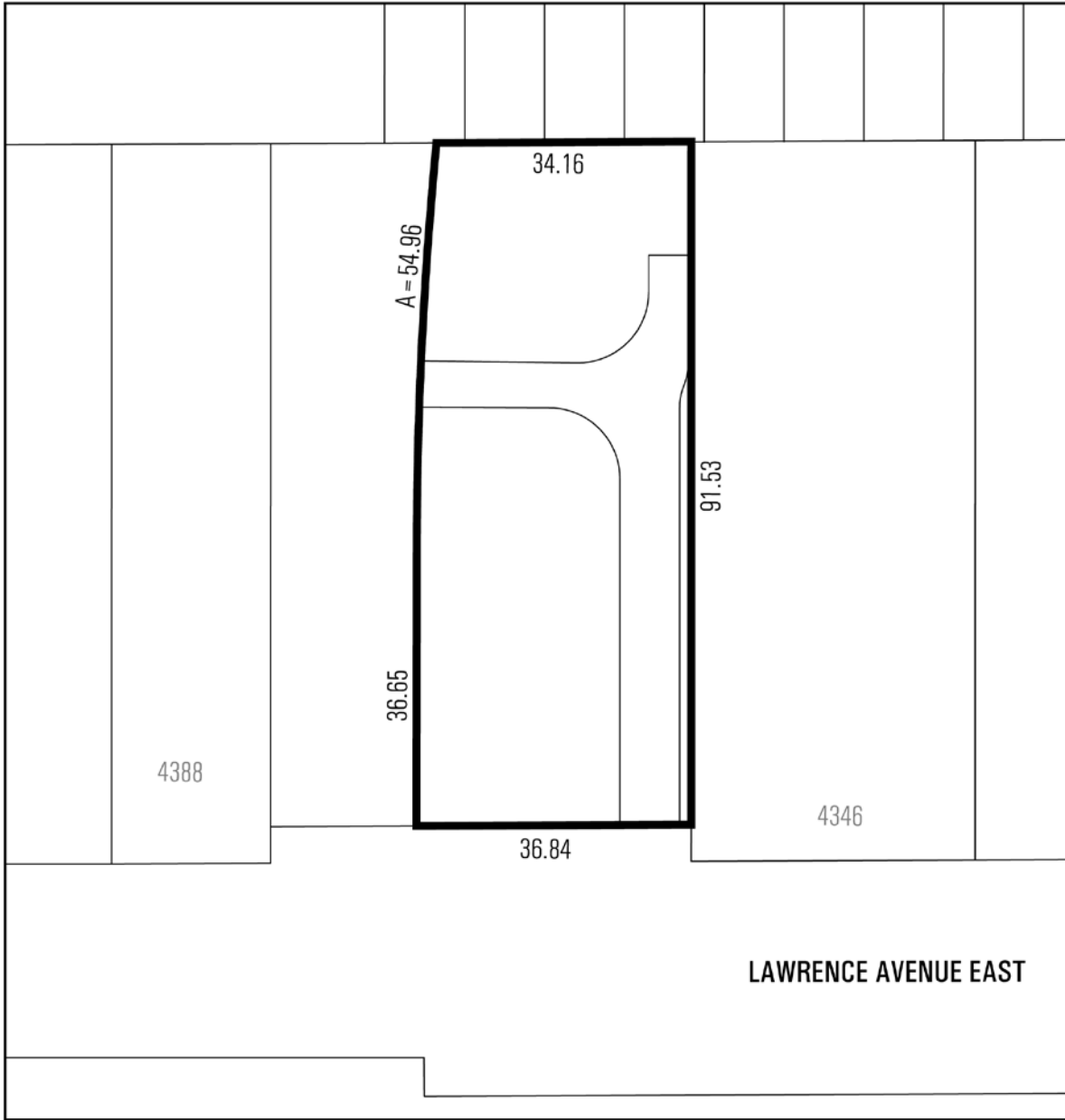
- (O) Despite clause 10.20.40.70, the minimum required **building setbacks** are shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (P) Decks and steps shall not be included in the **lot coverage** calculation and the maximum lot coverage shall not exceed 45%;
- (Q) Despite 800.50 (825) private roads shall also be deemed a **street**.

Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on month ##, 2018

Name,
Speaker
(Seal of City)

Ulli S. Watkiss,
City Clerk

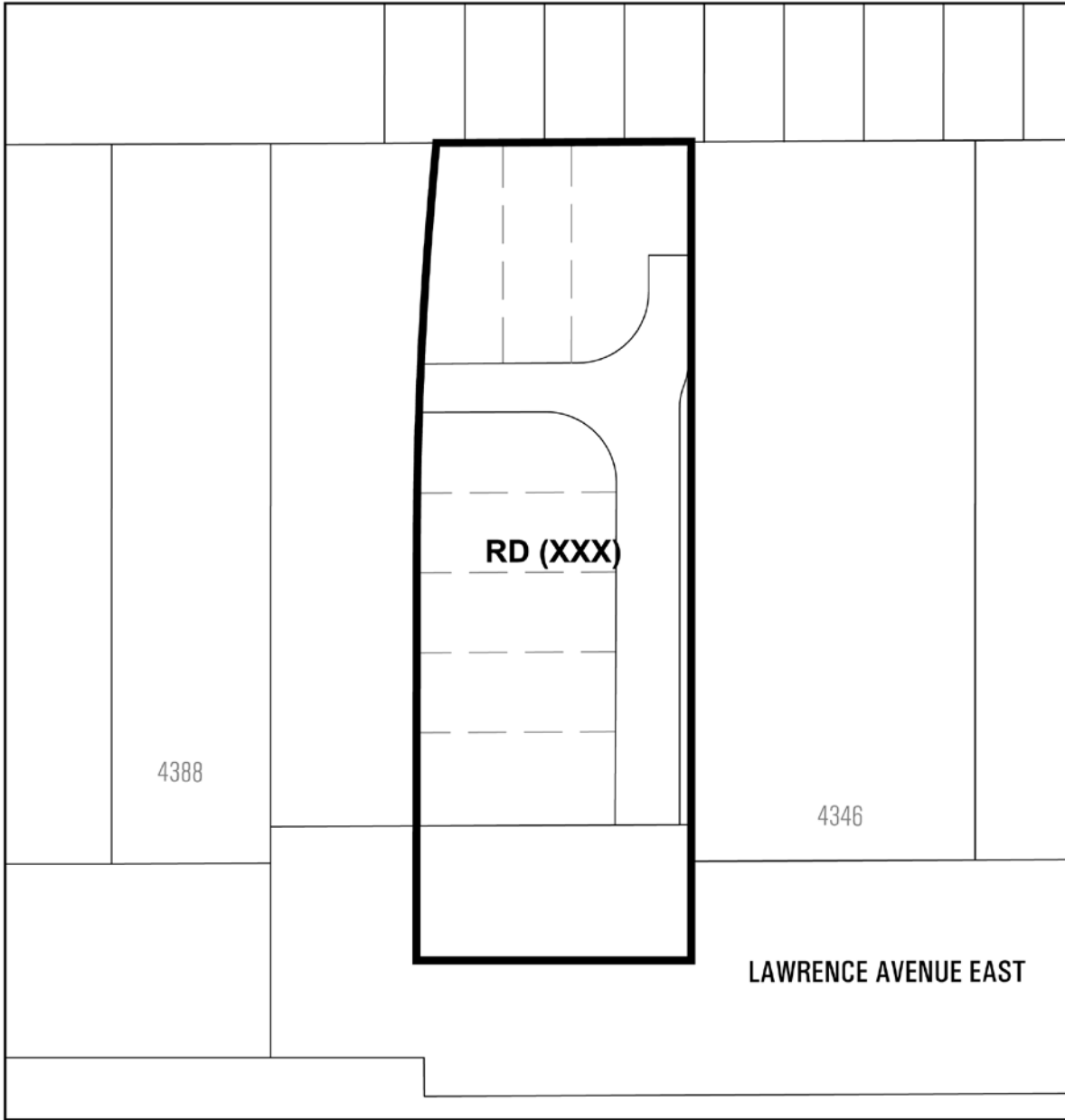


TORONTO
 Diagram 1

4342 Lawrence Avenue East

File # 17 181649 ESC 44 OZ


City of Toronto By-Law 569-2013
 Not to Scale
 06/04/2018

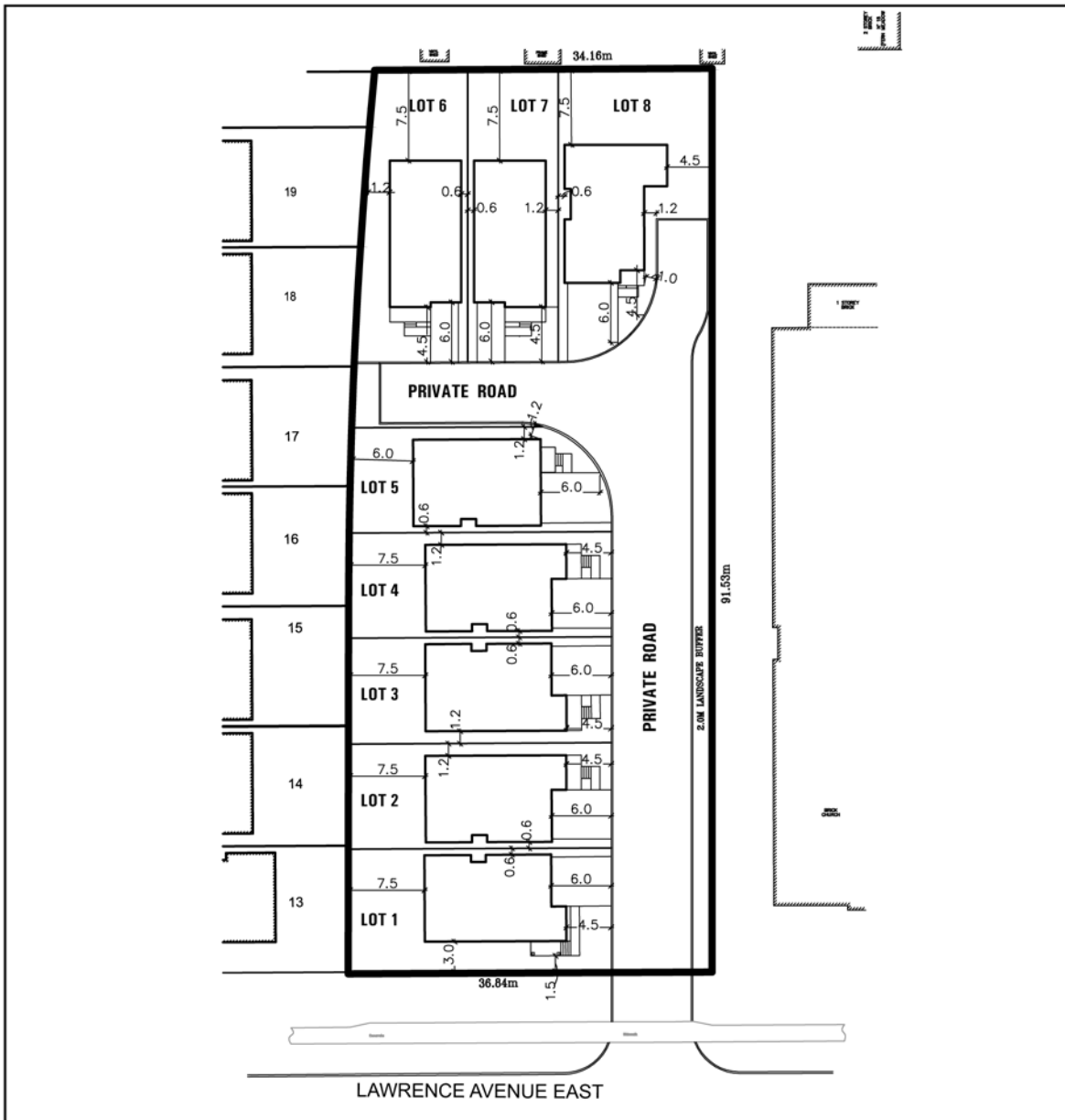


 **TORONTO**
Diagram 2

4342 Lawrence Avenue East

File # 17 181649 ESC 44 0Z


City of Toronto By-Law 569-2013
Not to Scale
06/04/2018



TORONTO
Diagram 3

4342 Lawrence Avenue East

File # 17 181649 ESC 44 0Z


 City of Toronto By-Law 569-2013
 Not to Scale
 06/05/2018

Attachment 6: Summary of Community Consultation Meeting

Date: October 20, 2017

To: FILE
17 181649 ESC 44 OZ
4342 LAWRENCE AVENUE EAST
PLAN 1502 PT LOT 7 NOW RP 64R10785 PART 1

Copy: **Councillor Hart – Ward 44, Scarborough East Office**
Calum MacMillan – Ward 44, Scarborough East Office

From: Katrien Darling, Senior Planner

Re: Notes from Community Consultation Meeting Held on:
October 19, 2017 at 7:00pm
West Rouge Community Centre
270 Rouge Hills Drive, Rouge Hills Area (Lawrence and Rouge Hills Drive)

Attendees: Councillor Jim Hart
Councillor Hart's Office: Calum MacMillan
Applicant: Insoho Developments Inc., Ron Herczeg
Applicant: Insoho Developments Inc., Bianca Barrett
Planning Consultant: Craig Hunter
Architect: Ken from Cassidy & Co.
Planning Staff: David Sit, Manager
Katrien Darling, Senior Planner (Chair)
Approximately 8 members of the public attended the meeting

Following presentations by:

Councillor Hart: Welcome and Introductions

Katrien Darling: Site Context, Planning Framework and Brief Summary of Proposal

Craig Hunter: History of Site, Pre-Application Consultation Meetings and Summary of Proposal

Ron Herczeg: History of company (InSoHo Developments Inc.), development history, vision for redevelopment of lands, size of lands, why reinvest in Scarborough

Issues Raised:

1.0 Not a Public Road

The City's Transportation Services Division is not interested in maintaining a public road; short distance, will be common element condominium as well as the common landscaping on the site and the lots will be freehold

2.0 **Houses Too Large**

Seems like putting too much house and are about ¼ larger than what is permitted in the Zoning By-law; applicant is seeking permission to build dwellings and homes that are comparable to the existing houses along Green Ash Terrace and along Asterfield Drive

3.0 **What are the proposed setbacks?**

Generally setback 7.5 metres from rear yards/existing fence line, 4 metres from front yard but 6 m to the garage wall

4.0 **Why does the City not amend the By-law if supports smaller lots?**

The By-law that exists in former Scarborough dates back to the 1950s. There was an amendment to the By-law in the late 1990s (1998) to allow for a day care centre (Montessori School) which never transpired. Staff would have to undertake a study. Area does not warrant a study. These types of lots are few and far between (soft sites) and we can review applications on a one-on-one basis. City also does not have the staff complement to conduct study.

5.0 **Who is going to purchase homes?**

Anticipate that home owners will be similar to the purchasers of the newly constructed subdivision immediately to the west and north of the property. They are similar homes and may, in all likelihood have similar price points.

6.0 **Concern there will be a conversion of dwellings to rooming houses.**

City is conducting rooming house study; difficult to prove if the house is being used as a rooming house; plus. It's directly across from the police station. Areas close to police stations are typically the safest places.

7.0 **What is the price point?**

Difficult to determine because of the cost of construction, approval processes, marketing, the housing market itself. Homes next door sold for around 1 million or a little over.

8.0 **What about traffic?**

The private road will have access only to the residents and their visitors. There are no plans to have this road connect to existing public streets nor are there opportunities for such connections to occur. There will be no resulting neighbourhood traffic infiltration.

9.0 **Storage and Piling of Construction Materials**

One of the residents raised a concern that during construction of this subdivision, the dirt pile was as tall as his 2-storey, dwelling which is approximately 11 metres tall. This dirt pile had significant impacts to his property. He indicated that dirt was moving/blowing onto his yard, house and he ended up cleaning and even shoveling dirt off his driveway on a consistent basis.

A Construction Management Plan is a typical condition for issuance of a permit (right-of-way and/or building). There are further opportunities in the process to secure the plan and to address this concern (require height limitations on dirt

piles or mitigation measures against wind impacts such as requiring the construction crew to cover and secure the dirt piles with tarp or other suitable cover materials).

Wrap-Up:

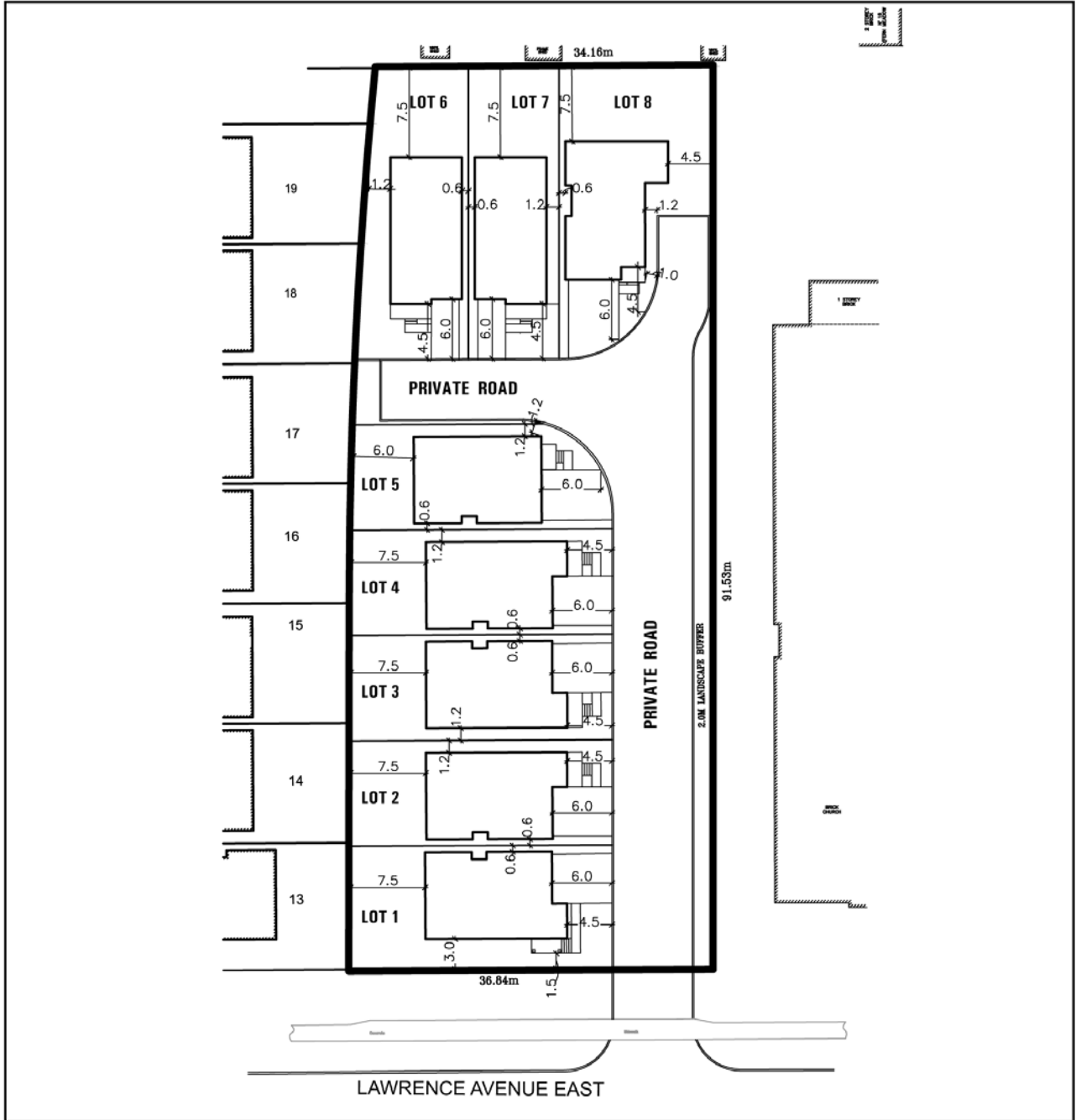
Katrien Darling: Next Steps and Application Process

Councillor Hart: Closing remarks; also indicated that he is in support of the application, thank people for attending the meeting.

Other:

Meeting was adjourned at 8:30 p.m.


Attachment 7: Proposed Site Plan



 **TORONTO**
Diagram 3

4342 Lawrence Avenue East

File # 17 181649 ESC 44 0Z


City of Toronto By-Law 569-2013
Not to Scale
06/05/2018

Attachment 8: 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 0Z

Attachment 9: 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
