

1440 & 1442 Lawrence Avenue West and 2400 Keele Street – Zoning By-law Amendment Application – Preliminary Report

Date: January 15, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

Planning Application Number: 19 237185 WET 05 OZ

Notice of Complete Application Issued: November 1, 2019

Current Uses on Site: The subject site is comprised of three lots with municipal addresses of 1440 & 1442 Lawrence Avenue West and 2400 Keele Street. Two 13-storey apartment buildings surrounded by open space and surface parking are located at 1440 & 1442 Lawrence Avenue West and 2400 Keele Street is currently vacant and was formerly occupied by a gas station.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013, for the lands municipally known as 1440 & 1442 Lawrence Avenue West and 2400 Keele Street. The application proposes a 25-storey (88.5 m in height, including the mechanical penthouse) mixed-use building including a 6-storey podium, while retaining the two existing 13-storey rental apartment buildings on the site.

The application also proposes a 2-storey (15 m in height, including mechanical penthouse) amenity building for the exclusive use of the residents of the existing rental apartment buildings. The amenity building would have a gross floor area of 882 m².

The proposed 25-storey building would contain 1,571 m² of non-residential floor area on the first floor and 360 residential rental units above. The proposed building would have a gross floor area of approximately 30,653 m², while the existing buildings have a combined gross floor area of approximately 83,812 m². The total gross floor area of all buildings on the site would be 115,347 m², yielding a Floor Space Index (FSI) of approximately 3.9 times the area of the site.

The development would add 330 new net parking spaces proposed at-grade and within a three level below-grade parking garage. Combined with the existing parking, a total of 799 parking spaces are proposed for the site. Vehicular access would be provided via the existing accesses from Wyndale Drive and Lawrence Avenue West.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1440 & 1442 Lawrence Avenue West and 2400 Keele Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held on October 18, 2018 between Planning staff and the applicant to discuss complete application submission requirements and to identify issues with the proposal. The applicant proposed a 25-storey mixed-use building including a 5-storey podium. Staff discussed revisions to the proposed building height and massing, the extent of surface parking and the relation of the proposal to the context of the area.

On October 16, 2019, the applicant submitted the subject application for a 25-storey building including a 6-storey podium.

ISSUE BACKGROUND

Application Description

This application proposes to amend the former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013 to permit a mixed-use development with a height of 25-storeys (88.5 m in height, including the mechanical penthouse) including a 6-storey podium. The proposal would have a gross floor area of approximately 30,653 m², of which 967 m² would be used for retail space and 604 m² would be used for a daycare facility. The non-residential uses would be located at-grade fronting both Lawrence Avenue West and Keele Street.

The existing buildings contain a total of 420 rental units. The applicant is proposing an additional 360 purpose-built rental residential units, of which: 20 (6%) would be studio units; 197 (55%) would be 1-bedroom units; 123 (34%) would be 2-bedroom units; and 20 (6%) would be 3-bedroom units.

The proposed 25-storey building would have a floorplate size of approximately 750 m² and be located adjacent to the intersection of Lawrence Avenue West and Keele Street. The building would step down to 6-storeys, providing a street wall along both Lawrence Avenue West and Keele Street. Due to a decline in grade from the intersection of Lawrence Avenue West and Keele Street towards the existing apartment buildings, the first level of the below-grade parking garage would be visible at the rear of the building facing the existing building to the west.

The podium would be setback between 1.0 m to 4.8 m from the south property line (fronting Lawrence Avenue West), setback 4.0 m from the east property line (fronting Keele Street), and setback approximately 18.0 m from the north property line (fronting Wyndale Drive). The 25-storey building would have a separation distance of 33.0 m from the closest 13-storey apartment building. The podium would have a separation distance of 21.4 m from the apartment building to accommodate visitor parking and driveway access.

A total of 469 parking spaces are currently provided on the site within an underground parking garage and at-grade. A total of 67 surface parking spaces are proposed to be removed to accommodate the proposed development. A total of 314 resident parking spaces and 83 non-residential and visitor parking spaces are proposed as part of this development, resulting in a total of 799 parking spaces for the entire site. Vehicular access is proposed from Wyndale Drive and Lawrence Avenue West through the existing shared driveway.

A total of 388 bicycle parking spaces would be provided at-grade and within a three level below-grade parking garage.

Existing outdoor amenity space is provided as green open-space around the current buildings, and no indoor amenity space is currently provided on-site. The development proposal includes the construction of a 2-storey (15 m in height, including mechanical penthouse) amenity building with a gross floor area of 882 m² at the north side of the

site, adjacent to Wyndale Drive. The amenity building is proposed for the exclusive use of the existing 420 rental apartment units, which would result in a supply of 2.1 m² per unit of indoor amenity space.

The proposed building would contain 798 m² (2.2 m² per unit) of indoor amenity space within the ground floor, the first level of underground parking garage, and the 7th floor for the exclusive use of the residents of the proposed building. A total of 720 m² (2.0 m² per unit) of outdoor amenity space would be provided at-grade and on the roof of the podium.

The proposed daycare facility would be located on the ground floor of the north portion of the podium fronting Keele Street. Entry to the daycare facility would be provided via Keele Street and from the rear of the building, with a pick-up/drop-off area provided along the driveway at the rear. An outdoor play area for the daycare facility would be located abutting the north wall of the podium, adjacent to the intersection of Keele Street and Wyndale Drive.

See Attachments 1, 2 and 3 for 3D views of the proposal and the proposed Site Plan. Detailed project information can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Site and Surrounding Area

The subject site is located at the northwest corner of Keele Street and Lawrence Avenue West (See Attachment 4: Location Map). The site is irregularly shaped and is comprised of three properties with a combined area of 29,310 m². The site is bounded by Lawrence Avenue West to the south, Keele Street to the east, Wyndale Drive to the north and existing development to the west. The site is currently occupied by two 13-storey apartment buildings, which are surrounded by open-space and surface parking. The existing development appears to have been constructed in the late 1950s or early 1960s.

Surrounding land uses include:

North: Adjacent to the site to the northwest and across Wyndale Drive is a residential area with 1 to 2-storey detached dwellings fronting Wyndale Drive. Also across Wyndale Drive to the north are 3-storey apartment buildings fronting Keele Street.

East: Directly across Keele Street on the northeast corner of the intersection of Lawrence Avenue West and Keele Street, is a 2-storey retail building. Further east is a residential area with 2-storey semi-detached dwellings fronting Lawrence Avenue West and Quinan Drive.

South: Directly across Lawrence Avenue West on the southwest corner of the intersection of Lawrence Avenue West and Keele Street is a 5-storey

mixed-use building. Adjacent to the west are two 20-storey apartment buildings and a 21-storey residential building under construction. The southeast corner of Lawrence Avenue West and Keele Street is occupied by a 1-storey retail plaza with surface parking.

West: A residential area with 1 to 2-storey detached and semi-detached dwellings fronting Battersea Crescent, Pimlico Road and Lawrence Avenue West.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of City Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location and built form compatibility of different land uses, and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation.

Map 17 – Land Use Plan identifies the southeast corner of the lands as *Mixed Use Areas* and the balance of the site as *Apartment Neighbourhoods* (see Attachment 5: Official Plan Land Use Map). The 25-storey building would be located primarily within the *Mixed Use Areas* designation, with the 6-storey podium being located primarily within the *Apartment Neighbourhoods* designation.

Mixed Use Areas are made up of a broad range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development in *Mixed Use Areas* will locate and mass new buildings to adequately limit shadow impacts and provide appropriate transition towards areas of different intensity and scale, and particularly towards lower scale *Neighbourhoods*.

Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small scale retail, service and office uses that serve the needs of area residents. The Official Plan sets out criteria to evaluate development in *Apartment Neighbourhoods* to ensure development contributes to the quality of life of existing and new residents.

Zoning By-laws

The site is zoned RM6 (Multiple-Family Dwellings Sixth Density) and C1 (General Commercial) by the former City of North York Zoning By-law No. 7625. The RM6 zoning permits a range of residential uses including apartments, and the C1 zoning permits a range of residential and commercial uses.

City-wide Zoning By-law No. 569-2013 zones 2400 Keele Street as CR (Commercial Residential) with a density provision of 1.0 times the area of the lot and is subject to Development Standard Set SS3 (see Attachment 6: Zoning Map). This zoning permits a mix of commercial and residential uses. Zoning By-law No. 569-2013 zones 1440 & 1442 Lawrence Avenue West as RAC (Residential Apartment Commercial) with a density provision of 1.5 times the area of the lot. This zoning permits a mix of commercial and residential uses.

City-wide Zoning By-law No. 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

Design Guidelines

The following Design Guideline(s) will be used in the evaluation of this application:

- City-Wide Tall Buildings Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Design Guidelines for 'Greening' Surface Parking Lots;
- Bird Friendly Development Guidelines; and
- Toronto Green Standard.

The application may be subject to further design guidelines as the review of the application progresses.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

An application to amend the former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013 is required to establish zoning standards to facilitate

the development of the proposal such as building height, density and parking. Other areas of non-compliance may be identified through the review of the application.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

The application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan (2019), especially with regard to ensuring that the development recognizes the local context in terms of appropriate intensification, the promotion of well-designed built form, providing for a range of housing options and whether the proposal complies with the municipal direction for growth.

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest are: (j) the adequate provision of a full range of housing, including affordable housing; (p) the appropriate location of growth and development; (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and (r) the promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The Provincial Policy Statement (PPS) contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, and that planning authorities identify and promote opportunities for intensification and redevelopment, where this can be accommodated taking into account, among other things, the existing building stock and surrounding area.

While the PPS encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity. The PPS indicates that the Official Plan is the most important vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment. Policy 4.8 states that zoning and development permit by-laws are important for implementation of the PPS and that planning authorities shall keep their zoning and development permit by-laws up-to-date with their Official Plan and the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) emphasizes the importance of complete communities where a range of housing options are to be provided, and that new development should provide high quality compact built form and an attractive and vibrant public realm. The Growth Plan (2019) provides municipalities the authority to define the location and nature of growth that will occur in intensification

areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

Through its Official Plan, the City has identified appropriate locations and opportunities for intensification. Although growth is intended to occur on this particular site given its land use designation, the level of intensification of this site must reflect the existing and planned context as established by the implementing zoning by-laws and Official Plan policies.

Official Plan Conformity

The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale or intensity of development.

One of the key objectives of the Official Plan is for new development to provide built form transition and minimize shadow impacts from areas designated *Mixed Use Areas* to areas with different development intensity and scale. New buildings should be located and massed with appropriate setbacks and/or stepping down of heights, particularly to lower scale *Neighbourhoods*. Other *Mixed Use Areas* development criteria establish that new development should provide good site access, circulation and parking as well as provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Official Plan states that while *Apartment Neighbourhoods* are not areas of significant growth on a city-wide basis, there are sites containing one or more existing apartment building(s) where there is sufficient space to accommodate compatible additional buildings. On larger sites, infill opportunities may require planning for new and extended public realm including new streets or shared driveways, and may require preserving significant existing landscape and recreation features as part of integrating older apartments with new development in a manner that improves the quality of life for all. Further, development in *Apartment Neighbourhoods* will improve the existing site conditions by maintaining or replacing and improving indoor and outdoor residential amenities on the site, the quality of landscaped open space, providing adequate on-site shared vehicular parking for both new and existing development and providing needed improvements, renovations and retrofits to the existing rental housing.

Additionally, affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents.

Built Form, Planned and Built Context

The suitability of the proposed height and massing and other built form issues will be assessed based on Section 2 of the *Planning Act*, particularly Sections 2 (p), (q) and (r) and Section 2 of A Place to Grow: Growth Plan for the Greater Golden Horseshoe

(2019). The built form will also be assessed based on the City's Official Plan policies and other City Urban Design Guidelines. An evaluation will be made to confirm whether the proposal fits within its planned and built context. In particular, staff will be evaluating:

- Appropriateness of the proposed building heights;
- Appropriateness of the proposed building density;
- Appropriateness of the proposed building massing including transition to lower scale adjacent lots, angular planes and building separation distance, setbacks and stepbacks;
- Potential shadow impacts of the development (particularly on the *Neighbourhoods* designated lands to the west, north and east); and
- Potential wind impacts of the development and any required mitigation measures.

Staff have reviewed the submitted Shadow Study prepared by Bousfields Inc. and dated October, 2019, and have concerns regarding the shadow impacts on adjacent *Neighbourhoods*, particularly to the east of the development site.

The site is located in proximity to buildings with widely varying heights which includes the two existing 20-storey apartment buildings and one under construction 21-storey apartment building to the south, and 1-storey detached dwellings to the north. Staff will continue working with the applicant to achieve a development proposal that limits impact on nearby *Neighbourhoods* and contributes to the quality of life of existing and new residents.

Wind Assessment

The applicant submitted a Qualitative Pedestrian Level Wind Assessment prepared by GradientWind and dated October 10, 2019. The assessment identifies some wind impacts on the proposed outdoor daycare space and the common outdoor amenity space and recommends mitigation measures for both. Staff have requested that the applicant submit a physical model wind study to better understand the effect of wind on the development and surrounding areas.

City-Wide Tall Buildings Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Buildings 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.

Tall buildings are defined as buildings having a height that is greater than the width of the adjacent street right-of-way. Both Lawrence Avenue West and Keele Street have a planned right-of-way width of 30 m at this location and the proposed tower height is 88.5 m, including the mechanical penthouses.

The City-wide Tall Buildings Design Guidelines are available at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>.

Staff Report for Action – Preliminary Report – 1440 & 1442 Lawrence Avenue West and 2400 Keele Street

Growing Up: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale. The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

The Growing Up Guidelines state that at least 10% of units should be three-bedroom units and 15% should be two-bedroom units. The provision of 20 (5.6%) three-bedroom units does not adequately support the unit mix objectives of the Growing Up Guidelines. The applicant will be encouraged to reduce the number of one-bedroom or studio units in order to provide a larger number of three-bedroom units. Further details on the proposed unit sizes are required to ensure they meet the unit size objectives of the Growing Up Guidelines.

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).

Additionally, City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) of the Official Plan states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant has submitted an Arborist Report prepared by Ferris + Associates Inc. and dated October 7, 2019 which is under review by City staff. The Arborist Report indicates that the development proposes to remove 16 protected private trees. Urban Forestry staff require an *Application to Injure or Destroy Trees* and the required application fees for permission to remove the 16 trees in question.

Staff will work with the applicant to address the provision of trees and the requirement to add to the City's tree canopy.

Housing

The applicant has submitted a Housing Issues Report prepared by Bousfields Inc. and dated October 2019 which is under review by City staff. The report confirms that the cost of improvements to the existing rental buildings will not be passed down to existing tenants in the form of rent increases. A tenant meeting will need to be organized and a

tenant survey undertaken to obtain input on proposed and potential improvements to the existing rental buildings.

The following outstanding housing matters will need to be resolved through the application review process for the proposed development:

- The applicant has been asked to confirm, in writing, that the intended tenure of the proposed new residential units will be rental. Constructing the proposed residential units as purpose-built rental housing would be viewed favourably from a housing policy perspective and is encouraged.
- The rental tenure of the existing 420 dwelling units at 1440 & 1442 Lawrence Avenue West will need to be secured through a legal agreement between the owner and the City.
- Needed improvements and renovations to extend the life of the buildings at 1440 & 1442 Lawrence Avenue West need to be identified through consultation with tenants and secured through a legal agreement between the owner and the City. A tenant meeting needs to be organized and a tenant survey needs to be undertaken.
- A construction mitigation plan and tenant communications strategy must be developed so that existing tenants experience limited negative impact from the proposed development.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process. The site was not identified as having archaeological resource potential. As such, an archaeological assessment was not submitted and is not required.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable and accessible communities. Providing for a full range of community services and facilities in areas

experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The applicant submitted a Community Services & Facility Study prepared by Bousfields Inc. and dated October 2019. Staff have reviewed the study in conjunction with City data and agree in principle to the proposed child care facility on site. The proposal would otherwise increase pressure on child care in the area which is already underserved according to the City Council approved Licensed Child Care Growth Strategy. Further information is required to assess if the proposed space meets City standards and is adequate to support growth.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal exceeds the Official Plan minimum size threshold of 10,000 m² for consideration of Section 37 benefits. Should the application be considered for approval, Section 37 contributions could be secured towards specific benefits for the surrounding local community, including: affordable housing or the securing of purpose-built rental housing at mid-range or affordable rent level categories; funding for new and existing child care facilities; contributions towards the replacement of the Falstaff Community Centre; and improvements to local parks and facilities. There is a significant public interest in including affordable rental housing units within the proposed development. Other facilities and/or service needs may arise during the review of the application and in consultation with the Ward Councillor.

Infrastructure/Servicing Capacity

The applicant submitted a Geotechnical Report dated April 10, 2019 and a Hydrogeological Assessment dated September 16, 2019 both prepared by Blue Frog Environmental Consulting Inc. The applicant also submitted a Functional Servicing and Stormwater Management Report dated October 7, 2019 and prepared by Fabian Papa & Partners.

The purpose of these reports is to evaluate existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and to identify and provide the rationale for any new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development. Staff are reviewing the submitted reports and plans.

The applicant submitted an Urban Transportation Considerations report prepared by BA Group and dated October, 2019 to evaluate the effects of the proposal on the transportation system and suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed

development. The study determined that the proposed development would generate a total of 120 net new two-way trips in the morning hours and a total of 125 net new two-way trips in the afternoon. Transportation Services staff have reviewed the submitted study and advise that additional information is required.

In addition, the proposed supply of 397 parking spaces for the proposed development is deficient with respect to the minimum parking space requirements of City-wide Zoning By-law No. 569-2013. The applicant provided a vehicle parking justification as part of the Urban Transportation Considerations report which Transportation Services staff are reviewing. Further details on the existing parking areas for the two 13-storey buildings are required prior to staff's acceptance of the proposed parking supply.

Noise Assessment

The applicant submitted a Traffic Noise Feasibility Assessment prepared by GradientWind and dated October 8, 2019 to determine the impact of roadway noise on the proposed development. City staff will commission a peer review of this study, at the cost of the applicant.

Toronto Green Standard

City 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, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant submitted a TGS Checklist with this application and it is currently being reviewed by staff. The applicant will be strongly encouraged to achieve a Tier 2 or higher level of performance.

Other Matters

Staff have identified the additional following issues:

- Outdoor amenity space between the proposed building and the closest existing building should be maximized. Details on the existing outdoor and indoor amenity space for the two 13-storey buildings is required. Surface parking areas should be minimized.
- Given the current increase in dog-owning populations, the applicant will be strongly encouraged to provide dog amenities on-site with proper disposal facilities such as dog relief stations. This would alleviate pressure on neighbourhood parks.

- Parks, Forestry and Recreation staff advise that the applicant would be required to satisfy the parkland dedication requirement through cash-in-lieu.

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

CONTACT

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E-mail: Rory.McNeil@toronto.ca

SIGNATURE

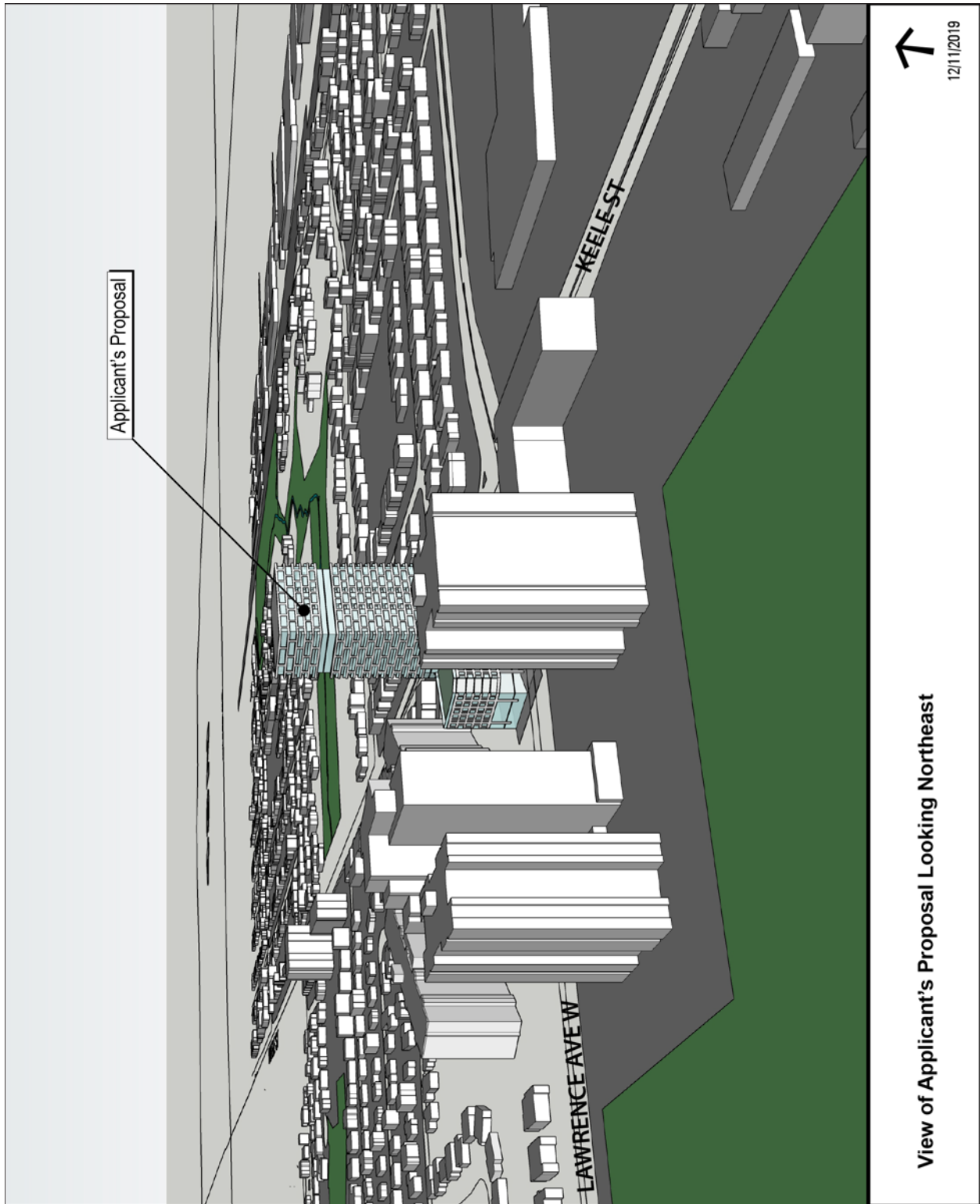
Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

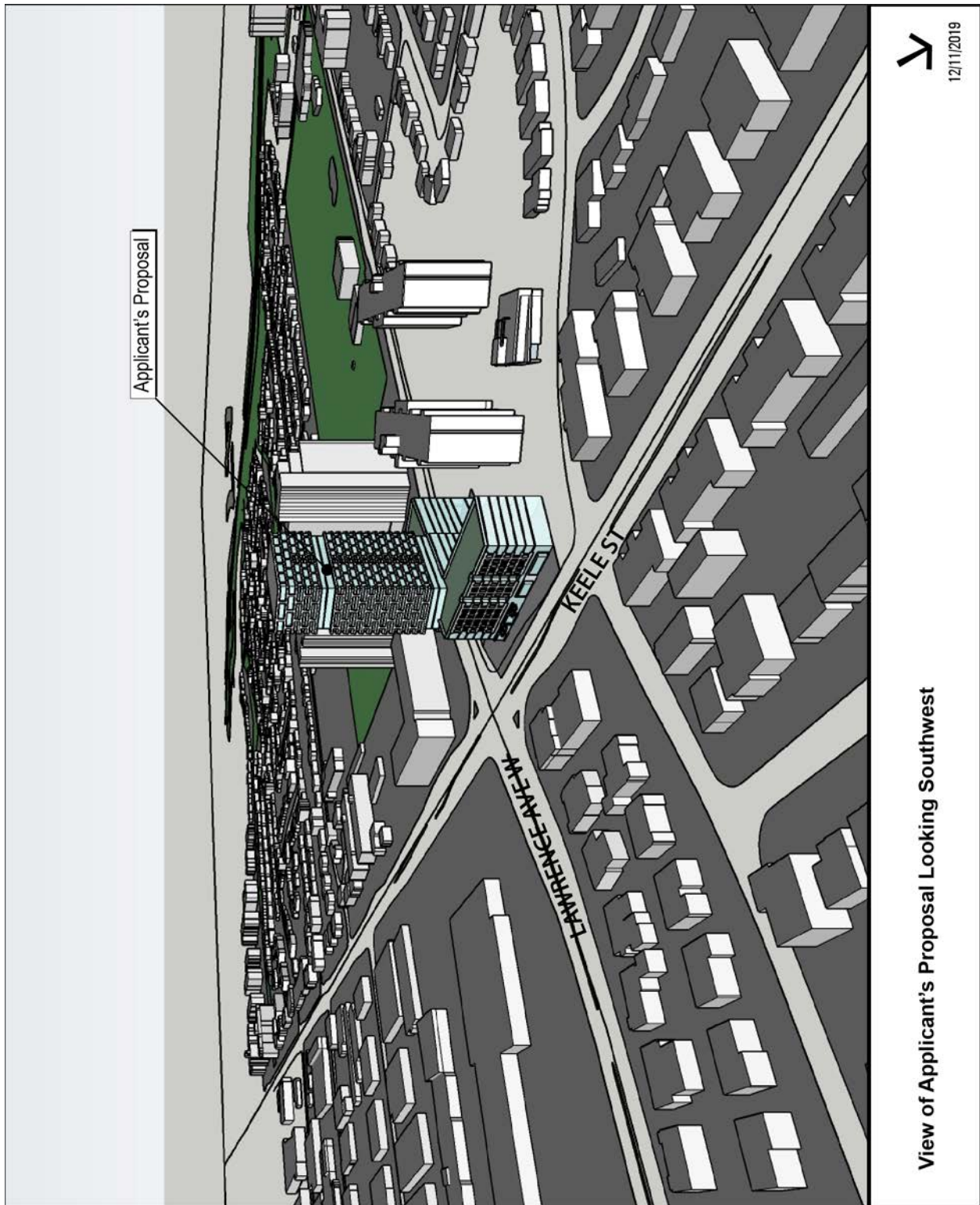
City of Toronto Drawings

- Attachment 1: 3D Model of Proposal in Context, Looking Northeast
- Attachment 2: 3D Model of Proposal in Context, Looking Southwest
- Attachment 3: Site Plan
- Attachment 4: Location Map
- Attachment 5: Official Plan Land Use Map
- Attachment 6: Zoning Map

Attachment 1: 3D Model of Proposal in Context, Looking Northeast



Attachment 2: 3D Model of Proposal in Context, Looking Southwest

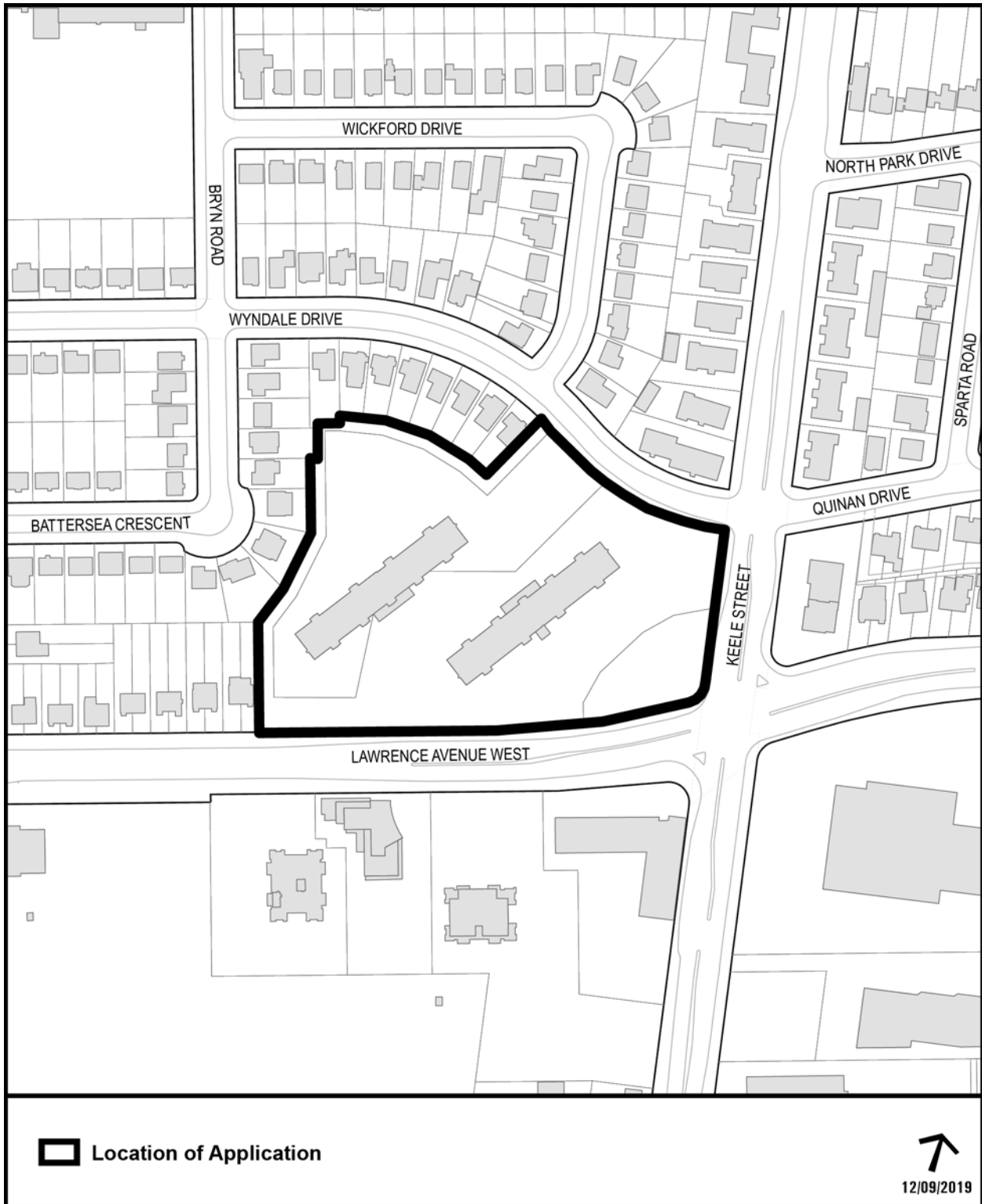


Attachment 3: Site Plan

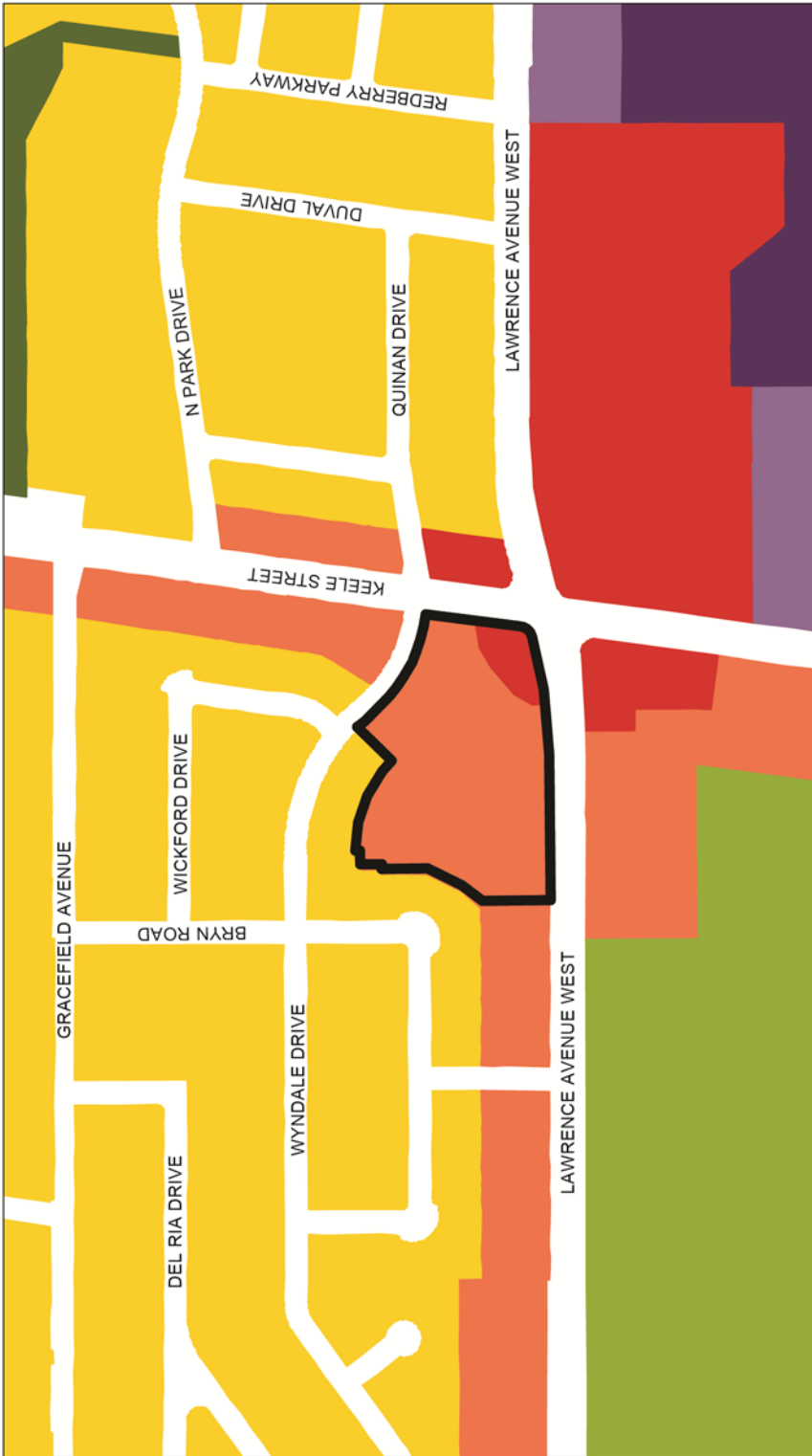


Site Plan

Attachment 4: Location Map



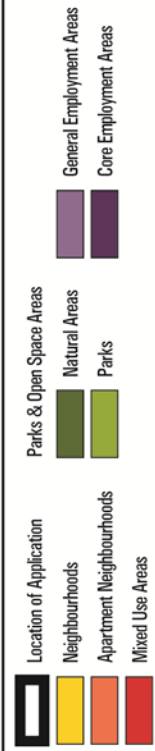
Attachment 5: Official Plan Land Use Map



Toronto
Official Plan Land Use Map #17

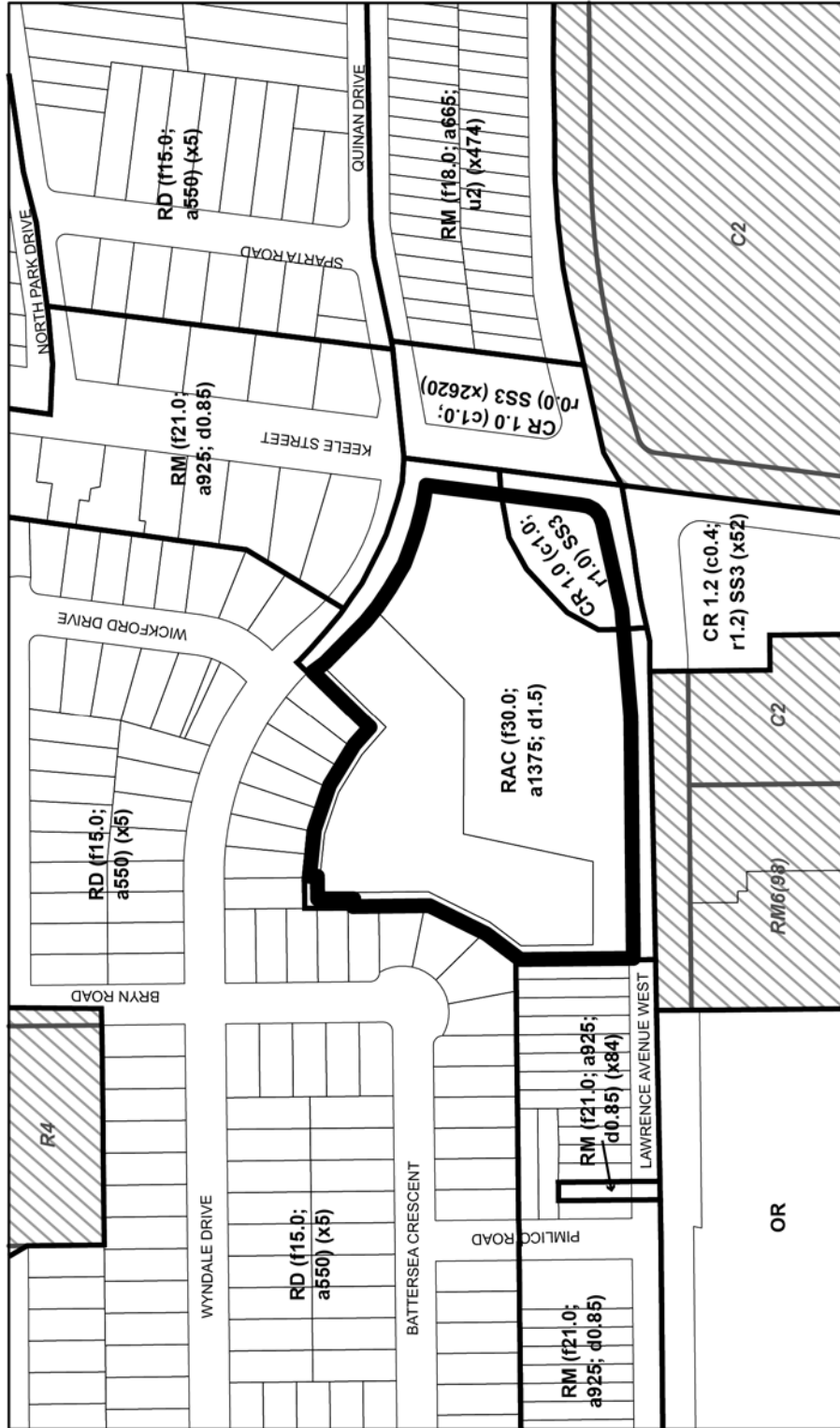
1440 - 1442 Lawrence Avenue West
& 2400 Keele Street

File # 19 237185 WET 05 0Z



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Not to Scale
12/09/2019

Attachment 6: Zoning Map






Zoning By-law 569-2013

1440 - 1442 Lawrence Avenue West & 2400 Keele Street

File # 19 237185 WET 05 0Z

-  Location of Application
-  Residential Detached
-  Residential Multiple
-  Residential Apartment Commercial
-  Commercial Residential
-  Open Space Recreation
-  R4
-  RAC
-  CR
-  OR
-  C2
-  RM6
-  C2

See Former City of North York By-law No. 7625

-  One-Family Detached Dwelling Fourth Density Zone
-  Multiple-Family Dwellings Sixth Density Zone
-  Local Shopping Centre Zone



Not to Scale
Extracted: 12/10/2019