

595, 597 and 599 Lawrence Avenue West – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: January 16, 2020

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

Planning Application Number: 19 254120 NNY 08 OZ

Related Applications: - 19 254124 NNY 08 SA, 19 254131 NNY 08 RH

Notice of Complete Application Issued: December 20, 2019

Current Use on Site: Three detached dwellings on site

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 595, 597 and 599 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 595, 597 and 599 Lawrence Avenue West 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

Official Plan Amendment (OPA) 433 was adopted by City Council on July 18, 2019 by By-law 1163-2019 with respect to 38 detached dwelling lots located along the south side of Lawrence Avenue West generally between Shermount Avenue in the west and Glenmount Avenue in the east. The purpose of Official Plan Amendment 433 was to implement a Site and Area Specific Policy (SASP) to provide a variety of housing typologies within the amendment area without amendment to the Official Plan, including semi-detached houses, duplexes, triplexes and various forms of townhouses, as well as apartments that are no higher than four storeys; guide and manage moderate incremental development within the amendment area; encourage a sense of place, by promoting well-designed built form; respect and achieve appropriate transition between new development in the amendment area and the adjacent *Neighbourhoods* designated area to the south, and promote a vibrant, animated and safe public realm along Lawrence Avenue West and into the *Neighbourhoods* designated area to the south. There were no appeals to By-law 1163-2019 and the Official Plan Amendment (OPA) 433 is in full force and effect.

The link to the Final Report for Official Plan Amendment 433 can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY6.6>

The link to the adopting By-law 1163-2019 can be found here:
<https://www.toronto.ca/legdocs/bylaws/2019/law1163.pdf>

The subject properties are within the boundaries of the lands subject to OPA 433 (See Attachment 4 for the delineation of lands subject to OPA 433 and the location of the subject lands within the amendment area.)

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-laws for the property at 595, 597 and 599 Lawrence Avenue West to permit the construction of nine, 4-storey townhouses in two blocks fronting Lawrence Avenue West.

The total gross floor area of the proposal is 2,266 square metres which results in a density of 1.69 times the lot area. The proposed height of the buildings is 13.8 metres to the top of the roof parapet and 15.3 metres to the top of the roof access stairwell component.

The main face of the townhouses would be set back from Lawrence Avenue West 3 metres and the west wall of the western-most townhouse unit would be set back from Englemount Avenue 3 metres. The eastern-most unit would be set back from the eastern lot line 1.5 metres and a building setback of 9 metres would be provided from

the southerly lot line. A landscape strip of 3 metres would be provided along the entire south lot line.

Vehicular access is proposed from Englemount Avenue with a 6 metre wide, two-way rear common service driveway. Each unit would be provided with one integral parking space at the rear of the unit and two visitor parking spaces would be provided on site along the service driveway to serve the nine townhouses.

Detailed project information is found on the City's Application Information Centre at:

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

See Attachment 1 of this report, for a three dimensional representation of the project in context and Attachment 3 for the proposed site plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of 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: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Planning for Major Transit Station Area

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities. The subject lands are located approximately 450 metres from the Lawrence West subway station.

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. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as Neighbourhoods on Map 16 - Land Use Plan of the Toronto Official Plan. Neighbourhoods are considered physically stable areas made up of broad 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.

The application is subject to Official Plan Amendment 433 and Site and Area Specific Policy (SASP) 559 which applies to lands generally described as being along the south side of Lawrence Avenue West between Shermount Avenue in the west and Glenmount Avenue in the east. The purpose of Official Plan Amendment 433 and SASP 559 is to encourage development which promotes a vibrant and walkable Lawrence Avenue West which frames the public realm at a human scale and enhances the street's identity as a major street well served by public transit, while achieving an appropriate transition to the adjacent Neighbourhoods area to the south.

Zoning By-laws

City of North York Zoning By-law 7625

The site is currently zoned "One Family Detached Dwelling Fourth Density Zone (R4)" in Zoning By-Law 7625 of the former City of North York. This zoning permits single family detached buildings and accessory buildings in addition to a range of Home Occupation, Recreational and Institutional Uses. The maximum permitted height for a building in this zone is 8 metres and 2 storeys for a building with a flat roof and 8.8 metres and 2 storeys for any other type of roof. The minimum required frontage is 15.0 metres and the minimum lot area in this zone is 550 square metres.

The site is subject to the Downsview Airport Hazard Map Schedule 'D' to the former City of North York By-law 7625.

City of Toronto Zoning By-law 569-2013

The site is currently zoned Residential Detached Zone (RD) (f15.0, a550 (x5)) by City of Toronto Zoning By-Law 539-2013 which is currently under appeal. The RD zone permits detached residential dwelling units and a limited number of institutional and recreational uses. The minimum frontage for a lot is 15 metres with a minimum lot area of 500 square metres. A site specific provision stipulates that the minimum side yard setback is 1.8 metres. The maximum permitted height for a building in this zone is 10 metres or 2 storeys.

The City's Zoning By-law 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:

Townhouse and Low-rise Apartment Guidelines

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 been submitted.

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on November 26, 2019, for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code the demolition of the existing rental housing units, as the lands subject to the application may contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental properties and matters under Section 111. The subject lands are currently occupied by three (3) single-detached houses that together contain four (4) dwelling units, all of which are rental units. The proposal to demolish four (4) dwelling units all of which are rental units, is not subject to Chapter 667 since the proposal does not contemplate demolishing at least six (6) dwelling units.

COMMENTS

Reasons for the Application

Amendments to Zoning By-law 7625 for the former City of North York and the City of Toronto Zoning By-law 569-2013 are required to permit the proposed townhouses which are not a permitted use in the Zoning By-law, and to establish new performance standards to accommodate the proposed development.

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.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the recently-approved OPA 433 and Site and Area Specific Policy 559, and the Neighbourhoods policies respecting infill development.

Built Form, Planned and Built Context

The suitability of the proposed built form will be evaluated based on the planning framework for the area including Provincial policies and plans, the City's Official Plan policies; and Design Guidelines, including the City's Townhouse and Low-Rise Apartment Guidelines. Staff will determine whether the application is contextually appropriate and whether it fits with the planned or built context and whether the proposal transitions appropriately to the *Neighbourhoods* designated lands to the south.

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). The applicant has submitted an Arborist Report dated October 11, 2019. The report indicates that 4 private trees on or adjacent to the site and 1 tree on the municipal road allowance are proposed to be removed. The Landscape Plan shows the planting of two (2) new large growing native trees on the City owned right-of-way. Urban Forestry also requires a total of eight (8) new large growing native shade trees to be planted on private property to replace the four (4) private trees proposed for removal at a replacement ratio of 1:1 for two poor trees and 3:1 for two fair trees. Urban Forestry staff are reviewing the application and Arborist Report.

Housing

A Housing Issues Report is required for Zoning By-law Amendment applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares. A Housing Issues letter was submitted with the application for review by staff. Housing staff have determined that the site is occupied by three (3) single-detached houses that together contain four (4) dwelling units, all of which are rental units. The proposal to demolish four (4) dwelling units, all of which are rental units, is not subject to Chapter 667 since the proposal does not contemplate demolishing at least six (6) dwelling units.

Infrastructure/Service Capacity

The applicant submitted a Functional Servicing and Stormwater Management Report and Engineering and Construction Services staff are reviewing the application and report to determine if there is sufficient infrastructure capacity to accommodate the proposed development.

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, higher levels of performance with financial incentives. Tier 1 performance measures are secured in Zoning By-law Amendments, on site plan drawings and

through a Site Plan Agreement or Registered Plan of Subdivision. New applications received on or after May 1, 2018 must comply with TGS Version 3.0.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

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SIGNATURE

Giulio Cescato, MCIP, RPP, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context

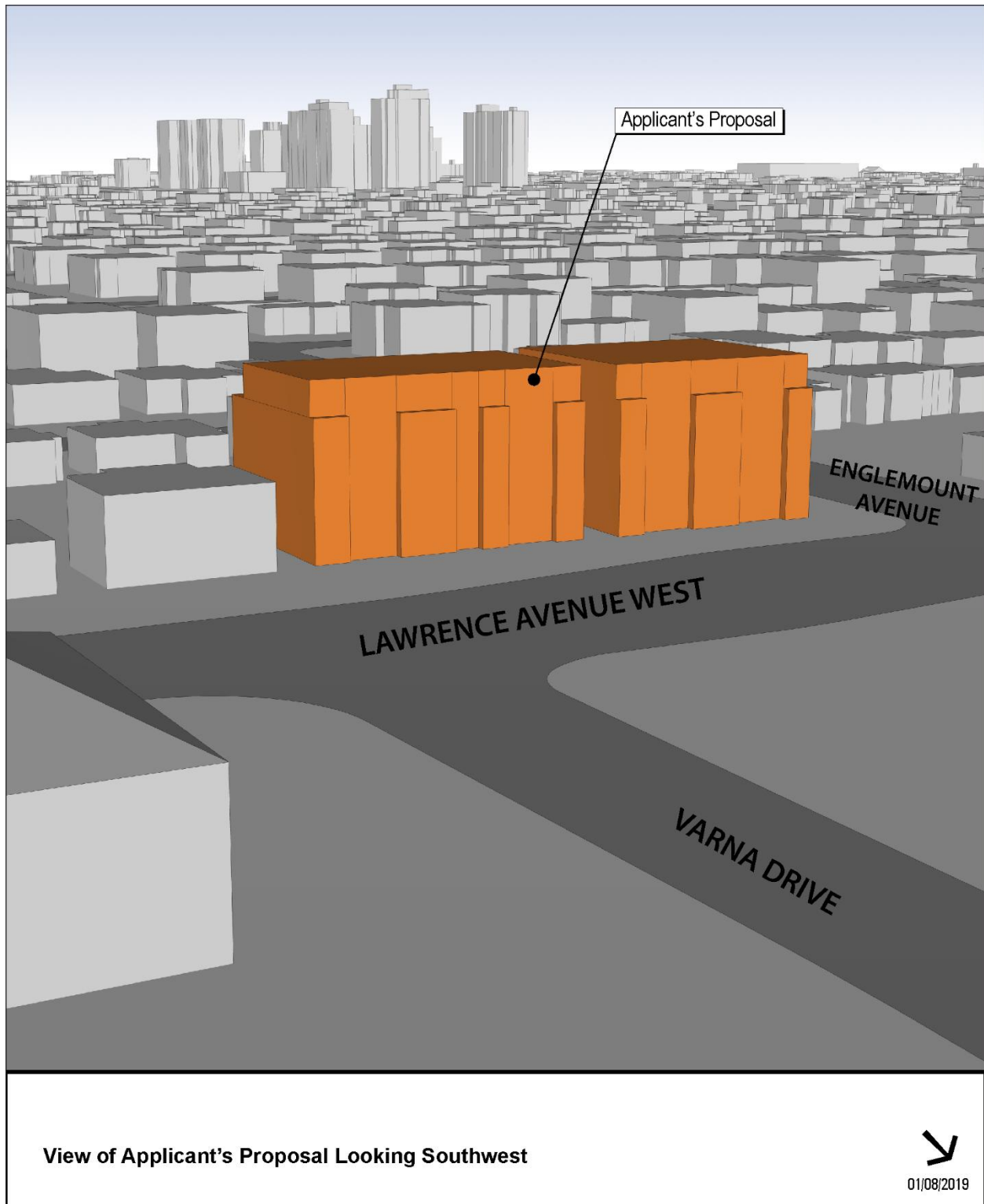
Attachment 2: Location Map

Attachment 3: Site Plan

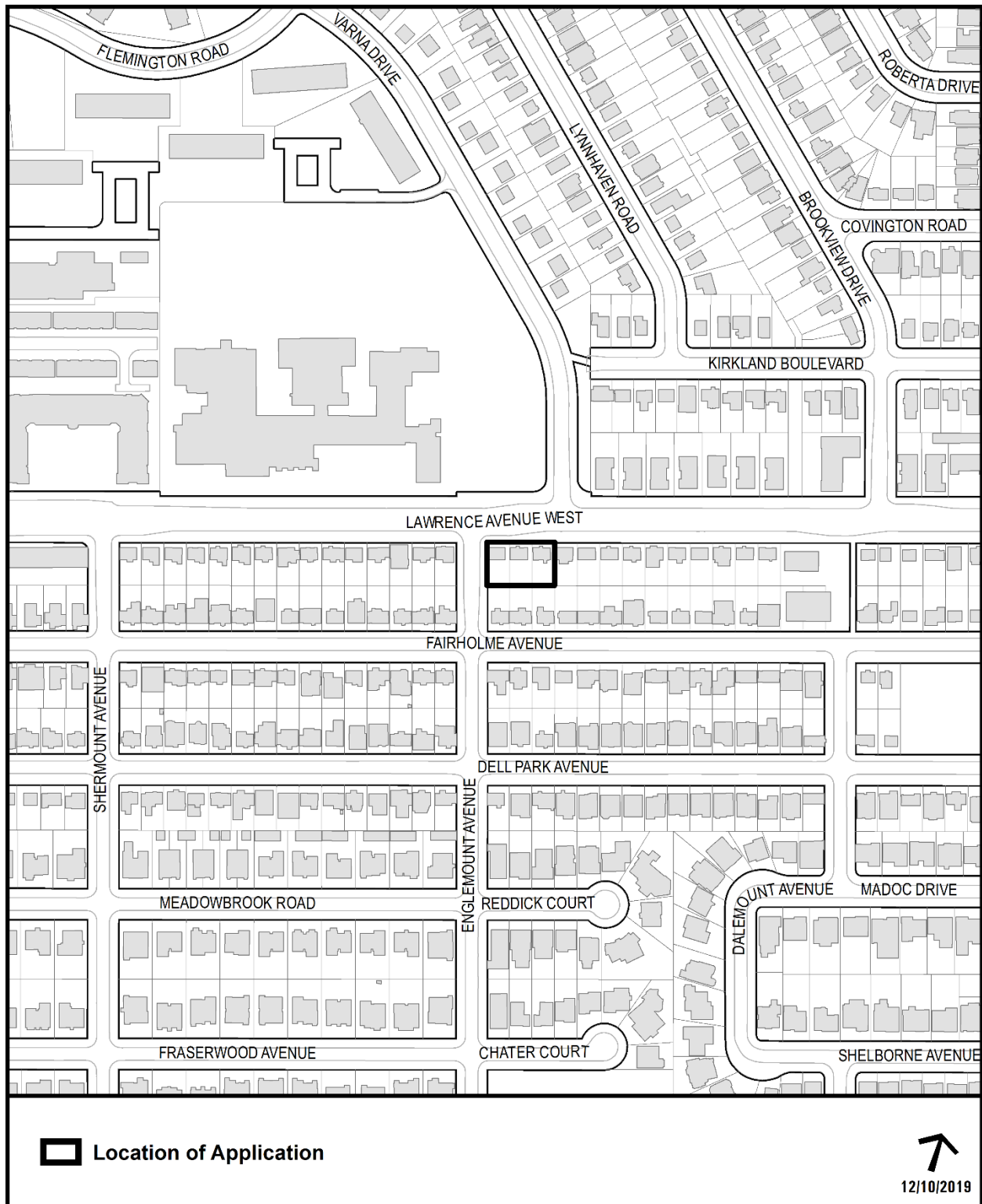
Attachment 4: Excerpt from Official Plan Amendment 433

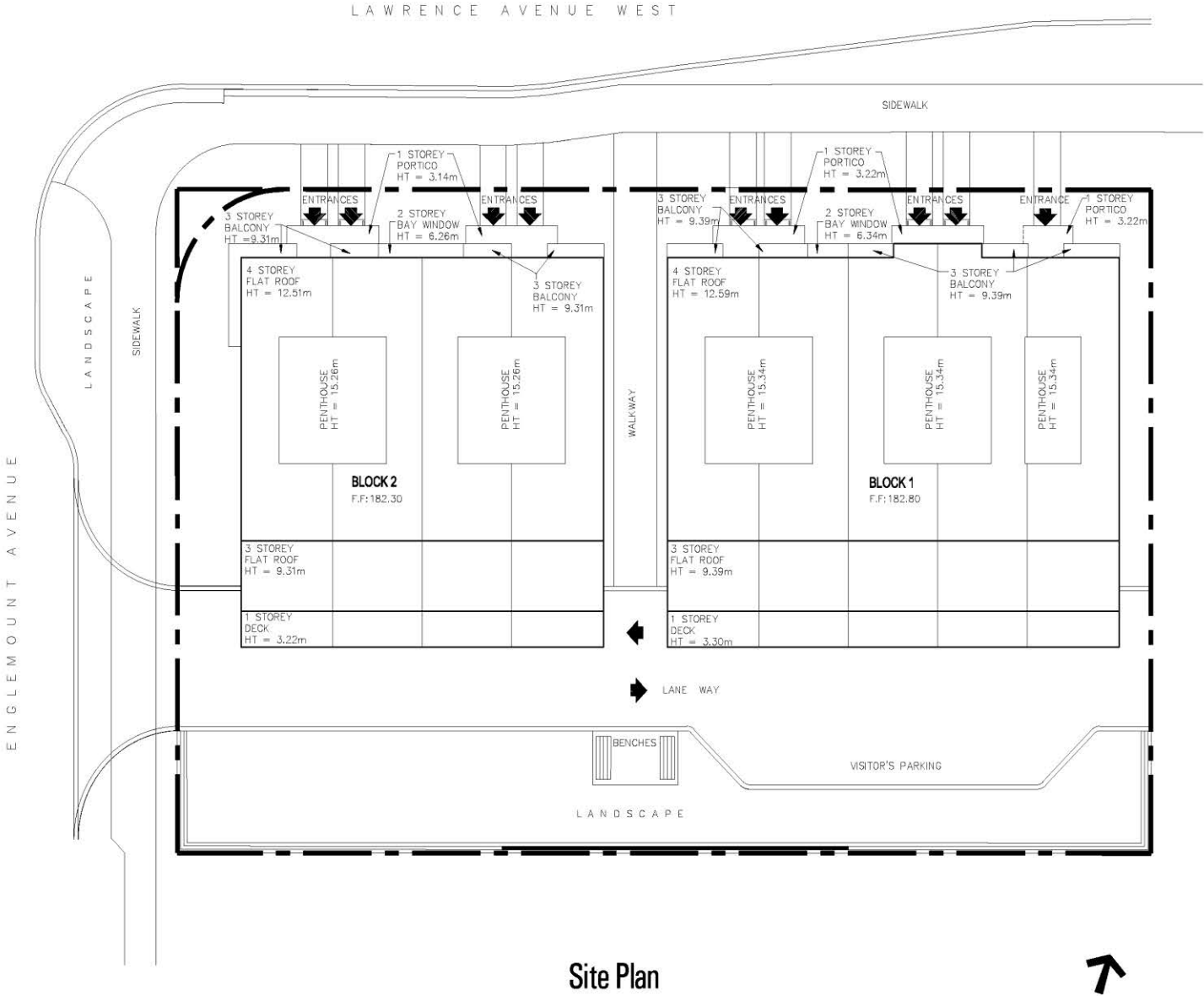
Attachment 5: Official Plan Map 16 Land Use

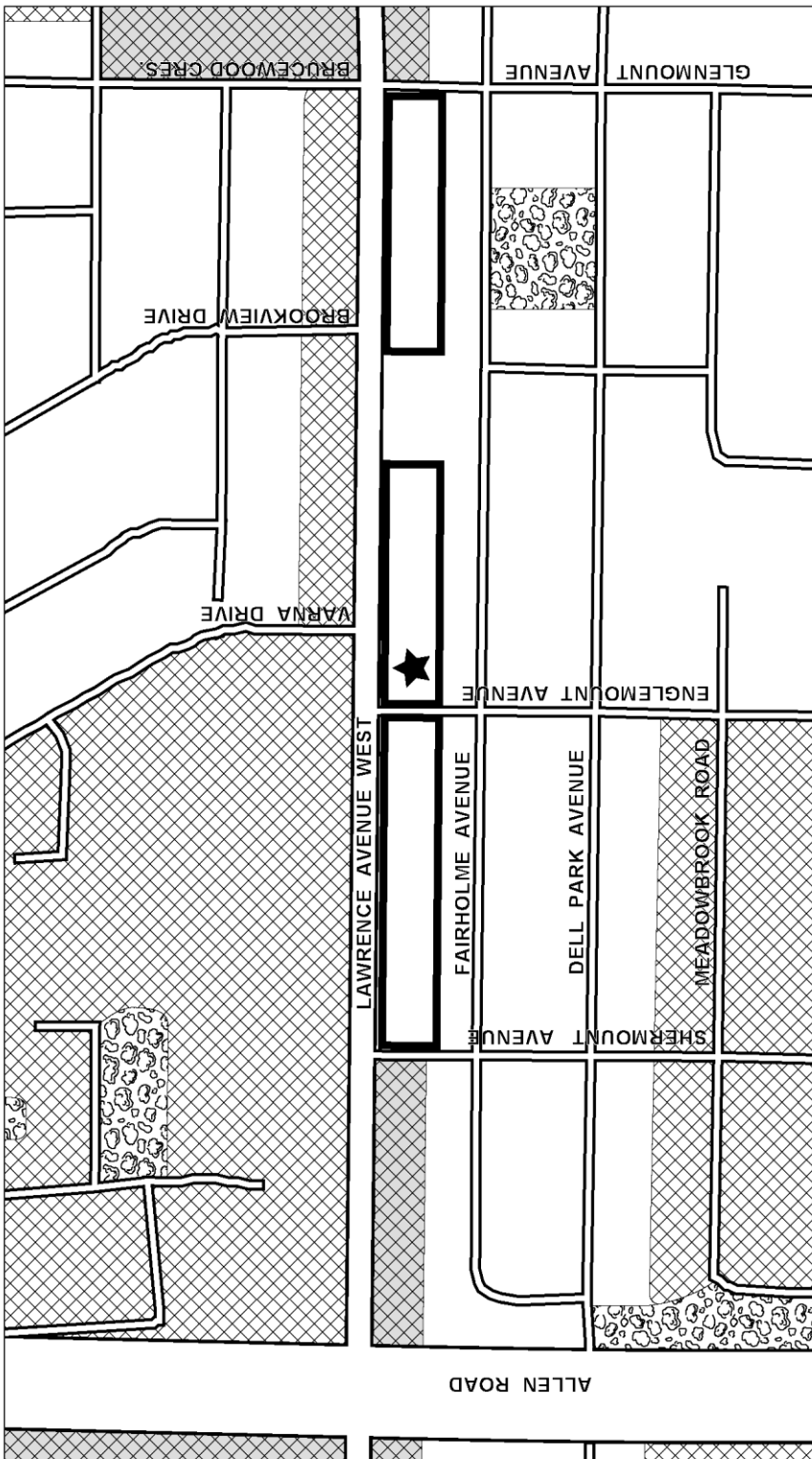
Attachment 1: 3D Model of Proposal in Context



Attachment 2: Location Map







595-599 Lawrence Avenue West

Official Plan Amendment # 433

File # 19 254120 NNY 08 0Z

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Location of Application

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Neighbourhoods

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Apartment Neighbourhoods

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Mixed Use Areas

⬢

Parks & Open Space Areas

⬢

Parks

⬢

Lawrence Avenue West Block Study


 Not to Scale
 12/11/2019

Attachment No. 5: Official Plan Map



595-599 Lawrence Avenue West

Official Plan Land Use Map #17

File # 19 254120 NNY 08 02



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Not to Scale
12/09/2019