

284, 286 & 290 Lawrence Avenue West and 1507, 1525, 1537, 1539, 1541 & 1545 Avenue Road - Official Plan Amendment, Zoning Amendment, and Rental Housing Demolition Application – Preliminary Report

Date: August 18, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

Planning Application Number: *20 153975 NNY 08 OZ*

Related Applications: *20 153785 NNY 08 RH*

Current Uses on Site: six one and two storey commercial buildings and one three storey residential apartment building with 15 rental dwelling units. Surface parking is located at the rear of the site.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 284, 286 & 290 Lawrence Avenue West and 1507, 1525, 1537, 1539, 1541 & 1545 Avenue Road. 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 284, 286 & 290 Lawrence Avenue West and 1507, 1525, 1537, 1539, 1541 & 1545 Avenue Road 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

DECISION HISTORY

On November 30th 2009 City Council adopted the Avenue Road Avenue Study for the portion of Avenue Road between Lawrence and Wilson Avenues. The Avenue Study developed a framework for new development and the improvement of the public realm on this portion of Avenue Road. The implementation of this study included an amendment to the Official Plan to recognize an existing ravine and amendments to the North York Zoning By-law and former Toronto Zoning By-law to create a new zoning regime suited to this Avenue segment. Urban design guidelines to guide development on this portion of Avenue Road were also adopted.

City Council's decision can be viewed here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.NY29.36>

On May 24, 2017 City Council adopted the Avenue Road Study Area Status Report to provide an update on the implementation and status of the Council adopted recommendations from the City-initiated Avenue Study for Avenue Road from Lawrence Avenue West to Wilson Avenue. Staff also initiated an amendment to the zoning bylaw provision relating to third floor building step-backs for all buildings or structures within a portion of the Avenue Road study area, from Joicey Boulevard to Lawrence Avenue West.

City Council's decision can be viewed here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY22.6>

ISSUE BACKGROUND

Application Description

This application proposes to demolish the existing six buildings on the site and amend the Official Plan and the Zoning By-laws for the properties at 284, 286 & 290 Lawrence Avenue West and 1507, 1525, 1537, 1539, 1541 & 1545 Avenue Road. The application proposes the redevelopment of the existing retail plaza at the north-east corner of Avenue Road and Lawrence Avenue West to permit construction of a 10-storey mixed use building on the north portion of the site (38.8 metres to the top of the mechanical penthouse) and a 13-storey mixed use building on the south portion of the site (50.4 metres to the top of the mechanical penthouse).
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metres to the top of the mechanical penthouse). Non-residential space is proposed on the ground floors of both buildings with Building B proposing non-residential on the second floor. The proposed development would have 455 residential dwelling units and a total of approximately 42,000 square metres of gross floor area including 4,680 square metres of retail and service commercial space resulting in a density of 3.78 times the area of the lot.

Details of the application are outlined in the chart below and in Attachment 6 - Application Data Sheet.

Category	June 9, 2020 Submission	
Site Area	11,105 square metres	
Building A: north 10-Storey Building Setbacks from Property Line	North	5.5 metres
	South	N/A
	East	19 metres(0.3 metres from ravine long term stable slope setback line)
	West (Avenue Road)	2 metres
Building B: south 13-Storey Building Setbacks from Property Line	North	N/A
	South (Lawrence Avenue West)	2 metres at the ground floor, 2.3 metre stepback at floors 3-10, 2.5 metre stepback at floor 11, 3.6 metre stepback at floor 13
	East	A minimum of 14.3 metres at the ground floor, a 26.9 metre stepback at floors 3-13 at the north portion of the building, at the south portion the building extends to the property line at floors 2-13
	West (Avenue Road)	2.9-9.5 metres at ground floor, 5.25-11.5 metre stepback at floors 3-10, 4 metre stepback at floor 11, 2.45 metre stepback at floor 12, 3.4 metre stepback at floor 13

Total Gross Floor Area (GFA)	Total: 41,972 square metres: Non-residential: 4,680 square metres Residential: 37,292 square metres
Floor Space Index (FSI)	3.78 times the area of the lot
Proposed Residential Units	
Studio	3 (1%)
1 bedroom	52 (11%)
1 bedroom + den	246 (54%)
2 bedroom	45 (10%)
2 bedroom + den	62 (14%)
3 bedroom	37 (8%)
3 bedroom + den	10 (2%)
Total	455
Amenity Area	
Indoor	917.5 metres
Outdoor	910 metres
Total	1,827.5 metres
Proposed Vehicle Parking (residential:visitor:retail)	387:68:150
Total:	605
Loading Spaces	5
Bicycle Parking (long-term residential:visitor:retail)	410:46:25
Total	481
Proposed On-site Parkland Dedication	None
Proposed Ravine Buffer Area	1,222 square metres
Proposed Privately Owned Publicly Accessible Area	903 square metres

A privately owned publically accessible open space (POPs) of approximately 900 square metres is proposed on the eastern portion of the site adjacent to the Douglas Greenbelt lands.

Vehicle access is proposed via a two way private road through the site from 14.3-18.5 metres in width with access onto both Avenue Road and Lawrence Avenue West. Vehicle parking is proposed in 3 underground levels with a total of 605 vehicle spaces. A total of 481 bike parking spaces are proposed.

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.

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 (2020) (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) 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.

The PPS provides policy direction 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:

- Managing and directing land use to achieve efficient and resilient development and land use patterns;
- Providing for an appropriate range and mix of housing options and densities required to meet projected requirements;
- The protection of natural features and areas for the long term; and
- Encouraging compact, mixed use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy.

Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Supporting the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;
- Support a diverse range and mix of housing options;
- 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 (2019) 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 (2019) 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 with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

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 *Avenues* on Map 2 of the Official Plan. *Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and employment opportunities.

Development on *Avenues* is subject to the policies of the Official Plan, including the neighbourhood protection policies. Both Avenue Road and Lawrence Avenue West are identified on Map 3 Right of Way Widths Associated with Existing Major Streets with a planned right-of-way width of 27 metres along this segment.

On Map 17 - Land Use Plan the site is designated both *Mixed Use Areas* and *Neighbourhoods*. The majority of the site is designated as *Mixed Use Areas* with the property at 284 Lawrence Avenue West designated as *Neighbourhoods*. *Mixed Use Areas* permit and are expected to absorb most of the increase in retail, office and service employment as well as much of the new housing. *Neighbourhoods* permit residential in lower scale buildings such as detached houses, semi-detached houses and walk-up apartments no higher than four storeys. Also permitted in *Neighbourhoods* are small scale retail and institutional uses. *Neighbourhoods* are expected to remain stable with gradual and sensitive physical changes occurring over time.

Avenue Road Avenue Study

The City's Official Plan calls for future growth along the *Avenues*. Avenue Road between Lawrence Avenue West and Wilson Avenue was selected as one of three Avenue Studies to be undertaken in 2007. The Avenue Road Avenue Study reviewed and assessed the two-kilometre length of Avenue Road between Lawrence Avenue West and Wilson Avenue. In 2009 City Council adopted the staff report for the Avenue Road Avenue Study.

The key recommendations of the study focused on creating conditions for appropriately scaled, mid-rise developments up to five-storeys with limited opportunities for larger-scale developments up to seven-storeys on larger, deeper sites south of Joicey Boulevard to Lawrence Avenue West. The existing Avenue Road character is primarily of 2 storey buildings with newly constructed and approved buildings of up to 7 storeys. As part of creating an envelope for taller buildings that respected the existing scale, a step-back was introduced above the 2nd floor for both Avenue Road and alongside streets for properties on corner sites.

Zoning By-laws

The majority of the site is zoned C4(12) under the former City of North York By-law 7625 with the exception of the property at 284 Lawrence Avenue West which is zoned RM5.

The C4 (Mixed Use Commercial) zone permits a wide range of residential and non-residential uses, including apartment buildings, retail stores and service shops, restaurants and offices. The zoning provisions associated with the C4(12) exception are the result of the Avenue Road Avenue Study and are consistent with those carried forward through exception CR1543 described below.

The majority of the site is zoned CR3.0(c2.0; r2.8)SS2 (x1543) by By-law 569-2013, with a height limit of 16.5 metres or 5 storeys (excluding mechanical penthouse). The majority of the site is also subject to Policy Area 4 with respect to parking requirements.

The exceptions to this are the property at 290 Lawrence Avenue West which is not zoned under By-law 569-2013 and the property at 284 Lawrence Avenue West which is zoned RM (f21.0; a835;d1.0) with a maximum lot coverage of 35 percent.

The CR (Commercial Residential) zone permits a wide range of residential and non-residential uses including dwelling units in apartment buildings, mixed use buildings and townhouses as well as retail stores, service shops and offices. The zoning permits a maximum gross floor area of 3.0 times the area of the lot, with a maximum of density of 2.8 times the area of the lot for residential uses and a maximum density of 2 times the area of the lot for commercial uses.

Exception CR 1543 carries forward the zoning provisions that were adopted as a result of the Avenue Road Avenue Study and include built form performance standards including:

- The height of any building, including the mechanical penthouse must be contained within a 45 degree angular plane projected over the entire lot from grade level at a rear lot line that is also the boundary of an RD, RS, O or OR zone and from the surface of the centre point of the Avenue Road right of way;
- A rear building setback of 7.5 metres if no laneway exists on the rear portion of a lot, a 9 metre rear yard setback if there is a laneway on the rear portion of the lot;
- A building or structure must be no less than 10 metres from the top of bank of a valley or ravine; and
- Any building or structure 3 storeys or greater in height must have a minimum 2.0 metre step back at the top of the second storey.

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:

- Avenue Road Avenue Study Built Form Design Guidelines;
- Mid-Rise Building performance standards;
- Tall Building performance standards;
- Growing Up: Planning for Children in New Vertical Communities;
- Complete Streets Guidelines;
- Pet Friendly Guidelines and Best Practices for multi-unit new buildings;
- Bird Friendly Guidelines;
- Design Guidelines for Privately Owned Publicly-Accessible Space; and
- Retail Design Manual.

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.

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on June 9, 2020, for a Rental Housing Demolition permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application 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 property and matters under Section 111. Staff are reviewing the submitted materials, including the Housing Issues Report in order to assess the rental housing demolition application and proposed tenant relocation and assistance plan. Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time.

COMMENTS

Reasons for the Application

The application to amend the Official Plan is required for the portion of the redevelopment located within the *Neighbourhoods* designation. Within the *Neighbourhoods* designation the applicant is proposing underground parking, vehicular access and a portion of the building which is 13 storeys.

An amendment to the former City of North York Zoning By-law No. 7625 and to the City of Toronto Zoning By-law 569-2013 is required to permit the proposed height and density, and the built form type in the areas zoned RM5 as well as to incorporate site specific development standards for 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:

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, especially with regard to ensuring that the development recognizes the local context in terms of appropriate development, the promotion of well-designed built Staff Report for Action - Preliminary Report - 284, 286 and 290 Lawrence Avenue West and 1507, 1525, 1537, 1539, 1541 and 1545 Avenue Road

form, and providing for a range of housing options. 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 Growth Plan 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 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.

Official Plan Conformity

A portion of the subject site on Lawrence Avenue West is currently designated *Neighbourhoods* in the Official Plan. Staff will review the proposal and whether or not the proposed re-designation of this property from *Neighbourhoods* to *Mixed Use Areas* is appropriate.

Staff will also review the application to determine its conformity to the Official Plan. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: Healthy Neighbourhoods and Avenue policies in Chapter 2; Built Form, Public Realm, Parks and Open Space, Housing, The Future of Retailing and Natural Environment policies in Chapter 3; and the development criteria for Mixed Use Areas in Chapter 4.

Requirement for a Planning Study

Policy 2.3.1.3 of the Official Plan states that intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Where significant intensification of land adjacent to a Neighbourhood or Apartment Neighbourhood is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an Avenue Study or area based study. Section 5.3.1 of the Official Plan states that amendments to the Official Plan that are not consistent with its general intent will be discouraged. Council will be satisfied that any development permitted under an amendment to the Plan is compatible with its physical context and will not affect nearby Neighbourhoods or Apartment Neighbourhoods in a manner contrary to the neighbourhood protection policies of the Plan. Similar to Policy 2.3.1.3 above, the Policy states that "when considering a site specific amendment to the Plan, at the earliest point in the process the planning review will examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy change is appropriate".

An Avenue Study for this segment of Avenue Road was adopted by City Council in November 2009. Staff will assess if a site specific or broader review of the Avenue Study is appropriate.

Built Form, Planned and Built Context

Staff are assessing the suitability of the proposed site organization, building placement and setbacks, height, massing, stepbacks and transition based on the City's Official Plan including Avenues: Reurbanizing Arterial Corridors Section 2.2.3, Healthy Neighbourhoods Section 2.3.1, Public Realm Section 3.1.1, Built Form Section 3.1.2, Built Form - Tall Buildings 3.1.3 and Mixed Use Areas Section 4.5.

Staff will also be assessing the proposal against the Tall Building and the Mid-Rise Building Performance Standards and Addendum and the Avenue Road Urban Design Guidelines. The proposed setbacks and stepbacks, including the relationship to Avenue Road, Lawrence Avenue West and the ravine lands, and the neighbourhood, east of the Douglas Greenbelt and the abutting properties will be evaluated through the processing of the application. The two proposed mixed commercial-residential buildings 10-storey (39 metres) and 13-storey (50.4) metres) are considered to be tall buildings as their heights exceed the 27 metres planned right-of-way width of Avenue Road.

On a preliminary basis, issues of concern with regards to site organization, built form and context include:

- Configuration of the proposed private street on the site and if a public street is required through the site;
- How the proposal fits within the context of the large block;
- The lack of onsite parkland dedication, its location and size;
- The proposed location and size of the POPS area as well as other open space on the site;
- Building setbacks from Avenue Road and Lawrence Avenue West as well as the private street and to adjacent neighbours and the ravine;
- The proposed location of the loading and servicing area;
- Demonstrating how the proposed site organization, building height and massing relate to the existing and/or planned context, including the proposed density and scale of development;
- The configuration of the proposed building over the private street on Lawrence Avenue West; and
- Whether the proposed tall buildings are appropriate to be introduced in this area and at this location given the context.

The applicant has submitted a Sun/Shadow Study and a Pedestrian Level Wind Study in support of the application that are currently being reviewed by City staff.

Context Plan

The abutting properties located at 1549 Avenue Road and 272 Lawrence Avenue West are not part of the current proposal. The property at 1549 Avenue Road is designated *Mixed Use Areas* and contains a retail lighting store. The property at 272 Lawrence Avenue West is designated *Neighbourhoods* and contains medical offices.

The applicant has submitted a Block Plan illustrating the potential development of the entire block at the north east corner of Avenue Road and Lawrence Avenue West including the properties at 1549 Avenue Road and 272 Lawrence Avenue West. Staff will review the appropriateness of the Block Plan and developing the subject lands in the absence of consolidating the lands at 1549 Avenue Road and 272 Lawrence Avenue West.

Ravine Protection

A portion of the subject lands are within a TRCA Regulated Area. The application has been circulated to the TRCA for their review and assessment of any permits which may be required for the development to occur should the application be approved.

A portion of the subject site is within the City of Toronto Ravine and Natural Feature Protection By-law area. Staff are reviewing the proposal to determine if the application conforms to the By-law.

Urban Forestry Division and the TRCA will be evaluating the proposal and have been circulated for comment.

Natural Heritage Protection

A portion of the subject lands are in a Natural Heritage Area as identified on Map 9 of the Official Plan. The applicant has submitted a Natural Heritage Impact Study which is being reviewed to determine if the environmental features adjacent to the site will need protection. Through the review of the application it will be determined if a comprehensive ecological restoration plan, which secures improvements to the natural heritage system in the area, both on and off site, will be required as part of both the City's and the TRCA's permit processes.

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/Tree Preservation plan which is currently under review by City staff. Of the nine trees inventoried for the proposed development, seven trees are on the Avenue Road and Lawrence Avenue West road allowances, one tree is located on the eastern application area boundary and will be treated as a street tree and one tree is located on private property.

The Arborist Report identifies that the eight City owned street trees are proposed to be removed as part of the application, the tree on private property is proposed to be preserved. The applicant will be required to compensate for the loss of the removal of 7 City-owned trees with the planting of shade trees on the City-owned street allowance abutting the site at a ratio of 1:1.

Housing and Unit Mix

The applicant is proposing a mix of 3 studio units, 298 one-bedroom units, 107 two-bedroom units, and 47 three-bedroom units.

Staff will evaluate:

- Whether the proposed unit mix is suitable for a broad range of households, including families with children.
- The locations, adequacy and functionality of the proposed amenity spaces.
- Opportunities for affordable housing units.

Rental Housing

A Housing Issues Report has been submitted and is under review by staff.

The Rental Housing Demolition Application will be assessed against the City's Rental Housing Demolition and Conversion Control By-law and rental housing demolition and replacement policy of the Official Plan.

Staff's initial review of the documentation provided by the applicant indicates that there are fifteen existing residential rental dwelling units on the subject site. All fifteen units are proposed to be demolished and replaced as part of the redevelopment of the subject site. Eleven of the units have affordable units, and four of the units have mid-range rents. All units currently have tenants residing in them.

Staff will:

- Evaluate the appropriateness of the rental housing replacement proposal, including the size, unit design and associated amenities for the proposed replacement housing.
- Work with the applicant and impacted tenants to determine an acceptable tenant relocation and assistance plan, including the right to return to a replacement unit.
- Coordinate a meeting with impacted tenants to discuss the application and the tenant relocation and assistance plan.

Archaeological Assessment

The City of Toronto's Archaeological Management Plan identifies lands that have archaeological resource potential. Whether a property has archaeological resource potential can be queried at the [searchable database TO maps](#). The subject site has been identified as an area of archaeological resource potential. An archaeological resource assessment identifies and evaluates the presence of archaeological sites and Staff Report for Action - Preliminary Report - 284, 286 and 290 Lawrence Avenue West and 1507, 1525, 1537, 1539, 1541 and 1545 Avenue Road

resources. A Stage 1 Archeological Assessment for the subject site has been submitted and is under review by staff.

School Boards

The application was circulated to the both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB).

The TCDSB and TDSB will evaluate the impact of the proposed development within the context of local development activity on area schools, including assessment of existing school capacity to support the amount of potential students proposed by this application.

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.

A Community Services & Facility (CS&F) Study prepared by Bousefield's Inc., dated June 2020 was submitted by the applicant. The Study is currently under review by City staff. Staff will assess the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

Infrastructure/Service Capacity

Engineering and Construction Services staff are reviewing the Functional Servicing Report, Stormwater Management Report and Hydrogeological Report provided by the applicant with the submission. The purpose of the review is to evaluate the effects of the proposed development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed development.

Transportation/Parking

The applicant is proposing a new "L" shaped private street in the middle of the site and along the east boundaries of the site connecting Lawrence Avenue West to Avenue

Road. The proposed new private street has an 18.5 metre wide right of way for the east-west portion, the north south portion has a width of 14.35 metres, including boulevards of between 4 to 5.3 metres in width. The intersection of the new private street with Lawrence Avenue West is proposed to be stop controlled (in the southbound direction). The intersection of the new private street with Avenue Road is proposed to be stop controlled (in westbound direction). All moves are proposed to be permitted at these two intersections. Staff are reviewing the appropriateness of this new private street and the right-of-way requirements for a new street.

An Urban transportation Considerations Study submitted by the applicant is currently being reviewed by Transportation Services and Transportation Planning staff, the purpose of which is to evaluate the effects of the re-development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Staff are also evaluating the appropriateness of the suggested Transportation Demand Management (TDM) measures.

The applicant is proposing to exceed the Policy Area 4 parking rate which requires a minimum of 387 vehicle parking spaces and a maximum of 574 vehicle parking spaces. The applicant is proposing to provide 605 vehicle parking spaces, staff will review the appropriateness of the proposed vehicle parking supply. The applicant is proposing to meet the required bicycle parking requirements of Zoning By-law 569-2013.

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 on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

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

Open Space and Parkland

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.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 6,066.70 m² or 62.93 % of the site area. However, for sites that are 1 to 5 hectares in size, a cap of 15% of the development site is applied to the residential use while the non-residential

use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 1,470.36 square metres.

The development proposal includes a 902.8 square metre privately owned publicly accessible space, which is encumbered by underground parking. The open space as proposed does not fulfill the parkland dedication requirements, as the land is encumbered and does not have any public street frontage.

The applicant is required to satisfy the parkland dedication requirement through an on-site dedication. The full parkland dedication is to be unencumbered, have frontage on a public street, and comply with Policy 3.2.3.8 of the Toronto Official Plan. Note, no land that is required for the long term stable slope will be accepted as part of the parkland dedication requirement.

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.

As the proposal is more than 10,000 square metres and exceeds the density permissions in the zoning by-law by more than 1,500 square metres, the proposal is subject to Section 37 of the Planning Act.

The Council approved Implementation Guidelines and Protocol for Negotiating Section 37 Community Benefits are available here: <https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf>

Other Matters

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

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SIGNATURE

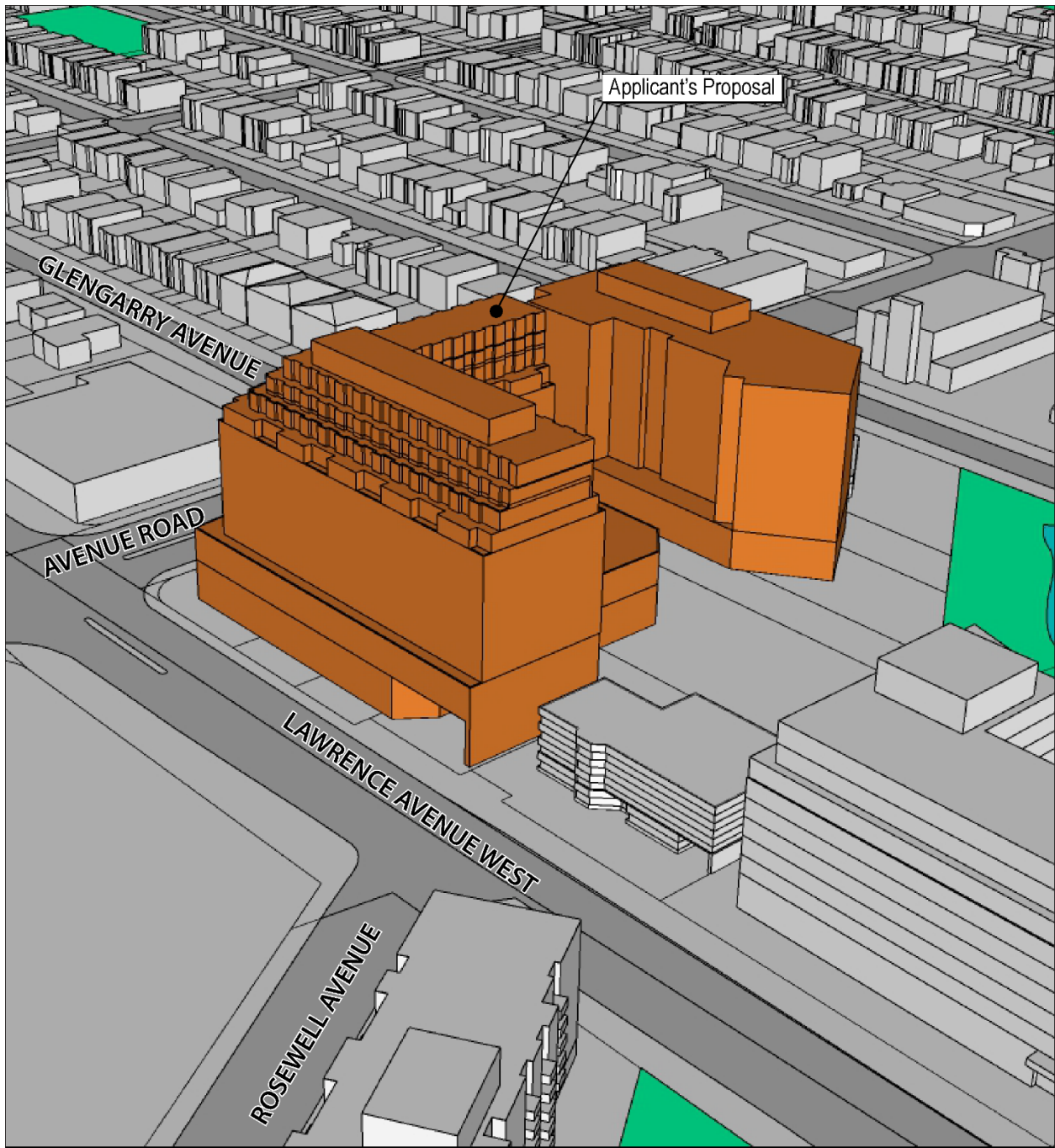
Al Rezoski , (Acting) Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

- Attachment 1: 3D Model of Proposal in Context
- Attachment 2: Location Map
- Attachment 3: Block Plan
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context

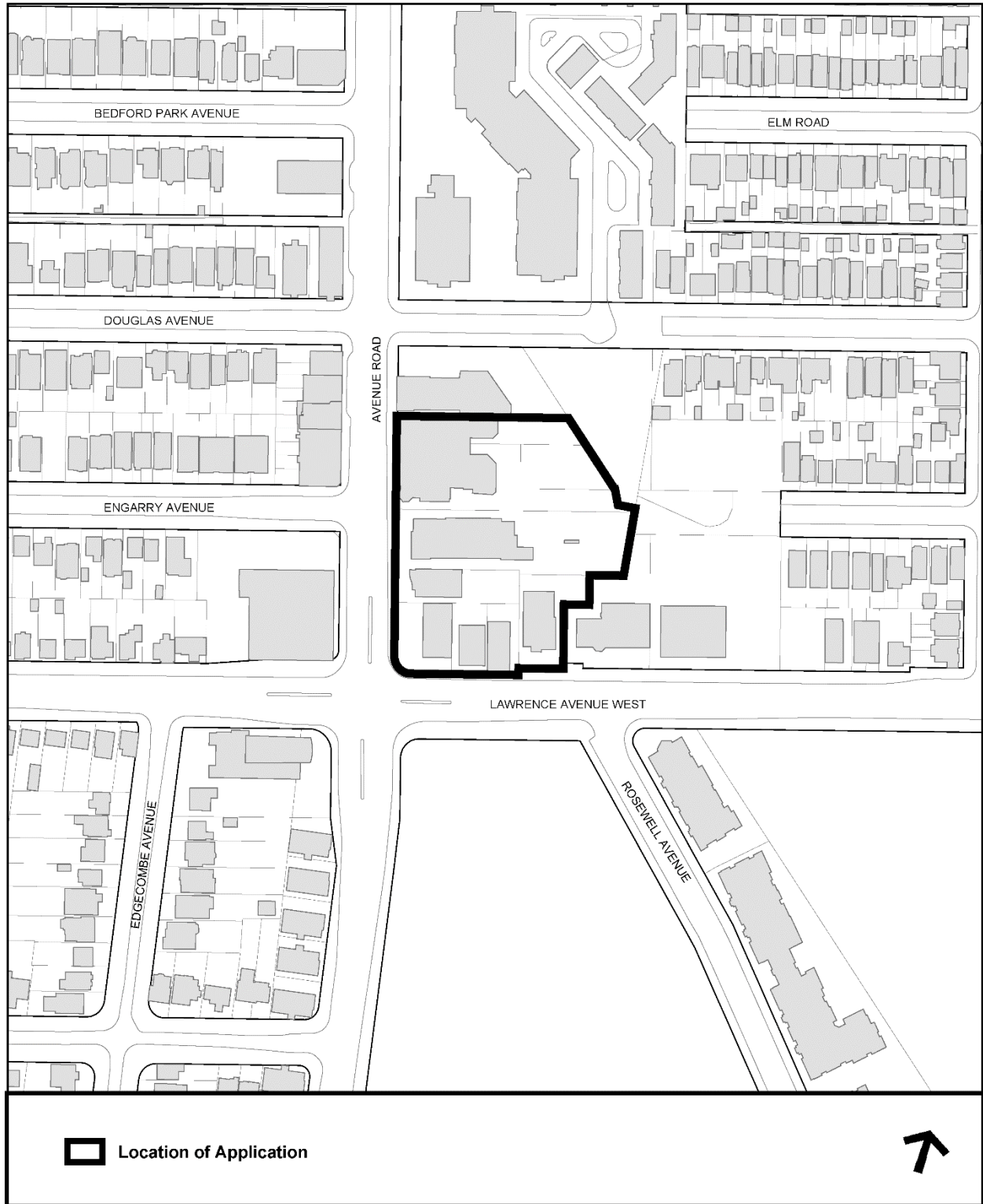


View of Applicant's Proposal Looking Northwest

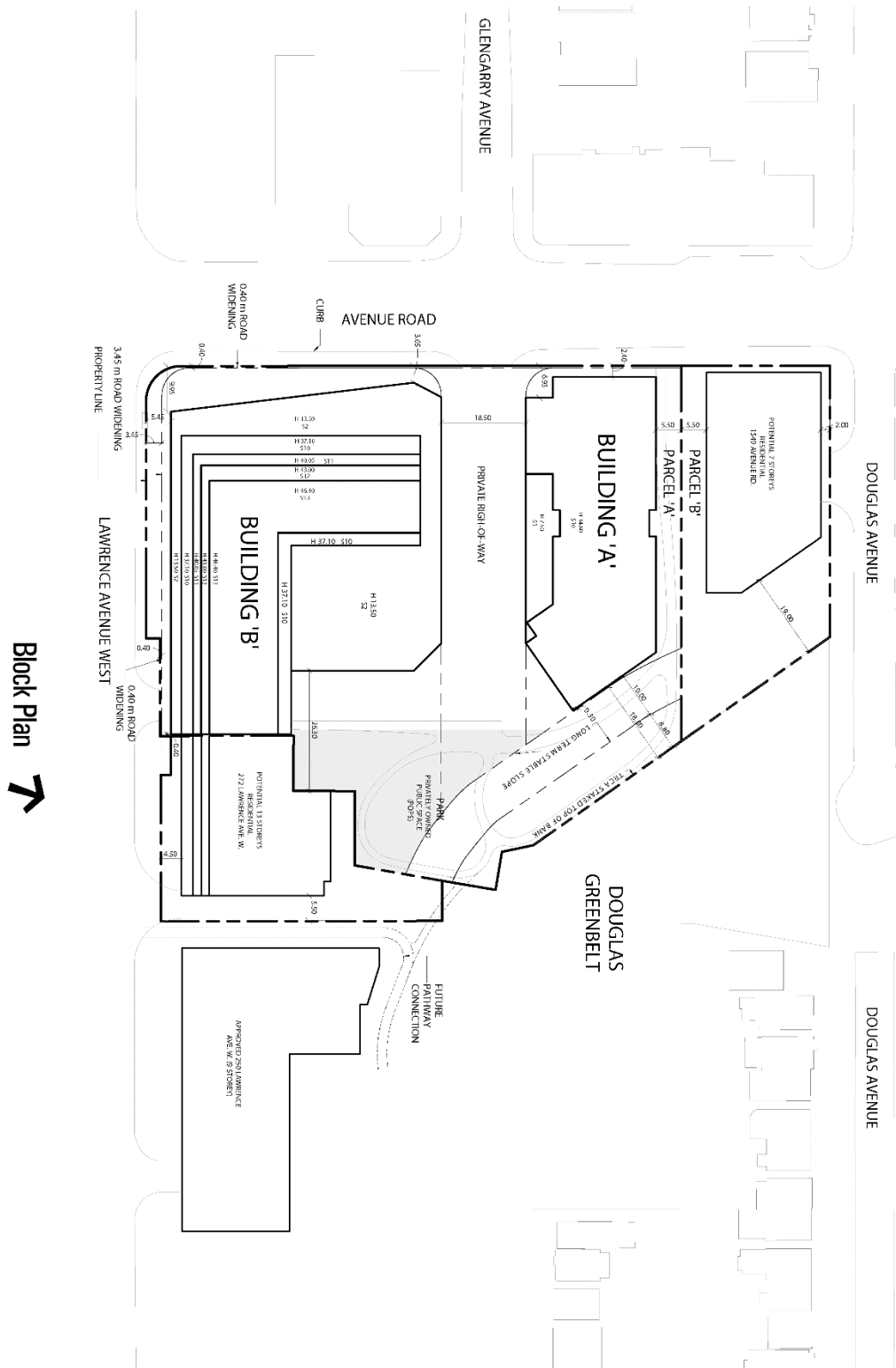


06/26/2020

Attachment 2: Location Map

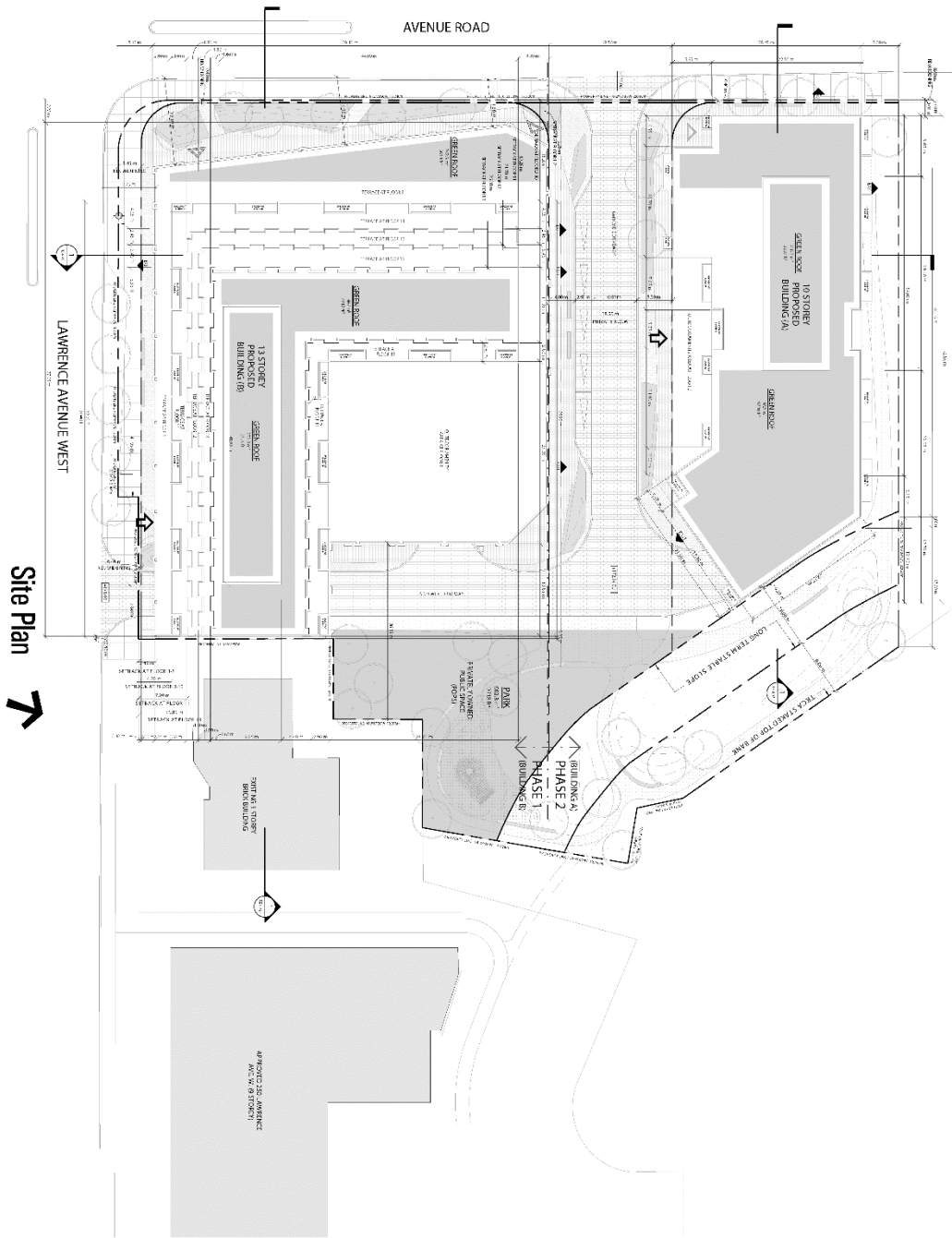


Attachment 3: Block Plan



Block Plan ↘

Attachment 4: Site Plan



Attachment 5: Official Plan Map




284-290 Lawrence Avenue West & 1507-1545 Avenue Road

Official Plan Land Use Map #17

File # 20 153975 NNY 08 0Z

	Location of Application		Natural Areas
	Neighbourhoods		Parks
	Apartment Neighbourhoods		
	Mixed Use Areas		


 Not to Scale
 Extracted: 06/25/2020

Attachment 6: Application Data Sheet

Municipal Address: 284, 286, and 290 Date Received: June 9, 2020
 Lawrence Avenue
 West and 1507 to
 1545 Avenue Road

Application Number: 20 153975 NNY 08 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Zoning By Law and Official Plan Amendment application to permit a 13-storey mixed use building, and a 10-storey mixed use building. A privately owned open space is proposed adjacent to the Douglas Greenbelt lands. Vehicle access through the site is proposed via a private road with access onto Avenue Road and Lawrence Avenue West. The proposal would have 455 residential dwelling units and a total of approximately 42,000 square metres of gross floor area including 4,680 square metres of retail and service commercial space. Vehicle parking is proposed in 3 underground levels with a total of 605 vehicle spaces. A total of 481 bike parking spaces are proposed

Applicant	Architect	Owner
BOUSFIELDS INC 3 CHURCH ST SUITE 200 TORONTO ON M5E 1M2	TURNER FLEICHER INC. 67 LESMILL ROAD TORONTO ON M3B 2TB	URBAN PROPERTIES CORPORATION 4525 KINGSTON RD UNIT 2201 TORONTO, ON M1E 2P1

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas/Neighbourhoods	Site Specific Provision:	Y
Zoning:	CR 3.0 (c2.0; r2.8) SS2 (x1543); RM (f21.0; a835; d1.0)	Heritage Designation:	N
Height Limit (m):	16.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	11,105	Frontage (m):	115	Depth (m):	102
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	4,190		4,000	4,000
Residential GFA (sq. m):	1,200		37,292	37,292
Non-Residential GFA (sq. m):	4,822		4,680	4,680
Total GFA (sq. m):	6,022		41,972	41,972
Height - Storeys:	3		13	13
Height - Metres:			46	46

Lot Coverage Ratio (%) : 36.02 Floor Space Index: 3.78

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	37,092	200
Retail GFA:	4,680	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	15		15	15
Freehold:				
Condominium:			440	440
Other:				
Total Units:	15		455	455

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		3	298	107	47
Total Units:		3	298	107	47

Parking and Loading

Parking Spaces: 605 Bicycle Parking Spaces: 481 Loading Docks: 5