

1575 Lawrence Avenue West – Zoning By-law Amendment Application – Preliminary Report

Date: April 20, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

Planning Application Number: 20 218559 WET 05 OZ

Notice of Complete Application Issued: December 18, 2020

Current Use on Site: A 2-storey multi-unit commercial building containing a restaurant, retail and medical offices.

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 1575 Lawrence Avenue West.

The application proposes a 15-storey mixed-use building (52 m in height, including mechanical penthouse) containing non-residential floor area on the 1st and 2nd floor with 137 residential units above. The proposed building would contain 865 m² of non-residential floor area and 11,728 m² of residential floor area for a combined total gross floor area of 12,593 m², yielding a Floor Space Index (FSI) of approximately 5.87 times the area of the lot. A total of 149 parking spaces would be provided within a 3-level below-grade parking garage. Vehicle access would be provided via 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 1575 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Pre-Application Consultation

A pre-application consultation meeting was held on May 26, 2020 between Planning staff and the applicant to discuss complete application submission requirements and to identify issues with the proposal. The applicant proposed a 15-storey mixed-use building. Staff expressed concern regarding the proposal's conformity to the Official Plan, the height and massing of the building, separation distances, setbacks, and the relationship of the proposal to the context of the area.

On November 16, 2020, the applicant submitted the subject application for a 15-storey building.

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 15-storeys (52 m in height, including mechanical penthouse). The proposal would have a gross floor area of 12,593 m², of which 865 m² would be used for retail space. The retail space would be located partially at-grade in the north part of the building fronting Lawrence Avenue West, and on the entire 2nd floor. The remainder of the main level would include the residential lobby accessible from the west side of the building, amenity space and the service area.

The applicant is proposing 137 residential units of which: 74 (54%) would be 1-bedroom units; 59 (43%) would be 2-bedroom units; and 4 (3%) would be 3-bedroom units.

The proposed building would be rectangular in shape and would not include a podium component. The proposed building would have a front yard setback between 4.2 m to 7.7 m, side yard setbacks of 0.7 m and 3 m from the west and east side yards, respectively, and a minimum rear yard setback of 24.8 m.

The proposed building would include corner step backs of 0.5 m above the 3rd floor along with some architectural articulation to simulate a 3-storey podium. The building would further stepback up to 6.0 m from the corners above the 13th floor, while maintaining the same setbacks for the bulk of the building from floors 1 to 15. The building would have a floor plate size of 861 m from the 6th to 13th floors and a floor plate size of 841 m for floors 14 and 15.

Vehicular access would be provided via Lawrence Avenue West, with a partially enclosed driveway perpendicular to Lawrence Avenue West along the west property line. The driveway would provide access to the below-grade parking garage and the loading/servicing area (containing one combined Type 'G' and Type 'B' loading space) unenclosed at the rear of the building. The applicant proposes 97 resident parking spaces, 21 visitor parking spaces and 13 parking spaces for retail uses, all within a 3-level below-grade parking garage. A total of 145 bicycle parking spaces would be provided at-grade and within the parking garage.

The proposed building would contain 80.8 m² (0.59 m² per unit) of indoor amenity space on the ground floor and 146.6 m² (1.07 m² per unit) of outdoor amenity space located primarily on the rooftop.

See Attachments 1 and 2 for 3D views of the proposal and Attachment 3 for the proposed Site Plan.

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

<http://app.toronto.ca/AIC/index.do?folderRsn=fYfK1ccGuJ4%2FTizTDjy8zA%3D%3D>

Site and Surrounding Area

The subject site is located on the south side of Lawrence Avenue West, west of Culford Road (see Attachment 4: Location Map). The site is roughly a parallelogram in shape and is approximately 2,148.6 m² in area. The site is bounded by Lawrence Avenue West to the north, Olympia Park and existing development to the west (1577 Lawrence Avenue West), a gas station to the east (1571 Lawrence Avenue West) and existing development to the south (150 Culford Road). The site is currently occupied by a 2-storey multi-unit commercial building containing a restaurant, retail and medical offices.

Surrounding land uses include:

North: Across Lawrence Avenue West are two 3-storey townhouse blocks surrounded by open space, and a 6-storey apartment building fronting Lawrence Avenue West. Further north is a residential area consisting of 1 to 2-storey detached dwellings. To the northwest is a 3-storey apartment building and an 8-storey mixed-use building fronting Lawrence Avenue West. To the northeast are two 6 and 7-storey apartment buildings fronting Lawrence Avenue West.

- East: Adjacent to the site is a gas station and car wash at the corner of Lawrence Avenue West and Culford Road. Further east, across Culford Road on the south side of Lawrence Avenue West is the Amesbury Sports Complex Arena & Outdoor Pool, the Toronto Public Library Amesbury Branch and Amesbury Park.
- South: A 4-storey apartment building with surface parking fronting Culford Road. Further south is a residential area consisting of 1 to 2-storey detached dwellings. To the southwest is Olympia Park. To the southeast, across Culford Road is the parking lot associated with the Amesbury Sports Complex.
- West: A 14-storey 'T' shaped apartment building with side yard surface parking fronting Lawrence Avenue West. Further west are three detached dwellings and a 4-storey apartment building fronting Lawrence Avenue West and Olympia Drive. Across Olympia Drive to the west is a 2-storey commercial plaza with surface parking.

Provincial Policy Statement and Provincial Plans

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 (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

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;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;

- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2020), 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 (2020) 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 City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan (2020).

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.

Map 17 – Land Use Plan identifies the site as *Mixed Use Areas* (see Attachment 5: Official Plan Land Use Map) which 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. The Official Plan directs new development to fit harmoniously into its existing and/or planned context by creating appropriate transitions in scale to existing and/or planned buildings. Further, development in *Mixed Use Areas* will locate and mass new buildings to provide appropriate transition towards areas of different intensity and scale.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning By-laws

The site is zoned C1 (General Commercial Zone) by the former City of North York Zoning By-law No. 7625. The C1 zone allows for a range of commercial uses.

The site is also zoned CR (Commercial Residential) by City-wide Zoning By-law No. 569-2013. The CR zone allows for a range of commercial and residential uses. The site

is subject to a maximum FSI of 1.0 times the area of the lot for commercial uses and no residential uses are permitted. The site is subject to Development Standard Set SS3 (see Attachment 6: Zoning Map).

City-wide Zoning By-law No. 569-2013 can 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;
- Retail Design Manual;
- Pet Friendly Design Guidelines for High Density Communities;
- 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 can 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 permit the proposed residential use and establish zoning standards to facilitate the development of the proposal such as FSI, building height and setbacks. 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 Provincial Policy Statement (PPS) and conformity with the Growth Plan (2020), especially with regard to ensuring that the development recognizes the local context in terms of appropriate intensification, the promotion of well-designed built form, 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 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.

The Growth Plan (2020) 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 (2020) 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.

The application will be evaluated against the policies and objectives of the *Planning Act*, Provincial Policy Statement and Growth Plan (2020), especially in regards to 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.

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.

The Official Plan directs new development to fit harmoniously into its existing and/or planned context by creating appropriate transitions in scale to existing and/or planned buildings. 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.

Although the subject site is located within the *Mixed Use Areas* designation, it is not on an *Avenues* or within a *Centres* and is not located within an area subject to Site and Area Specific Policies (SASP).

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.

Staff are reviewing the application to determine its conformity to the Official Plan, particularly given the concern with the proposed development intensity. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: the Public Realm, Built Form including Tall Buildings, Housing, and Parks and Open Spaces policies in Chapter 3; and the development criteria for *Mixed Use Areas* in Chapter 4.

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. Lawrence Avenue West has a planned right-of-way width of 30 m at this location and the proposed building height is 52 m, including the mechanical penthouse.

The Tall Buildings Design Guidelines identify separation distances, setbacks and floor plate size as key factors affecting sky view, privacy, wind and the amount of sunlight and shadows that reach the public realm and neighbouring properties. Towers must be

built to minimize impact on surrounding streets, parks, public and private open space, as well as existing or future buildings on adjacent sites.

The Guidelines direct tower floor plates to be limited to 750 m² or less, and provides flexibility for non-residential or very tall buildings, where adequate tower separation, setbacks and stepbacks are achieved. The Guidelines direct towers to be setback a minimum of 12.5 m from side and rear property lines. One of the goals of this requirement is to ensure that a minimum separation distance of 25 m is established between tall buildings on different properties. Additionally, for mid-rise buildings and podiums, a minimum 5.5 m setback is required for walls incorporating windows facing the property line so that there would be a window-to-window separation distance of at least 11 m between buildings facing each other. This ensures that new development does not restrict adjacent sites from developing in a similar manner.

The proposed tower floor plate size of 841 m² and 861 m² and side yard setbacks of 0.7 m from the west property line and 3.0 m from the east property line, do not meet the requirements of the Tall Buildings Design Guidelines. The Tall Buildings Design Guidelines indicate that sites that cannot provide the minimum tower setbacks and stepbacks may not be appropriate for tall buildings. Staff note that the proposal in its current form does not meet the requirements of the Tall Building Guidelines and that the site may not be appropriate for a tall building.

The City-wide Tall Buildings Design Guidelines are available at:
<http://www.toronto.ca/planning/tallbuildingdesign.htm>.

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 the Growth Plan (2020). 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 existing built and planned context. In particular, staff will be evaluating:

- Appropriateness of the proposed building height;
- Appropriateness of the proposed density;
- Appropriateness of the proposed building massing including the lack of a podium;
- Appropriateness of separation distances and transition to the surrounding area;
- Appropriateness of the proposed setbacks particularly in the east and west side yards and proposed stepbacks;
- Potential shadow impacts of the development; and
- Potential wind impacts of the development and any required mitigation measures.

The applicant submitted a Sun/Shadow Study prepared by RWDI and dated September 18, 2020. The study indicates that some shadowing is predicted to occur on Amesbury Park after 5:00 PM on March 21, June 21, and September 21 but that other green spaces and parks in the vicinity are unlikely to receive any additional shadowing. Staff are reviewing the submitted Sun/Shadow Study.

The Tall Building Design Guidelines and the Official Plan identify tall buildings as having a base building (podium), a middle (tower or shaft) and a top. Besides some corner articulation and visual material differences between the 5th floor and the floors above, the building includes no setbacks to differentiate the podium from the tower. This results in the proposed building presenting as a free-standing tower.

The 14-storey building adjacent to the west of the subject site appears to have an east side yard setback of 21.7 m. A separation distance of approximately 22.4 m would be provided between the existing and proposed buildings; deficient from the 25 m required in the Tall Buildings Design Guidelines. The gas station adjacent to the east of the subject site is also designated *Mixed Use Areas* in the Official Plan and is of appropriate size to have potential for a tall building meeting the requirements of the Tall Buildings Design Guidelines. Although the imminent redevelopment of any property may be unknown at this time, development potential must be protected for the long-term. Further, "first-to-the-post" development, whereby development potential on adjacent properties is limited due to a proposal failing to meet City standards, is not an acceptable method of development.

Building heights along Lawrence Avenue West between Black Creek Drive and Keele Street include 3-storey low-rise townhouses, 5 to 9-storey mid-rise apartments, and 20-storey buildings at the intersection of Lawrence Avenue West and Keele Street. However, with the exception of the concentration of density and height at the intersection of Lawrence Avenue West and Keele Street, a low and mid-rise built form predominate, with the tallest building being the 14-storey building on the adjacent site to the west of the subject site.

The proposed building setbacks of 0.7 m and 3.0 m from the west and east side yards, and the proposed 841 m² and 861 m² floor plates, create a built form and massing that does not provide adequate separation distances and may limit the development potential of the property to the east. Adequate minimum separation distances are required to ensure that privacy, daylight and at-grade access to sunlight and sky view is protected as the surrounding lands are redeveloped.

Additionally, especially when considered in combination with the insufficient setbacks, insufficient separation distance and excessive floor plate size, staff are of the opinion that the proposed height is not appropriate for the site or the existing and planned context of the area. With these combined deficiencies, the proposal fails to appropriately address its existing and planned context. The applicant is encouraged to re-evaluate the site for a more appropriate built form and massing. Staff will continue to work with the applicant to re-design the proposal.

Amenity Space

Based on the submitted draft zoning by-law, indoor amenity space is proposed at a rate of 0.59 m² per dwelling unit and outdoor amenity space is proposed at a rate of 1.07 m² per dwelling unit. Additionally, the amenity on the ground floor is labelled as outdoor courtyard or daycare playground. If a daycare playground is proposed, the area would

not count towards outdoor amenity for the building as it would then be for the exclusive use of the daycare.

Both indoor and outdoor amenity is required to be provided at a minimum rate of 2 m² per dwelling unit, for a combined total of 4 m² per dwelling unit for building residents in every significant multi-unit residential development. Adjacent parks and private balconies do not count towards the calculation of outdoor amenity space.

Wind Assessment

The applicant submitted a Pedestrian Wind Study prepared by RWDI dated October 2, 2020. The study indicates that wind conditions at most grade-level areas, including entrances and sidewalks, are anticipated to be comfortable for the intended pedestrian use throughout the year, and wind conditions on the roof terrace are expected to be comfortable for passive use throughout the year. Staff are reviewing the submitted Pedestrian Wind Study.

Growing Up: Planning for Children in New Vertical Communities

The City Council adopted Growing Up Urban Design Guidelines (2020) provide guidance on the proportion and size of larger units recommended in new multi-unit residential development proposals. The objective of these Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale. These Guidelines will be considered in the review of this proposal.

Staff note that the proposed provision of only 4 (3%) three-bedroom units does not adequately support the unit mix or size objectives of the Growing Up Guidelines to accommodate a broad range of households, including families with children, within new development. The applicant will be requested to reduce the number of one-bedroom units in order to ensure that at least 10% of the total number of proposed residential units are three-bedroom units with a minimum area of 100 m² and that at least 15% of the total number of units are two-bedroom units with a minimum area of 87 m².

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 Existing Conditions, Proposed Site Plan Tree Inventory & Preservation Plan, and a Tree Inventory and Preservation Plan Report both prepared by Kuntz Forestry Consulting Inc. and dated September 2, 2020, which have been reviewed by City staff. The Report indicates that the development proposes to remove 2 protected private trees for which Urban Forestry staff require an *Application to Injure or Destroy Trees*. Urban Forestry staff also require revisions to submitted plans to ensure sufficient soil volume is provided for plantings and to ensure consistency between submitted plans/reports.

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 has submitted a Community Services & Facilities Study prepared by Design Plan Services and dated November, 2020. Staff have reviewed the study in conjunction with City data and have identified the following priorities in the review of the application:

- Securing financial contributions towards a new non-profit, licensed child care facility in the vicinity of the subject site; and/or
- Securing financial contributions towards the planned reconstruction of the Falstaff Community Recreation Centre.

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 at its current height and density will be subject to Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the *Planning Act* should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Infrastructure/Servicing Capacity

The applicant submitted a Hydrogeological Investigation dated October 15, 2020 and a Geotechnical Investigation dated September 21, 2020, both prepared by Fisher Engineering, and a Functional Servicing and Stormwater Management Report prepared by Jain Infrastructure Consultants Ltd. and dated September 30, 2020.

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. Engineering and Construction Services staff have reviewed the submitted material and advise that additional information is required.

The applicant submitted a Transportation Impact Study prepared by Nextrans Consulting and dated November 2020 in order 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 60 net new two-way trips in the morning peak hours and a total of 91 net new two-way trips in the afternoon peak hours. Transportation Services staff have reviewed the submitted study and advise that additional information is required.

In addition, Transportation Services staff note that 18 of the proposed 149 parking spaces are not compliant with the City requirements and will not count towards the total supply. As such, the proposed supply of 131 parking spaces is deficient with respect to the minimum parking space requirements of City-wide Zoning By-law No. 569-2013. Further information is required in order to justify the proposed parking provision.

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. 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 which has been reviewed by staff. Revisions and additional information are required in order to meet Tier 1. The applicant will be encouraged to meet Tier 2 or higher performance measures.

Other Matters

Staff have identified the following additional issues:

- The application proposes condominium units. Staff will strongly encourage the applicant to provide purpose-built rental units at mid-range or affordable rent levels and/or affordable ownership units within this proposed development to support the City's and Growth Plan's housing policy objectives to provide for a full range of housing by tenure and affordability within new developments.
- The entrance to the residential lobby is proposed to be provided via the west side yard. Residential access to the building should be provided via the public sidewalk on the Lawrence Avenue West frontage.
- Given the current increase in dog-owning populations, the applicant is strongly encouraged to provide dog relief substations (Pet Waste System Dispenser and Bag Disposal) within their site to accommodate future residents. This will also help alleviate pressure on existing 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.

Staff have discussed the issues outlined in this report with the applicant. Given the nature and extent of the issues raised, staff have advised the applicant to revisit the design of the proposal and submit a revised concept more in keeping with the Official Plan vision and other requirements.

CONTACT

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SIGNATURE

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Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

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

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

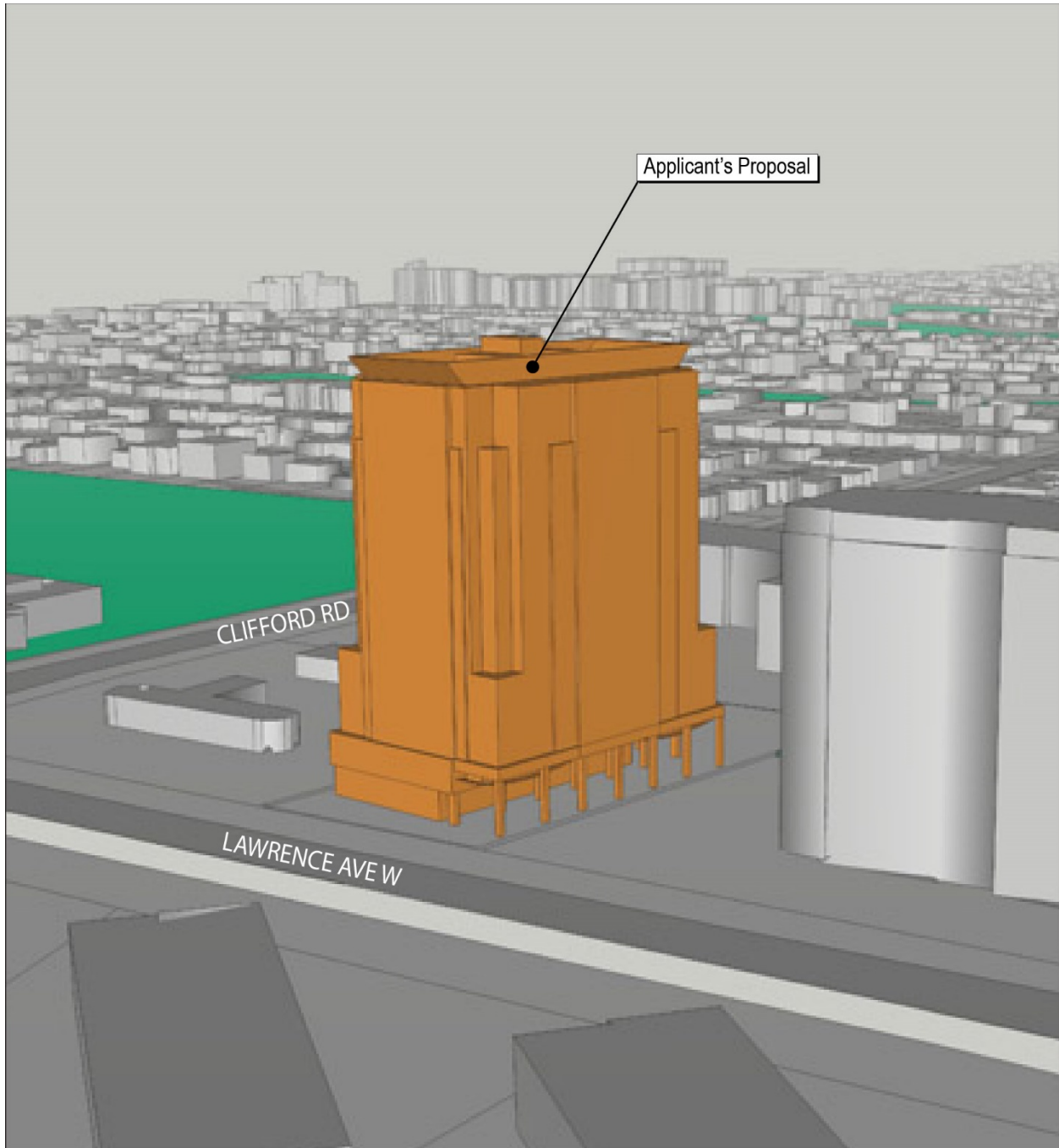
Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Land Use Map

Attachment 6: Zoning Map

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

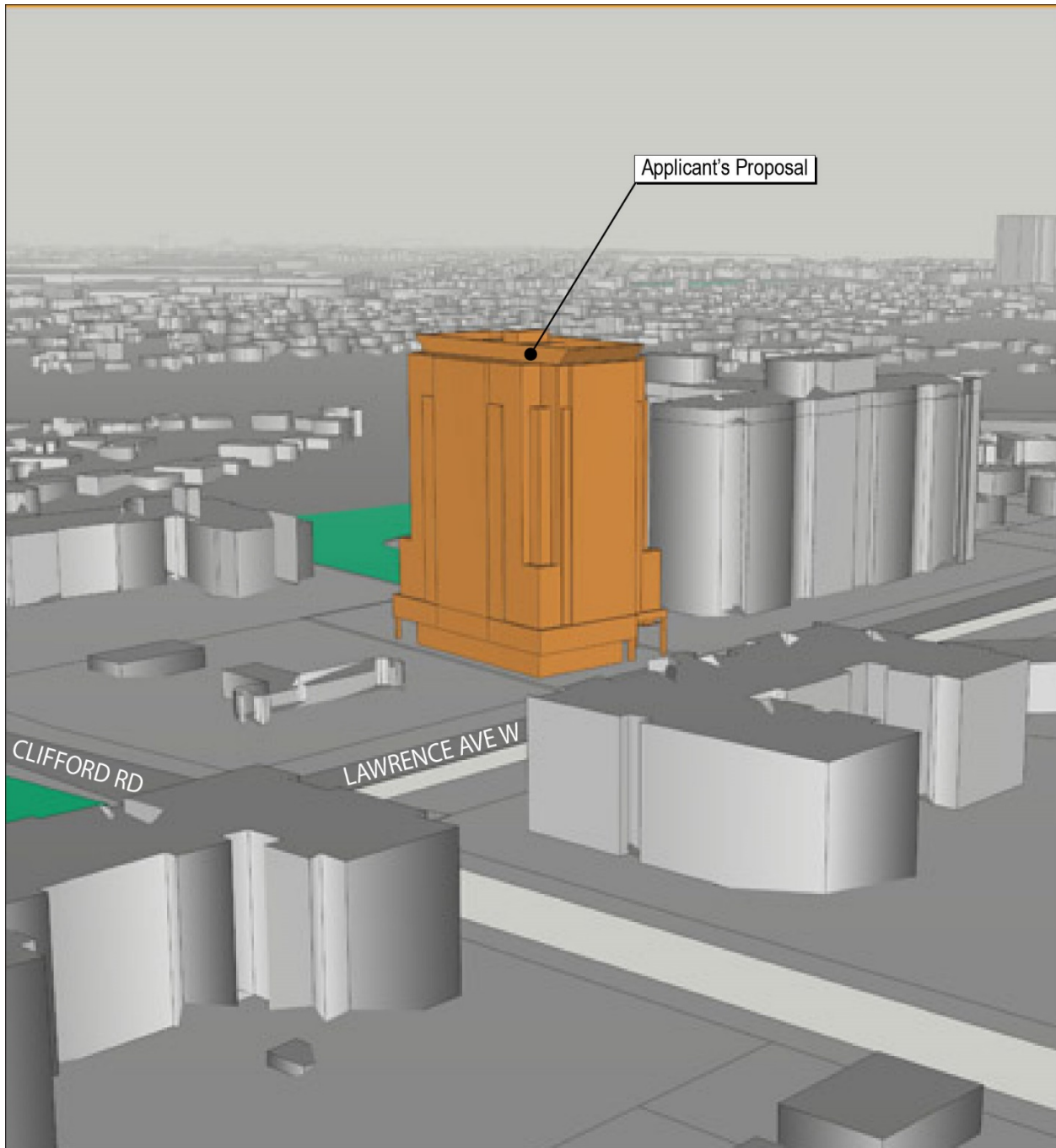


View of Applicant's Proposal Looking Southeast



04/20/2021

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

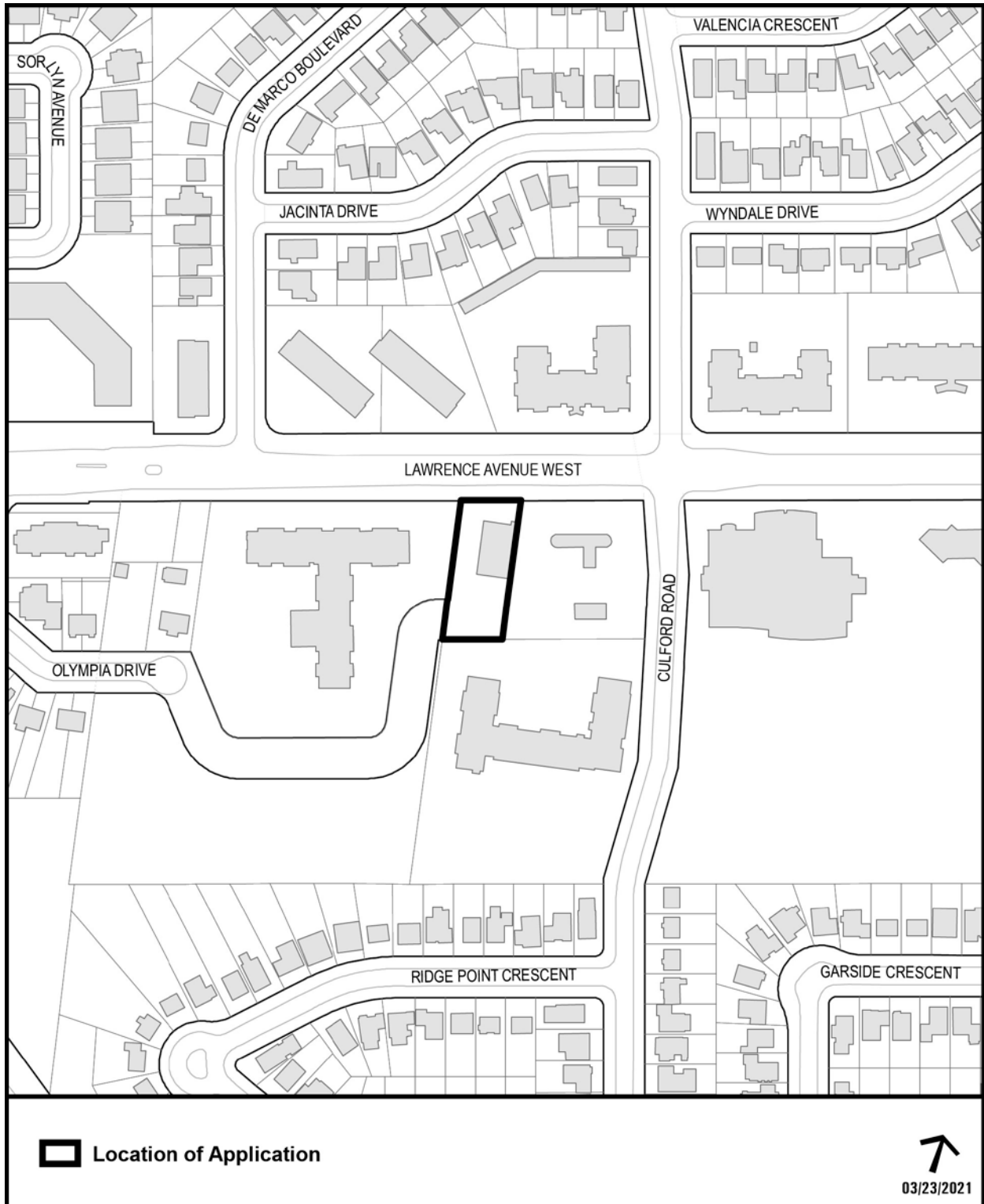


View of Applicant's Proposal Looking Southwest



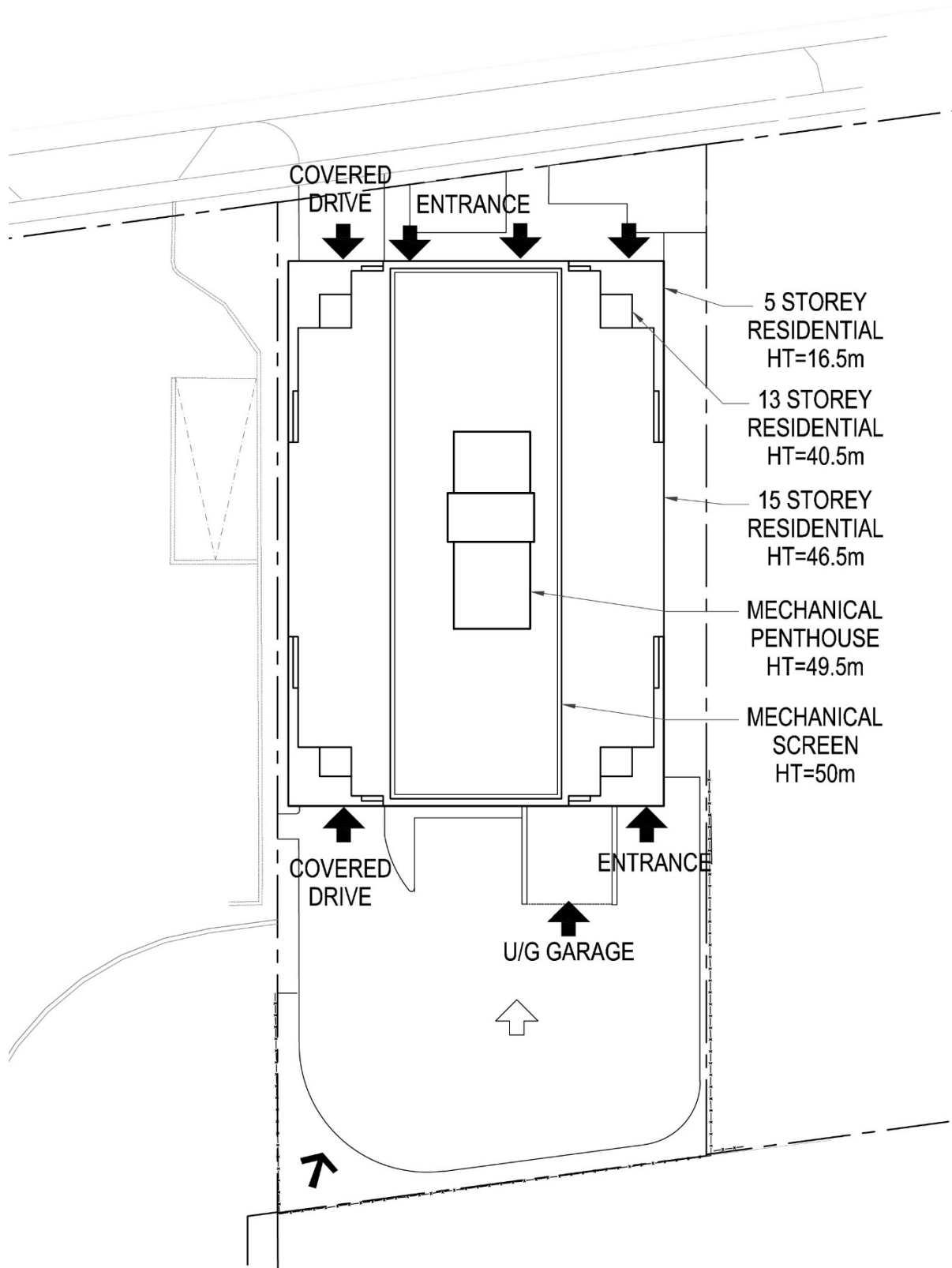
04/20/2021

Attachment 3: Location Map



Attachment 4: Site Plan

LAWRENCE AVENUE WEST



Attachment 5: Official Plan Map



Official Plan Land Use Map 17

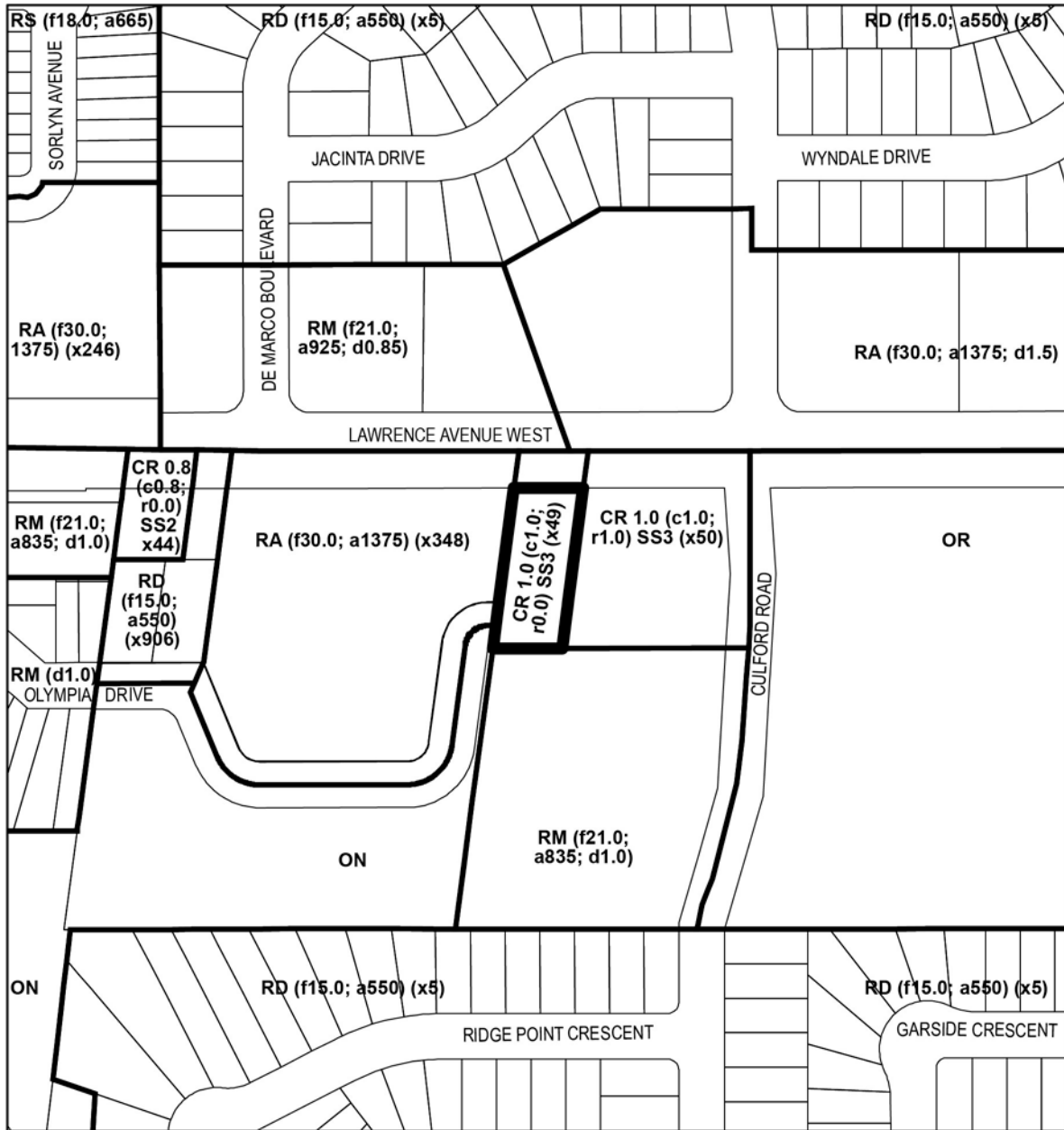
1575 Lawrence Avenue West

File # 20 218559 WET 05 02

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

↑
Not to Scale
03/24/2021


Attachment 6: Zoning Map




Zoning By-law 569-2013

1575 Lawrence Avenue West

File # 20 218559 WET 05 02

 Location of Application

- | | |
|------------------------------|---------------------------|
| RD Residential Detached | CR Commercial Residential |
| RS Residential Semi-Detached | ON Open Space Natural |
| RM Residential Multiple | OR Open Space Recreation |
| RA Residential Apartment | |


Not to Scale
Extracted: 03/23/2021