

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

Date: May 31, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

Planning Application Number: 21 137662 NNY 08 OZ

Related Applications: 21 137674 NNY 08 SA

Current Use on Site: Two-storey residential apartment building which contains five dwelling units.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 425 Lawrence Avenue West. The applicant is proposing to construct a two-storey addition on top of the existing building and rear four-storey addition with five new rental dwelling units. The current residential building has five rental dwelling units and the total rental dwelling units will be 10. 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 425 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

Site Description

The subject site is rectangular in shape and is approximately 575 square metres in size. The site has 17.68 metres of frontage on Lawrence Avenue West and has a depth of 32 metres. To the south of the existing apartment building is an approximately 6 metre wide private laneway that runs in an east-west direction and is accessible from Glen Rush Boulevard on the west and Chicoutimi Avenue on the east. Also south of the existing apartment building is a detached garage structure that is used for parking.

The site is located within the Caribou Park neighbourhood and is surrounded by low density residential development in the form of detached dwellings, low rise walk-up apartments which are between two or three storeys in height, and commercial uses located in one and two storey buildings that front onto Lawrence Avenue West and Bathurst Street.

Application Description

The application proposes to amend the City of Toronto Zoning By-law 569-2013 and the former North York Zoning By-law 7625 for the property at 425 Lawrence Avenue West to permit a two-storey addition on top of the existing building and a rear four-storey addition with five additional rental dwelling units. The existing apartment building has five dwelling units and 413.84 square metres of residential Gross Floor Area (GFA) and a Floor Space Index (FSI) of 0.72 times the lot area. The proposed building addition will add approximately 460 square metres of GFA, for a total GFA of 873 square metres. This increase in GFA will result in a total FSI of 1.52 times the lot area.

A summary of the proposal is set out in the table below:

Category	Existing	Proposed - April 2021 Submission	Total
Site Area	575.33 square metres	575.33 square metres	575.33 square metres
Gross Floor Area (GFA) - Residential	413.84 square metres	459.75 square metres	873.59 square metres
Floor Space Index (FSI)	0.72	0.80	1.52
Building Height	8.84 metres	13.55 metres	13.55 metres
Storeys	2	4	4

Proposed Residential Units			
1 Bedroom		1	1
2 Bedroom	5	4	9
Total Rental Units	5	5	10
Proposed Vehicular Parking - residential	6	0	6
Bicycle Parking	0	14	14

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 1a and b of this report, for a three dimensional representation of the project in context.

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 to 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 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 Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to 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. Toronto Official Plan policies may be found here:

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

The application is located on lands shown as *Neighbourhoods* on Map 17 of the Official Plan.

Zoning By-laws

Former City of North York Zoning by-law 7625 zones the subject site as RM4 (3). This zone primarily permits various types of residential dwellings including apartment housing dwelling, converted dwelling, and multiple attached dwelling.

Zoning By-law 569-2013, as amended, zones the subject site as RM (f21.0; a925; u5; d0.85) (x474) with a height limit of 11.5 metres. This zone permits a range of low density residential building types and site specific commercial uses.

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
- Complete Streets 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 (file # - 21 127674 NNY 08 SA).

COMMENTS

Reasons for the Application

A Zoning By-law amendment is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-laws, as amended, and to establish new development standards related to, amongst other matters: parking, GFA, and setbacks. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning Bylaws.

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

City staff are evaluating this planning application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS (2020) and conformity with the Growth Plan (2020), highlighting only those provincial policies relevant in the context of this particular application.

Official Plan Conformity

Planning Staff will evaluate the application to determine its conformity with the Official Plan. This includes conformity with policies for *Neighbourhoods* designated lands and Built Form and Public Realm policies.

Built Form, Planned and Built Context

City staff will review Provincial policies and plans, the City's Official Plan policies, the applicable zoning-by-laws, and design guidelines including the City's Townhouse and Low-rise Apartment Guidelines. The proposal is for a two-storey addition on top of the existing building and rear four-storey addition to the existing two-storey building. The proposal would increase the building height to a total of 13.55 metres. Proposed development in the *Neighbourhoods* designation needs to respect the existing physical character of the neighbourhood. In particular, the development needs to consider

prevailing building types, heights, massing, and scale in accordance with the planning framework for the area. In addition, City staff will assess:

- the relationship of the proposed development to existing buildings along Lawrence Avenue West and the adjacent Neighbourhood;
- prevailing patterns of rear and side yard setbacks;
- the prevailing physical character of properties in both the broader and immediate contexts to ensure the proposed development is materially consistent with the adjacent Neighbourhood;
- overall scale and massing in relation to adjacent buildings;
- the potential impacts to neighbourhood character; and
- the proposed public realm including building setbacks, alignment with adjacent properties, and treatment of the public right-of-way.

In addition to architectural and landscape drawings, the applicant has also submitted a sun/shadow study. These drawings and study are under review. These are initial considerations for the public realm and built form. Further concerns may be identified.

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 and it is currently under review by City staff. The subject site has a total of two trees and neither of the trees will be removed during development.

Infrastructure/Service Capacity

The applicant submitted a number of technical reports including a Stormwater Management and Functional Servicing Report. The Functional Servicing Report is intended to evaluate the effects of a development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing to the proposed development. Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all proposed applications in the area of this application.

The applicant also submitted a Transportation Operations Assessment with their application. The purpose is to evaluate the effects of the development on the transportation system. Staff are reviewing the Transportation Operations Assessment.

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 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. City 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

John Andreevski, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1a: 3D Model of Proposal in Context - looking Northwest

Attachment 1b: 3D Model of Proposal in Context - looking Southeast

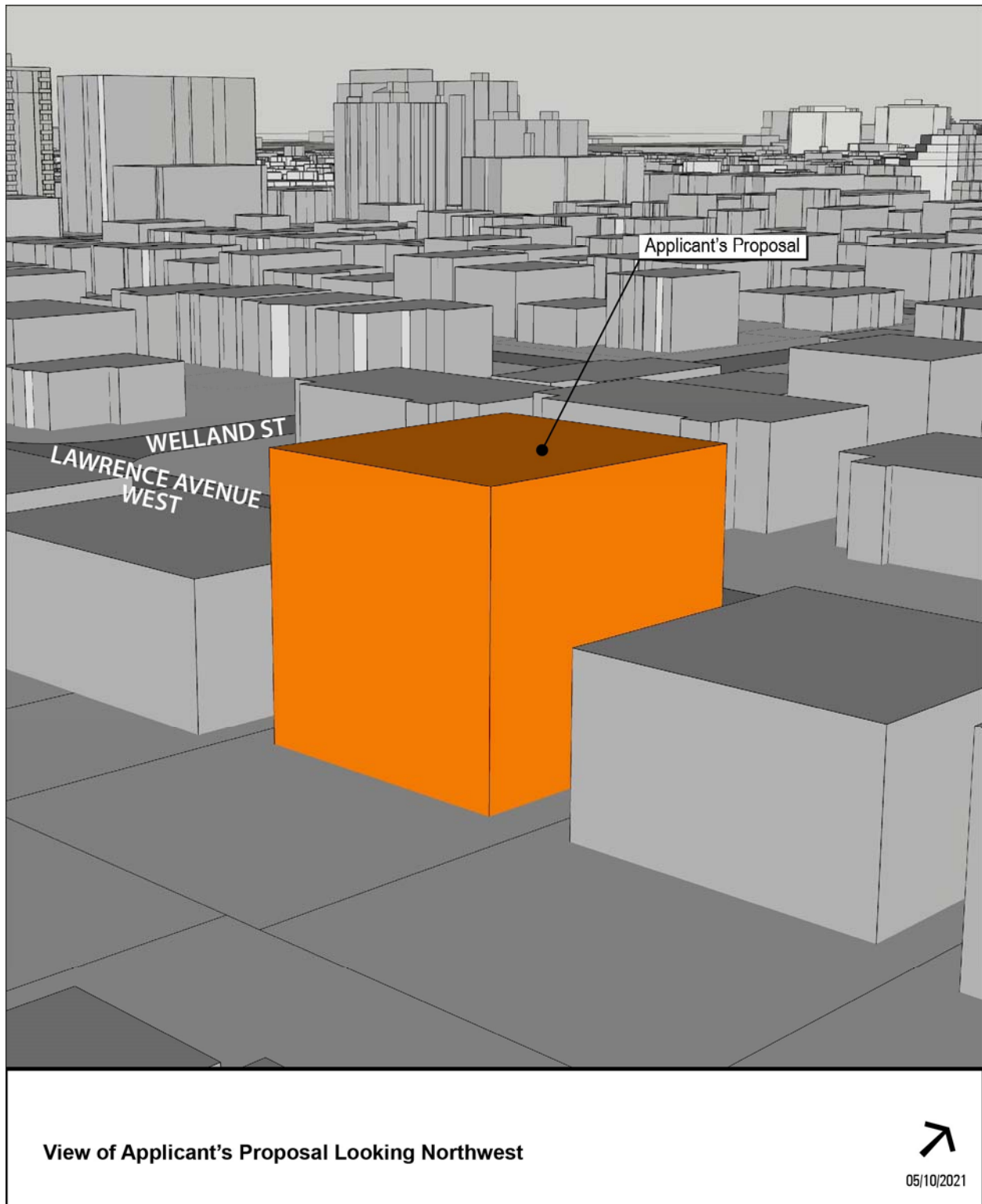
Attachment 2: Location Map

Attachment 3: Site Plan

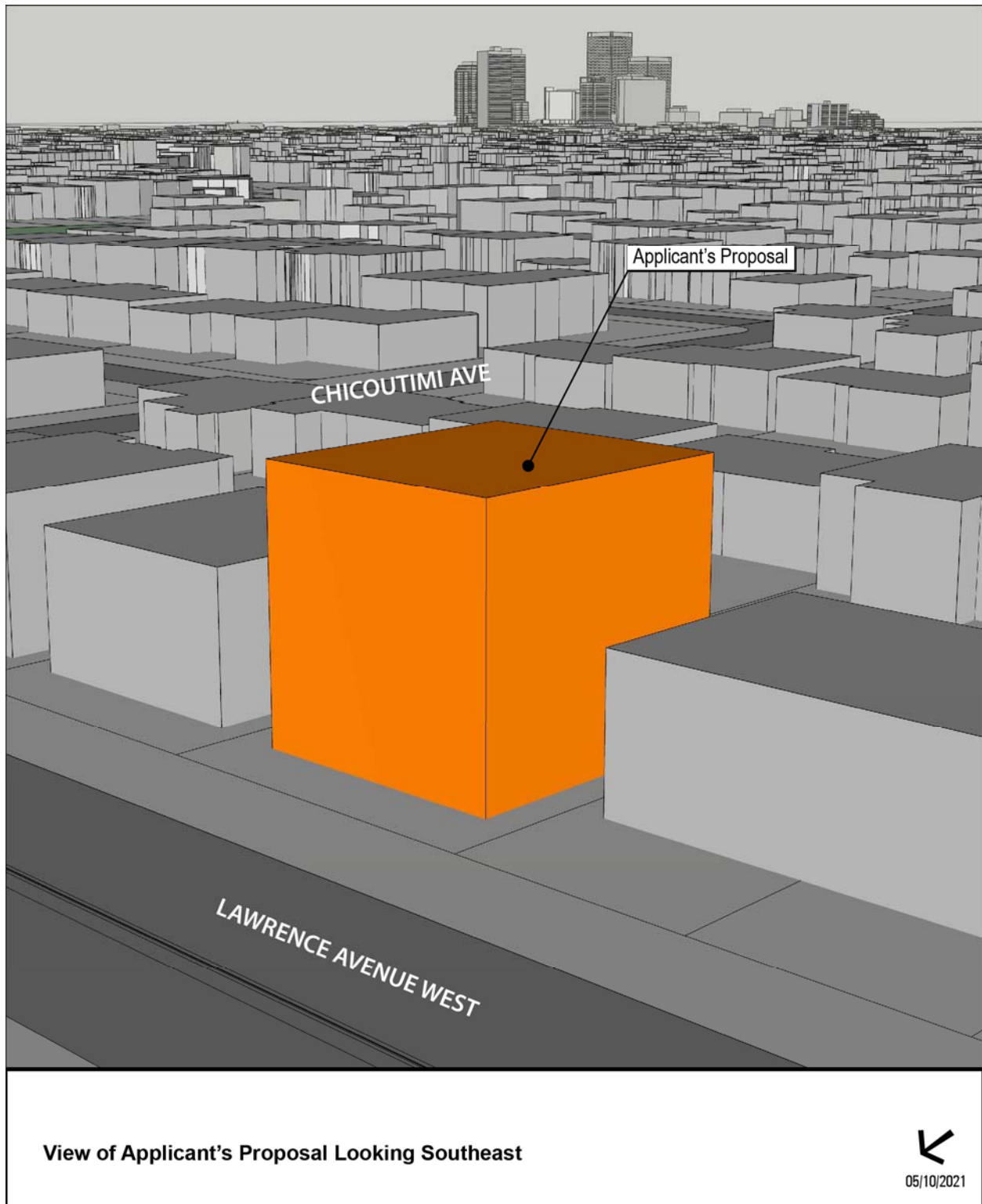
Attachment 4: Official Plan Map

Attachment 5: Existing Zoning By-law Map

Attachment 1a: 3D Model of Proposal in Context - looking Northwest



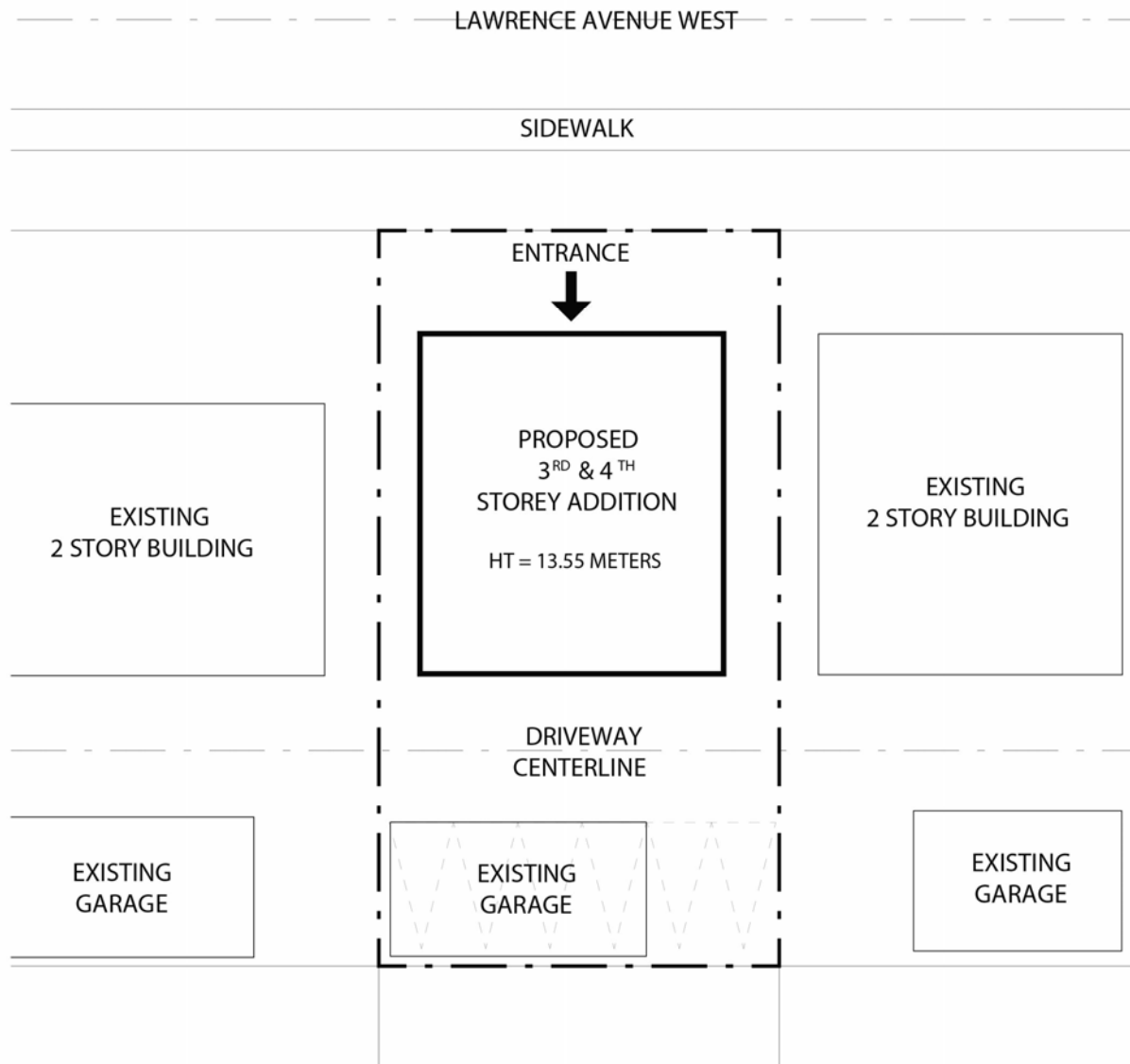
Attachment 1b: 3D Model of Proposal in Context - looking Southeast



Attachment 2: Location Map



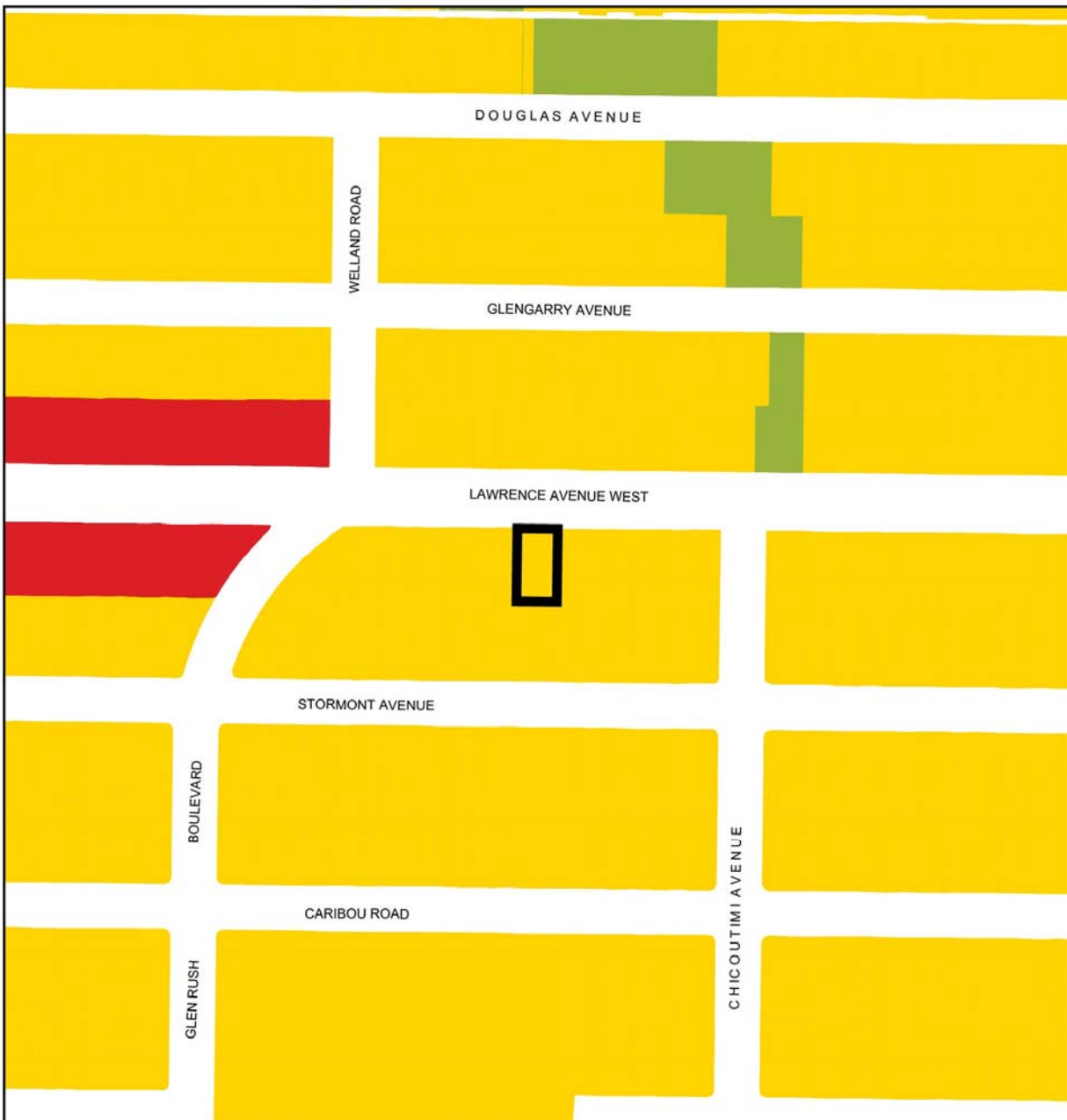
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #17

425 Lawrence Avenue West

File # 21 137662 NNY 08 0Z



Not to Scale
Extracted: 04/29/2021

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