

Preliminary Report - 2683 Lawrence Ave East – Zoning Amendment Application

Date: March 29, 2021

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 21 - Scarborough Centre

Planning Application Number: 20 217595 ESC 21 OZ

Notice of Complete Application Issued: February 5, 2021

Current Use on Site: Single storey multi-tenanted retail commercial building with associated front yard surface parking

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 2683 Lawrence Avenue East. The zoning by-law amendment application proposes the demolition of the existing structure and the erection of an 11 storey, mixed use building comprised of 191 new dwelling units and 567 square metres of retail/commercial space on the ground floor. 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 2683 Lawrence Avenue East together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting 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 with City staff on January 24, 2020 to identify application requirements and provide feedback on the redevelopment proposal. The preliminary issues to be resolved included conformity with relevant official plan policies, Section 37 considerations, the appropriateness of site design and organization, the feasibility of a linear Privately Owned Publicly Accessible (POPS) connection from Lawrence Avenue East to the Utility Corridor to the south (known as The Meadoway), the appropriateness of setbacks and stepbacks, the adequacy of proposed parking, and the feasibility of servicing the proposal.

Application Description

This application proposes the redevelopment of the subject lands with an L-shaped, 11 storey, mixed use building comprised of 191 new dwelling units and 567 square metres of ground floor retail/commercial space. The building has a total gross floor area of 16,669 square metres which equates to a floor space index (FSI) of approximately 2.3 times the area of the lot, and a lot coverage of approximately 30%.

The development includes a two level underground parking garage comprised of 29 visitors spaces and 166 resident spaces for a total of 195 parking spaces. In addition 9 'convenience' surface parking spaces have been provided for the retail/commercial units. A total of 148 bicycle parking spaces are proposed to be provided, of which 133 spaces are located in the P1 level of the underground parking garage and 14 spaces on the ground floor. A Type G loading space coupled with the underground parking ramp is located on the east side of the building and is accessed by a minimum 6 metre drive aisle.

The development site is located on the south side Lawrence Avenue East and within an existing context characterized predominantly by single storey retail plazas on the south side of Lawrence Avenue East and low scale mixed use, midrise and tall building development on the north side of Lawrence Avenue East. The lands south of the subject site are designated *Utility Corridors* whereas to the east, north and west the lands are designated *Mixed Use Areas*. See the statistics table below for project details relating to matters such as; unit mix, amenity space, setbacks and building height.

Category	1st Submission
Site Area	7,369 square metres
Building Setbacks	North property line: a minimum of 3 metres; South property line: a minimum of 32.5 metres; West property line: a minimum of 7 metres; and East property line: a minimum of 13 metres.
Building Stepbacks	Lawrence Avenue: a minimum of 1.5 metres above the 3rd floor and an additional 6.2 m above the 9th floor. Along south elevation: a minimum of 9.6 metres above the 5th floor and an additional 9.8 metres above the 7th floor and 12.7 metres above 9th floor based on the applicant's submitted plans.
Unit Mix	A minimum of 10% of total dwelling units as 3 bedroom. A minimum of 30% of the total dwelling units as 2 bedroom.
Indoor Amenity Space	877.9 square metres
Outdoor Amenity Space	419.5 square metres
Building Height	36 metres/11 storeys

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 and 2 of this report, for a three dimensional representations of the project in context, Attachment 3: Location Map, Attachment 4: Site Plan, and Attachment 6: Application Data Sheet for additional information.

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, includes: 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. <https://www.ontario.ca/page/land-use-planning>

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 with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by 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. 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 located within the *Avenues* overlay on Map 2 - Urban Structure of the Official Plan and on lands are designated as *Mixed Use Areas* on Land Use Plan - Map 20. See Attachment 5: Official Plan Map.

Zoning By-laws

The subject site is zoned Highway Commercial (HC) Zone in the Bendale Community Zoning By-law No. 9350, as amended. Permitted uses within the Bendale Zoning By-law include land uses such as Automobile Sales, Service and Maintenance, professional and business offices and recreational uses. The site is also subject to Exception 6, which permits non-accessory ground and wall signs. Among other matters the applicable performance standards regulate matters such as minimum front yard and rear yard setbacks and gross floor area.

The site is zoned Commercial Residential (CR) Zone in the City wide Zoning By-law No. 569-2013, as amended. Permitted Uses in the CR Zone include land uses such as dwelling unit, retail store, office and personal service shop. The lands are subject to Exception CR 1158 containing regulations related to gross floor area, and building setbacks.

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:

- Avenues and Mid-Rise Buildings Study 2010 and the associated Performance Standards Addendum (2016);
- Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Guidelines for the Design and Management of Bicycle Parking Facilities;
- Toronto Greet Standards (TGS) Version 3.0;
- Retail Design Guidelines (2020);
- Privately-Owned Publicly Accessible Spaces Urban Design Guidelines;and

- Bird-Friendly Design 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 not yet been submitted.

COMMENTS

Reasons for the Application

The zoning amendment is required to permit residential uses on the site, and to establish relevant performance standards to regulate the development proposed.

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

Staff are evaluating this application against the PPS and Growth Plan (2020) as amended to establish the application's consistency with the PPS and conformity with the Growth Plan (2020).

Official Plan Conformity

The application is being reviewed by staff to determine conformity with all relevant Official Plan policies including *Avenues* policies in Chapter 2, *Parkland*, *Built Form* and the *Public Realm* policies in Chapter 3 and *Mixed Use Areas* policies in Chapter 4.

Built Form, Public Realm and Planned and Built Context

Provincial policies in the "PPS" (Section 1.7.1) indicate that built form is to be well designed. The Growth Plan (Section 2.2.1.4) requires staff to evaluate the proposal in the context of the achievement of *complete communities* that, along with other considerations provide for a vibrant public realm. The Official Plan contains relevant policies related to built form in Section 3.1.2, the public realm Section 2.2.3 and the *Avenues* Section 4.5 which apply to this site. The *Avenues and Mid-rise Guidelines and addendum* (2016) will be used to assess the appropriateness of the redevelopment.

Staff are assessing the location and organization of the redevelopment to ensure fit into the existing and planned context with particular regard to accessibility to open space, (including to the Meadoway to the south), the location and organization of vehicle

parking, vehicular access and ramps, loading, servicing, storage areas and the quality, design and use ability of amenity spaces. Staff are reviewing the appropriateness of wind conditions on the public realm and the adequacy and appropriateness of proposed front and side yard setbacks and stepbacks to ensure transition of scale is adequately addressed.

The applicant has submitted both 'Pedestrian Level Wind' and 'Sun/Shadow' Studies in support of the application which have been circulated for review and acceptance by relevant staff.

Retail Design Guidelines

In October 2020, City Council adopted the Retail Design Manual and directed City Planning staff to apply the Manual to assist in the evaluation and review of mixed-use development proposals with retail at-grade. The Retail Design Manual is a collection of best practices and design directions for developing successful ground floor retail spaces to help deliver on the objectives of complete communities and vibrant streets. Relevant staff are evaluating the proposal to assess conformity with the guidelines

Land Use Compatibility

At its meeting on July 15, 16, 17, 2008, Council adopted a policy related to reducing electromagnetic Field Exposure from Hydro Corridors. The relevant policy is of 'prudent avoidance' to reduce childhood exposure to electromagnetic fields (EMF) in and adjacent to hydro corridors with transmission lines. When applications are received for official plan and zoning bylaw amendments or plan of subdivisions for residential, school or day nursery uses on property that abuts a hydro corridor, the Chief Planner and Executive Director, City Planning, is to request the applicant to undertake an EMF management plan which outlines low or no-cost measures to minimize the increase in yearly average exposure to EMF for young children and to provide a copy of the plan to the Medical Officer of Health.

The subject lands abut a hydro corridor to the immediate south of the site. Given the residential land uses proposed on site, the applicant has provided an EMF study to ensure matters related to EMF exposure have been adequately addressed.

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 provided an Arborists report which indicates that there are no private trees on site and there are no public trees within the City's road allowance in front of the site, however, there are 11 private trees within 6 metres of the site. Based on the submitted materials the applicant proposes to protect all private trees located on abutting lands.

The Arborist Report and Tree Preservation Plan have been circulated to relevant staff for review and comment.

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 provided an updated CSF inventory that builds upon CSF studies recently completed for proposed redevelopments in the immediate vicinity. The study evaluates the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population.

The review submitted in support of the application indicates that based on the results of the CSF Study update work undertaken, the proposed development can be supported by existing facilities within the neighbourhood.

Staff are reviewing the CS&F Study that was submitted to determine and follow up on any Study deficiencies and to identify other issues that may need to be addressed.

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. Of note, despite the recent introduction of a new community benefits charge, the Section 37 density bonusing framework remains in place and should be utilized where applicable until the City passes a Community Benefit Charge by-law.

Currently, given the proposed increase in height and density Section 37 contributions are warranted.

If Section 37 remains applicable, further discussion with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of the Section 37 community benefits that the applicant would be required to provide, should the proposal proceed to approval in some form.

Also, if it is determined that Section 37 benefits will be secured please refer to the Council approved Implementation Guidelines and Protocol for Negotiating Section 37

Community Benefits which 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>.

Infrastructure/Servicing Capacity

Staff have received a Functional Servicing and Stormwater Report, preliminary Hydrogeological Assessment reports as well as and Geotechnical Study work provided by the applicant in support of the application.

All reports and drawings have been circulated to relevant staff for review and comment on the materials and to determine the effects of the proposed redevelopment on the City's municipal servicing infrastructure and watercourses and to identify any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed redevelopment.

Transportation

A Transportation Impact Assessment has been submitted to facilitate the evaluation of the effects of the proposed redevelopment 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. The Transportation Impact Study submitted by the applicant has been circulated to relevant staff for review and comment.

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.

The TGS Checklist submitted by the applicant is currently under review by relevant staff for compliance with the Tier 1 performance measures.

Additional information on the Toronto Green Standard can be accessed here <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

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

Paul Zuliani, MBA, RPP, Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context (view looking northwest)

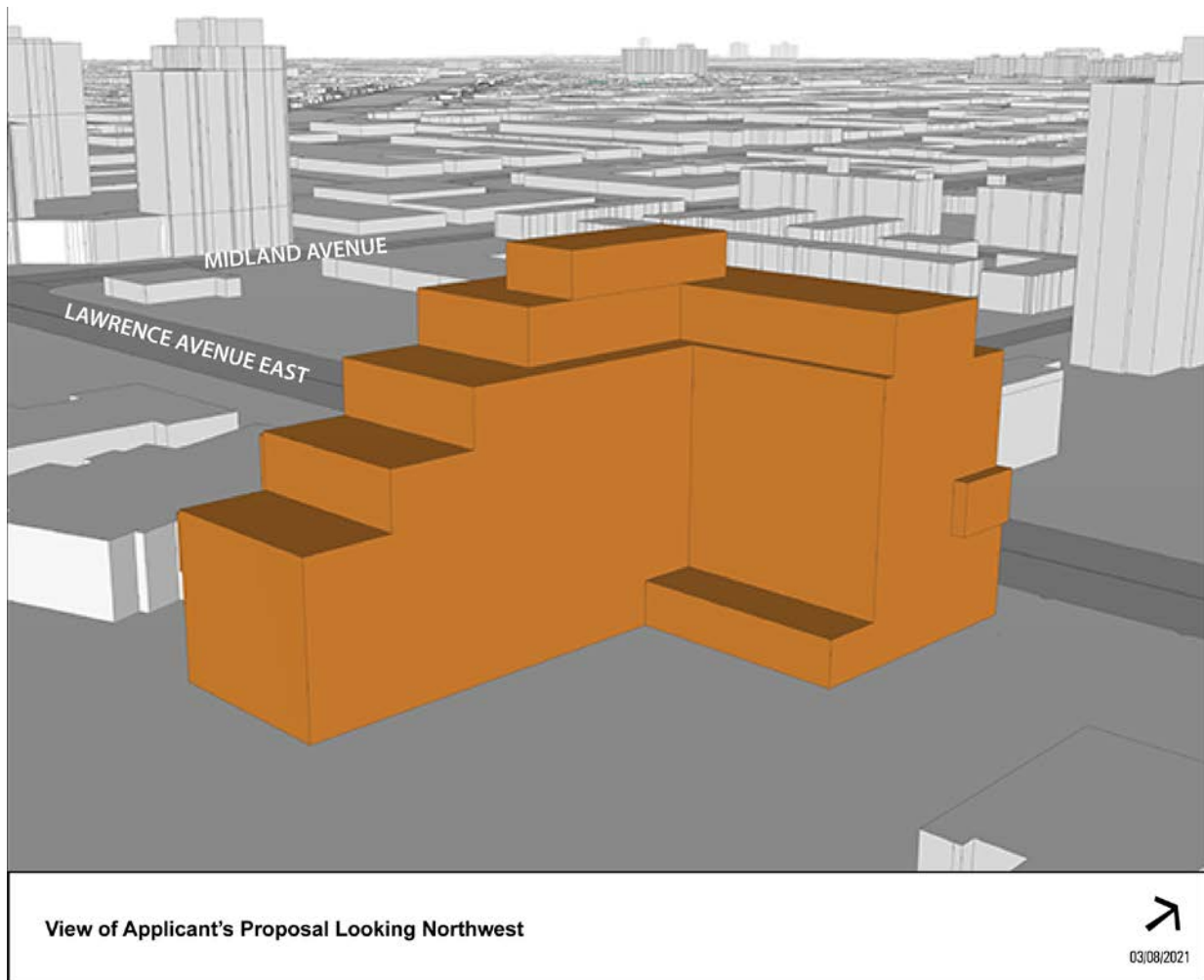
Attachment 2: 3D Model of Proposal in Context (view looking southeast)

Attachment 3: Location Map

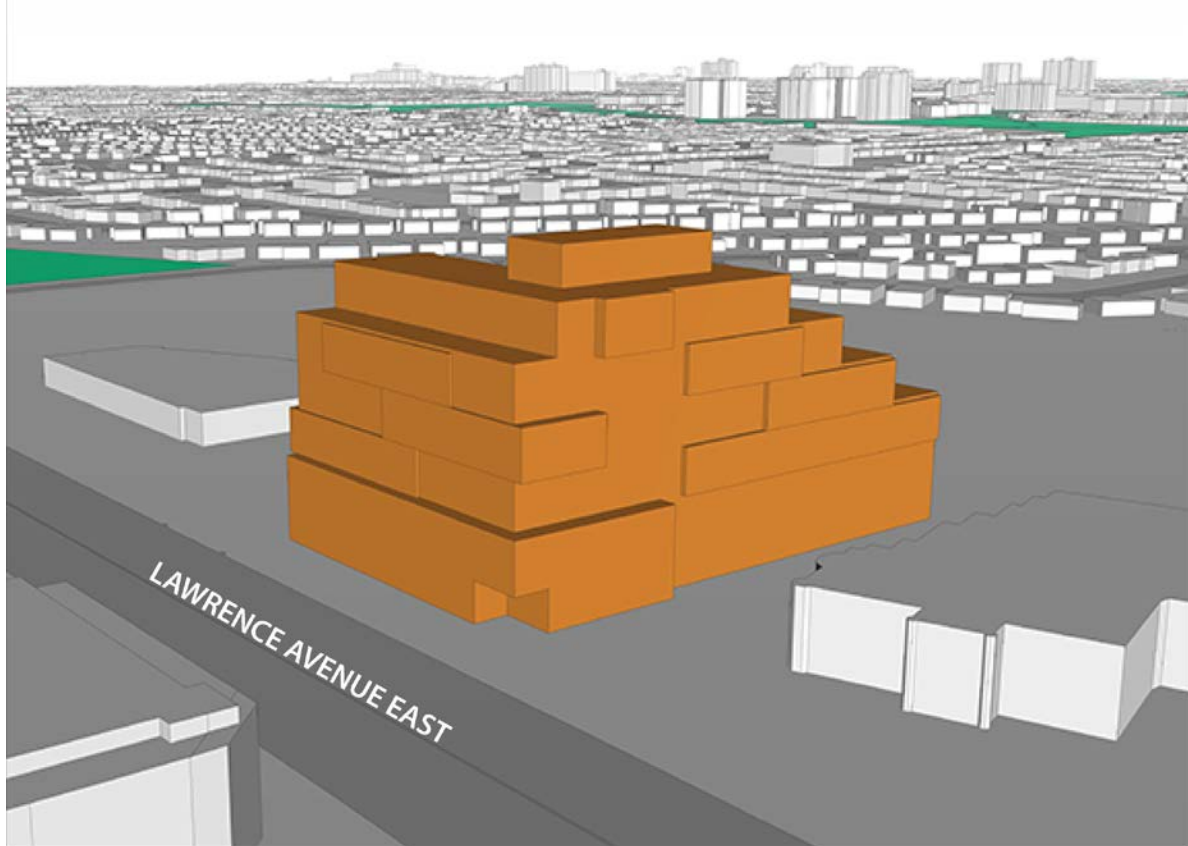
Attachment 4: Site Plan

Attachment 5: Official Plan Map

Attachment 1: 3D Model of Proposal in Context (view looking northwest)



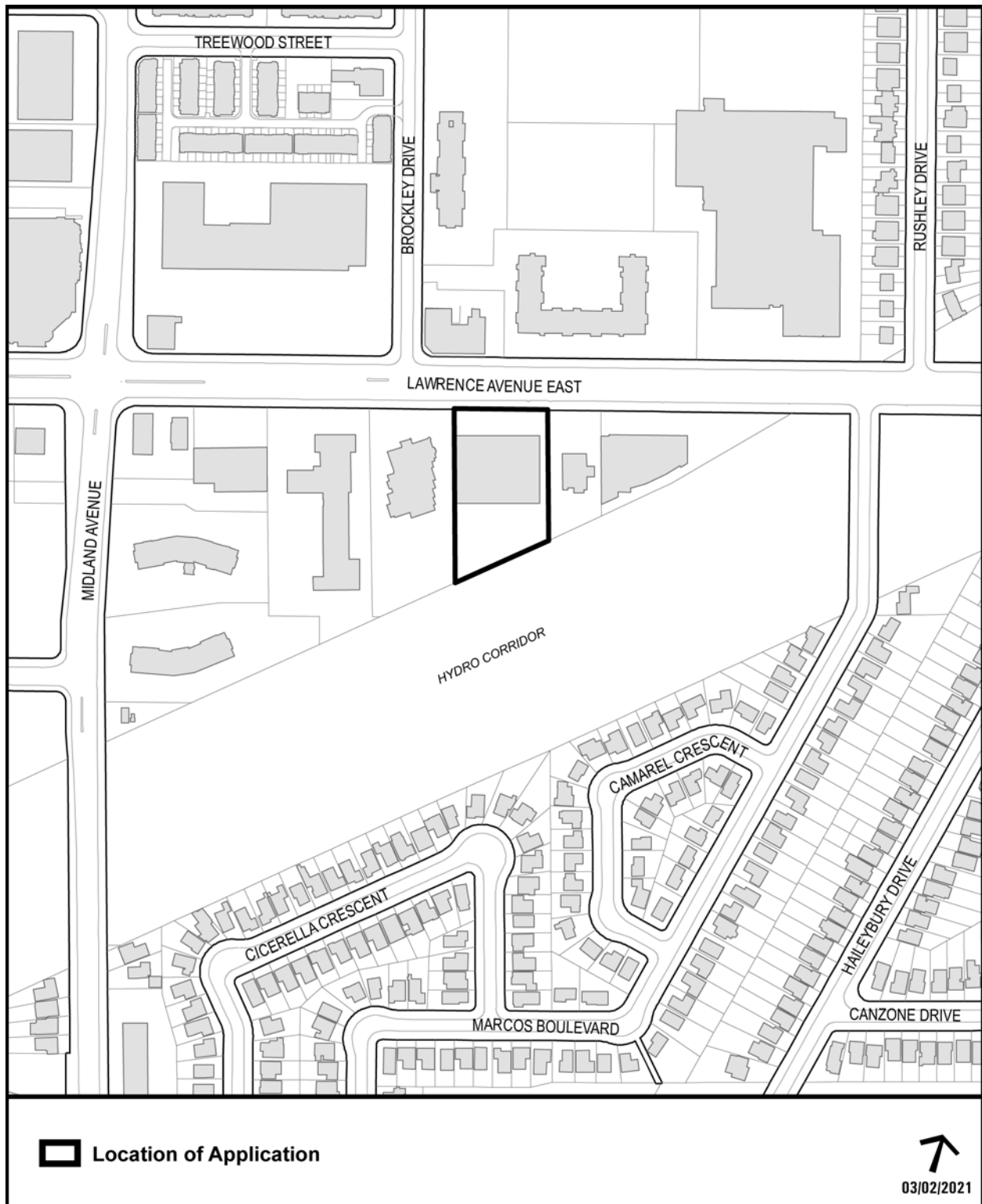
Attachment 2: 3D Model of Proposal in Context (view looking southeast)



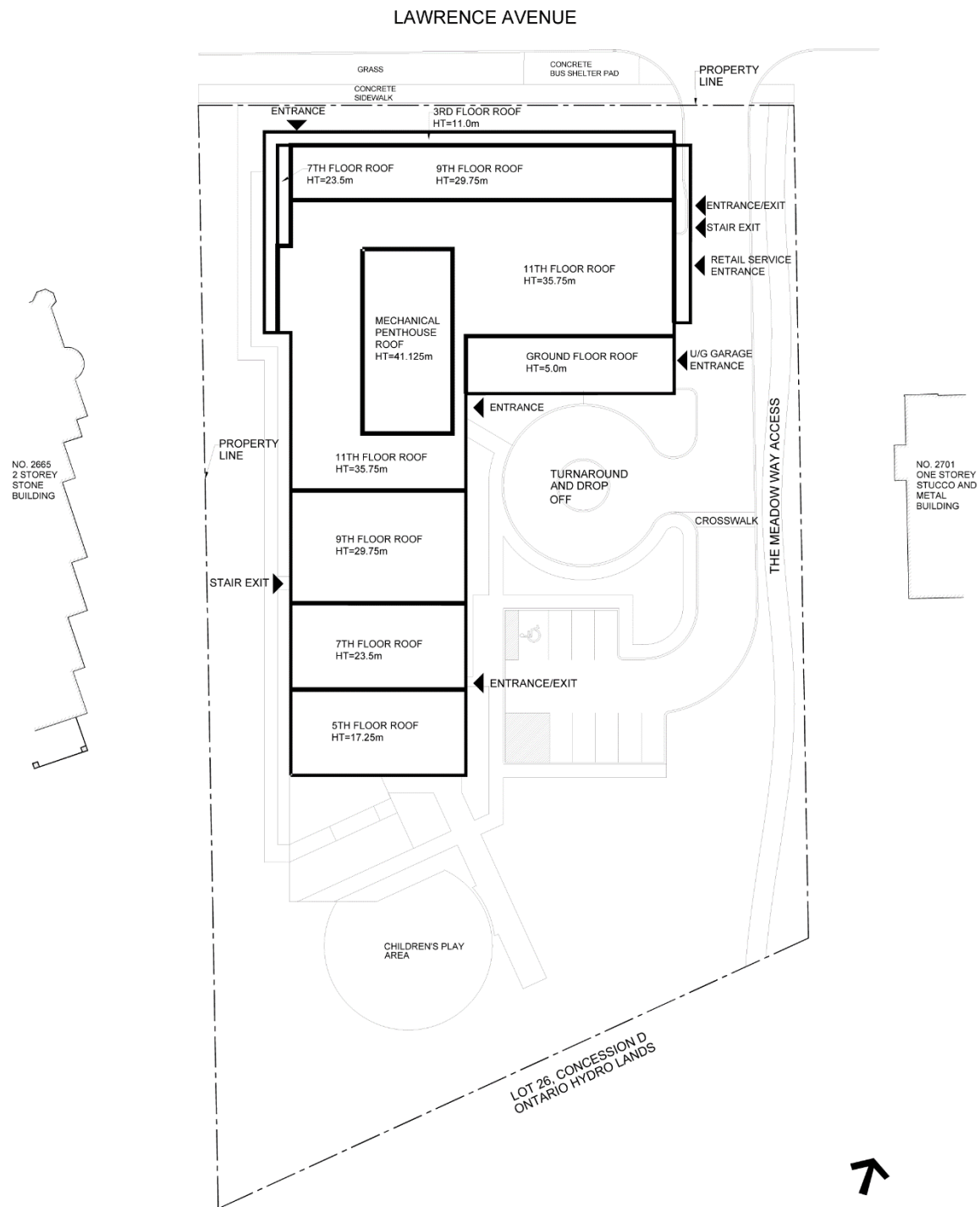
View of Applicant's Proposal Looking Southeast

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03/08/2021

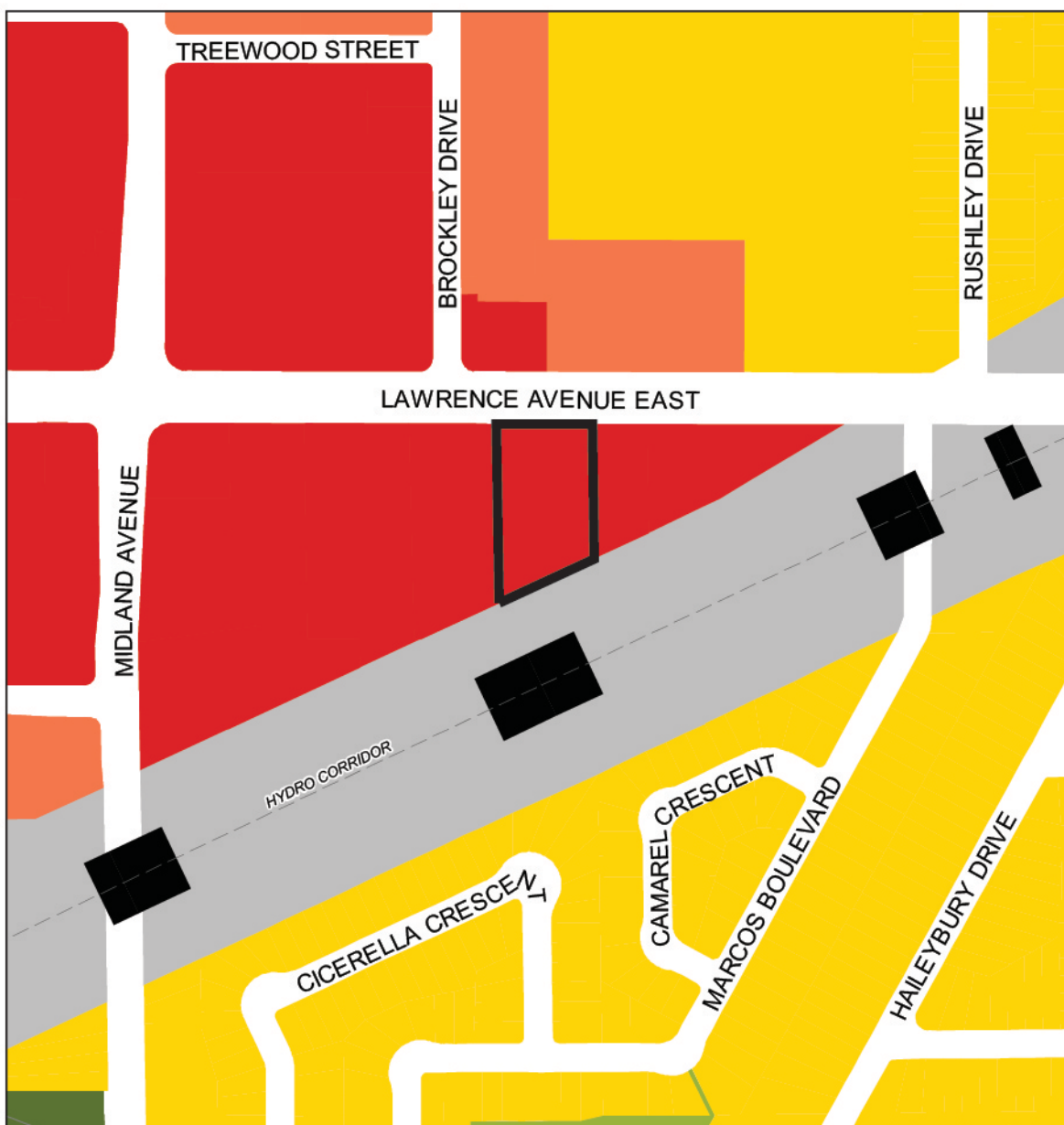
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Map



2683 Lawrence Avenue E

Official Plan Land Use Map #20

File # 20 217595 ESC 21 0Z



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Not to Scale
03/02/2021