

131 Lyon Court and 836-838 Roselawn Avenue – Zoning Amendment Application and Rental Housing Demolition Applications – Preliminary Report

Date: January 26, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 8: Eglinton-Lawrence

Planning Application Number: 21 235591 NNY 08 OZ; 21 235748 NNY 08 RH

Related Application: 21 235595 NNY 08 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application located at 131 Lyon Court and 836-838 Roselawn Avenue for a mixed-use development comprising a 35-storey building. A total of 472 residential units and 398 square metres of non-residential uses are proposed.

A separate Rental Housing Demolition application has also been submitted which proposes to demolish the existing 53 rental dwelling units on the site and replace them in the new building.

The applications have been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the Zoning By-law Amendment application located at 131 Lyon Court and 836-838 Roselawn Avenue 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.

THE SITE

Description: The subject lands combine for a "L"-shaped site with an approximate area of 3223.2 square metres, a frontage on Roselawn Avenue that measures approximately 51.8 metres, and a north-south oriented frontage on Lyon Court that measures approximately 73.15 metres. The grading of the site is characterized as a generally flat with relatively minor declining slope from the east site boundary towards the west site boundary.

Existing Use(s): Two 4-storey apartment buildings and a 2-storey building with retail at-grade and residential above. The buildings contain a combined total of 53 rental units, all of which have affordable or mid-range rents. The site has driveway access onto both Lyon Court and Roselawn Avenue.

Official Plan Designation: Apartment Neighbourhoods

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

Zoning: Under Zoning By-law no. 569-2013, the site is subject to the Residential Apartment Commercial Zone (RAC (d2.5)) with height limit of 24 metres and 8 storeys.

Under Zoning By-law no. 1-83, the site is subject to Residential Multiple (RM2) Zone and general exception 148.

See Attachments 5 and 6 of this report for the existing Zoning By-law Maps. 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/>

THE APPLICATION

Complete Application Submission Date:

The subject zoning amendment application has not been deemed complete. A Notification of Incomplete Application was sent to the Applicant on January 26, 2022.

Description: A 35-storey (111.40 metres high, plus a 5.0 metre high mechanical penthouse) mixed use building with a 7-storey base building element, a 8-storey mid-section element (8th floor to 15th floor), and a tower element above. The proposal will include 398 square metres of retail uses on the ground floor.

Density: 10.36 times the area of the site.

Dwelling Units: The proposed 472 dwelling units, includes 8 studio (1.7%), 322 one-bedroom (68.2%), 98 two-bedroom (20.7%), and 44 three-bedroom (9.3%) units.

Access, Parking and Loading: At the north end of the site, and off Lyon Court, access is proposed to a two-level underground garage, containing 127 parking spaces, drop-off/pick-up layby, and new, internalized Type 'G' and Type 'C' loading facilities including a "hammerhead"-style turnaround aisle.

Bicycle parking is proposed as follows: 48 short term bicycle parking spaces located outdoors and on the surface, and 425 short term and long term bicycle parking spaces are located internally on the P1 and P2 floors of the underground garage.

Additional Information

See Attachments 2a and 2b, 3 and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://www.toronto.ca/131LyonCt>

Reason for the Application

The application proposes to amend the Zoning By-laws no. 569-2013 and 1-83, to vary performance standards including but not limited to: permitted uses; number of dwelling units; gross floor area and floor space index; lot coverage; building height; rear angular plane; and building setbacks. Additional amendments to the Official Plan and the Zoning By-laws may be identified as part of the application review.

Rental Housing

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental

housing units, as the subject lands contain six or more residential units, of which at least one is rental.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (file no. 21 235595 NNY 08 SA).

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The need for a comprehensive block study for this tower in the park neighbourhood in an Apartment Neighbourhoods designation;
- The overall fit and transition of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties. These aspects include but are not limited to:
 - Appropriateness of overall height in relation to the surrounding Apartment Neighbourhoods existing and planned context;
 - Appropriateness of the base building element and the mid-section element in the context of point tower tall building typology established in the Official Plan;
 - Appropriateness of the configuration of the tower components, namely the overall height, the base building element, and the mid-section element, and its response to heights and built form typologies established in policy and as already existing in the *Apartment Neighbourhoods*-designated adjacencies;

- Appropriateness of the intensity of development, particularly the number of dwelling units within site area as sized, in an Apartment Neighbourhoods-designated area where density, built form, and open space network is established;
- Appropriateness of the streetwall heights;
- Adequacy of the setbacks above the base building element and the mid-section element, inclusive of balcony projections;
- Tower floorplate size and balcony projections;
- The quality of the public realm as improved by and interfaced with the proposed development, include but are not limited to:
 - The relationship of the ground floor and lower levels of the building to the street, including the appropriateness of the setbacks to the west and north property lines;
 - Provision of unencumbered sidewalks, and the adequate provision of street furniture, landscaping, and bicycle parking;
 - Preservation of existing mature public and private trees and the addition of street trees;
 - Adequate provision of open spaces around the proposed building, to integrate with and improve upon the open space and pedestrian connection system established in the Apartment Neighbourhoods-designated lands bounded by Allen Road, Ridelle Avenue, Roselawn Avenue/Elm Ridge Avenue, and Marlee Avenue. Such open spaces may include privately-owned, publicly accessible spaces ("POPS"). Public realm improvements should also be informed by the Allen Greenway, which is a series of continuous and connected parks and open spaces with a multi use trail;
 - Adequate public realm transition to the east-abutting property;
 - Shadow and wind impacts on the public realm;
 - Privacy overlook, shadow, and wind impacts on adjacent properties, including adjacent Apartment *Neighbourhoods*-designated lands;
- Appropriateness of the vehicle-intensive coverage of the ground surface for loading turn movements, drop-off/pick-up layby;

- Appropriateness of amenities including short-term parking, located next to driveway/turning aisle;
- Adequacy of proposed parking supply;
- The existing traffic control and movement conditions on Lyon Court, Roselawn Avenue, and Elm Ridge Avenue and the anticipated traffic generation and potential movement conflicts;
- The unit mix, type, and size as shaped by the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- Replacement of existing rental housing units, and appropriate actions to mitigate displacement of rental tenants;
- The provision of affordable housing;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings; and
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval.

Additional Matters

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

Jason Xie, Planner
Tel. No. 416-338-3004
E-mail: Jason.Xie@toronto.ca

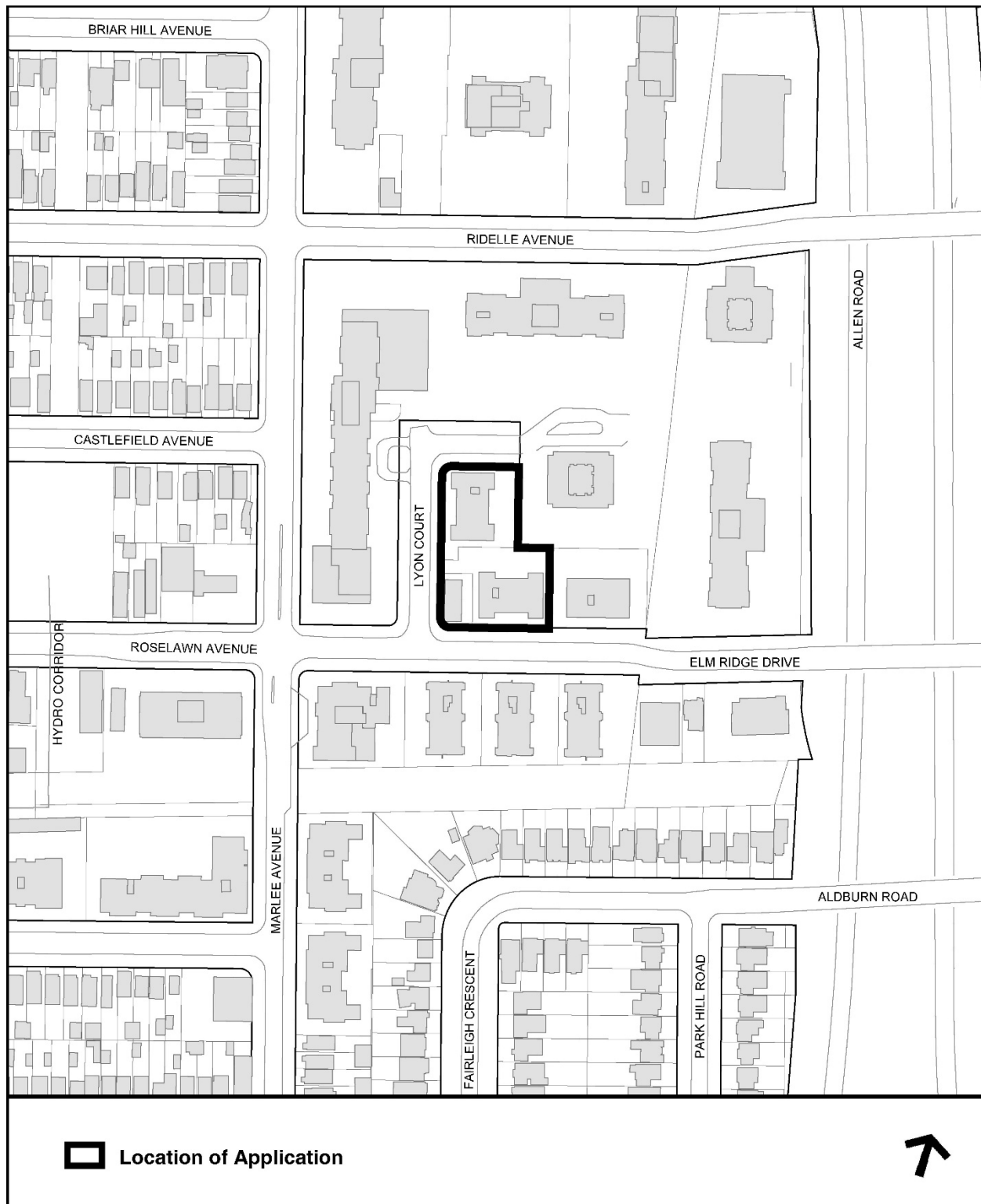
SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

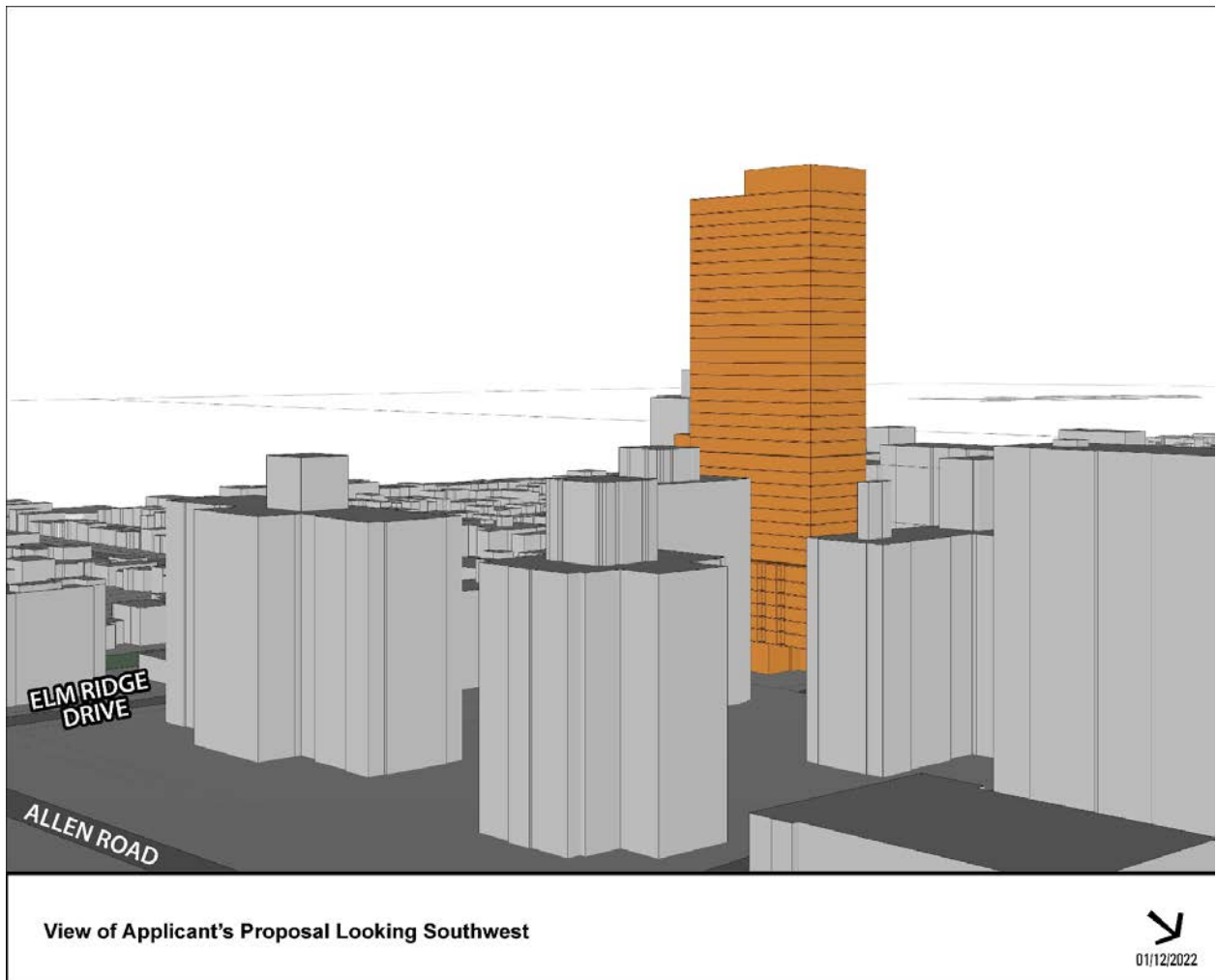
ATTACHMENTS

Attachment 1: Location Map
Attachment 2a: 3D Model of Proposal in Context Looking Southwest
Attachment 2b: 3D Model of Proposal in Context Looking Northeast
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law no. 569-2013 Map
Attachment 6: Zoning By-law no. 1-83 Map
Attachment 7: Application Data Sheet

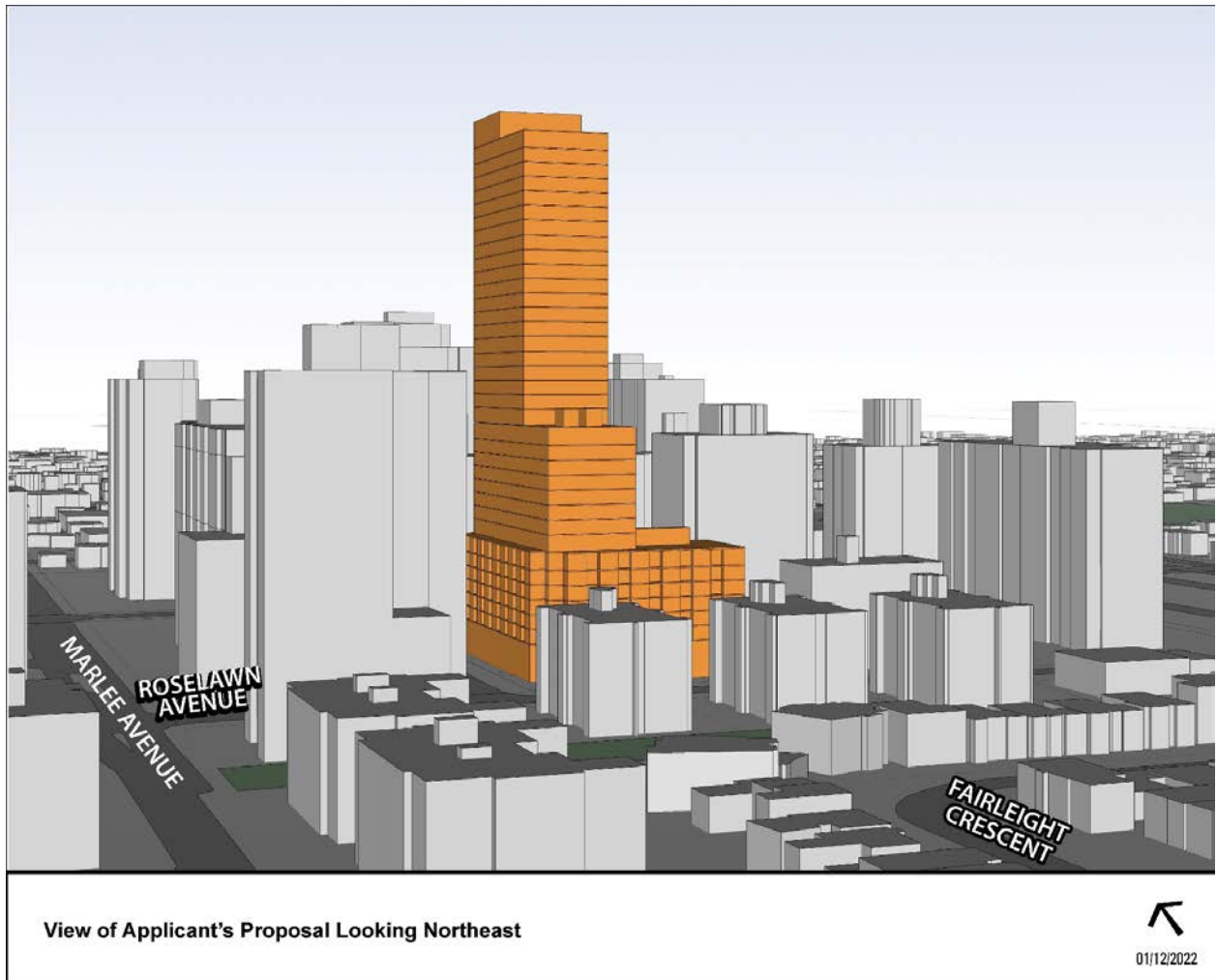
Attachment 1: Location Map



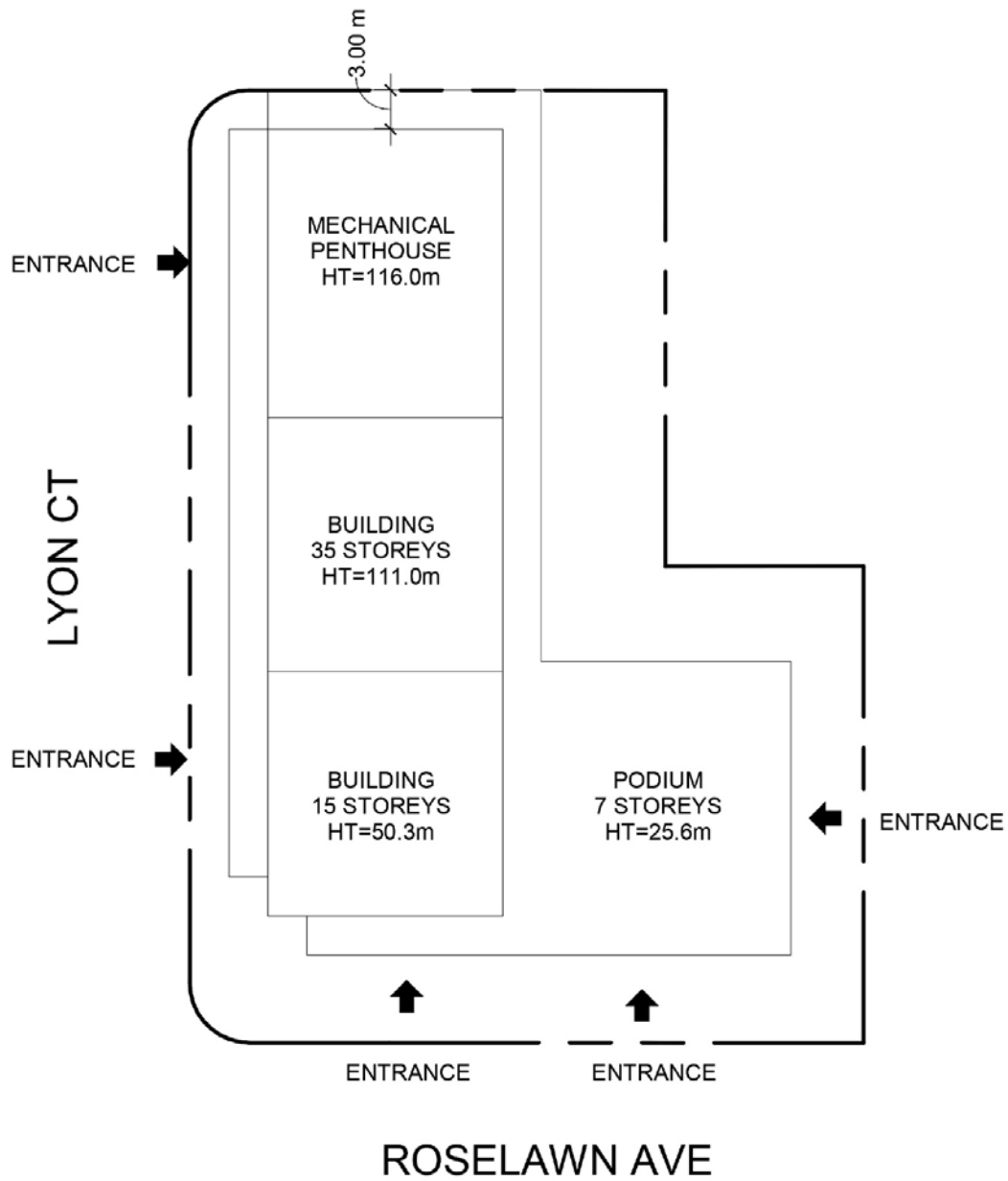
Attachment 2a: 3D Model of Proposal in Context Looking Southwest



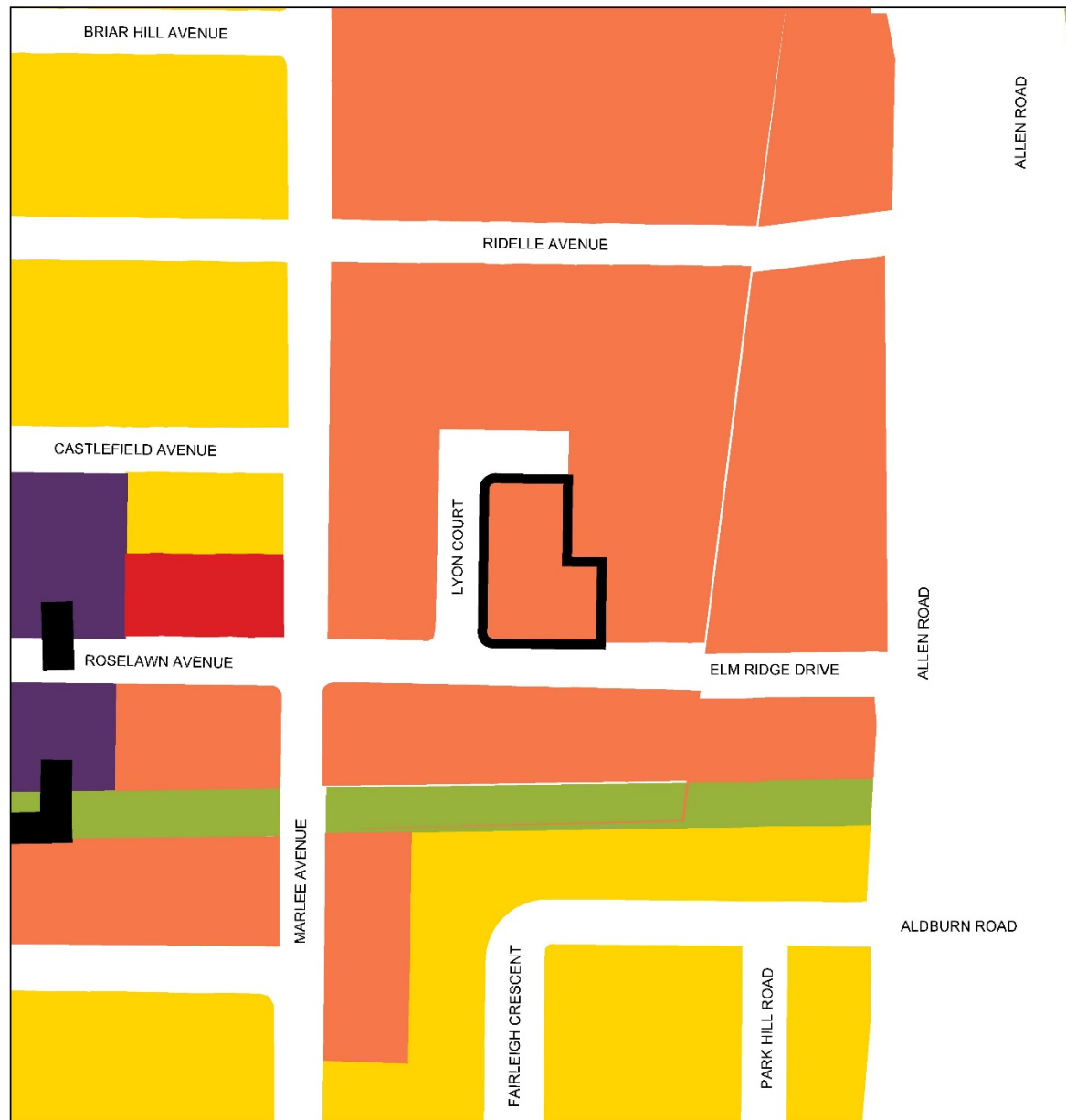
Attachment 2b: 3D Model of Proposal in Context Looking Northeast



Attachment 3: Site Plan



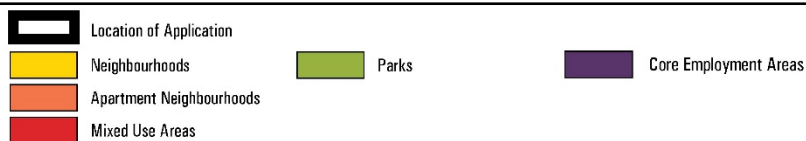
Attachment 4: Official Plan Map



Official Plan Land Use Map #17

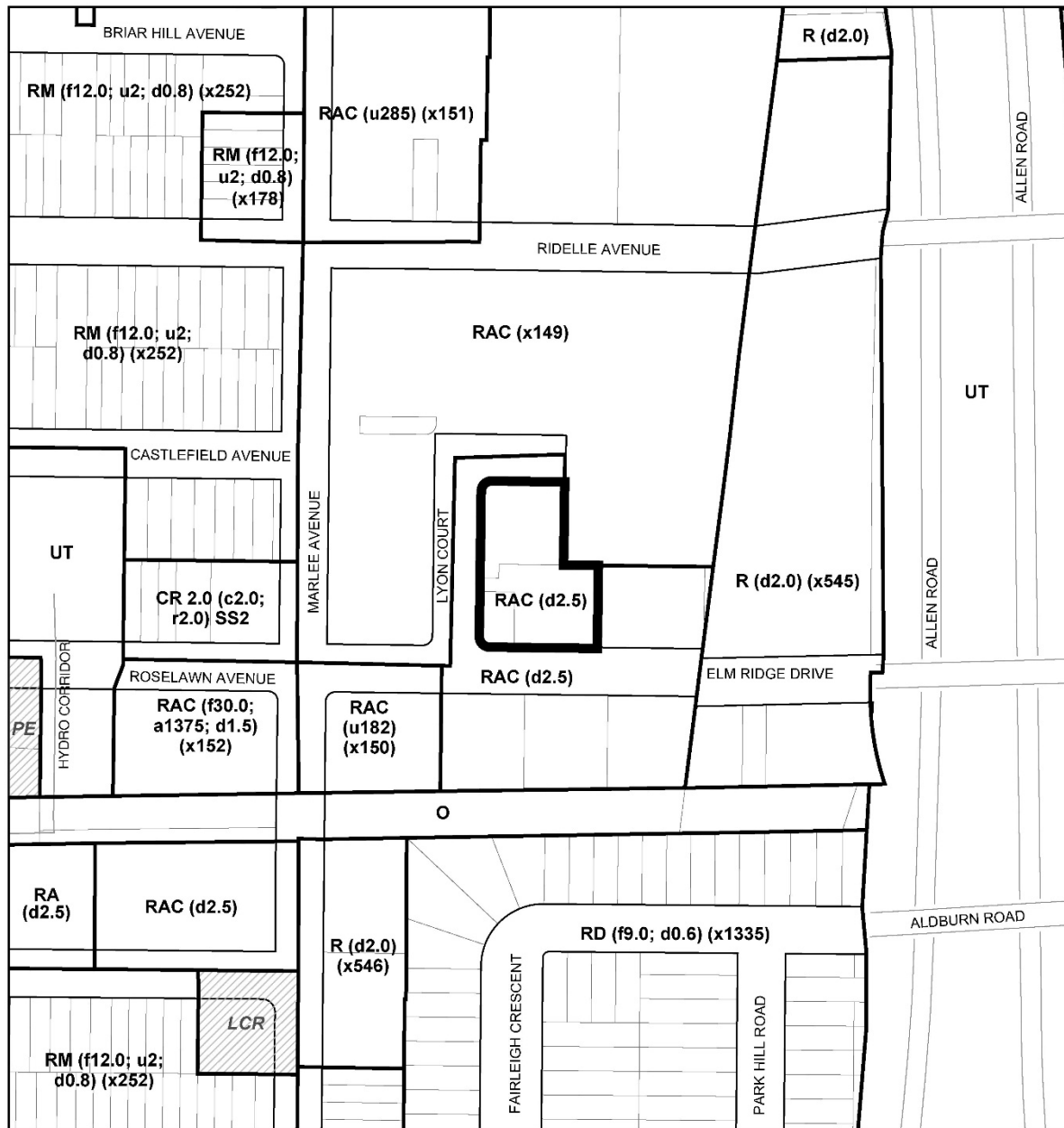
131 Lyon Court, 836 & 838 Roselawn Avenue

File # 21 235591 NNY 08 02



Not to Scale
Extracted: 01/10/2022

Attachment 5: Zoning By-law no. 569-2013 Map



131 Lyon Court, 836 & 838 Roselawn Avenue

Zoning By-law 569-2013

File # 21 235591 NNY 08 0Z



Location of Application

R Residential
RD Residential Detached
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial
CR Commercial Residential

O Open Space
UT Utility and Transportation

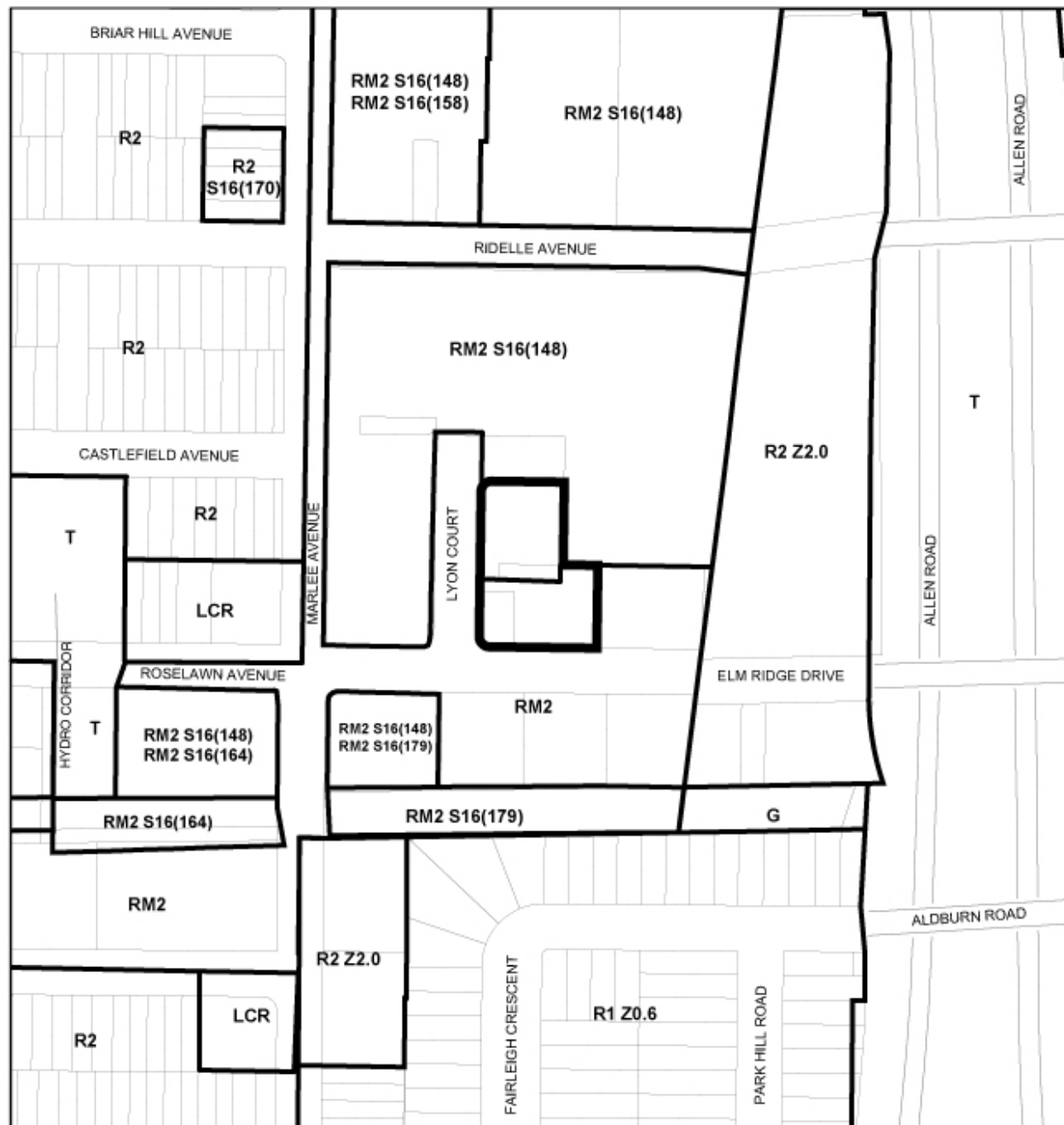


See Former City of York By-law No. 1-83
LCR Local Commercial Residential
PE Prestige Employment Zone



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Attachment 6: Zoning By-law no. 1-83 Map



Zoning By-law 1-83

131 Lyon Court, 836 & 838 Roselawn Avenue

File # 21 235591 NNY 08 02



Location of Application

See Former York Zoning By-law 1-83
R2 Residential District
T Industrial District
RM2 Residential Multiple Zone
LCR Local Commercial Zone

See Former City of Toronto By-law No. 438-86
R2 Residential District
T Industrial District
G Parks District



Not to Scale
 Extracted: 01/12/2022

Attachment 7: Application Data Sheet

Municipal Address: 131 LYON COURT and 836-838 ROSELAWN AVENUE Date Received: November 8, 2021

Application Number: 21 235591 NNY 08 OZ

Application Type: Rezoning

Project Description: Zoning By-law amendment application to allow a 35-storey mixed-use building with 472 residential units, of which 53 are rental replacement units, and comprising of a residential gross floor area of 33,011.70 square metres and a non-residential gross floor area of 397.50 square metres.

Applicant	Agent	Architect	Owner
WALKER NOTT DRAGICEVIC ASSOCIATES LIMITED, 90 Eglinton Avenue East, Suite 970, Toronto, ON, M4P 2Y3		TURNER FLEISCHER ARCHITECTS INC., 67 Lesmill Road, Toronto, ON, M3B 2T8	2478443 ONTARIO LTD, 40 Pleasant Boulevard, Suite 800, Toronto, ON, M4T 1J9

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision: N
Zoning:	RAC (d2.5)	Heritage Designation: N
Height Limit (m):	24	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	3,223.2	Frontage (m):	51.8	Depth (m):	73.15
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,235.23	0	1,343.3	1,343.3
Residential GFA (sq m):	4,496.5	0	33,011.7	33,011.7
Non-Residential GFA (sq m):	139.35	0	397.5	397.5

Total GFA (sq m):	4,635.85	0	33,409.1	33,409.1
Height - Storeys:	4		35	35
Height - Metres:	12		111.4	111.4

Lot Coverage Ratio (%)	41.68	Floor Space Index:	10.36
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	32848.9	162.8
Retail GFA:	397.5	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	53	53		53
Freehold:				
Condominium:			419	419
Other:				
Total Units:	53	53	419	472

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	8	322	98	44	
Total Units:	8	322	98	44	

Parking and Loading

Parking Spaces:	127	Bicycle Parking Spaces:	473	Loading Docks:	2
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CONTACT:

Jason Xie, Planner
416-338-3004
Jason.Xie@toronto.ca