

Preliminary Report - 3379 to 3385 Lawrence Avenue East - Zoning Amendment Application

Date: June 9, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 24 - Scarborough-Guildwood

Planning Application Number: 22 111976 ESC 24 OZ

Notice of Complete Application Issued: April 4, 2022

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 3379 to 3385 Lawrence Avenue East. The applicant proposes demolition of the existing place of worship, retention of the existing 6 storey, 48 unit, rental apartment building and erect a new 10 storey, 112 unit, rental apartment building. Staff are currently reviewing the application.

It has been circulated to all appropriate agencies and City divisions for comment and 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 3379 to 3385 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.

THE SITE

Description: The Subject Lands are comprised of a single rectangular parcel approximately 0.61 hectares in size with approximately 76 metres of frontage along Lawrence Avenue East and 78 metres of frontage along Greencedar Circuit.

Immediately north of the site is Lawrence Avenue East and along the north side of the street are a mix of land uses including retail commercial uses, an animal hospital, eating establishment and 6 storey apartment buildings. To the west of the site is a telecommunication use and further west are retail commercial uses as well as low-rise residential uses. To the east of the site is a single storey retail use as well as the Cedarbrae Mall lands and parking lot. Lastly, to the south of the development parcel are low-rise detached dwellings.

Existing Use: A place of worship and 6 storey residential apartment building.

Official Plan Designation: The subject lands are located on an *Avenue* on Map 2 – Urban Structure and are designated *Mixed Use Areas* on Map 23 – Land Use Plan in the Official Plan (Attachment 4 Official Plan Map).

Zoning: The site is zoned Apartment Residential (A) Zone and Place(s) of Worship (PW) Zone, in the former Woburn Community By-law No. 9510, as amended. The permitted uses associated with the Apartment Residential zoning category include Apartment Buildings, Day Nurseries and Nursing Homes whereas the permitted uses associated with the Place of Worship zoning category include Day Nurseries and Places of Worship. The lands are also subject to Exception No. 67 which contains regulation pertaining to minimum parking requirements for day nursery uses

The subject lands are zoned Institutional General (I) Zone within Zoning By-law No. 569-2013, as amended. Permitted Uses include Hospice Care Home, Community Centre, Park, Library and Retirement Home. The lands are also subject to Exception (I) 40, which contains regulations related to minimum amenity space, setbacks, maximum lot coverage and minimum landscaping requirements.

BACKGROUND

UPRC is a partnership between the United Church of Canada and the Canada Mortgage and Housing Corporation (CMHC). As part of the national commitment to build 5,000 affordable homes by 2037, UPRC has committed to build 10 percent or 500 of those homes in Toronto.

The owner, United Property Resource Corporation (UPRC) and the City of Toronto are currently engaged through a Memorandum of Understanding to create up to 500 affordable rental homes at seven sites in Toronto over the next five to seven years. Open Door Program incentives are a part of the arrangement with the City.

THE APPLICATION

This application proposes to amend the relevant Zoning by-laws in order to facilitate intensification consisting of demolishing the existing place of worship, retaining the existing 6 storey residential building and erecting a new 10 storey (39.5 metre) residential building.

The retained residential building is approximately 6,709 square metres in size while the proposed new building is approximately 9,095 square metres in size which results in a proposed overall site gross floor area of 15,804 square metres. The proposed residential intensification will result in a total of 160 dwelling units on site comprised of 48 existing dwelling units and 112 dwelling units in the new building. The applicant proposes 228 square metres of indoor amenity space and 224 square metres of outdoor amenity space.

Density: 2.6 times the area of the lot

Dwelling Units: The proposed unit mix consists of (46%) 1-bedroom, (44%) 2-bedroom, and 10% 3-bedroom rental units. All of the dwelling units are rental in tenure.

Access Parking and Loading: a driveway providing vehicular access to an internal (Type G) and external (Type C) loading space and to the underground parking ramp is proposed from and perpendicular to Green Cedar Circuit at the southeast end of the site.

A total of 55 vehicular parking spaces are proposed comprised of 32 resident parking spaces and 23 visitor parking spaces contained within a 1 level underground garage. A total of 148 bicycle parking spaces are proposed comprised of 136 long term spaces and 12 short term spaces located on the P1 and ground level.

Additional Information

See Attachment 1 and 2 of this report, for a three dimensional representation of the project in context.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Reasons for the application

A Zoning By-law amendment application is required to permit additional residential uses and to establish appropriate site specific performance standards (such as height minimum setbacks and parking requirements) to appropriately regulate the proposed development.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application is required to be submitted in the future to facilitate development of the subject lands.

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 (2020) and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe(2020) as well as conformity with relevant Official Plan policy directions.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2040 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.

At this stage in the review, the following preliminary issues have been identified:

- The acceptability of the Avenue Segment Study having particular regard for the larger context along this segment of Lawrence and the relevant implications of this development on the *Avenue*;
- The overall fit of the proposed building including the proposed height and density within its existing and planned context including the building's street proportion and its relationship to the adjacent properties and in particular lower scale *Neighbourhoods* lands;
- The appropriateness of the massing and form including consideration of the adequacy of all setbacks and stepbacks and the proposed separation distances between the new and existing building;
- The overall appropriateness of the proposed development and it's conformity with the objectives and policies applying to *Mixed Use Areas* policies and *Avenues* in the Official Plan;
- The shadow and wind impacts on adjacent properties and the public realm;
- Appropriateness of the proposed intensification of the existing rental site and *the* conformity of the proposal with rental housing policy directions;
- Consistency with the applicable Mid-Rise Design Guidelines directions;

- The adequacy and amount of proposed indoor and outdoor amenity space;
- The effects of the proposed redevelopment on the City's municipal servicing infrastructure and watercourses including the identification of new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing;
- The appropriateness of the proposed unit mix and unit sizes including evaluation of building and site design elements to support a broad range of households, including families with children;
- The suitability of the proposed vehicular and bike parking and loading facilities proposed as well as an evaluation of traffic impacts resulting from the proposed development and adequate consideration of any transportation improvements necessary to accommodate the travel demands;
- The application was submitted after May 1, 2018 and is subject to TGS Version 3.0. The application will be reviewed for compliance with Tier 1 performance measures. Staff will encourage the applicant to pursue Tier 2 of the TGS Version 3.0 and relevant elements of Tier 4; and
- Whether a sufficient archaeological assessment has been completed that identifies and evaluates the presence of archaeological resources also known as archaeological sites.

Other 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 Scarborough Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

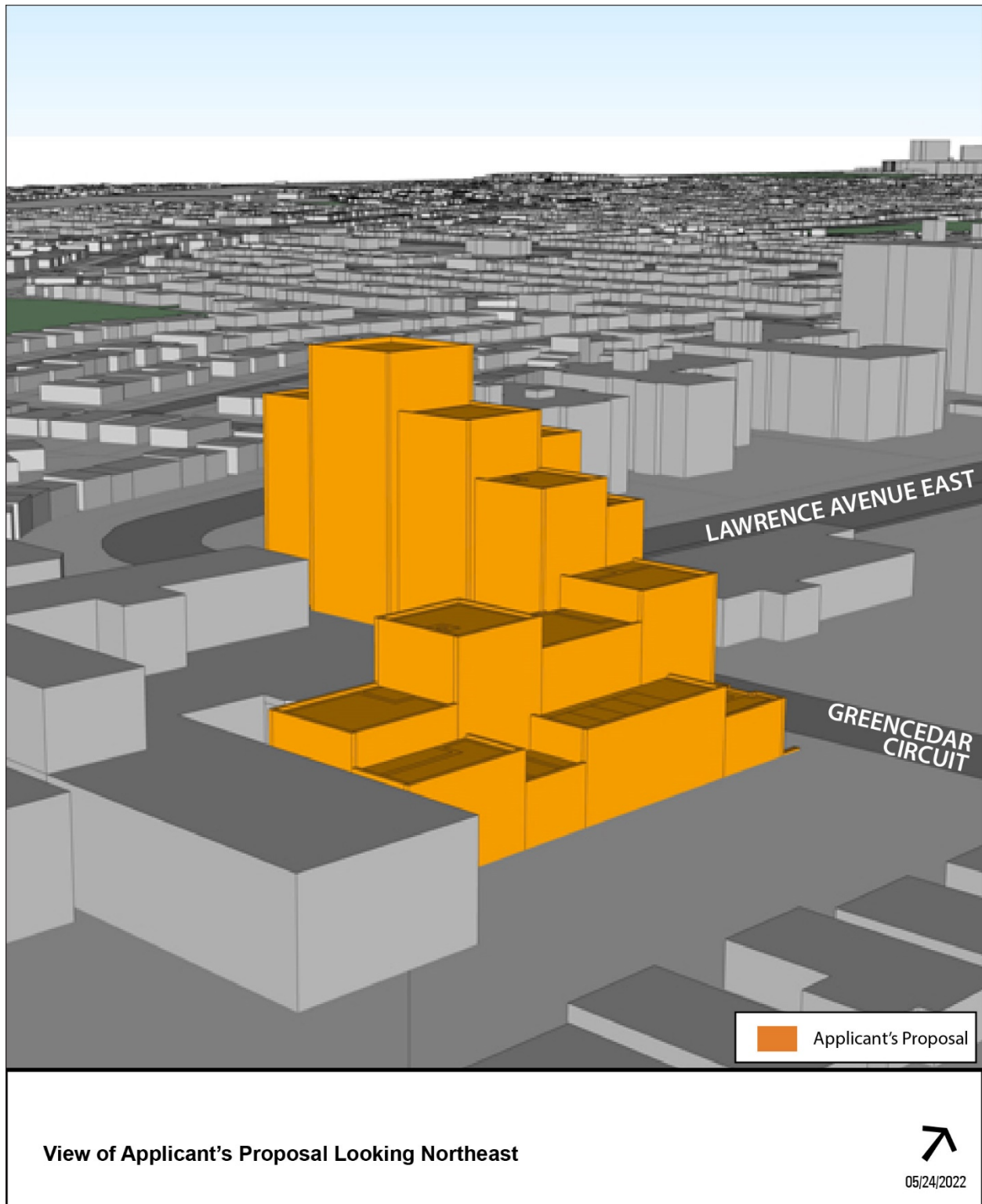
Paul Zuliani, MBA, RPP, Director
Community Planning, Scarborough District

ATTACHMENTS

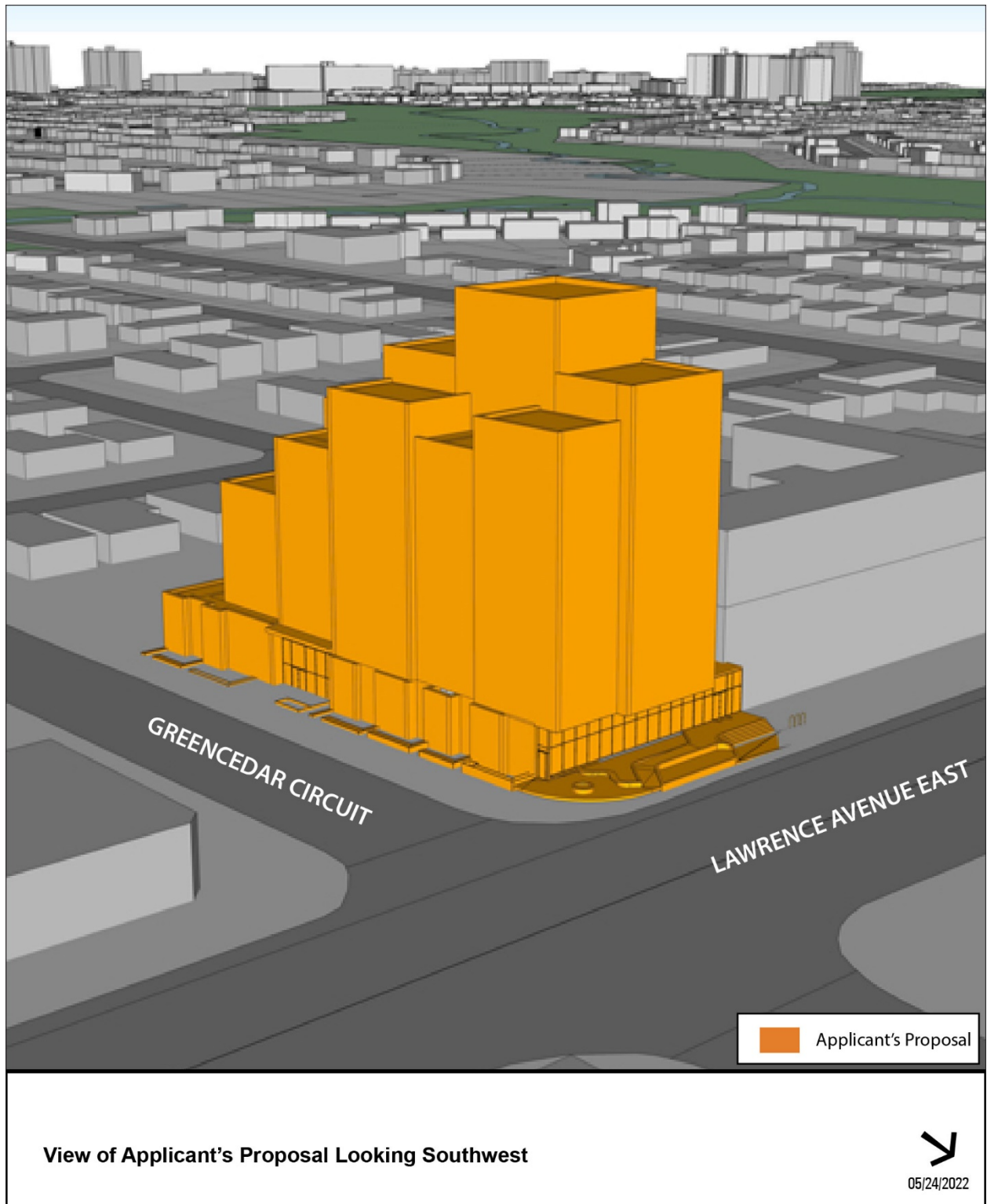
City of Toronto Drawings

Attachment 1(a): 3D Model of Proposal in Context (looking Northeast)
Attachment 1(b): 3D Model of Proposal in Context (looking Southwest)
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law Map

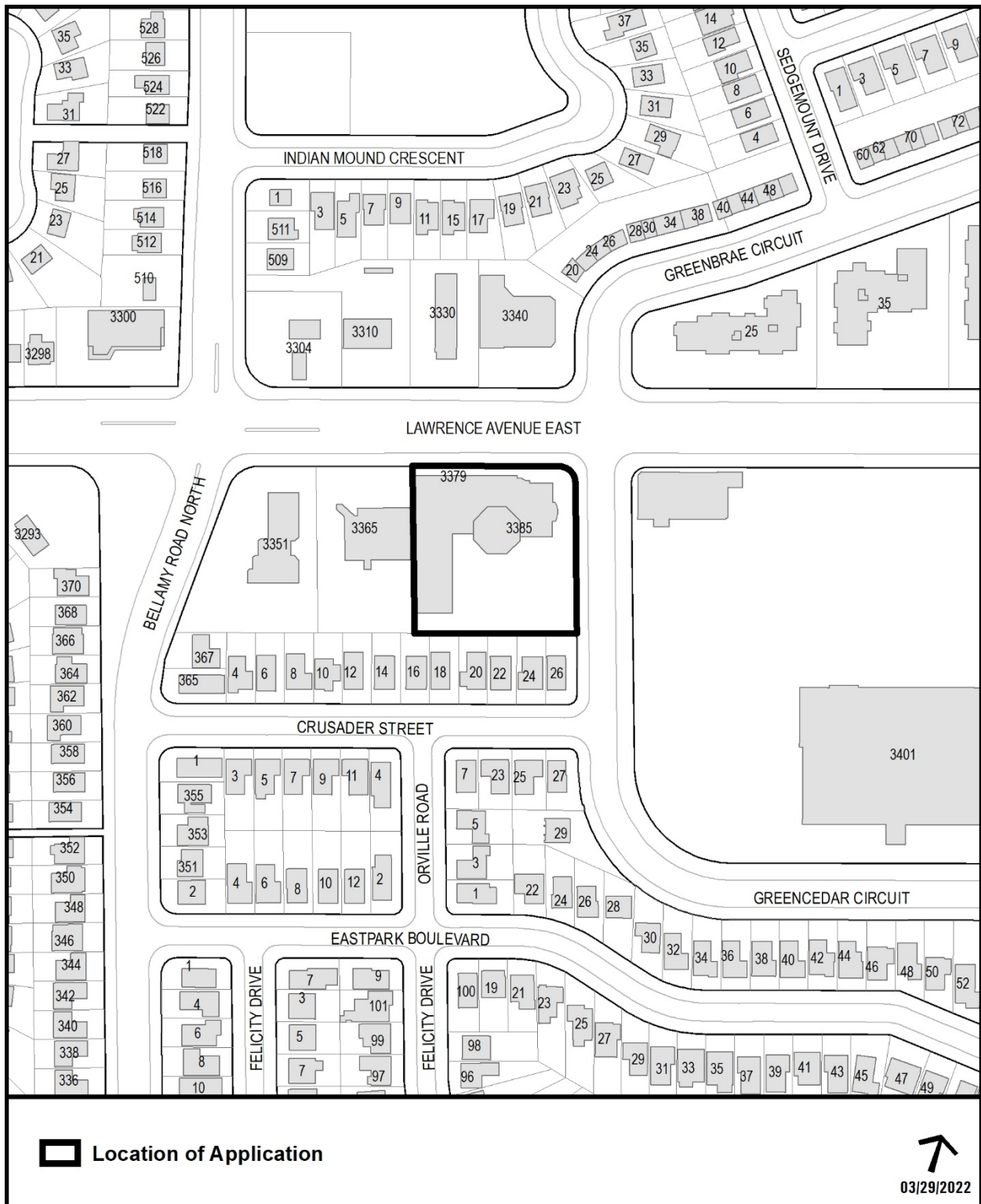
Attachment 1(a): 3D Model of Proposal in Context (looking Northeast)



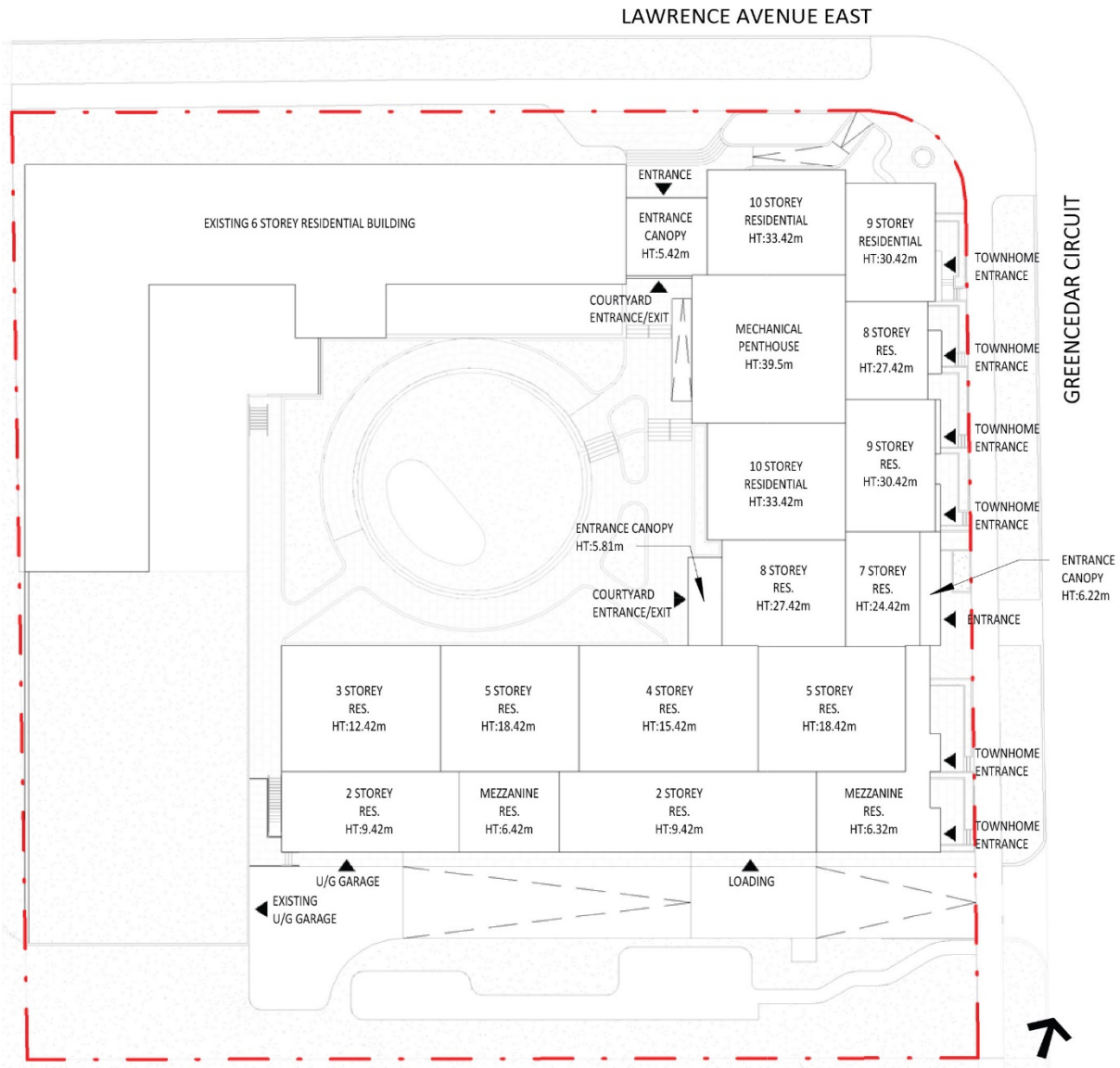
Attachment 1(b) 3D Model of Proposal in Context (looking Southwest)



Attachment 2: Location Map



Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map 23

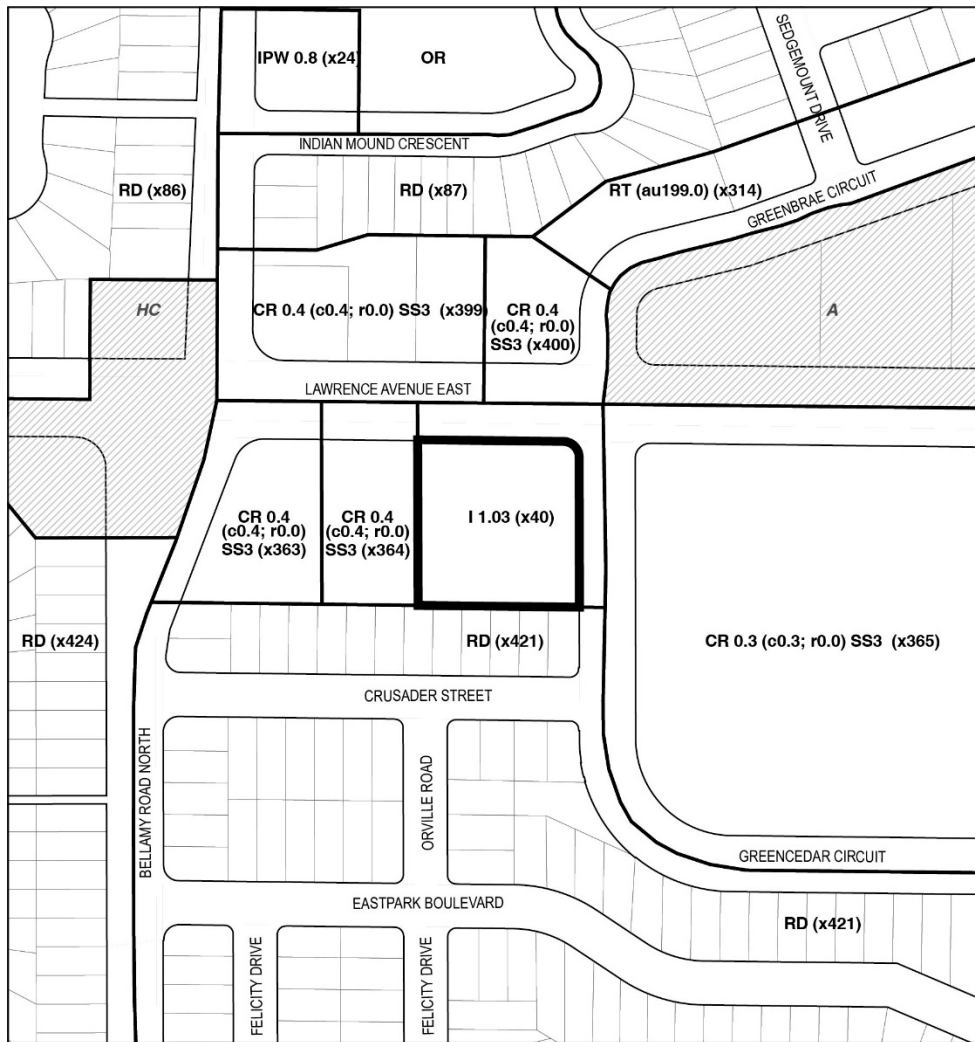
3379-3385 Lawrence Avenue East

File # 22 111976 ESC 24 02



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Not to Scale
Extracted: 02/14/2022

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

3379-3385 Lawrence Avenue East

File # 22 111976 ESC 24 0Z



RD Residential Detached
RT Residential Townhouse
CR Commercial Residential
I Institutional
IPW Institutional Place of Worship
OR Open Space Recreation



A Apartment Residential
HC Highway Commercial



Not to Scale
 Extracted: 02/14/2022