

## **1575 Lawrence Avenue West – Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** June 25, 2024

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York District

**Wards:** Ward 5 – York South-Weston

**Planning Application Number:** 20 218559 WET 05 OZ

**Related Application:** 20 139108 WET 05 SA

### **SUMMARY**

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This application proposes to amend city-wide Zoning By-law 569-2013 to construct an 11-storey mid-rise mixed-use building for 1575 Lawrence Avenue West. The proposed development consists of a gross floor area of 10,014 square metres, of which 132 square metres would be used for retail space. There would be a total of 118 residential units with two retail units at grade.

The proposed development is consistent with the Provincial Policy Statement (2020), conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and the Official Plan. The proposal is also generally consistent with the City's guidelines.

The proposal provides an appropriate level of intensification to an underutilized parcel of land while delivering new housing opportunities. This report reviews and recommends approval of the application to amend the Zoning By-law.

### **RECOMMENDATIONS**

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The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend the City of Toronto Zoning By-law 569-2013 for the lands at 1575 Lawrence Avenue West substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

## **FINANCIAL IMPACT**

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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.

## **DECISION HISTORY**

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A pre-application meeting was held on May 26, 2020. The current application was submitted on November 16, 2020, and was deemed complete on December 18, 2020. A Preliminary Report on the application was adopted by Etobicoke York Community Council on May 17, 2021, authorizing staff to conduct a Community Consultation Meeting. A virtual Community Consultation Meeting was held by the City on May 30, 2022 and an additional in-person Community Consultation Meeting was held on June 19, 2024. Community consultation is summarized in the Comments section of this report.

## **PROPOSAL**

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### **Application Description**

The application proposes to amend city-wide Zoning By-law 569-2013 to permit a mixed-use development with a height of 11 storeys (35.4 metres in height, excluding the mechanical penthouse).

The proposal would have a gross floor area of 10,014 square metres, of which 132.2 square metres would be used for retail space. The retail space would be located entirely on the ground level fronting Lawrence Avenue West. The floor space index of the proposal would be 4.7 times the area of the lot.

The application proposes 118 residential units, of which 88 would be studio or one-bedroom units (75%), 18 would be two-bedroom units (15%) and 12 would be three-bedroom units (10%).

The proposed building would be approximately rectangular in shape and would consist of a five-storey base building. The first and second levels would have smaller floorplates to accommodate the driveway access and a Type G loading space, with levels three to five being cantilevered over this area. The ground level would be set back 6.6 metres from Lawrence Avenue West, 0.6 metres from the east side lot line, 10 metres from the west side lot line, and 21.6 metres from the rear lot line. Above level eleven the building would feature a 4.2-metre tall mechanical penthouse, inclusive of the elevator overrun.

### **Site and Surrounding Area**

The site is located on the south side of Lawrence Avenue West, west of Culford Road (see Attachment 2: Location Map). The site is roughly rectangular in shape and is approximately 2,149 square metres in area with a frontage of approximately 30 metres along Lawrence Avenue West. The site is bounded by Lawrence Avenue West to the north, Olympia Park and an existing 14-storey apartment building to the west (1577

Lawrence Avenue West), a gas station to the east (1571 Lawrence Avenue West) and an existing four-storey apartment building to the south (150 Culford Road). The site is currently occupied by a two-storey multi-unit commercial building containing a restaurant, retail and medical offices. Surrounding land uses include:

**North:** Across Lawrence Avenue West are two three-storey townhouse blocks surrounded by open space, and a six-storey apartment building 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 and Outdoor Pool, the Toronto Public Library Amesbury Branch and Amesbury Park.

**South:** A four-storey apartment building with surface parking fronting Culford Road is located to the south. Further south is a residential area consisting of one- to two-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:** Adjacent to the site is a 14-storey T-shaped apartment building with side yard surface parking fronting Lawrence Avenue West.

### **Reasons for Application**

An application to amend city-wide Zoning By-law 569-2013 is required to permit the proposed residential use and establish the zoning standards to facilitate the development of the proposal such as building height and setbacks.

## **APPLICATION BACKGROUND**

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### **Application Submission Requirements**

The materials and studies submitted in support of the application can be found by visiting the [Application Information Centre](#).

### **Agency Circulation Outcomes**

The application together with the applicable materials and submitted studies have been circulated to all appropriate agencies and City Divisions. Responses received have been used to evaluate the application and to formulate appropriate Zoning By-law standards.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Land-use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to Provincial plans, including the Growth Plan (2020) for the Greater Golden

Horseshoe.

## **Official Plan**

The land use designation for the site is *Mixed Use Areas*. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: [Official Plan - City of Toronto](#).

## **Zoning**

The site is zoned C1 (General Commercial Zone) by the former City of North York Zoning By-law 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 569-2013. The CR zone allows for a range of commercial and residential uses. The site is subject to a maximum FSI of one times the area of the lot for commercial uses and a maximum FSI of zero times the area of the lot for residential uses, meaning no residential uses are permitted. The site is subject to Development Standards Set SS3 (see Attachment 4: Zoning Map).

City-wide Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/>.

## **Design Guidelines**

The following design guidelines have been used in the evaluation of this proposal:

- Mid-Rise Building Performance Standards and Addendum;
- Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

## **Toronto Green Standard**

The Toronto Green Standard (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 TGS.

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (file no. 20 139108 WET 05 SA), and is under review.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the Provincial Policy Statement (2020) and conforms with the Growth Plan (2020).

## **Land Use**

The site is designated *Mixed Use Areas*. Permitted uses in *Mixed Use Areas* include a broad array of residential uses, as well as offices, retail and services. *Mixed Use Areas* are intended to absorb most of the anticipated increase in retail and service employment in the coming decades, as well as much of the city's new housing.

The proposed development achieves the policy directives of *Mixed Use Areas* by containing both residential uses and 132.2 square metres of retail gross floor area.

## **Density, Height, Massing**

The proposed development would introduce an appropriate scale of development that is compatible with the existing context in the form of an 11-storey mid-rise building inclusive of step-backs. The proposed built-form respects the height of the existing 14-storey T-shaped apartment building directly to the west of the site, the six-storey apartment building to the north, and the four-storey apartment building to the south. The Sun/Shadow Study submitted with the application demonstrates limited shadow impacts. Further, the proposed building fronts Lawrence Avenue West and is set back 6.6 metres at-grade. The proposed front yard setback aligns with the existing character of front yard setbacks along the south side of Lawrence Avenue West.

As per the mid-rise policies of the Official Plan and the Mid-rise Building Performance Standards and Addendum, the maximum height of a mid-rise development on this site would be generally no taller than a 1:1 proportion with the adjacent street right-of-way and include massing that is stepped back above a height equivalent to 80% of the street width. At this location, Lawrence Avenue West has a planned right-of-way width of 30 metres. The proposed building height of 11-storeys and 35.4 metres, exclusive of mechanical penthouse, together with the front yard setback and upper level stepbacks achieves good street proportion and an appropriate mid-rise scale as envisioned by the policies and guidelines. In accordance with Performance Standard 3, the ground floor height is proposed to be 4.5 metres, helping to ensure the viability of the retail space located there. The building features a stepback of 1.9 metres above the fifth level, which aligns with the Front Façade Pedestrian Perception Step-back, Performance Standard 4B. The entirety of the proposed building's streetwall is proposed to be built to the setback line for Lawrence Avenue West, with the exception of the driveway entrance and applicable side yard setbacks. This is in accordance with Performance Standard 4C.

## **Amenity Areas**

The Official Plan requires new development to provide high quality and well-designed amenity spaces. The current proposal would provide 334 square metres of indoor amenity space (2.8 square metres per unit) and 283 square metres of outdoor amenity space (2.4 square metres per unit), exceeding the minimum requirement of two square metres per unit for both indoor and outdoor amenity space respectively. The minimum amenity space requirements are secured in the proposed draft Zoning By-law Amendment as Attachment 5 to this report.

As per the Official Plan, outdoor amenity spaces are to be located at or above grade, in locations with access to sunlight. The proposed outdoor amenity space would be located towards the rear of the site at grade, on level eight, and on the roof level of the building. The proposed indoor amenity space would be located on the ground level, second level, and eighth level.

Given the current rise in dog-owning populations, the applicant was instructed to provide on-site pet amenities, such as pet-relief areas and dog wash stations. A pet spa is proposed on the ground level, and outdoor pet amenity space is proposed at grade and on the roof level. Additional pet friendly design requirements will be considered through the detailed design as part of the Site Plan Control application.

### **Sun, Shadow, Wind**

The applicant submitted a Sun/Shadow Study that shows limited shadow impacts on surrounding properties, streets and open spaces. In particular, the proposed front setback and stepbacks provided on levels six, nine, and eleven, help to minimize the shadow impacts from the overall building height and massing on the opposite side of the street. These design features support access to sunlight for a more comfortable public realm and mature street tree growth.

The applicant also submitted a Pedestrian Level Wind Study that demonstrates comfortable wind conditions that meet the safety requirements of all the locations on the site.

### **Traffic Impact, Access, Parking**

Vehicular access to the proposed development is from Lawrence Avenue West via a driveway with full-moves access located on the west end of the site.

The applicant submitted a Transportation Impact Study prepared by NexTrans, dated November 6, 2020 and an addendum letter dated March 24, 2022, in response to staff comments. Staff are satisfied that the projected increase in vehicular trips generated by the proposed development can be accommodated by the existing road network.

The Official Plan states that development will locate and organize vehicle parking, vehicular access ramps, loading, and servicing to minimize their impact and improve the safety and attractiveness of the public realm by providing underground parking, removing existing surface parking and integrating above-ground parking structures. All vehicular access to the site would be consolidated into one driveway that is underneath a cantilevered portion of the building. Parking is proposed to be accommodated in two-levels of underground parking that is accessed from a ramp located towards the rear of the building. One Type G loading space would be located further towards the rear, also underneath the cantilevered portion of the building. The visual impact of the proposed driveway would be limited given its location underneath the upper levels of the building, and the impact to the public realm of the loading space would be similarly reduced by being located towards the rear of the site.

The application proposes a total of 74 vehicle parking spaces, of which 67 would be resident parking spaces and seven would be visitor parking spaces. The proposed development would also provide six accessible parking spaces. The proposed parking supply is acceptable to Transportation Services, as per the justification provided in the Transportation Impact Study. A parking rate of 0.57 resident parking space per dwelling unit and 0.06 visitor parking space per dwelling unit for the proposed development will be secured.

## **Streetscape**

The Official Plan encourages coordinated landscape improvements in adjacent boulevards and within building setbacks to enhance local character, fit with public streetscapes, and provide attractive, safe transitions between the private and public realms. The application proposes to reconstruct the existing sidewalk along Lawrence Avenue West to the City standard width of 2.1 metres, in the existing location immediately adjacent to the property boundary. A row of three street trees is proposed for the City boulevard between the sidewalk and the curb of Lawrence Avenue West. Within the building setback at grade, the applicant proposes two additional tree plantings and concrete pavers. The proposed streetscape design is in accordance with City standards and aligns with applicable policies and design guidelines.

## **Servicing**

The applicant submitted a revised Functional Servicing and Stormwater Management Report prepared by Jain Infrastructure Consultants Ltd., dated February 7, 2024 (Revision 4), in support of the application. Engineering and Construction Services are satisfied with the findings of this report.

## **Parkland**

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code, Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code requires that the payment should be made prior to the issuance of the first above-ground building permit for the land to be developed.

## **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). A Tree Inventory and Preservation Plan was prepared in support of this application by Kuntz Forestry Consulting Inc., dated September 2, 2020, and revised on November 16, 2021.

Due to the proposed development, this project would require the removal of two by-law protected private trees, located on adjacent property or in the boundary between two properties. The two by-law protected private trees include two Siberian elm trees, 34 and 55 cm in diameter. The planting of three replacement trees for each of the by-law-protected private trees removed would also be a condition of permit issuance by Urban Forestry on behalf of the General Manager of Parks, Forestry and Recreation.

The application is also required to comply with the Tier 1: Ecology elements of the Toronto Green Standard (TGS), Version 3, which based on the site area of this development, requires a total soil volume of 391 cubic metres on the site and/or the adjacent road allowance(s). The submission of satisfactory plans/revisions will be a condition of Urban Forestry's approval of the subsequent Site Plan Control applications.

### **Toronto Green Standard (TGS)**

The applicant is required to meet Tier 1 of the TGS Version 3. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/toronto-green-standard/>.

### **Unit Mix**

The Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2020) acknowledge the importance of providing a full range of housing as a matter of Provincial Interest. The Council-adopted Growing Up: Planning for Children in New Vertical Communities (Growing Up Guidelines) urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-unit developments. The provision in this proposal of 15% (18) two-bedroom units and 10% (12) three-bedroom units meets the unit mix objectives to accommodate, within the building, a broad range of households, including families with children. Two-bedroom units are proposed to range in size from 79.9 square metres to 102.7 square metres, and three-bedroom units are proposed to range in size from 100 square metres to 116.4 square metres.

### **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 for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions, such as recreation, libraries, childcare, schools, public health, human services, cultural services and employment services.

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.

A Community Services and Facilities Study was submitted in support of this application, prepared by Design Plan Services Inc., dated November 9, 2020. This report concluded that the additional population generated by the development can be accommodated by the existing community services and facilities in the area.



## **School Boards**

Both Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB) staff have reviewed the development proposal. The local TDSB schools are George Anderson Public School, Amesbury Middle School, and Weston Collegiate Institute. TDSB has determined that there is sufficient capacity available to accommodate students from new residential developments in these local schools.

The local TCDSB schools are St. Francis Xavier Catholic School, St. Oscar Romero Catholic Secondary School, and St. Basil the Great Catholic Secondary School. TCDSB does not have concerns with capacity in these schools, but requests that the owner should be required to erect a sign on-site to communicate that students may need to be accommodated in portable classrooms or directed to a school outside the area as part of the site plan approval process. Additionally, TCDSB requests that a clause be included in the agreement of purchase and sale for the proposed units that it may be necessary for students to be accommodated in facilities outside the community.

## **Community Consultation**

A virtual Community Consultation Meeting (CCM) for the application was held on May 30, 2022 and an in-person CCM was held on June 19, 2024. Approximately 17 members of the public participated at these two CCM meetings along with the local Councillor, the applicant, and City staff. Comments raised at the CCM include:

- Concerns with building height and questions regarding conformity with the Performance Standards for Mid-rise Buildings;
- Concern over the reduction in building height from the original 15-storey proposal to 11 storeys;
- Questions about the proposed retail uses, whether any existing retail tenants in the commercial building will be accommodated, particularly the existing pharmacy;
- Concerns with the capacity of local infrastructure to accommodate the increased density;
- Concerns with the capacity of area roads to accommodate increased traffic generated by the proposal;
- Concerns about the potential impacts of on-street parking on adjacent local roads;
- Questions about whether adequate space is available in local community facilities to accommodate the demand generated by new residents;
- Concern over potential wind and shadow impacts attributed to the height and scale of the proposed building;
- Concern about the proposed stormwater management for the development;
- Concern over the length of time the application has been in review;
- Questions about the tenure of the residential units; and
- Concern over impacts of potential rental tenure.

Staff collaborated with the applicant and the community to address and resolve the key issues raised by the area residents and stakeholders, where feasible. In particular, the height of the building was reduced to 11 storeys, thereby reducing shadow and wind impacts and the overall scale of the building.

## **CONCLUSION**

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The proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal conforms with the Official Plan, particularly as it relates to land use, site organization, density, height and massing, and is in keeping with the intent of the applicable design guidelines.

The proposed development provides an appropriate level of intensification to an underutilized parcel of land while delivering new housing opportunities. Staff have worked with the applicant to reduce the building height and massing and provide much needed improvements in the public realm . The proposal is a compatible mixed-use development within a *Mixed Use Areas* designation.

Staff recommend that Council support approval of the application.

## **CONTACT**

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E-mail: Nicholas.Deibler@toronto.ca

## **SIGNATURE**

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Michael Mizzi, MCIP, RPP  
Director Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7a: North Elevation
- Attachment 7b: East Elevation
- Attachment 7c: South Elevation
- Attachment 7d: West Elevation

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 1575 Lawrence Avenue West      Date Received: November 16, 2020

Application Number: 20 218559 WET 05 OZ

Application Type: Rezoning

Project Description: To amend the Zoning By-law 569-2013 to permit an 11-storey mixed-use building comprised of 118 residential condominium units and commercial space on the ground level.

Applicant	Agent	Architect	Owner
Design Plan Services 900 The East Mall, Suite 300 Toronto, ON M9B 6K2	Steven Qi Design Plan Services 900 The East Mall, Suite 300 Toronto, ON M9B 6K2	Giancarlo Garofalo Architect Inc. 943 St. Clair Ave W Toronto, ON M6C 1C7	Courage Investments Inc. 1575 Lawrence Ave W, Unit 206 Toronto, ON M6L 1C3

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 1.0 (c1.0; r0.0) SS3 (x49)	Heritage Designation:	N
Height Limit (m):	10.5	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	2,148.6	Frontage (m):	30	Depth (m):	71
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	471		538	538
Residential GFA (sq m):			9,881.5	9,881.5
Non-Residential GFA (sq m):	843		132.2	132.2
Total GFA (sq m):	843		10,014	10,014
Height - Storeys:	3		11	11
Height - Metres:	7		35.4	35.4

Lot Coverage Ratio (%)	25.04	Floor Space Index:	4.66
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	9,881.5	
Retail GFA:	132.2	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			118	118
Other:				
Total Units:			118	118

#### Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		48	40	18	12
Total Units:		48	40	18	12

#### Parking and Loading

Parking Spaces:	74	Bicycle Parking Spaces:	125	Loading Docks:	1
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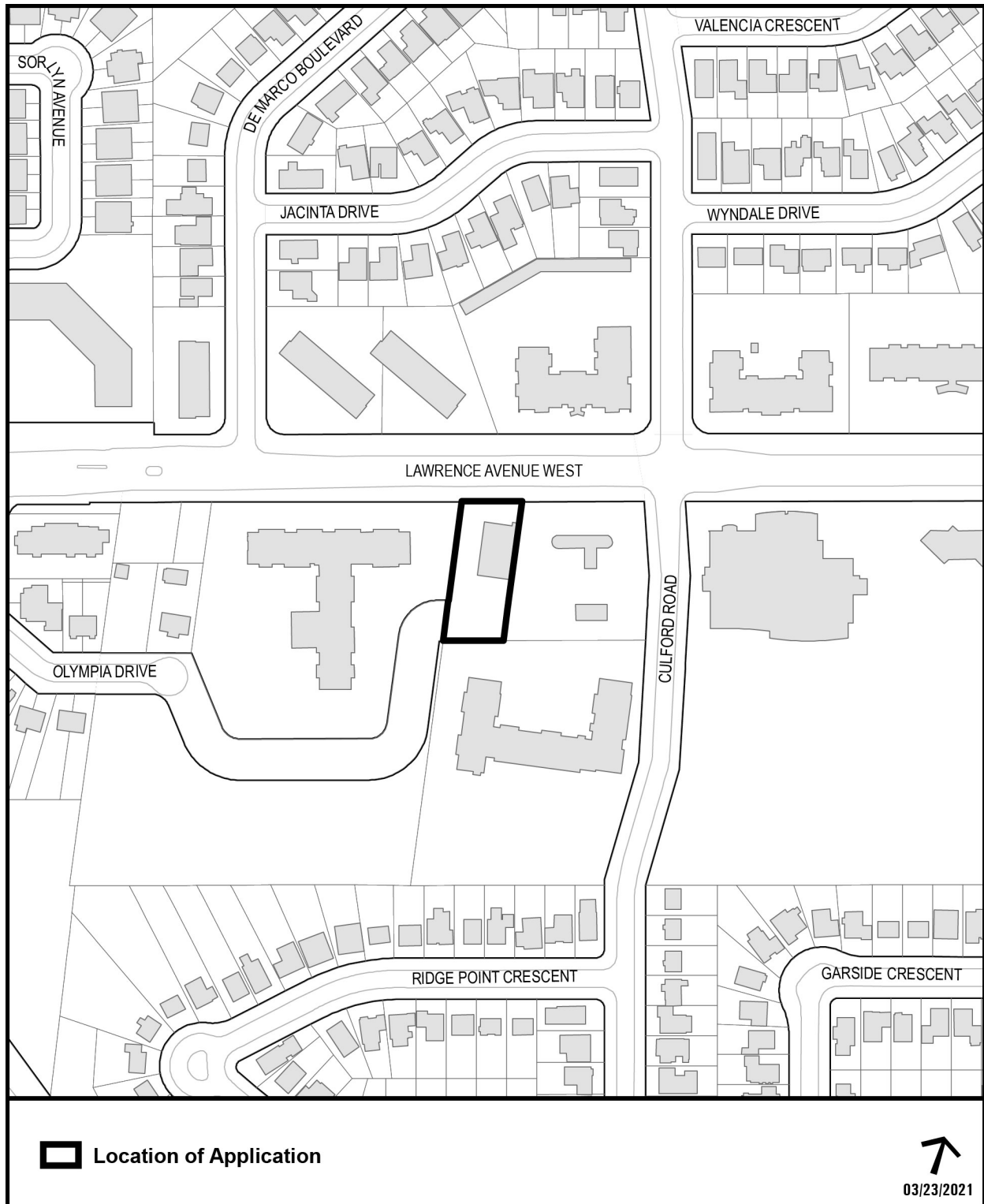
#### CONTACT:

Nicholas Deibler, Planner

416-394-2946

Nicholas.Deibler@toronto.ca

## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



## Official Plan Land Use Map 17

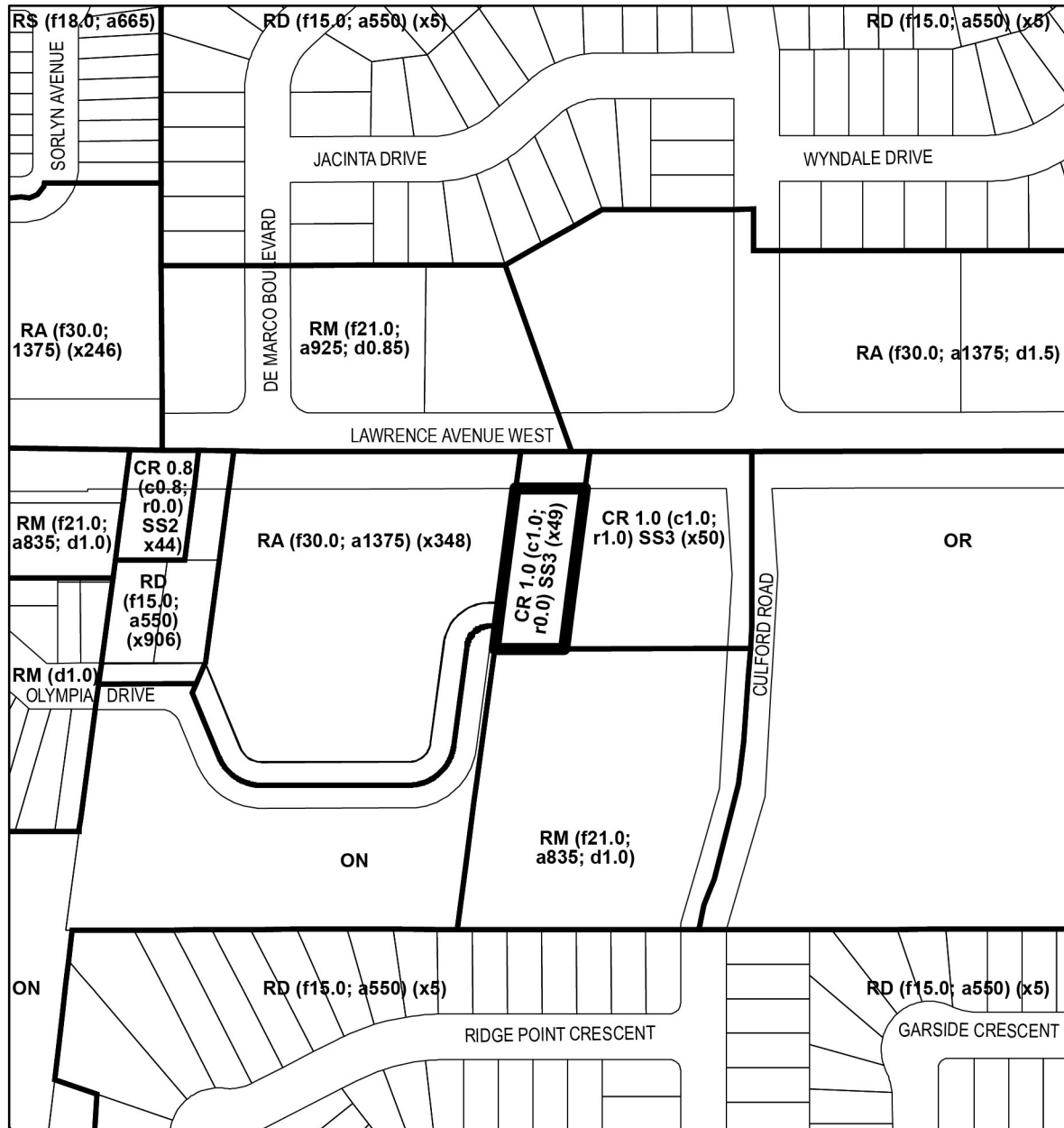
1575 Lawrence Avenue West

File # 20 218559 WET 05 02



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Not to Scale  
03/24/2021

## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**1575 Lawrence Avenue West**

File # 20 218559 WET 05 02



Location of Application

RD Residential Detached  
RS Residential Semi-Detached  
RM Residential Multiple  
RA Residential Apartment

CR Commercial Residential  
ON Open Space Natural  
OR Open Space Recreation

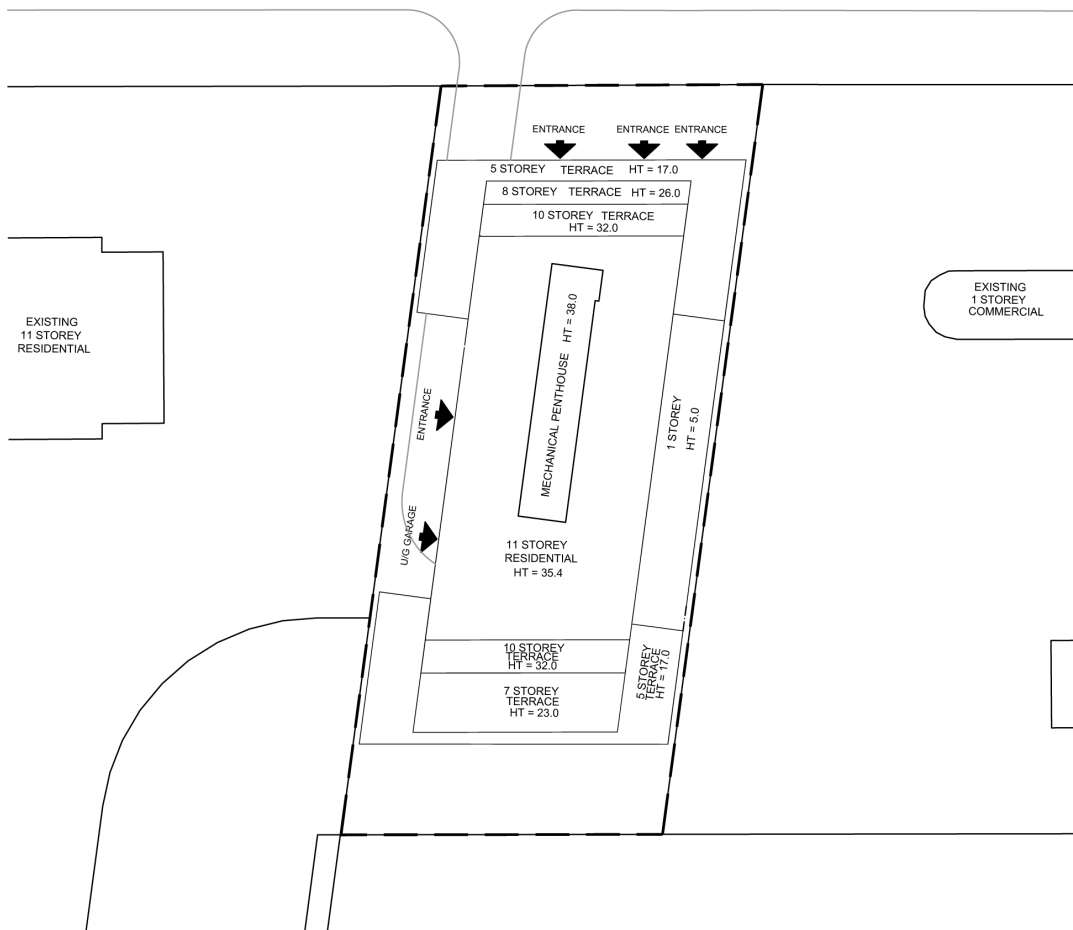


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Extracted: 03/23/2021

Attachment 5: Draft Zoning By-law Amendment  
(Attached under separate cover.)



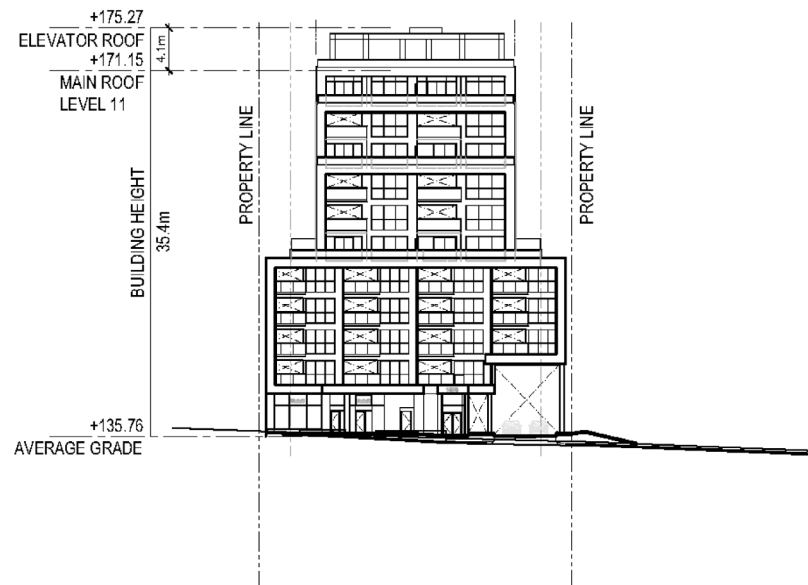
## LAWRENCE AVENUE WEST



Site Plan

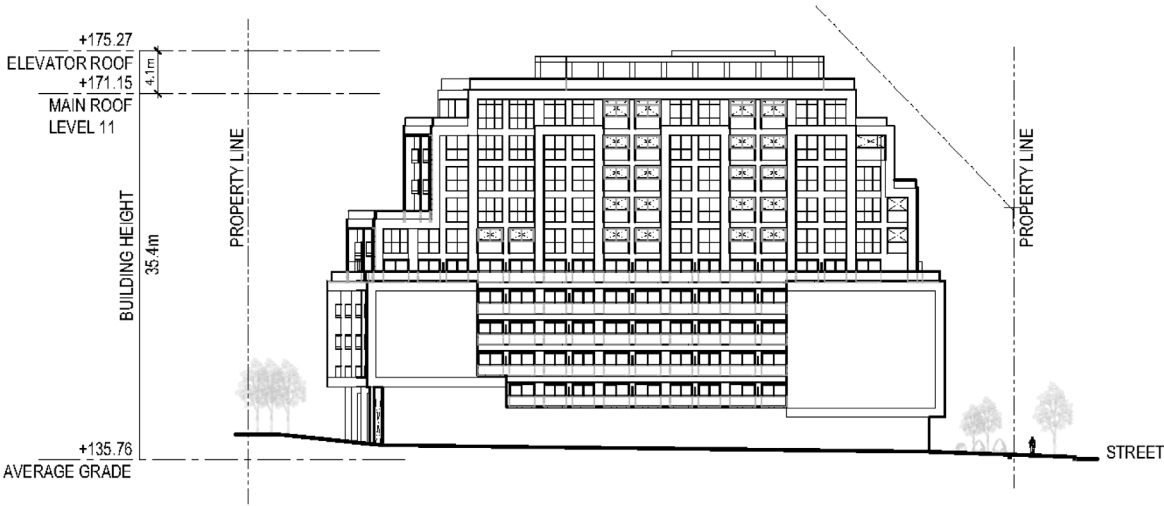


## Attachment 7a: North Elevation



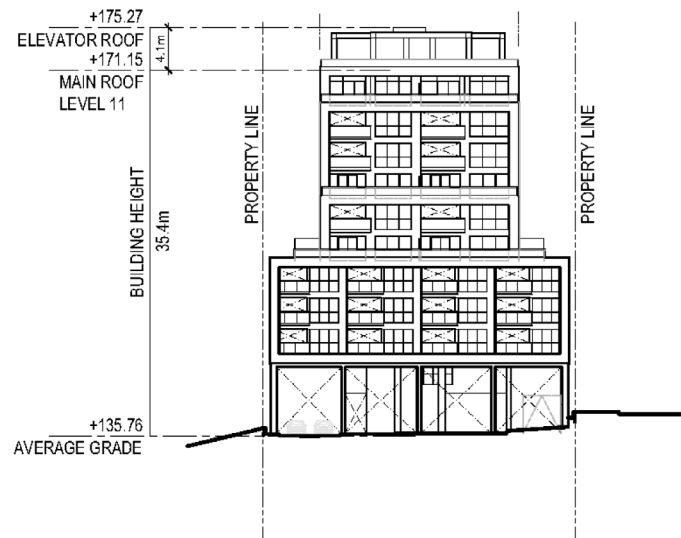
North Elevation

Attachment 7b: East Elevation



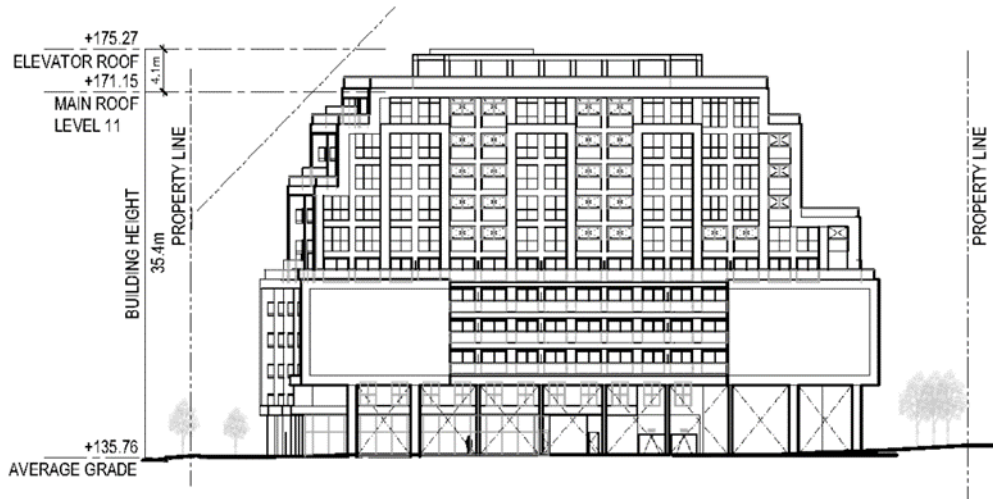
East Elevation

## Attachment 7c: South Elevation



South Elevation

## Attachment 7d: West Elevation



West Elevation