

# **272, 284, 286, 288, 290, & 296 Lawrence Avenue West and 1507, 1525, 1537, 1539, 1545, & 1549 Avenue Road Official Plan Amendment and Zoning By-law Amendment Application – Appeal Report**

Date: April 19, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

**Planning Application:** 20 153975 NNY 08 OZ

Related Rental Housing Demolition Application: 20 153985 NNY 08 RH

## **SUMMARY**

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On June 9, 2020, an application to amend the Official Plan and Zoning By-law (20 153975 NNY 08 OZ) was submitted to permit 14 and 10-storey mixed use buildings (46.4 metres and 34.8 metres respectively, excluding mechanical penthouse) with 455 residential dwelling units, including 15 rental replacement units, and 4,680.0 square metres of retail uses at grade. A 902.8 square metre park was also proposed. The applications were deemed complete on July 16, 2020. A second submission received on September 1, 2022 expanded the site to include 272 Lawrence Avenue West and proposed a public street extending north from Lawrence Avenue West to provide vehicle access to the site.

On December 18, 2023, the applicant appealed the Official Plan and Zoning By-law amendment application to the Ontario Land Tribunal (“OLT”) due to Council not making a decision within the 120-day time frame specified in the *Planning Act* (the “Appeals”). A Case Management Conference was held on March 27, 2024. The OLT has directed the parties to finalize a Procedural Order with Issues List before the second Case Management Conference scheduled for June 4, 2024.

The current submission was received on December 19, 2023. The applicant currently proposes 14 and 12-storey mixed use buildings (47.2 metres and 40.4 metres respectively, excluding mechanical penthouse) and 665 residential dwelling units, 4,438 square metres of retail uses at grade, and a 1,088 square metre park. The subject lands were expanded again to include 1549 Avenue Road. With the addition of this property, the new public street is now proposed to extend to Douglas Avenue.

This report recommends that City Council instruct the City Solicitor with the appropriate City staff to attend the OLT hearing in opposition to the proposal in its current form, but to continue discussions with the applicant to try to resolve the issues in advance of the

hearing, and to request that the Ontario Land Tribunal withhold its final Order approving the Official Plan Amendment and Zoning By-law Amendment until the outstanding issues have been resolved, and certain other pre-approval conditions have been met.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council authorize the City Solicitor and appropriate City staff to attend at the Ontario Land Tribunal hearing in opposition to the proposal in its current form, and to continue discussions with the applicant to address outstanding issues in advance of the hearing, including but not limited to those outlined in this report.
2. In the event the Tribunal allows the appeals, in whole or in part, City Council authorize the City Solicitor to request the Ontario Land Tribunal withhold its final Order approving the Official Plan Amendment and Zoning By-law Amendment until such time as the City Solicitor confirms that:
  - a) the final form and content of the draft Official Plan Amendment and Zoning By-law amendments are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
  - b) City Council has approved the Rental Housing Demolition Application No. 20 153985 NNY 08 RH in accordance with Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the fifteen (15) existing rental dwelling units at 284 Lawrence Avenue West, and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision including:
    - i. replacement of the existing 15 rental housing units, including the same number of units, bedroom type and size and with similar rents; and
    - ii. an acceptable Tenant Relocation and Assistance Plan addressing the right for existing tenants to return to a replacement rental unit on the lands at similar rents, the provision of rent gap assistance, and other assistance to lessen hardship, all to the satisfaction of the Chief Planner and Executive Director, City Planning;
  - c) the owner has submitted updated sun/shadow and pedestrian level wind studies, including the identification of any required mitigation measures to be secured in the zoning by-law amendment and through the site plan process to the satisfaction of the Chief Planner and Executive Director, City Planning;

- d) the owner has satisfactorily addressed the Transportation Services matters in the Engineering and Construction Services Memorandum dated February 8, 2024 and the Transportation Services email dated April 19, 2024, any outstanding issues raised by Transportation Services, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Official Plan Amendment and Zoning By-law Amendment applications to the satisfaction of the General Manager, Transportation Services;
- e) the owner has satisfactorily addressed matters from Engineering and Construction Services as contained in the Engineering and Construction Services Memorandum dated February 8, 2024, or any outstanding issues raised by Engineering and Construction Services, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Official Plan Amendment and Zoning By-law Amendment application, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- f) the owner has satisfactorily addressed matters from Parks, Forestry & Recreation as contained in the Parks, Forestry & Recreation Memorandum dated January 23, 2024, or any outstanding issues raised by Parks, Forestry & Recreation arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Official Plan Amendment and Zoning By-law Amendment application, to the satisfaction of the General Manager, Parks, Forestry & Recreation;
- g) the owner has satisfactorily addressed matters from Tree Protection and Plan Review, Urban Forestry Memorandum dated January 23, 2024, or any outstanding issues raised by Urban Forestry, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Official Plan Amendment and Zoning By-law Amendment application, to the satisfaction of the General Manager, Parks, Forestry & Recreation;
- h) the owner has submitted to the Chief Engineer and Executive Director of Engineering and Construction Services for review and acceptance, a Functional Servicing Report to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development;
- i) the owner has made satisfactory arrangements with Engineering and Construction Services and enter into a financially secured agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services; and

- j) The owner has satisfactorily addressed matters regarding the Natural Heritage Impact Statement (NHIS) or any outstanding issues raised by Environmental Planning, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Official Plan Amendment and Zoning By-law Amendment application, to the satisfaction of the Chief Planner and Executive Director, City Planning; and
3. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

## **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.

## **SITE AND SURROUNDING AREA**

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**Description:** The site has an approximate area of 15,165 square metres, with an approximate frontage of 114.3 metres on Lawrence Avenue West, 149.3 metres on Avenue Road and 59.4 metres on Douglas Avenue. The site has a slight downward slope towards the east. The site is also occupied by a 2.5-storey rental apartment building that contains a total of 15 rental units, comprised of 3 studio units, 9 one-bedroom units and 3 two-bedroom units.

**Existing Uses:** 12 commercial, residential, and mixed-use properties with a variety of buildings between one and three storeys in height.

Surrounding uses include:

**North:** Douglas Avenue, four-storey apartment buildings, and three-storey townhouses.

**East:** Douglas Greenbelt and a 9-storey apartment building.

**South:** Lawrence Avenue West and Havergal College. The portions of Havergal College along Lawrence Avenue West include a 7-storey residential building and playing fields.

**West:** Avenue Road, 1-4 storey mixed-use and commercial buildings along Avenue Road, and low-rise residential farther west.

## THE APPLICATION

### Description

	<b>272-296 Lawrence Ave W and 1507-1549 Avenue Rd</b>
Height:	Building A: 40.35 metres Building B: 47.20 metres
Gross Floor Area: Residential GFA Non-residential GFA	61,581 square metres 57,142 square metres 4,439 square metres
Density (Floor Space Index):	4.06
Unit count: Studio 1-bedroom 2-bedroom 3-bedroom	665 3 (0.5%), including 3 rental replacement units 258 (38.8%), including 9 rental replacement units 330 (49.6%), including 3 rental replacement units 74 (11.1%)
Vehicle Parking Spaces (residential:visitor:retail):	703 (566:66:71)
Bicycle Parking Spaces (long-term:short-term):	521 (459:62)
Amenity Space (total):  Outdoor amenity space  Indoor amenity space	2,824 square metres (4.2 square metres per dwelling unit)  1,335 square metres (2.0 square metres per dwelling unit)  1,489 square metres (2.2 square metres per dwelling unit)

See Attachments 1-5 of this report for a location map, Application Data Sheet, three dimensional representations of the project in context and a site plan of the proposal. The Application Data Sheet contains additional details on the proposal including: site area and dimensions, floor area, unit breakdowns, and parking counts.

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: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

## Reasons for Application

The application proposes to amend the Official Plan to redesignate portions of the subject lands from *Neighbourhoods* to *Mixed Use Areas* and from *Mixed Use Areas* to *Parks* and *Natural Areas* to permit the development of 12 and 14-storey mixed use buildings. The application also proposes to amend Zoning By-law No. 569-2013 to rezone the subject lands to a site specific Commercial Residential (CR) Zone and vary performance standards including but not limited to permitted uses, parking spaces, building height, gross floor area, landscaping, loading spaces, vehicle access, bicycle parking, and building setbacks. Additional amendments to the Official Plan and the Zoning By-laws may be identified as part of the application review.

## Site Plan Control

The proposal is also subject to Site Plan Control, which examines the technical aspects of a proposed development to ensure it is compatible with the surrounding area and contributes to the economic, social and environmental vitality of the City. A Site Plan Control application is presently not submitted to support the proposed development.

## Rental Housing

The applicant submitted a related Rental Housing Demolition application (No. 20 153985 NNY 08 RH) under Chapter 667 of the 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. The subject lands contain 15 rental units of which all are proposed to be demolished.

## POLICY CONSIDERATIONS

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**Official Plan Designation:** On Map 17 of the Official Plan, the site is designated *Mixed Use Areas* and *Neighbourhoods*.

**Zoning:** Under City of Toronto Zoning By-law no. 569-2013, the site is zoned Commercial Residential CR (c2.0; r2.8) SS2 (x1543), Residential Multiple RM (f21.0; a835; d1.0), and Residential R (f7.5; d0.6) (x980). 290 Lawrence Avenue West is zoned Multiple Family Dwellings Fifth Density RM5 Zone under former City of North York Zoning By-law 7625.

Additional information on the Official Plan and the Zoning By-law can be found in Attachment 6-8.

## **COMMUNITY CONSULTATION**

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A virtual Community Consultation Meeting was hosted by City staff on June 8, 2023. Members of the public and the Office of the Ward Councillor participated, resulting in the following comments on the proposed development:

- Traffic congestion, traffic enforcement, speeding, traffic management (turn prohibitions, signalised intersections);
- Conformity with the Avenue Study, City design guidelines (stepbacks, angular plane, height, etc.);
- Fit/character of the building to its context;
- Concerns about the height and massing of the buildings;
- Impact on schools, community services and facilities;
- Impact on natural features, including the valley and watershed;
- Design of building, aesthetics;
- Some support for the proposal;
- Desire for office and medical/dental uses and for the grocery store to remain;
- Wind impacts on streets and public spaces;
- Sun and shadow impact;
- Impacts on views to natural areas;
- Comments about building performance from an environmental standpoint;
- Concerns about precedent for future development;
- Building design to limit transmission of disease;
- Concerns about impacts to traffic and pedestrian safety during construction;
- Need for rental replacement;
- Concerns about the lack of a path in the ravine and accessibility of the ravine to people with mobility challenges;
- Concerns about cleanliness of the area and ravine;
- Inclusion of affordable housing;
- Concerns about price of retail units, desire for small scale retail;
- Size and design of units to accommodate families;
- The development's impact on transit and the need for improved transit;
- Light pollution concern;
- Need for wider sidewalks and an improved public realm; and
- Parkland dedication should be increased to 15%.

## **COMMENTS**

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### **Provincial Planning Framework**

Planning staff have reviewed the application submitted to the City against the policies of the Provincial Policy Statement ("PPS") (2020) and the Growth Plan (2020).

The PPS and the Growth Plan direct that growth will be focused in strategic growth areas, locations with existing or planned transit with a focus on higher order transit, and areas with existing or planned public service facilities.

Strategic Growth Area would include lands along an *Avenue* such as Avenue Road. As such, a level of development is anticipated and would be consistent with the PPS. However, the current application is also proposing a new street along the eastern edge of the property which is adjacent to the Douglas Greenbelt. The Douglas Greenbelt is part of the City's Natural Heritage System. Section 2.1.3 of the PPS states that Natural Heritage Systems shall be identified in Ecoregions 6E and 7E, recognizing that natural heritage systems will vary size and form in settlement areas.

Section 4.6 of the PPS indicates that the official plan is the most important vehicle for implementation of the PPS. Official plans shall identify provincial interests and set out appropriate land use designations and policies.

The City's official plan has set out a specific Natural Heritage system and accompanying policies, which speak to prohibiting development in the NHS and establishing appropriate setbacks.

Further, section 1.6.6.6 of the PPS requires the demonstration of sufficient reserve capacity prior to lot creation.

At present, the application has not demonstrated how it meets these policies and as such, consistency with the PPS cannot be determined at this time.

### **Land Use**

The Subject Lands are designated *Mixed Use Areas* and *Neighbourhoods* by the Official Plan. The lands are adjacent to the Douglas Greenbelt, which is designated a *Natural Heritage System* on Map 9 and *Parks* on Map 17. Discussions with regards to the Douglas Greenbelt is contained within the Natural Heritage System portion of this report. Staff notes that where the subject lands are determined to include lands within the long term stable top of bank of the Douglas Greenbelt and/or the associated buffer, that portion of the lands are designated *Natural Heritage System* and *Natural Areas* accordingly.

For the portion of the subject lands designated *Mixed Use Areas*, this designation provides for a broad range of commercial, residential, institutional, and open space uses that reduces automobile dependency and meets the needs of the local community. Development in *Mixed Use Areas* will provide an attractive, comfortable, and safe pedestrian environment. The *Neighbourhoods* designation provides for a variety of low-rise residential buildings, parks, low scale local institutions, home occupations, cultural and recreational facilities, and small-scale retail, service and office uses.

Avenue Road along the frontage of the site is classified as an *Avenue* in Map 2 of the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities, and transit service for community residents. The Avenue Road Avenue Study completed in 2008 recommends a height limit of 5 storeys on the subject lands. The Official Plan Mid-rise policies and the Mid-Rise Performance Standards guide the design of mid-rise buildings in a manner appropriate to the *Avenues*.



In this regard, while a more intensive form of development may be appropriate subject to the applicant addressing the site specific comments herein, the applicant has yet to demonstrate the appropriateness of the proposal for the larger study area. Further, the consideration of the redesignation of the *Neighbourhoods* lands along Lawrence Avenue West needs to be considered comprehensively for the development as a whole.

### **Natural Heritage System**

The subject lands are bounded to the east by the ravine known as the Douglas Greenbelt. The Official Plan prohibits development within 10 metres of the top-of-slope of valleys and ravines. New public infrastructure encroaching into the 10-metre buffer should be avoided wherever possible. The applicant proposes to locate the new public street mostly within 10 metres of the long-term stable top-of-slope (LTSTOS), and within the LTSTOS itself at the north end of the site. The applicant has not demonstrated that the proposed street location is appropriate. The submitted Natural Heritage Impact Study is presently under review by the City's peer reviewer. In this regard, City and TRCA staff presently do not support the street in its proposed location. The roadway shifted to the west without encroachment into the LTSTOS and the buffer would be most appropriate, unless demonstrated otherwise.

The buffer lands must be accompanied by a robust planting plan of the Douglas Greenbelt and a stewardship plan to compensate for the reduced buffer, to the satisfaction of City and TRCA staff.

### **Site Organization, Setbacks and Public Realm**

Building A is proposed to be set back 1.65 metres from Avenue Road and 3.15 metres from the public park. The setback from the new public street is not identified in the site plan. The proposed Building B is set back 6.30 metres from Avenue Road, 3.05 metres from Lawrence Avenue West with a portion of the building being set back 1.25 metres, and 0 metres from the proposed public street.

Further setbacks are required for both buildings on the site. Appropriate setbacks along public streets and the public park need to be achieved. This would allow for an enhanced sidewalk and public realm along Avenue Road and Lawrence Avenue, similar to other infill developments in the area. Along the proposed public street, the increased setback would provide for an appropriate transition from the public to private realms and opportunities for landscaping.

The main vehicle access points are from Avenue Road and the proposed 16.5 metre wide public street that runs along the east side. Vehicular access is via a private driveway that bisects the site between Avenue Road and the proposed public street. A separate loading entrance is proposed from the proposed public street for each building. The public realm on the majority of the public streets surrounding the site is proposed to consist of sidewalks and plantings including trees. The portion of Avenue Road abutting Building B is proposed to be a Privately Owned Publicly Accessible Space (POPS) with landscaping and pathways.

The Official Plan states that transit routes should be enhanced through introducing measures such as consolidating, restricting, or limiting driveways. It further states that development will improve the safety and attractiveness of the public realm by consolidating driveways and curb cuts across the public sidewalk. To implement these policies, vehicle access should be consolidated to the east of the site from the new north-south public street and any vehicle access directly from Avenue Road should be removed, and the East-West connection should be converted to a landscaped pedestrian mid-block connection.

Overhead wires are located on the Avenue Road and Lawrence Avenue frontages of the Subject Lands. Toronto Hydro has indicated that a minimum of 3.2 metres of horizontal distance and 4.6 metres of vertical clearance are required from hydro assets. The applicant needs to demonstrate that the proposal meets these requirements.

### **Built Form and Massing**

Staff have reviewed the proposed built form, including height and massing, against the policies of the Official Plan and relevant design guidelines.

The Official Plan states that infill development will fit within the existing and planned context, and that mid-rise buildings will have heights generally no greater than the width of the right-of-way that it fronts onto. The Official Plan policies and Mid-Rise Building Performance Standards guide the development and design of mid-rise buildings. The proposed building heights of 40.35 metres and 47.20 metres exceed the planned Avenue Road and Lawrence Avenue West width of 27 metres.

The proposal assessed as a tall building, similarly, does not achieve a built form with a base, a middle and a top as directed by the Official Plan, or the Tall Building Design Guidelines related to tower floorplate size and tower separation. The applicant has not demonstrated that the proposed height is appropriate in the context of the existing and planned development in the area.

In addition, the proposed massing for Buildings A and B do not respect the front angular plane standard from Avenue Road and Lawrence Avenue of the Mid-Rise Performance Standards. Additional step back and massing changes to upper floors should be provided to ensure that these buildings fit with the proportion of the street, as well as provide sunlight on the public realm. Additionally, the massing of Buildings A and B should work together to frame the East-West connection at an appropriate scale with appropriate separation and stepbacks.

It is recommended that Staff continue to work with the applicant to ensure appropriate building heights and massing.

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

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations Section of the Report.

The applicant has submitted a Shadow Study for the proposal illustrating existing shadows along with new shadows resulting from the proposed and surrounding developments. The results of the shadow study demonstrate limited shadows on surrounding parks or open spaces through most of the year.

A Pedestrian Level Wind Study, prepared by RWDI, identifies areas of concern relating to pedestrian comfort and safety. The massing of the proposed buildings does not provide appropriate wind conditions in the public realm along Avenue Road at the corners of the buildings, including uncomfortable wind conditions in the winter. Consideration for wind conditions should inform the articulation and massing of the buildings. Staff recommend changes to the proposed massing of the buildings and that a revised Pedestrian Level Wind Study be submitted to address these concerns.

## **Parkland**

The City of Toronto Parkland Strategy (PLS) is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the 2022 draft update to the PLS methodology, the development site is currently in an area with 4-12 square metres of parkland per person, which is below the City-wide average provision of 28 m<sup>2</sup> of parkland per person (2022). Given the future expected growth, both on the development site itself and surrounding sites, the existing parkland will be further stressed if no new parks are created. This anticipated parkland deficit must be addressed through the creation of new parks to serve the future population.

At the alternative rate of 1 hectare per 600 units as specified in Section 42(3) of the *Planning Act*, the parkland dedication requirement is 10,833 square metres or 101.16% of the net site area. However, for sites that are less than 5 hectares in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 1,084.5 square metres.

The Owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be located at the northern end of the site, bounded by Douglas Avenue to the north, the new public street to the east, 'Building A' to the south and Avenue Road to the west, and comply with Policy 3.2.3.8 of the Toronto Official Plan.

Drawing No. RZ005a (Block Plan) of the architectural plans prepared by Turner Fleischer Architects Inc. (dated by the Architect 12/08/23) demonstrates that the applicant has proposed an on-site parkland dedication 1088 square metres in size, in a trapezoidal shape at the north end of the subject site with frontage on Douglas Avenue to the north, the new public street to the east and Avenue Road to the west, which is acceptable to the Parks Development Section.

Drawing No. RZ006 (Roof Plan) also demonstrates that a 3.15 metre setback has been proposed between the park boundary and any adjacent building face, which is not acceptable. The Parks Development Section requires a larger setback to any adjacent building face or structural elements of the new development.

### **Amenity Space**

A total of 2,824 square metres of amenity space are proposed, including 1,489 square metres of indoor space and 1,335 square metres of outdoor space. This complies with the requirements of Zoning By-law 569-2013. The Growing Up: Planning for Children in New Vertical Communities Guidelines recommend that amenity space include adequate space for children and families. Staff will work with the applicant to ensure that the Guidelines are implemented through the Site Plan process.

### **Solid Waste**

The staging pad abutting the front of the Type G loading space must have an unencumbered vertical clearance of 6.1 metres and be constructed of a minimum of 200 millimetres of reinforced concrete. All overhead doors must have a minimum vertical clearance of 4.4 metres. A warning system is required to caution motorists leaving the parking garage of heavy vehicles when loading operations are occurring. The non-residential waste room must be independent from the residential waste room, including access.

### **Tree Preservation**

The applicant has submitted an Arborist Report, Tree Preservation Plan, and Landscape Plans in support of the application. Parks, Forestry & Recreation staff advise what information needs to be provided with a future Site Plan application.

Utility data is to be provided as per the American Society of Civil Engineers Standard 38, to Quality Level B (QL-B). Where tree plantings are proposed, utility data to Quality Level A (QL-A) are required. A typical section drawing for each soil area is also required. Staff is unable to assess whether the proposal could support appropriate soil volume and any related impacts to the underground and above grade building setbacks.

Staff do not support the removal of private tree 177, which is mature, healthy, and separated from the proposed buildings. It should be retained and incorporated into the proposal.

### **Servicing and Stormwater Management**

Engineering and Construction Services staff have reviewed the submitted materials which include Civil Plans and Stormwater Management Report. Staff require revisions as outlined in the memorandum from Engineering and Construction Services dated February 8, 2024. These include but are not limited to updating calculations to account updated unit counts and retail space, revised fire flow calculations, updated hydrant flow testing, and sanitary downstream analysis methodology. Amongst other matters, the applicant needs to substantiate through these revised plans and reports that there is sufficient servicing capacity to support the proposed development.

In the event that the OLT allows the Official Plan Amendment and Zoning By-law Amendment application appeal in whole or in part, the final Order should be withheld pending the confirmation the required plans and reports have been submitted and/or revised to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **Transportation**

Transportation Services staff provided comments requesting the provision of corner roundings at the southwest and southeast corners of the site. A full accounting of pick-up/drop-off activity and site circulation for both residential and commercial uses is required. To accommodate TTC service, a minimum 16x2.4 metre concrete pad is required along the curbside replacing the sidewalk, as well as a 4x2 metre concrete pad for a transit shelter.

Staff from Transportation Services have noted that the proposed public street must be fully aligned with the existing street and intersection. In addition, staff have concerns with the width and design of the public street and do not support direct vehicle access from Avenue Road. Staff is willing to work with the applicant to secure appropriate network to facilitate access and circulation for the site.

## **Rental Demolition and Replacement Housing**

This application involves the demolition of 15 rental housing units.

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the applicant to provide an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

In accordance with the Official Plan, the current application is proposing to replace all 15 existing rental dwelling units with new rental units of the same type and of similar size. The applicant has also confirmed that they will work with Staff to develop an appropriate tenant relocation and assistance plan to less lessen tenant hardship to existing tenants, and addressing the right to return to occupy the replacement units at similar rents.

Should the OLT allow the appeals in whole or in part, City staff recommend that the City Solicitor request that the Tribunal withhold its final Order until it has been advised that City Council has approved the Rental Housing Demolition application and secured the replacement rental housing and tenant relocation and assistance plan in a Section 111 agreement.

Should the OLT allow the appeals in whole or in part, prior to advancing an approval report for the Rental Housing Demolition Application staff will work with the applicant to ensure the approved development fully satisfies the requirements of Official Plan Policy 3.2.1.6 and host a tenant meeting to review the impact of the proposal on tenants of the residential rental property to be demolished.

### **Unit Mix**

The Growing Up Guidelines state that a minimum 10% of the units should have 3 bedrooms and 15% of should have 2 bedrooms. As described in the application description, 60.7% of the units in the building are large units, including 49.6% with two bedrooms and 11.1% with three bedrooms. The proposed unit mix satisfies the large unit mix objectives of the Growing Up Guidelines.

The Growing Up Guidelines include recommendations to improve how large units accommodate children, including:

- a. Minimum 4 square metre entrances with a minimum width of 1.5 metres;
- b. Larger laundry rooms with storage;
- c. Living rooms in units larger than one bedroom should have a minimum area of 16.5 square metres in addition to a 2x3 metre flexible play space;
- d. Bedrooms should have exterior windows; and
- e. Bedrooms should not open directly into living areas.

Staff will continue to work with the applicant to ensure that the City's objectives for large units are satisfied.

### **Further Issues**

City Planning continues to receive additional information regarding these application as a result of ongoing review by City commenting divisions, materials submitted in support of the proposal and through deputation made by members of the public to Community Council. Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, and applicable City guidelines intended to implement Official Plan policies.

This report recommends that City Council direct the City Solicitor, with appropriate staff, to attend the OLT in opposition to the Application in their current forms and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

## **CONTACT**

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## **SIGNATURE**

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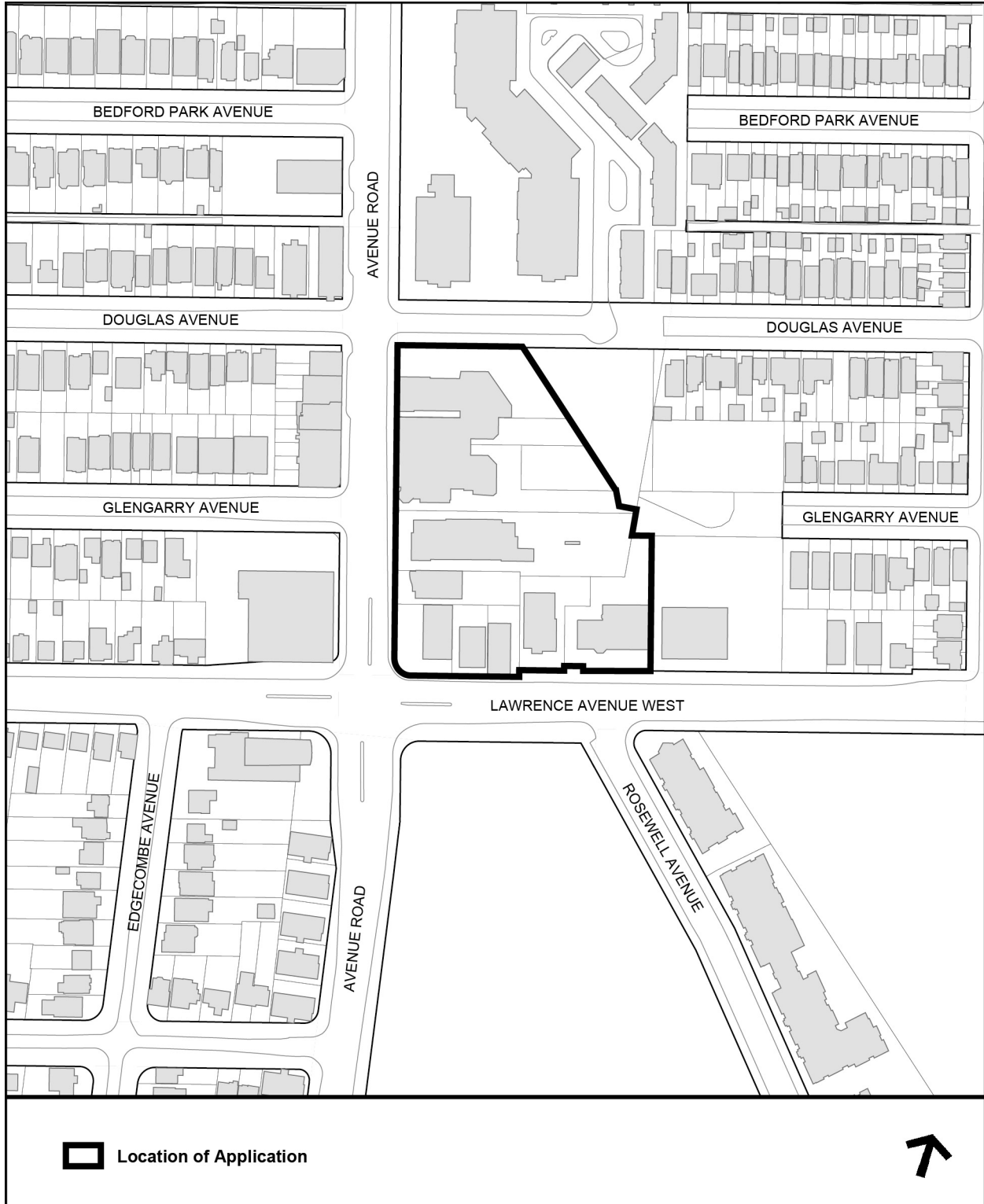
David Sit, MCIP, RPP  
Director, Community Planning  
North York District

## **ATTACHMENTS**

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- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: 3D Model of Proposal in Context Looking Northeast
- Attachment 4: 3D Model of Proposal in Context Looking Southwest
- Attachment 5: Site Plan
- Attachment 6: Official Plan Land Use Map
- Attachment 7: Zoning By-law no. 569-2013 Map
- Attachment 8: Zoning By-law no. 7625 Map

# Attachment 1: Location Map





Attachment 2: Date Received: June 9, 2020  
 Application Data -296 LAWRENCE  
 Sheet AVE W AND 1507-  
 Municipal Address: 1549 AVENUE RD

Application Number: 20 153975 NNY 08 OZ

Application Type: OPA & Rezoning

Project Description: Proposed amendments to the Official Plan and the Zoning By-law to allow 12 and 14 storey mixed-use buildings with 665 dwelling units, comprised of residential gross floor area of 13,992 square metres, non-residential gross floor area of 889 square metres (retail space at grade), 703 resident and visitor parking spaces, and 521 bicycle parking spaces

Applicant	Agent	Architect	Owner
HAILEY MCWILLIAM	BOUSFIELDS	TURNER FLEISCHER	FIRST CAPITAL (ONTARIO) CORPORATION

#### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Neighbourhoods CR (c2.0; r2.8) SS2 (x1543) RM (f21.0; a835; d1.0)	Site Specific Provision: N
Zoning:	R (f7.5; d0.6) (x980) RM5	Heritage Designation: N

Height Limit (m): 16.5 Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq m): 15,165 Frontage (m): 114.3 Depth (m): 149.3

Complete the all the GFA and height data for the existing building

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			14,531	14,531
Residential GFA (sq m):			13,992	13,992
Non-Residential GFA (sq m):			889	889
Total GFA (sq m):			14,883	14,883

Height - Storeys:	3	14	14
Height - Metres:		47.20	47.20

Ground Floor Lot Coverage Ratio (%):	89.9	Floor Space Index:	4.06
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Floor Area Breakdown	Above Grade (m <sup>2</sup> )	Below Grade (m <sup>2</sup> )
Residential GFA:	13,792	202
Retail GFA:	889	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	15	0	15	15
Freehold:				
New Units:			650	650
Other:				
Total Units:	15	0	665	665

#### Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	3		258	330	74
Total Units:	3		258	330	74

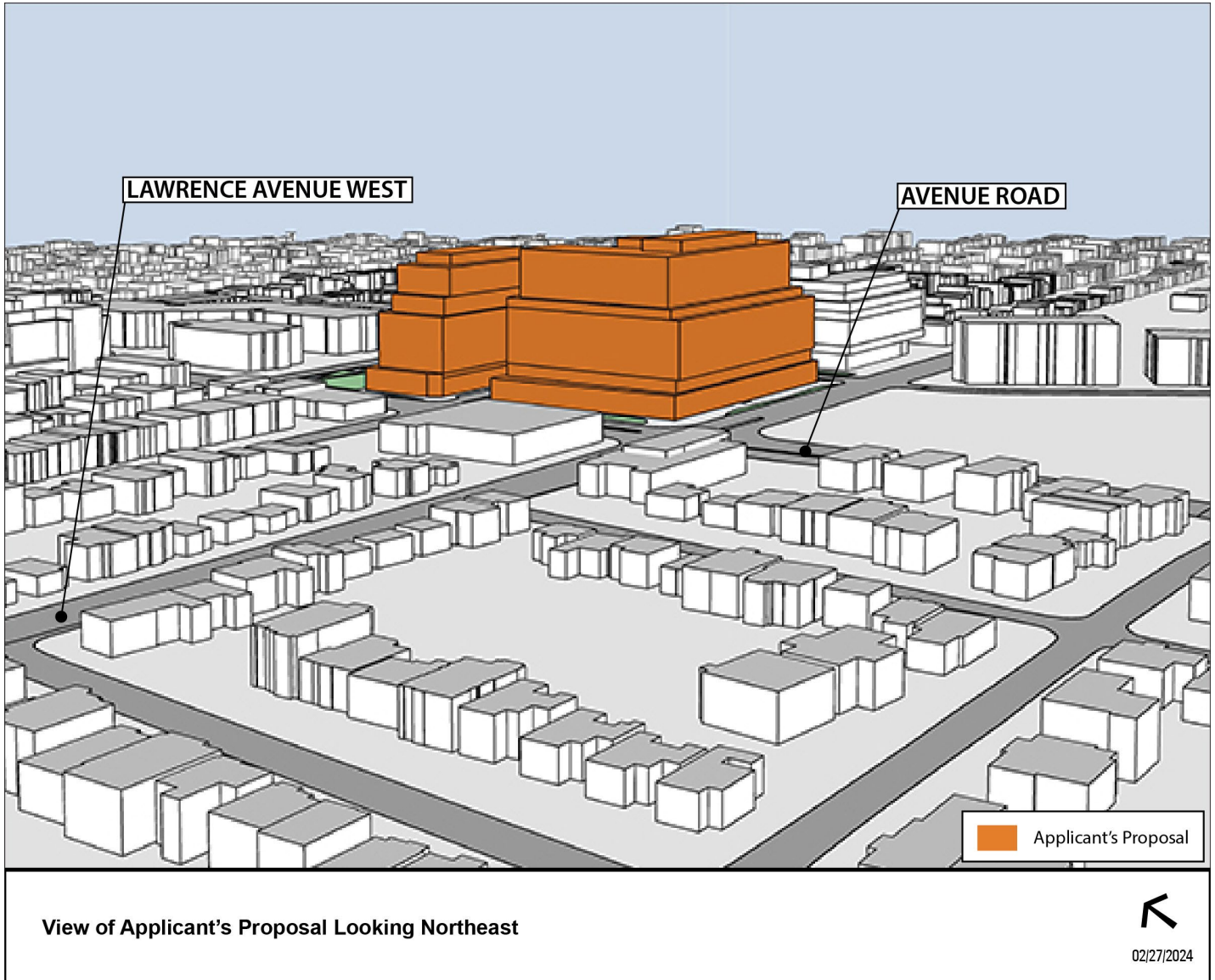
#### Parking and Loading

Parking Spaces:	703	Bicycle Parking Spaces:	521	Loading Docks:	4
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#### CONTACT:

Marty Rokos, Senior Planner; 416 395-7127- Marty.Rokos@toronto.ca

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

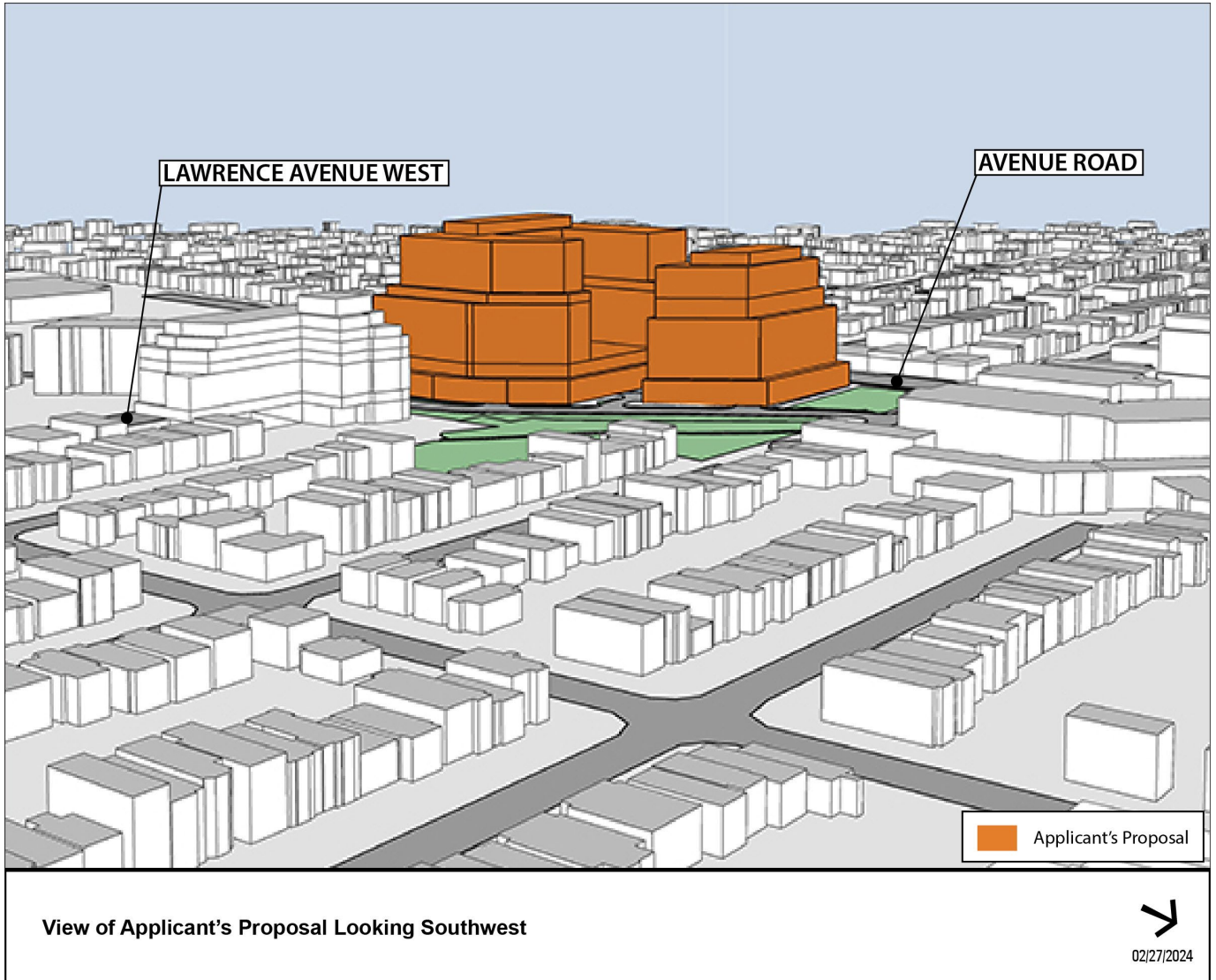


View of Applicant's Proposal Looking Northeast

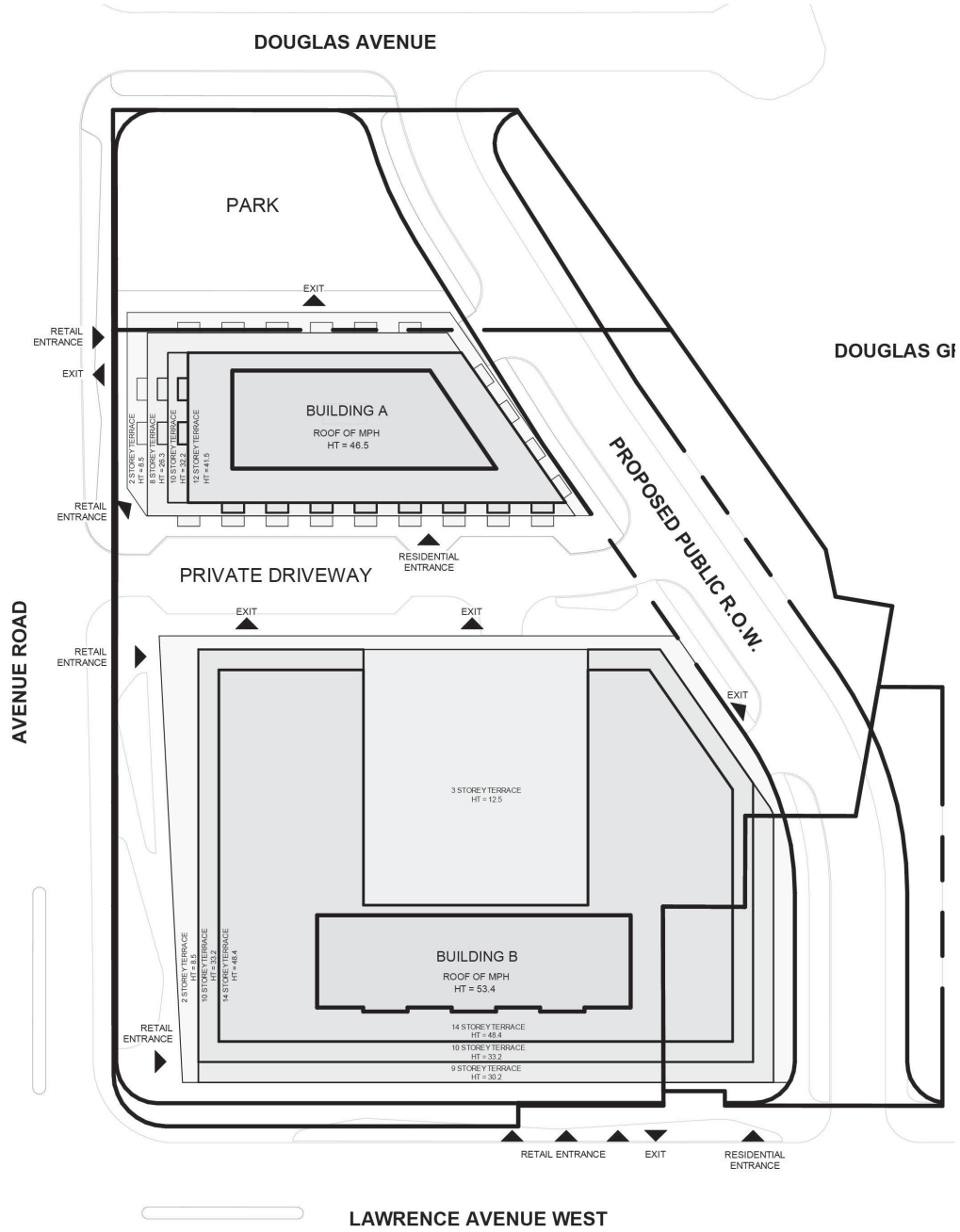


02/27/2024

Attachment 4: 3D Model of Proposal in Context Looking Southwest



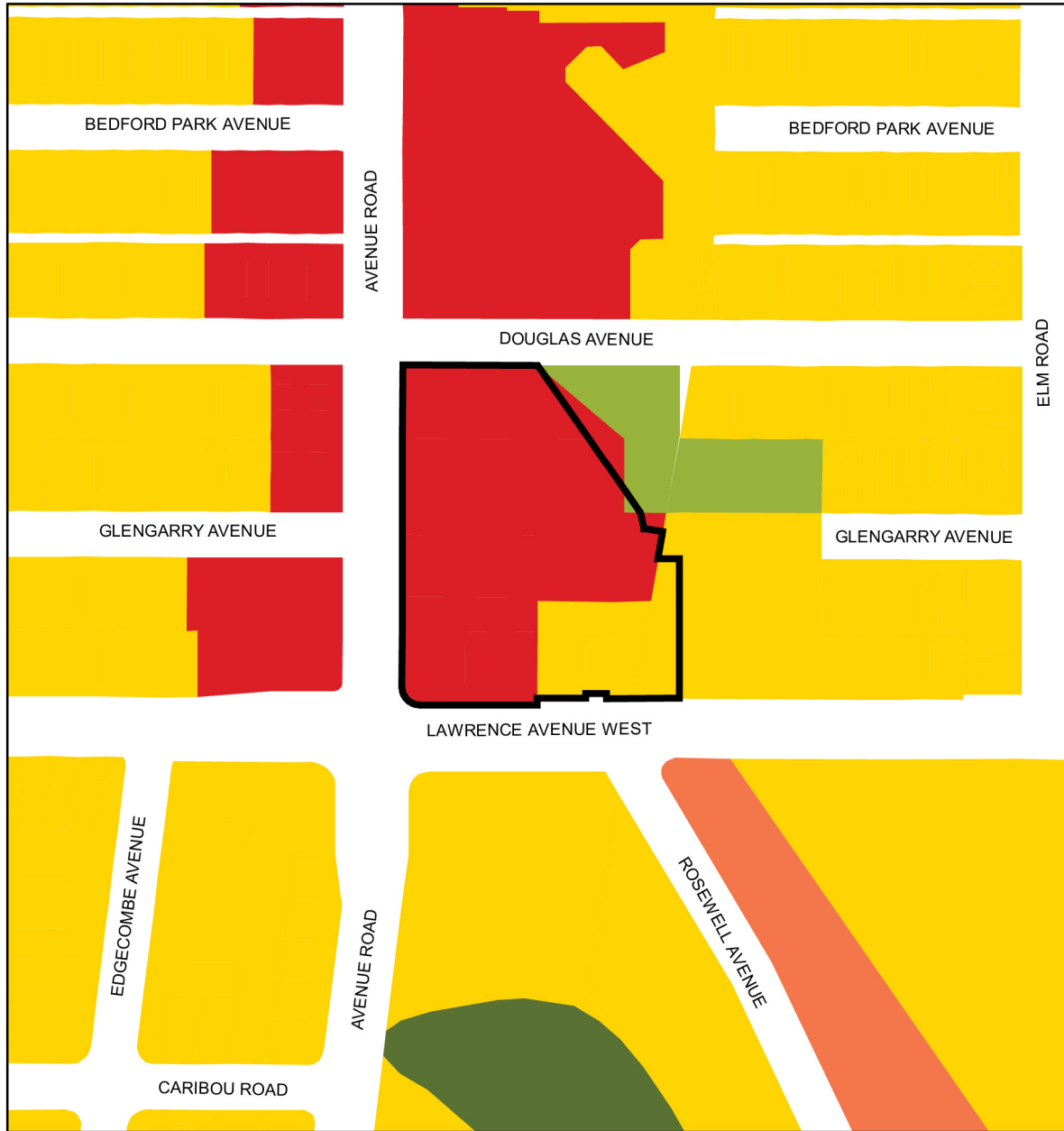
Attachment 5: Site Plan



Site Plan



# Attachment 6: Official Plan Land Use Map



272, 284, 286, 288, 290 & 296 Lawrence Avenue West and  
1507, 1525, 1537, 1539, 1545 & 1549 Avenue Road

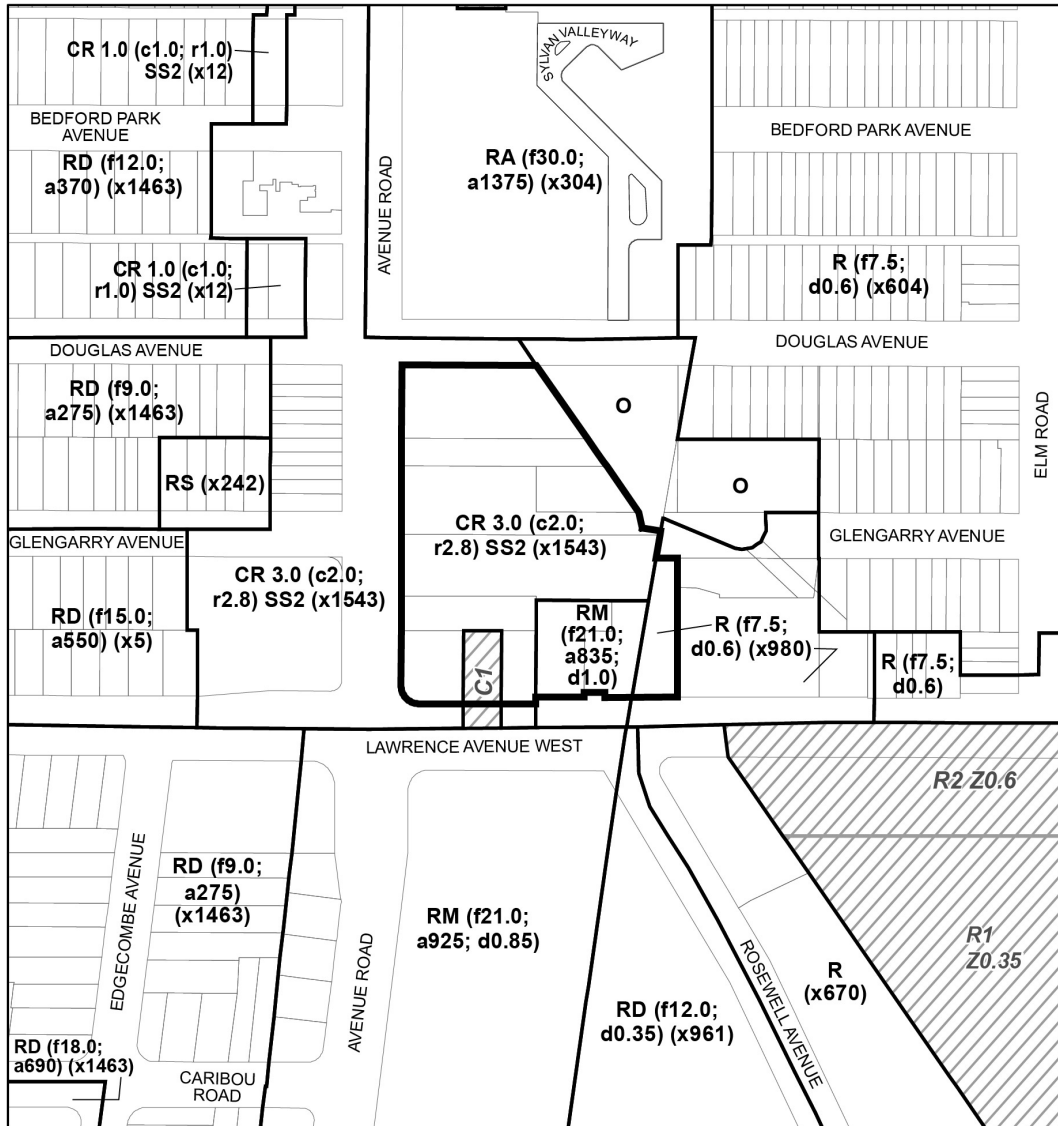
Official Plan Land Use Map # 17

File # 20 153975 NNY 08 02



↑  
Not to Scale  
Extracted: 02/15/2024

# Attachment 7: Zoning By-law no. 569-2013 Map



Zoning By-law 569-2013

272, 284, 286, 288, 290 & 296 Lawrence Avenue West and  
1507, 1525, 1537, 1539, 1545 & 1549 Avenue Road  
File # 20 153975 NNY 08 02

Location of Application

**R** Residential  
**RD** Residential Detached  
**RS** Residential Semi-Detached

**RM** Residential Multiple  
**RA** Residential Apartment  
**CR** Commercial Residential  
**O** Open Space

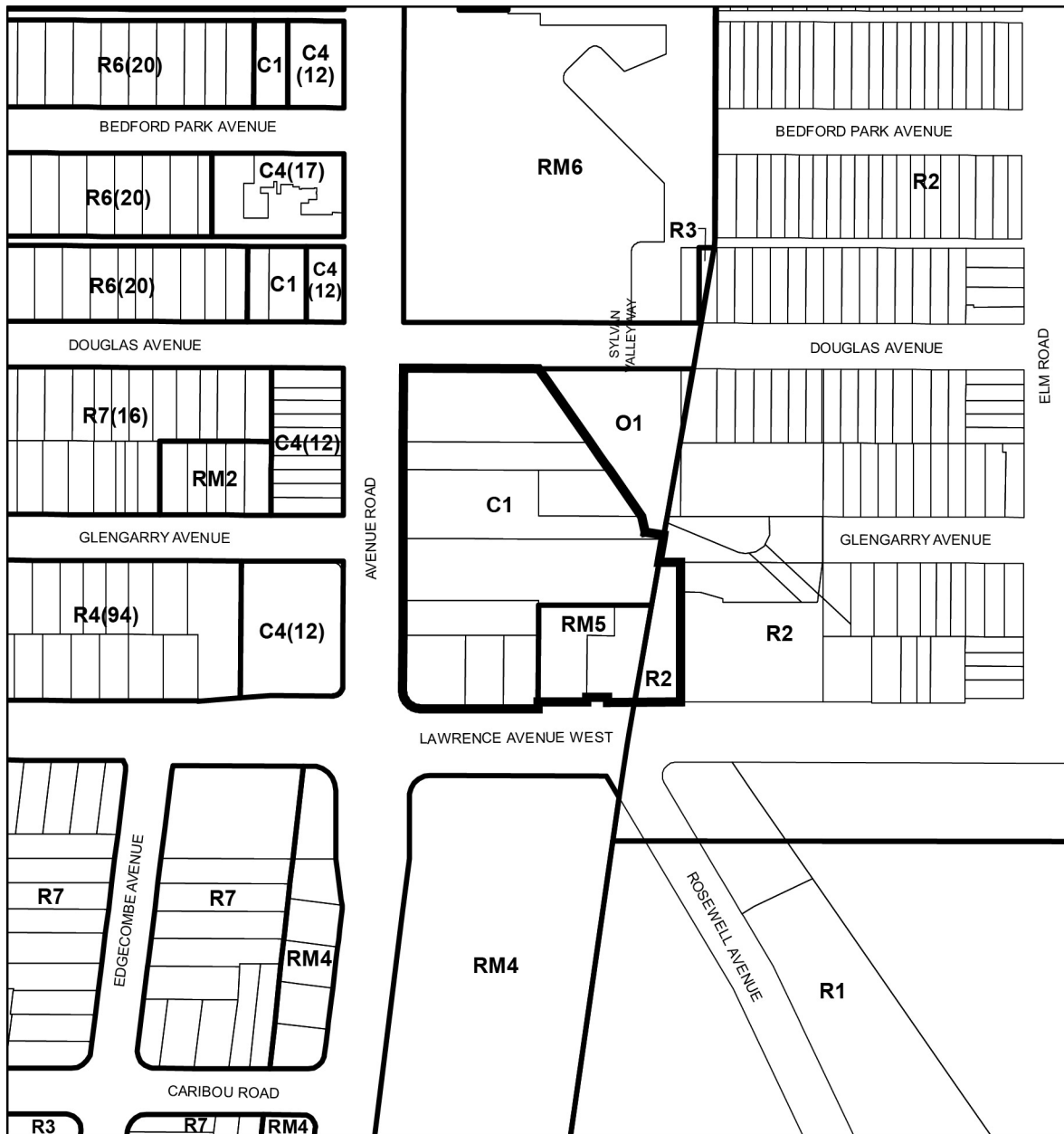
See Former City of North York By-law No. 7625  
**C1** General Commercial Zone

See Former City of Toronto By-law No. 438-86

**R1** Residential District  
**R2** Residential District


Not to Scale  
Extracted: 02/14/2024

# Attachment 8: Zoning By-law no. 7625 Map




## Zoning By-law 7625

272, 284, 286, 288, 290 & 296 Lawrence Avenue West and  
 1507, 1525, 1537, 1539, 1545 & 1549 Avenue Road  
 File # 20 153975 NNY 08 0Z

-  Location of Application
- R3** One-Family Detached Dwelling Third Density Zone
- R4** One-Family Detached Dwelling Fourth Density Zone
- R6** One-Family Detached Dwelling Sixth Density Zone
- R7** One-Family Detached Dwelling Seventh Density Zone
- RM2** Multiple-Family Dwellings Second Density Zone
- RM4** Multiple-Family Dwellings Fourth Density Zone

- RM5** Multiple-Family Dwellings Fifth Density Zone
  - RM6** Multiple-Family Dwellings Sixth Density Zone
  - C1** General Commercial Zone
  - C4** Mixed Use Commercial Zone
  - O1** Open Space Zone
- Zoning By-law No. 438-86 Designations**
- R1** Residential District
  - R2** Residential District

  
 Not to Scale  
 Extracted: 02/14/2024