

49-59 Lawrence Avenue East – Official Plan Amendment and Zoning By-law Amendment - Appeal Report

Date: June 19, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 23 119635 NNY 15 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to permit a 9-storey (31.92 metres, plus 3.3 metres for the mechanical penthouse) residential building at 49-59 Lawrence Avenue East ("subject site"). The proposal consists of 40 residential dwelling units with a residential gross floor area ("GFA") of 5,755 square metres. The proposed vehicular and loading access would be provided off Lawrence Avenue East.

On April 23, 2024, 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 time frame prescribed in the *Planning Act*. A case management conference has not yet been scheduled.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing and oppose the application in its current form and to continue discussions with the applicant to resolve outstanding issues.

RECOMMENDATIONS

The Director City Planning North York recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Official Plan Amendment and Zoning By-law Amendment appeal for the lands at 49-59 Lawrence Avenue East and to continue discussions with the applicant to resolve outstanding issues.
2. In the event that the Ontario Land Tribunal allows the appeal, in whole or in part, City Council authorize the City Solicitor to request that the issuance of any Final Orders be withheld until such time as the City Solicitor advises that:

- a) the final form and content of the draft Official Plan Amendment and Zoning By-law Amendment are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
 - b) the owner has submitted a Computational Fluid Dynamics Phase 2 Pedestrian Level Wind Study as per the City of Toronto Terms of Reference, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - c) the owner has satisfactorily addressed the Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated February 15, 2024, or as may be updated, including a revised Functional Servicing Report, Stormwater Management Report and Hydrogeological Report accompanied by a coordinated Hydrological Review Summary Form and Servicing Report Groundwater Summary Form, all to the satisfaction of the Chief Engineer & Executive Director, Engineering Construction Services;
 - d) the owner has submitted a revised Transportation Impact Study, including acceptable Travel Demand Management, addressing outstanding issues in the Transportation Services memo dated February 15, 2024, or as may be updated in response to further submissions filed by the Owner, all to the satisfaction of Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services and that such matters arising from such Plan be secured as required; and
 - e) the owner has submitted a revised Heritage Impact Assessment to the satisfaction of the Chief Planner and Executive Director, City Planning and the Senior Manager, Heritage Planning and that matters arising from such study be secured, if required.
3. Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report and/or the Transportation Impact Study, the City Council direct the City Solicitor and appropriate City staff to request that a Holding provision (H) be included in the final form of the site-specific Zoning By-law Amendment, including entering into appropriate agreement(s) with the City for required mitigation, as well as the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and General Manager, Transportation Services.
 4. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

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.

DECISION HISTORY

Site History

On May 5, 2015, the applicant submitted an Official Plan Amendment and Zoning By-law Amendment application, for the properties municipally addressed as 49-51 Lawrence Avenue East and 84 Weybourne Crescent, to permit the development of a four-storey apartment building complex. A total of twenty-two residential units were proposed in two blocks with a shared parking garage. The total gross floor area of the proposal was 3,640 square metres with 22 parking spaces.

On September 8, 2015, North York Community Council adopted a Preliminary Report on the application through Item NY16.32. The Preliminary Report can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2015.NY8.34>

The application was appealed to the Ontario Municipal Board (OMB) due to City Council's failure to make a decision on the application within the time prescribed by the *Planning Act*. On July 12, 2016, City Council adopted a Request for Direction Report on the application through item 2016.NY15.47. A copy of the report can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2016.NY15.47>.

On December 13, 2017, the OMB issued its decision that the applications be denied, and the appeals dismissed. The OMB Decision is available at: <https://www.omb.gov.on.ca/e-decisions/pl151111-Dec-13-2017.pdf>

Eight minor variance applications were submitted November 21, 2018, to permit the development of six semi-detached dwelling units on 49-51 Lawrence Avenue East and 84 Weybourne Crescent. A Consent application was submitted on November 22, 2018, to sever a portion of the land for the purpose of lot additions and to facilitate the creation of eight new lots. The Committee of Adjustment issued notice of decisions on March 21, 2019, and refused the minor variance and consent applications, as the general intent and purpose of the Official Plan and Zoning By-law were not maintained.

On April 2, 2019, the applicant appealed the decisions to the Toronto Local Planning Body (TLAB). On December 18, 2019, TLAB issued its decision that the appeal is allowed in part with conditions. The decisions can be found at the following link: https://www.toronto.ca/wp-content/uploads/2019/12/930e-TLAB-19-134361-S53-15-TLAB_49-51-Lawrence-Ave_Final-Decision_SMakuch.pdf

Application History

A Pre-Application Consultation request was submitted on January 11, 2022, to discuss a proposal for a new 6-storey mid-rise building, consisting of a total of 3,819 square

metres and 21 residential units. The proposal included 20 residential parking spaces and 4 visitor parking spaces in a one-level underground parking garage. The meeting was held on January 28, 2022. The Planning Application Checklist was provided to the applicant on March 1, 2022.

The subject application was submitted on March 3, 2023, and deemed complete on November 20, 2023. Staff conducted a Community Consultation Meeting for the application on February 28, 2024, which has been summarized in the Community Consultation section of this Report.

Major Transit Station Area Delineations

On July 19-22, 2022, City Council adopted Official Plan Amendments 540, 544, 570 and 575, that included a total of 115 Major Transit Station Areas (MTSAs)/Protected Major Transit Station Areas (PMTSAs). The subject site is located within the Lawrence PMTSA (SASP 724) as identified within OPA 570. A minimum target of 200 residents and jobs combined per hectare has been identified for this PMTSA. The Official Plan Amendments were forwarded to the Minister of Municipal Affairs and Housing for approval. The Minister has not yet made a decision. A copy of the report and City Council decision can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

EHON Major Street Study

Expanding Housing Options in Neighbourhoods (EHON) is a City of Toronto initiative to facilitate more low-rise housing in residential neighbourhoods to meet the needs of the growing city. The City is working to expand opportunities for “missing middle” housing forms in Toronto, ranging from duplexes to low-rise walk-up apartments.

Among the EHON initiatives is the EHON Major Streets Study (“The Study” or “Major Streets Study”), which examines opportunities to add permissions such as townhouses and small-scale apartment buildings along the City’s major streets, as identified on Map 3 of the Official Plan. This study responds to a number of City and Provincial policy objectives to provide a full range of housing options in a form that efficiently uses land, infrastructure, and existing services.

Although Lawrence Avenue East is designated as a Major Street on Map 3 of the Official Plan, the subject site, and other properties within the PMTSA are not subject to the EHON Major Street Study. Only properties that are located in between Mount Pleasant Road and Bayview Avenue, fronting onto Lawrence Avenue East, and properties that are located south of Lawrence Crescent and Lympstone Avenue, and north of the Blythwood Sherwood Ravine, fronting onto Mount Pleasant Road, are subject to the EHON Major Street Study.

On May 22, 2024, City Council adopted staff recommendations of item PH12.3 – Expanding Housing Options in Neighbourhoods: Major Streets Study – Final Report. This item outlines the parcels, designated Neighbourhoods and fronting onto major streets, which are subject to the Study. As noted above, the subject site is not subject to the Study. Please note that the recommended by-law is not in force yet. The Final

SITE AND SURROUNDING AREA

The subject site consists of two single-detached dwellings at 49-55 Lawrence Avenue East, and a vacant site at 57-59 Lawrence Avenue East. The subject site is located at the southeast quadrant of Yonge Street and Lawrence Avenue East. The site is a rectangular shaped with 46 metres of frontage on Lawrence Avenue East, 30 metres frontage on Weybourne Crescent, with an overall site area of approximately 1,400 square metres.

Surrounding uses include:

North: Lawrence Avenue East. Further north includes low-density residential neighbourhood characterized by low scale residential buildings. At the northeast corner of Yonge Street and Lawrence Avenue East is the Lawrence TTC subway station, approximately 200 metres northeast of the subject site. There are three four-storey apartment buildings abutting north of the Lawrence TTC subway station.

East: Weybourne Crescent. Further east is a low-density residential neighbourhood characterized by detached dwellings.

South: A low-density residential neighbourhood characterized by detached dwellings. Further south is a connected natural area Lawrence Park – Calisthenics, Alexander Muir Memorial Gardens, Lawrence Park and Ravine, and Blythwood Ravine Park.

West: A low-density residential neighbourhood characterized by detached dwellings. Further west, at the southeast corner of Yonge Street and Lawrence Avenue East, is the Toronto Public Library – Locke Branch, and Lawrence Park Ravine Playground. The southwest corner of Yonge Street and Lawrence Avenue East features some at-grade retail stores and a 13-storey mixed-use building, municipally addressed as 3018-3012 Yonge Street.

THE APPLICATION

Description: The proposal is for a 9-storey residential building. The proposed development consists of 40 residential dwelling units, with a total of 41 parking spaces in two levels of underground parking garage. The proposed development consists of 5,755 square metres of residential gross floor area, 240 square metres of interior amenity space, and 82 square metres of exterior amenity space.

Height: 9-storey (31.92 metres, plus 3.3 metres mechanical penthouse for a total of 35.22 metres).

Gross Floor Area: a total residential GFA of 5,755 square metres.

Density (Floor Space Index): 4.13 times the area of the lot.

Unit Count: The proposed 40 residential units, include 4 one-bedroom (10%), 30 two-bedroom (75%), and 6 three-bedroom (15%) units.

Access, Parking and Loading: Entrance to the residential lobby is located at the north of the building, fronting onto Lawrence Avenue East. Vehicular access driveway to the underground parking garage and loading space for service vehicles are proposed from Lawrence Avenue East, at the northwest corner of the proposed building. A total of 41 parking spaces are provided in two levels of underground parking, including 9 visitor parking spaces and 1 pick up and drop off area. A type "C" loading space is proposed to be located at-grade, abutting the proposed ramp to underground parking garage.

Heritage: The subject site abuts 77 St. Edmund's Drive , which is a property designated under Part IV of the Ontario Heritage Act as having cultural heritage value.

Additional Information

See Attachment 1-8B of this report for the Application Data Sheet, Location Map, Elevations, three dimensional representations of the project in context and the proposed site plan. 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:

www.toronto.ca/49LawrenceAveE

Reason for the Application

The Official Plan Amendment Application is required to permit a 9-storey residential building on the subject site that is currently designated *Neighbourhoods* which permits residential buildings with heights of up to four-storeys. The applicant proposed to amend the Official Plan to redesignate the subject site from *Neighbourhoods* to *Apartment Neighbourhoods*.

The application proposed to amend the Toronto Zoning By-law 569-2013 and the former City of Toronto By-law 438-86, to rezone the subject site to facilitate the proposal, amending performance standards including but not limited to: gross floor area and floor space index; building height; and building setbacks.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

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 (PPS), and shall conform to provincial plans.

Toronto Official Plan

The subject site is designated *Neighbourhoods* on Map 17 of the Official Plan, which are considered physically stable areas made up of lower scale residential buildings such as detached and semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four-storeys. See Attachment 3 of this report for the Land Use Map.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

Under Toronto Zoning By-law 569-2013, the subject site is zoned Residential (R (f7.5; d0.6) with a site-specific provision 933. The permitted height limit is 11 metres. Under the former City of Toronto By-law 438-86, the subject site is zoned Residential Zone (R2 Z0.6), which permits detached house, duplex, row house, rowplex, semi-detached duplex, semi-detached house, semi-detached triplex, triplex, apartment building, etc., with a height limit of 10 metres. See attachment 4 and 5 of this report for the zoning maps.

Design Guidelines

- Performance Standards for Mid-Rise Buildings
- Growing up: Planning for Children in New Vertical Communities Urban Design Guidelines
- 2020 Pet-Friendly Guideline and Best Practices for New Multi-Use Buildings

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plan of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on February 28, 2024. The meeting was attended by the local Councillor, Councillor's office staff, the applicant and their consultant team, and approximately 78 members of the public. Following presentations by City staff and the applicant, the following concerns were raised by the general public:

- The building type, built-form, massing, height, and scale of the proposed development in a *Neighbourhoods* designation, and how the proposed development does not fit in the surrounding context;
- Increased traffic and pedestrian safety on Lawrence Avenue East and Weybourne Crescent;
- The location of the proposed vehicular access to the site could result in safety and traffic issues;
- Privacy and overlook issues as a result of a mid-rise building being located in a low-rise neighbourhood;
- Concerns of the number of visitor parking spaces provided is not sufficient for the proposed development; and
- The proposed building design is not compatible with the designated heritage building abutting to the subject site.

The issues raised through community consultation have been considered through the review of the application.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement and conformity with the Growth Plan. Policy 1.1.3.3 of the PPS directs for authorities to "identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas.' These appropriate locations are identified through the official plan and are supported by various policies.

The application is proposing a nine-storey mid-rise building at this location which permits low-rise buildings with a maximum height of four-storeys within the *Neighbourhoods* designation. The area consists of low-rise residential buildings that are mainly two to three storeys in height with taller mid-rise buildings at the Yonge Street and Lawrence Avenue intersection closer to transit. The level of intensification at this location with respect to height, massing, and scale does not meet the general intent of the official plan. Improvements should be made to the proposal that reduce the overall height, massing, and scale. At present, the applications are not consistent with the PPS as the site is not located in a location that has been identified for this level of intensification.

In addition, the application has not demonstrated that the subject site can be adequately serviced based on the submitted materials, and the heritage attributes of the protected heritage property, abutting to the southwest of the subject site, will be conserved. As such, determining consistency with Sections 1.6.6.6 and 2.6.4 of the PPS cannot be made at this time.

Land Use and Built Form

The subject site is currently designated as *Neighbourhoods* in the Official Plan. The surrounding areas are also designated *Neighbourhoods*. The applicant has proposed to re-designate the subject site from *Neighbourhoods* to *Apartment Neighbourhoods* and permit a mid-rise building on the subject site. The site is being evaluated under Section 4 of the Official Plan to determine if this level of intensification is appropriate given the site is located on a major street and in proximity to a Protected Major Transit Station Area.

Policy 4.1.7 of the OP indicates that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged. As noted earlier, the staff recommendations of the EHON Major Street Study were adopted by City Council, including permission to allow apartment buildings, fronting onto major streets, to a maximum of six-storeys. Where a more intense form of residential development on a major street in a *Neighbourhoods* is proposed, the application will be reviewed in accordance with Section 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*. Section 4.1.5 outlines development policies to ensure development in *Neighbourhoods* sensitively fits within the area and provides a list of existing physical characteristics that development in established *Neighbourhoods* will respect and reinforce, such as height, massing, scale, setbacks and stepbacks.

Council adopted policy from the EHON Major Street study allows for up to six-storeys along Lawrence Avenue East outside of the PMTSA. It may be appropriate to consider a more intense form of development within the PMTSA and closer to the subway station at this location, however, the Official Plan and existing Mid-Rise Guidelines contemplate buildings to be informed by the width of the right-of-way onto which they front onto. Mid-rise buildings are to maintain street proportion and open views of the sky from the public realm by stepping back building massing generally at a height equivalent to 80% of the adjacent right-of-way width. The proposed building height is 9 storeys (31.92 metres) excluding mechanical penthouse and exceeds the right-of-way width of Lawrence Avenue East which is 23 metres as indicated in the Official Plan Map 3. The proposal provides a 1.5 metre step-back on the 8th floor. The proposed 7-storey street wall height is taller than 80% of the right-of-way width of Lawrence Avenue East and may negatively impact pedestrian perception from public realm.

The Official Plan and the Performance Standards for Mid-Rise Buildings ("the Mid-Rise Guideline") also state that buildings should provide appropriate facing distance and step-backs to adjacent residential properties to allow for daylight and privacy. The proposed 1.2 metres side yard setback is typical for a detached dwelling and should be

increased to minimize overlook and daylight issues to the adjacent property to the west and fit with the existing and planned context and character of the area.

Staff have reviewed the proposed built form against the policies of the Official Plan and the Mid-Rise Guidelines. The proposed development in its current form does not conform to the Official Plan as the proposed building does not fit within the existing and planned context. Overall, the proposed building height, stepbacks, massing, scale, setbacks, and transition to the adjacent *Neighbourhoods* need to be improved.

Public Realm and Site Organization

The Official Plan and the Mid-Rise Guidelines direct development to frame the edges of streets, parks, and open spaces. They further direct that development provide building placements and setbacks that are contextually appropriate, and to provide high-quality landscaping and streetscaping to promote civic life and improve safety and pedestrian comfort. Neighbourhood policies in the Official Plan also state that development will respect and reinforce the prevailing setbacks from streets, rear and side yards, as well as landscape open space of the surrounding area.

The Official Plan and the Mid-Rise Guideline also state that the public realm should be protected and enhanced by limiting vehicle access. City Planning staff have advised that the proposed vehicular, servicing, and loading accesses should be re-located from Lawrence Avenue East, onto the side street (Weybourne Crescent), in order to minimize and prevent negative impacts on public realm.

City Planning Staff have also advised the applicant to provide active use at-grade and work with existing grades to eliminate the need of retaining walls on Lawrence Avenue East and Weybourne Crescent. The applicant should consider stepping the ground floor to allow the change in grade along Lawrence Avenue in order to provide a fine grain of street-oriented residential entrances.

Heritage

The property located at 77 St. Edmund's Drive, abutting to the southwest of the subject site, has been designated as having cultural heritage value or interest under Part IV of the Ontario Heritage Act. The Heritage Impact Assessment (HIA) prepared by ERA Architects, dated January 4, 2023, and the Heritage Reliance Letter, dated November 3, 2023, state that the subject site is not listed on the City of Toronto Heritage Register or designated under either Part IV or Part V of the Ontario Heritage Act and determined the subject site is not of cultural heritage value or interest. Furthermore, the HIA states the proposed development has no adverse physical or visual impacts on the adjacent designated heritage property at 77 St. Edmund's Drive.

Section 2.6.4 of the PPS states that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved." Heritage Planning Staff advised that a revised HIA, including additional information with renderings addressing the adjacent resources, should be provided to

demonstrate how the proposed development conserve the cultural heritage value of adjacent heritage property. This will be a matter that will be identified as part of the OLT hearing process.

In the event that the OLT allows the appeals in whole or in part, the final Order should be withheld pending confirmation that the owner has submitted a revised Heritage Impact Assessment acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning and the Senior Manager, Heritage Planning and that such matters arising from such study be secured, if required.

Wind

The Official Plan and Terms of Reference state that a Pedestrian Level Wind Study should be provided for buildings over six storeys or 20 metres in height for a Zoning By-law Amendment application. The applicant did not provide a Pedestrian Level Wind Study along with the submission. It is unclear whether the proposed nine-storey building would provide comfortable and safe wind conditions on the public realm and outdoor amenity areas. In the event that the OLT allows the appeals in whole or in part, the final Order should be withheld pending confirmation that the owner has submitted a wind study to the satisfaction of the Chief Planner and Executive Director, City Planning.

Indoor/Outdoor Amenity Space

The proposed development has approximately 2.05 square metres of outdoor amenity space per dwelling unit, and 6 square metres of indoor amenity space per dwelling unit. The proposed amount of indoor and outdoor amenity space is appropriate. The proposed outdoor amenity space of 82 square metres is located on the ground floor, at the northeast corner of the proposed building. City Planning Staff are of opinion that the proposed outdoor amenity space at-grade should be re-located to a more appropriate location as there is an inappropriate change in grade on Lawrence Avenue East and Weybourne Crescent. With this grading issue and the configuration of the proposed outdoor amenity space, it may not be functional.

Traffic

A Transportation Impact Study (TIS), dated January 2023, prepared by C.F. Crozier & Associates Inc. and a Transportation Operations Assessment, dated October 2023, were submitted in support of the proposed development. The TIS estimates that the proposed development will generate approximately 16 two-way (4 inbound and 12 outbound) trips during the weekday a.m., peak hour, and 17 (10 inbound and 7 outbound) trips during the weekday p.m. peak hour. The TIS concludes that the proposed development will not materially impact the area road network due to the small number of site-generated traffic.

Site Access

The development proposes vehicular, servicing, and loading accesses from Lawrence Avenue East. Transportation Services Staff have advised that access from Lawrence Avenue East is not permitted. As such, the proposed vehicular, servicing, and loading accesses should be located on Weybourne Crescent.

Transportation Services Staff have also noted that the proposed driveway must be designed and labelled in accordance with the City's Urban Entrances Standard T-350.01. The submitted plans need to be revised to provide 5.0 metres curb radii and 6.0 metres wide driveway. The corner radii at the intersection of Lawrence Avenue East/Weybourne Crescent must be designed as per the City's Curb Radii Guidelines. A 6.0 metres corner rounding is also required at the northeast corner of the site adjacent to the intersection of Lawrence Avenue East and Weybourne Crescent. In addition, provide turning movement templates (i.e., single-unit truck, city solid waste collection vehicle, and passenger vehicle) in both directions to confirm the proposed road and intersection design as per the guidelines. The applicant has not provided an acceptable functional plan (including pavement marking and signage plan) illustrating the modifications to the pavements and signage along Lawrence Avenue East/Weybourne Crescent along with the potential civil works related to the curb radii modifications on both streets.

Pick-up/drop-off and delivery should be provided internal to the site at-grade with a safe pedestrian route to main entrance for deliveries, and ride-sharing activities. A turning loop design must be provided on-site in front of the lobby to ensure the activity does not occur within the public right-of-way.

Parking and Loading

The development proposes a total of 41 parking spaces, including 31 residential, nine visitor parking spaces and one pick up/drop off space in a two-level underground parking garage. Of the 31 residential parking spaces, two spaces are tandem spaces. Two accessible parking spaces are provided in the proposed development. The submitted plans need to be revised to provide dimensions of all parking spaces, including barrier free parking spaces, and identify the distance of the parking spaces from walls and obstructions.

Transportation Service staff are not satisfied with the proposed plan, including the vehicular access from Lawrence Avenue East, the proposed underground pick-up/drop-off location, the proposed Type 'C' loading space where a Type "G" loading space is required, and the 5.0 metres curb radii and 6.0 metres corner rounding at the northeast corner of the site adjacent to the intersection of Lawrence Avenue East and Weybourne Crescent. Refinements to the proposed development may be required in order to provide a functional site circulation. These matters will be identified as part of the OLT process.

In the event the OLT approves the application, as a condition of the final Order, Transportation Services have requested a revised Transportation Impact Study, including plans to be revised and address the issues above, and to provide all dimensions of the proposed loading space. An updated Vehicle Manoeuvring Diagrams (VMD) also needs to be provided for the re-located loading zone.

Servicing

Engineering and Construction Services (ECS) Staff have reviewed the submitted engineering materials. ECS Staff require revisions to the submitted materials as outlined in their memorandum dated February 15, 2024, in order to appropriately assess the proposed development.

ECS Staff notes that a minimum 43.75 square metres of shared waste storage area is required to store all the waste, recycling, organics bins, and oversized items. The proposed development only provided 41.37 square metres of shared waste storage area. Therefore, the submitted plans need to be revised.

Further, ECS Staff note that the applicant is required to submit a Hydrogeological Investigation Report accompanied by a coordinated Hydrological Review Summary Form and Servicing Report Groundwater Summary Form prepared in accordance with the City's Terms of Reference.

These again are matters that will be identified as part of the OLT process.

Parkland

In accordance with Section 42 of the *Planning Act*, the Owner is required 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 Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Toronto Green Standard

The applicant is required to meet Tier 1 of the Toronto Green Standard and is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and achieving net-zero emissions by 2040 or sooner. Standards for matters such as tree planting, tree soil volume, and transportation services related requirements, have not been met by the proposed development.

In the event that the OLT allows the Official Plan Amendment application appeal in whole or in part, the final Order should be withheld pending confirmation that the owner has submitted an updated complete Toronto Green Standards (TGS) Checklist and Statistic Template, to the satisfaction of the Chief Planner and Executive Director, City Planning.

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. Staff have determined that the proposed development in its current form is not consistent with the PPS and does not conform with the Growth Plan. Furthermore, the proposal does not conform to and is not consistent with the intent of the Official Plan and the Mid-Rise Building Guidelines.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues.

CONTACT

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SIGNATURE

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

ATTACHMENTS

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 569-2013 Map
Attachment 5: Former City of Toronto Zoning By-law 438-86 Map
Attachment 6: Site Plan
Attachment 7A: Elevation (North)
Attachment 7B: Elevation (East)
Attachment 7C: Elevation (South)
Attachment 7D: Elevation (West)
Attachment 8A: 3D Model of Proposal in Context Looking Northeast
Attachment 8B: 3D Model of Proposal in Context Looking Southwest

APPLICATION DATA SHEET

Municipal Address: 49-59 LAWRENCE AVE E **Date Received:** March 3, 2023

Application Number: 23 119635 NNY 15 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Proposed 9-storey mid-rise residential building, consisting of a total 5,755 sq. m. residential GFA and 4.13 FSI. The proposed development consists of 40 units, including 4 one bedroom units, 30 two bedroom units and 6 three bedroom units. Two level of underground parking would be provided in this proposed development, including 41 vehicle parking spaces, 1 Type 'C' loading space, and 44 bicycle parking space.

Applicant	Agent	Architect	Owner
WEIRFOULDS LLP		BORTOLOTTI DESIGN ARCHITECT INC.	LAWRENCE PARKTOWN RESIDENCES INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R (f7.5; d0.6) (x933)	Heritage Designation:
Height Limit (m):	10	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,392 Frontage (m): 46 Depth (m): 30

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	198		803	803
Residential GFA (sq m):	395		5,755	5,755
Non-Residential GFA (sq m):				
Total GFA (sq m):	395		5,755	5,755
Height - Storeys:	2		9	9
Height - Metres:	11		32	32

Lot Coverage Ratio (%): 59.55 Floor Space Index: 4.13

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	5,755	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2			
Condominium:			40	40
Other:				
Total Units:	2		40	40

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			4	30	6
Total Units:			4	30	6

Parking and Loading

Parking Spaces: 41 Bicycle Parking Spaces: 44 Loading Docks: 1

CONTACT:

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Amie.Chung@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

49-59 Lawrence Avenue East

File # 23 119635 NNY 15 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

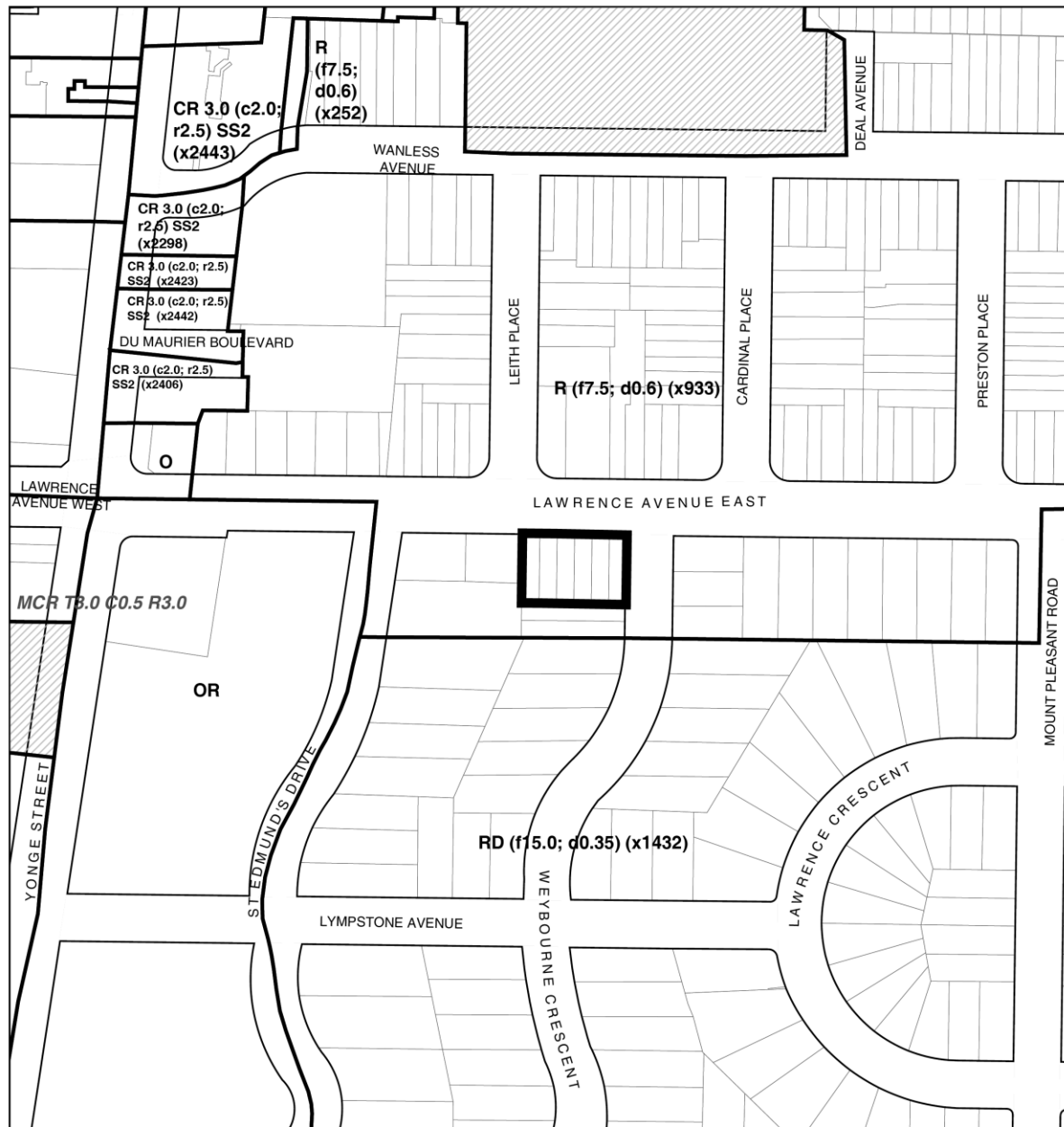
Parks

Other Open Space Areas



Not to Scale
Extracted: 03/06/2023

Attachment 4: Existing Zoning By-law 569-2013 Map



Zoning By-law 569-2013

49-59 Lawrence Avenue East

File # 23 119635 NNY 15 02

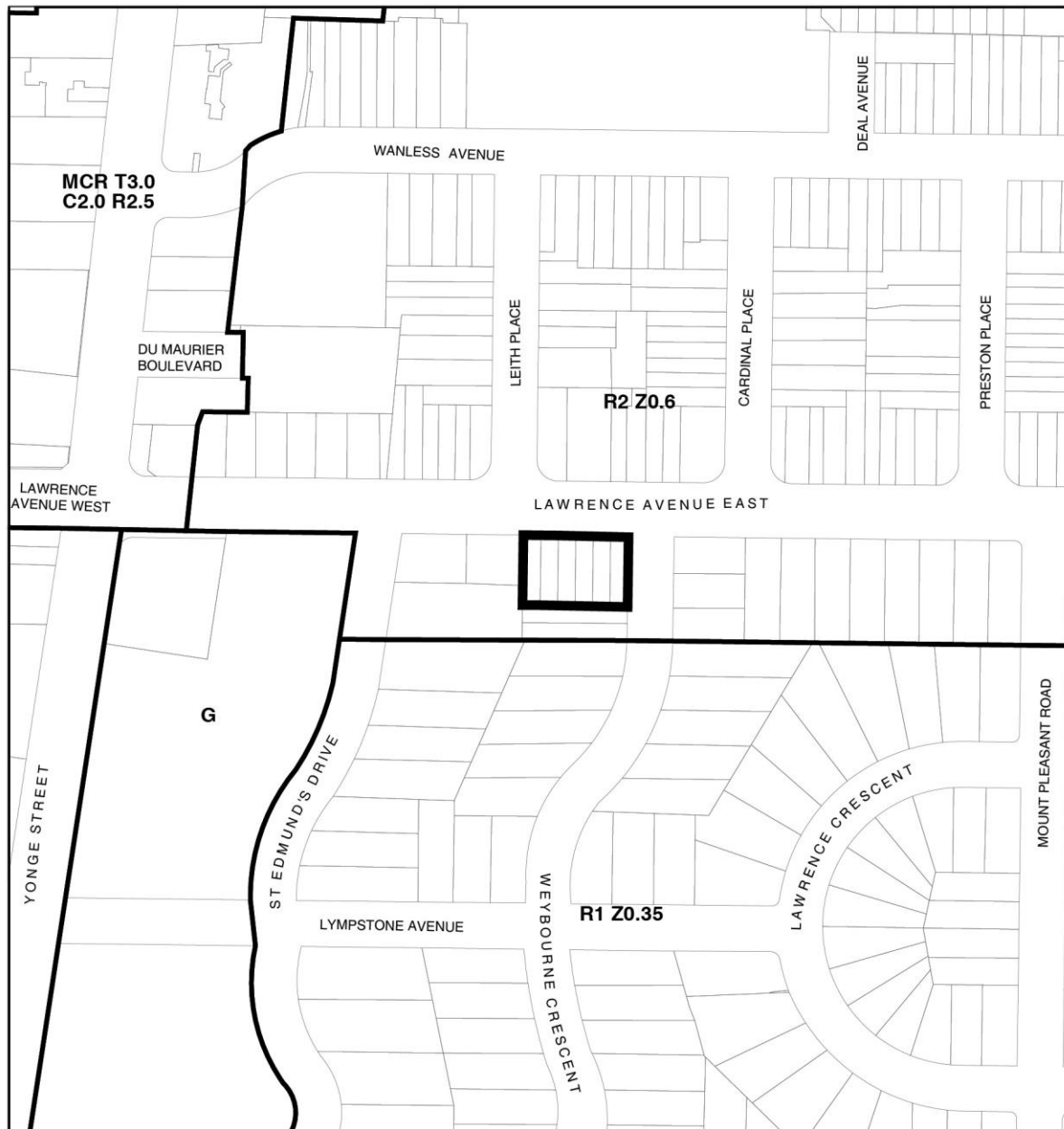
	Location of Application
R	Residential
RD	Residential Detached
CR	Commercial Residential
O	Open Space
OR	Open Space Recreation

	See Former City of Toronto By-law No. 438-86
R2	Residential District
MCR	Mixed-Use District



Not to Scale
Extracted: 03/06/2023

Attachment 5: Existing Former City of Toronto Zoning By-law 438-86 Map



Zoning By-law 438-86

49-59 Lawrence Avenue East

File # 23 119635 NNY 15 0Z



Location of Application

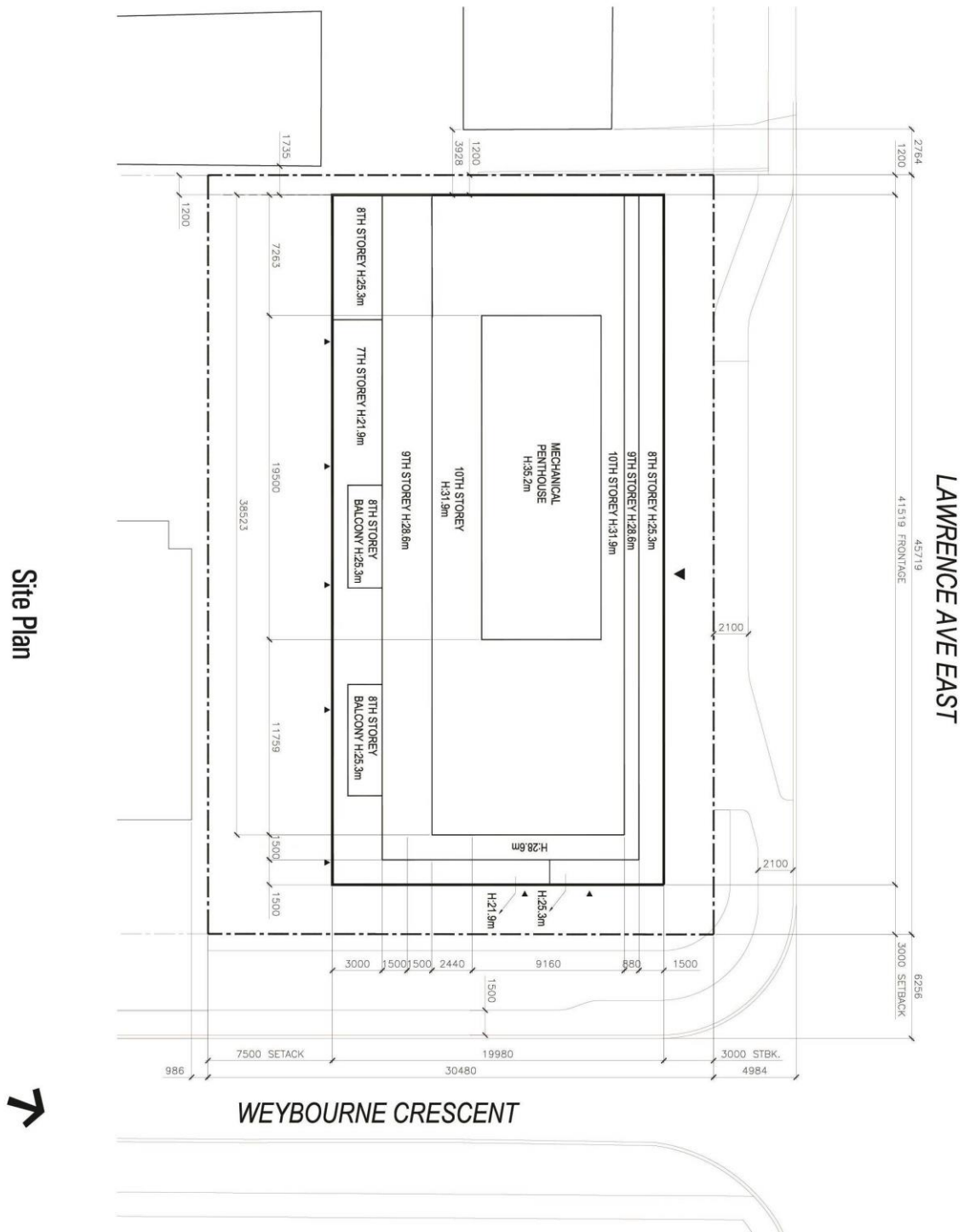
See Former City of Toronto By-law No. 438-86

R1 Residential District
MCR Mixed-Use District
G Parks District



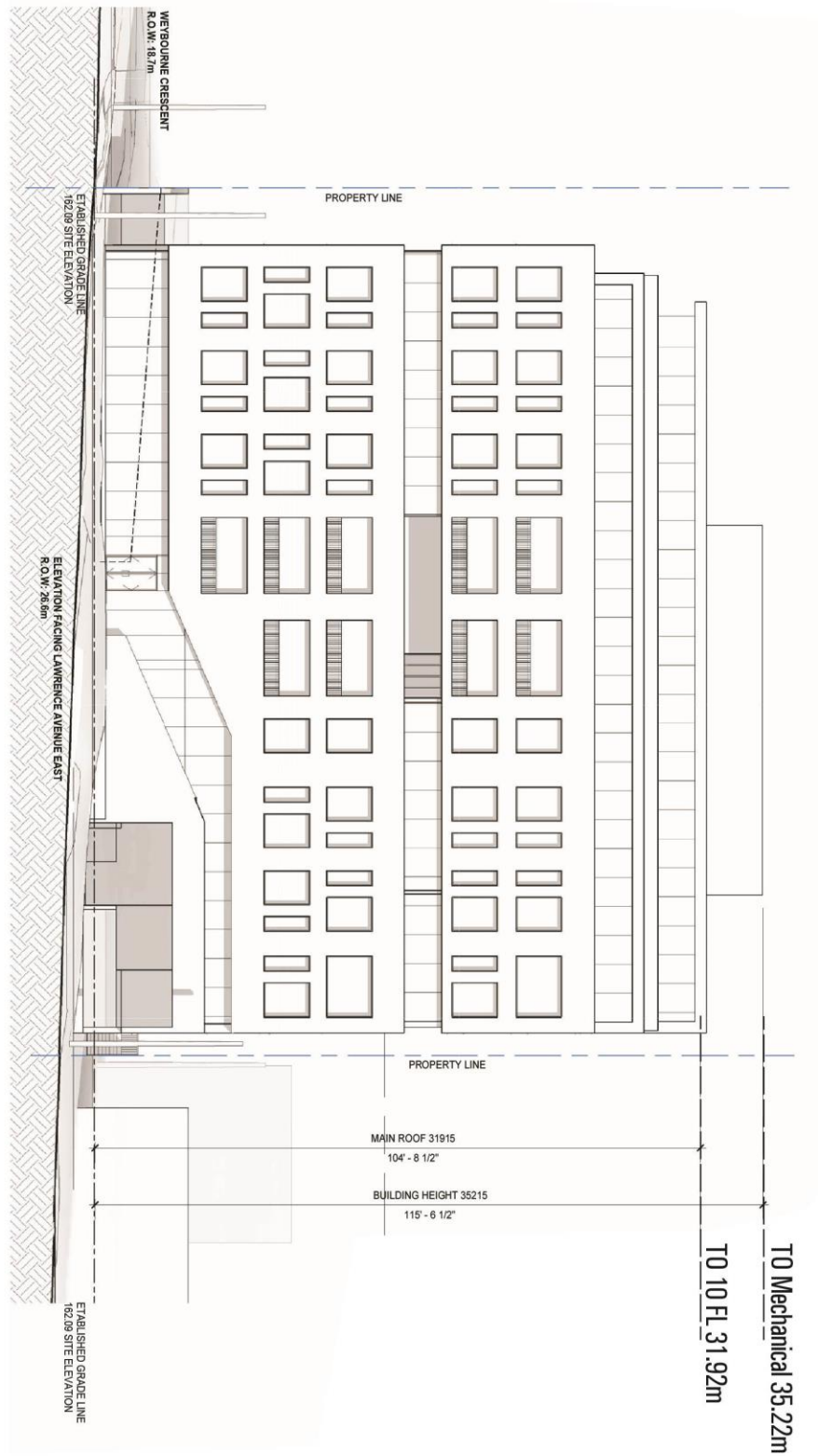
Not to Scale
Extracted: 05/29/2024

Attachment 6: Site Plan



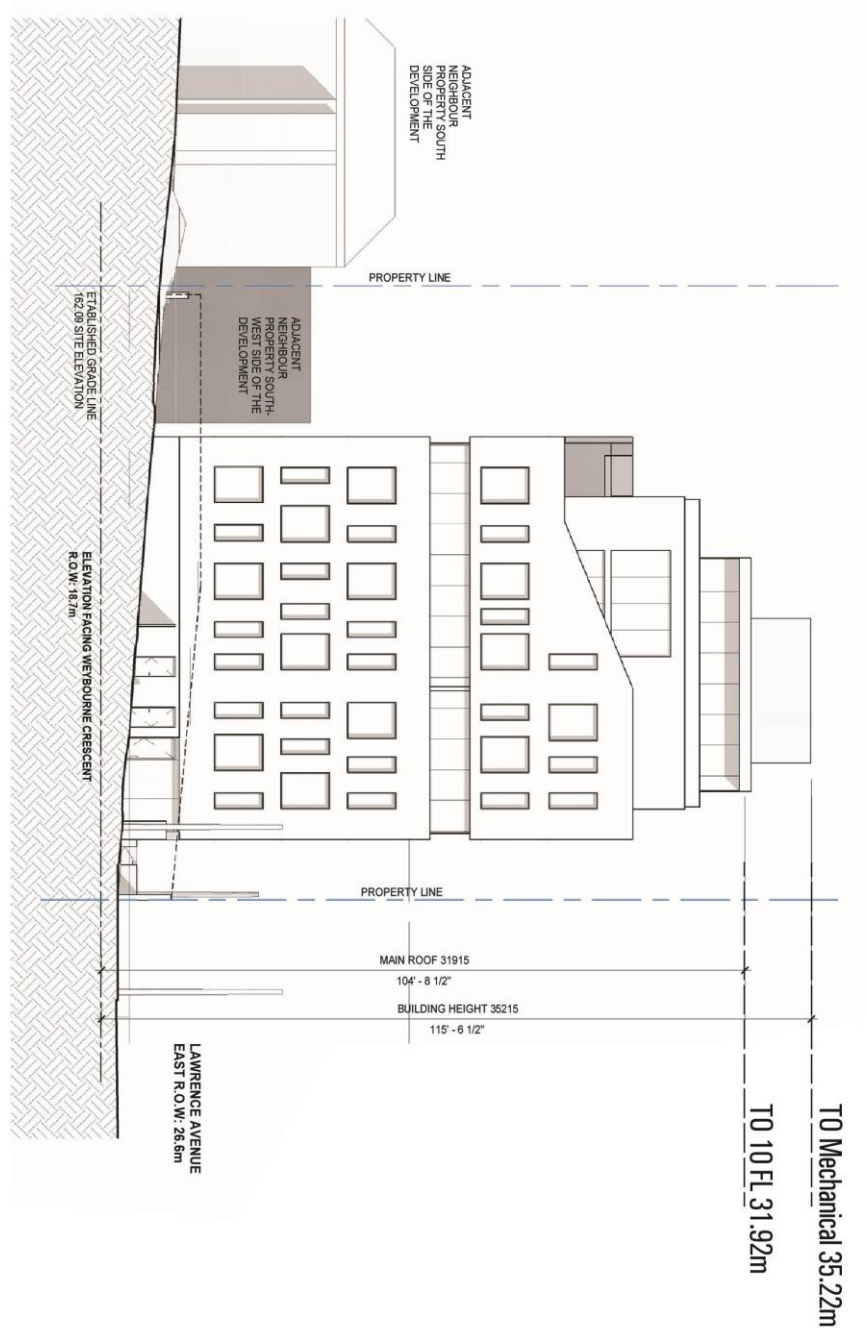
Attachment 7A: Elevation (North)

North Elevation



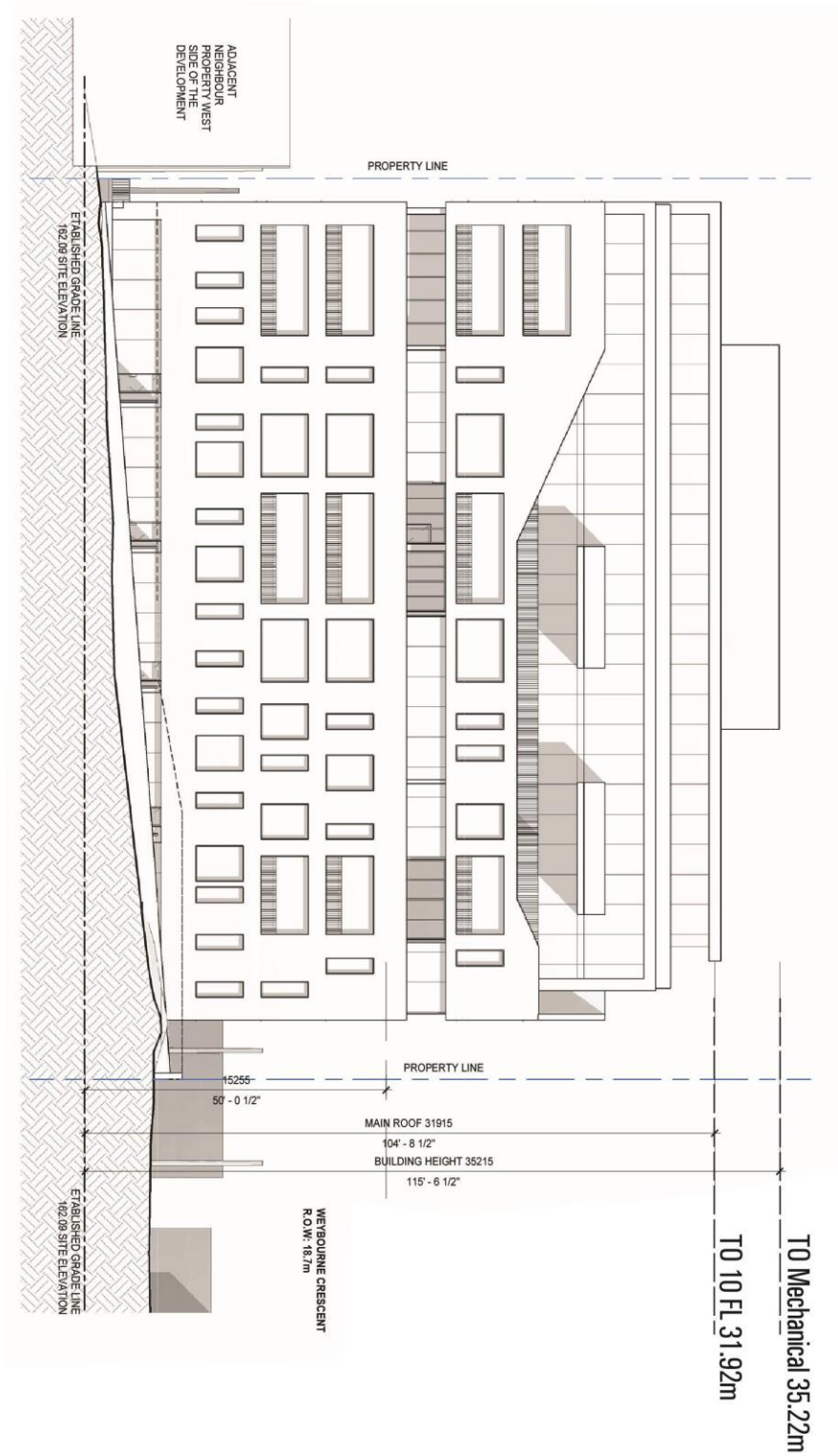
Attachment 7B: Elevation (East)

East Elevation



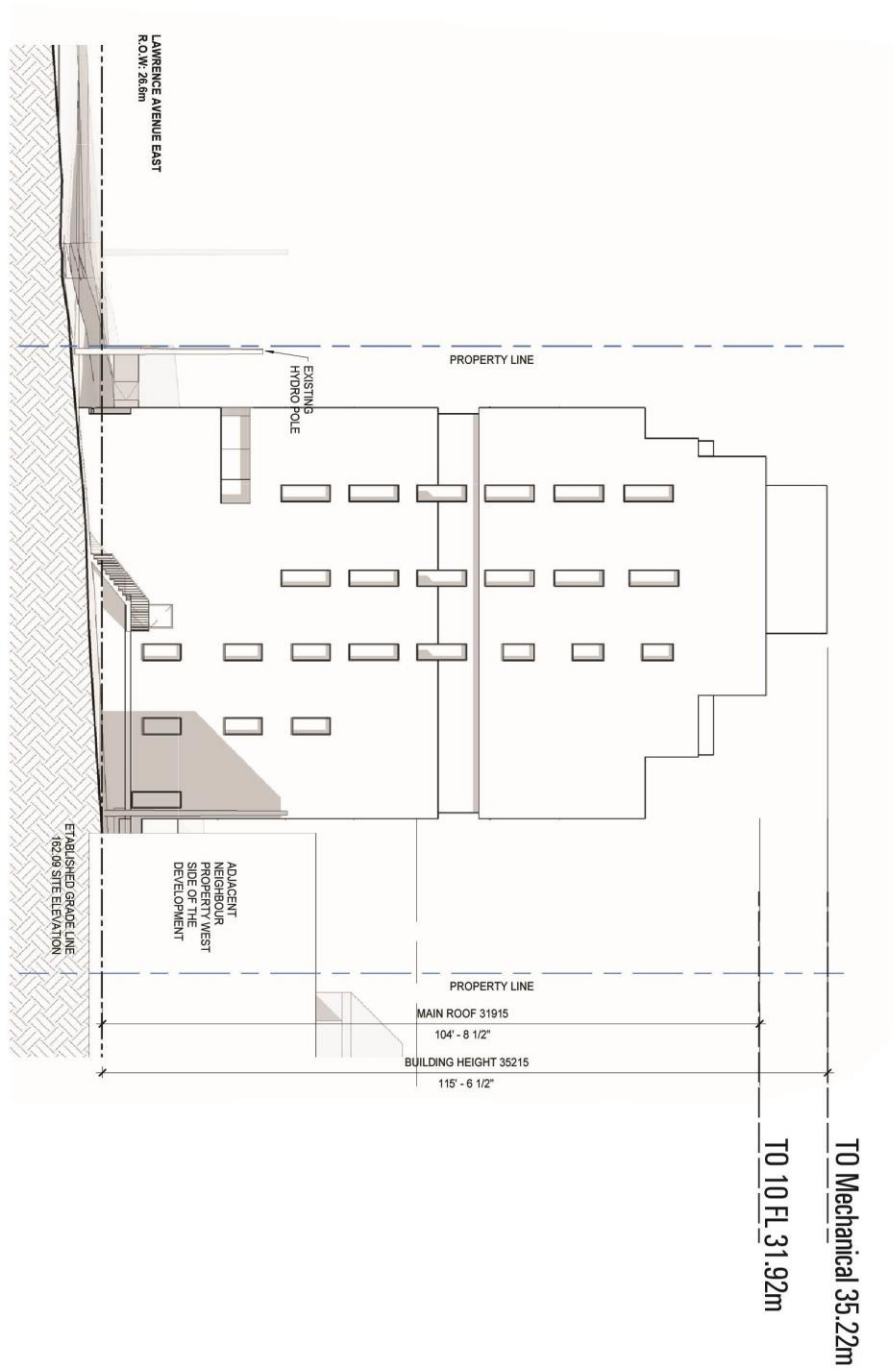
Attachment 7C: Elevation (South)

South Elevation



Attachment 7D: Elevation (West)

West Elevation



Attachment 8A: 3D Model of Proposal in Context Looking Northeast



Attachment 8B: 3D Model of Proposal in Context Looking Southwest

