

589-599 Lawrence Avenue West – Zoning Amendment and Rental Housing Demolition Applications – Decision Report – Approval

Date: September 6, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 8 - Eglinton-Lawrence

Planning Application Number: 22 192793 NNY 08 OZ and 23 195991 STE 13 RH

Related Planning Application Number: 22 192792 NNY 08 SA

SUMMARY

This application proposes to rezone the subject lands at 589, 591, 593, 595, 597, and 599 Lawrence Avenue West to permit a 3-storey (13.1-metre excluding mechanical penthouse) Kollel and a 4-storey (13.6-metre excluding mechanical penthouse) residence, including six replacement rental dwelling units. The application proposes a density of 1.46 times the lot area.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed buildings represent an appropriate level of intensification on the site and will provide an appropriate transition to the abutting lower density *Neighbourhood* to the south.

This report also reviews and recommends approval of the Rental Housing Demolition Application filed Under Chapter 667 of the City of Toronto Municipal Code. The proposal includes 6 replacement rental dwelling units.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 589, 591, 593, 595, 597, and 599 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.

3. City Council direct the City Solicitor to withhold the introduction of the necessary Bills until the Owner has submitted a satisfactory Transportation Impact Study, including an acceptable Parking and Loading Study satisfactory to the General Manager, Transportation Services.

4. City Council approve the Rental Housing Demolition application File No. 23 182331 NNY 08 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of 6 existing rental dwelling units located at 589, 591, 593, 595, 597, and 599 Lawrence Avenue West, subject to the following conditions:

a. The owner shall provide and maintain 6 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The replacement rental dwelling units shall collectively have a total gross floor area of at least 804 square metres and be comprised of 6 three-bedroom units as generally illustrated in the plans dated May 10, 2024. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b. The owner shall, as part of the 6 replacement rental dwelling units required in Recommendation 4(a) above, provide at least 6 three-bedroom units at affordable rents as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit.

c. The owner shall provide tenants of all 6 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 3-storey building at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

d. The owner shall provide ensuite laundry in each replacement rental dwelling unit at no extra charge;

e. The owner shall provide central air conditioning in each replacement rental dwelling unit at no extra charge;

f. The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed building;

g. The replacement rental dwelling units required in recommendation 4(a) above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

h. The owner shall enter into, and register on title to the lands at 589, 591, 593 595, 597, and 599 Lawrence Avenue West an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 4.a. through 4.g. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the 6 existing rental dwelling units located at 589, 591, 593 595, 597, and 599 Lawrence Avenue West after all the following have occurred:

a. All conditions in Recommendation 4 above have been fully satisfied and secured;

b. The Zoning By-law Amendment has come into full force and effect;

c. The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning Division or their designate, pursuant to Section 114 of the City of Toronto Act, 2006 or as otherwise agreed to by the Chief Planner; and Executive Director, City Planning Division.

d. The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site or as otherwise agreed to by the Chief Planner; and Executive Director, City Planning Division; and

e. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5 above.

7. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 589-599 Lawrence Avenue West after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5 above, which may be

included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. The owner removes all debris and rubble from the site immediately after demolition;
- b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. The owner erects the proposed building on site no later than three (3) years from the date that demolition of the existing rental dwelling units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and
- d. Should the owner fail to complete the proposed building within the time specified in Recommendation 7.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

8. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and any other related agreements.

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

The current application was submitted on August 18, 2022 and deemed complete on February 15, 2023. Staff conducted a Community Consultation Meeting for the application on June 22, 2023. Community consultation is summarized in the Community Consultation section of this Report.

THE SITE

Description

The site is located on the southeast corner of Lawrence Avenue West and Englemount Avenue. The site consists of six lots fronting onto Lawrence Avenue West, municipally

known as 589, 591, 593, 595, 597 and 599 Lawrence Avenue West. The six lots have consistent lot frontages and sizes, each with 15.24 metres of frontage on Lawrence Avenue West and a depth of approximately 29.3 metres. The assembled property is approximately 2,682 square metres in size and generally rectangular in shape, with approximately 91.4 metres of frontage on Lawrence Avenue West and a depth of approximately 29.3 metres. The land is generally flat.

Existing Use

There are currently 6 one-storey residential buildings on site. The existing buildings contain 8 residential dwelling units, of which 6 are rental dwelling units.

Existing Rental Dwelling Units

The existing uses on site were confirmed by a site visit conducted by City Planning Staff on February 20, 2024. The existing rental dwelling units are comprised of the following unit types and rent classifications.

Unit Type	Affordable
Two-bedroom	2
Three+-bedroom	4
Total	6

At the time of the application, 5 of the units were vacant and 1 unit was occupied temporarily by a superintendent who was maintaining the site. The superintendent no longer occupies the unit. There are no impacted tenants, and, as a result, a tenant relocation and assistance plan will not be secured.

Access to the existing dwellings is provided by six existing driveways on each lot. Additionally, 599 Lawrence Avenue West has a secondary access at the rear of the property to Englemount Avenue.

Surrounding Uses

North: John Polanyi Collegiate Institute, and Lawrence Avenue West.

East: Immediately east of the site there are 1-storey single-detached dwellings which are generally similar in size and form to those located on the site. The lands municipally known as 579, 581, 583 and 585 Lawrence West were collectively the subject of a rezoning application that was approved-in-principle by the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) in December 2019, to permit the construction of two blocks of 4-storey stacked back-to-back townhouse units (25 units in total).

South: Single-detached dwellings on lots with frontage on Fairholme Avenue.

West: West of Englemount Avenue there are 1-storey single-detached dwellings which are generally similar in size and form to those located on the site.

THE APPLICATION

Description

This application proposes the demolition of the six existing single-detached dwellings on the site and the construction of two low-rise buildings. The western building, located at the corner of Englemount Avenue and Lawrence Avenue West, will function as a Kollel, or a post-graduate institution for full-time religious studies. The eastern building will be a 16-unit rental apartment building serving the members of the Kollel and their families.

Height

Residence: 4 storeys (13.6 metres excluding the mechanical penthouse)

Kollel: 3 storeys (13.1 metres excluding the mechanical penthouse)

Density

The proposal has a density of 1.46 times the area of the lot.

Dwelling Units

The proposal includes 16 rental dwelling units, including 6 rental replacement units. 1 one-bedroom (6%) and 15 three-bedroom units (94%).

Rental Replacement Units

All existing 6 rental dwelling units will be replaced by affordable three-bedroom units that are approximately 134 square metres in area. This represents full replacement of the existing rental gross floor area.

Non-Residential Component

The proposal includes 1,468 square metres of institutional space in the proposed Kollel.

Access, Bicycle Parking, Vehicle Parking and Loading

Vehicle parking is provided to the rear of the buildings and consists of 36 spaces, 12 for the Kollel and 24 for the residence. The 24 residential spaces include 8 visitor spaces and 16 resident spaces. The proposal also includes an additional five pick-up / drop-off

spaces. A total of 23 bicycle parking spaces are proposed, 4 of which are short-term exterior spaces and 19 of which are long-term interior spaces. There will be an additional 10 publicly accessible bike parking spaces.

Vehicle access is provided via a full move driveway off Englemount Avenue south of the proposed Kollel and a right-in/right-out driveway off Lawrence Avenue West east of the proposed residence. This proposal reduces the number of driveways off Lawrence Avenue West from six to one.

No loading spaces are provided for this proposal.

Setbacks

The Kollel is set back 2.0 metres from the front (north) property line along Lawrence Avenue West and 1.5 metres from the west (side) property line along Englemount Avenue. The Kollel is set back 9.0 metres from the rear (south) property line at Level 2. The rear setback increases on the third storey, maintaining a 45-degree angular plane from the rear property line. The driveway and parking are located at ground level, partially covered by the upper floors of both buildings.

Similar to the Kollel building, Levels 1-4 of the apartment building are proposed to be set back a minimum of 2.0 metres from the front (north) property line along Lawrence Avenue West. The building is set back 7.45 metres from the side (east) property line on Levels 1-4, accommodating the driveway. The terracing on the rear (south) side of the building results in setbacks of 9 metres at Level 2, 10.5 metres at Level 3 and 13.3 metres at Level 4.

Additional Information

See Attachments 1-8 of this report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://www.toronto.ca/589LawrenceAveW>.

Reasons for Application

An application for Zoning By-law Amendment was submitted to permit the proposed land use and to create an appropriate set of performance standards to accommodate the proposed built form.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- 3D Modelling

- Arborist Report
- Architectural Plans
- Civil and Utilities Plans
- Construction Management Report
- Cost Estimate for Curb Relocation
- Cost Estimate for Landscaping or Municipal or ROW
- Draft Zoning By-law Amendment
- Geotechnical Study
- Housing Issues Report
- Hydrogeological Report
- Hydrological Review Summary
- Landscape Lighting Plans
- Planning Rationale
- Landscape Plans
- Project Data Sheet
- Public Consultation Strategy Report
- Renderings or Perspective Drawings
- Rental House Declaration of Use and Screening Form
- Sanitary Analysis Report
- Servicing Report
- Servicing Report Groundwater Summary
- Stormwater Management Report
- Survey Plans
- Toronto Green Standards Checklist
- Transportation Impact Study
- Tree Preservation Plan

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

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, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The land use designation for the site is Neighbourhoods. 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: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Site and Area Specific Policy (SASP) 559

SASP 559 applies to the site. The purpose of SASP 559 is to encourage development which promotes a vibrant and walkable Lawrence Avenue West and which frames the public realm at a human scale and enhances the street's identity as a major street well served by public transit, while achieving an appropriate transition to the adjacent *Neighbourhoods* area to the south.

Zoning

The subject site is zoned Residential Detached RD (f15.0; a550) (x5) under Zoning By-law 569-2013. The RD zoning category permits dwelling units within permitted building types including detached houses, duplexes, triplexes, and fourplexes; municipal shelters; and parks. The site specific exception stipulates that the minimum side yard setback is 1.8 metres. See Attachment [4](#) of this report for the existing Zoning By-law Map.

Rental Housing Demolition and Conversion

This application involves the demolition of rental housing units. Under Chapter 667 of the City of Toronto Municipal Code ("Chapter 667"), an applicant is required to obtain a Rental Housing Demolition Permit from the City to demolish existing rental housing units if a site contains six or more residential units, of which at least one is rental housing. The City may impose conditions that must be satisfied prior to obtaining a demolition permit.

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.

Design Guidelines

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

- Townhouse and Low-Rise Apartment Guidelines

The City's Design Guidelines may 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 Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application has been submitted under file number 22 192793 NNY 08 SA.

COMMUNITY CONSULTATION

City Planning staff hosted a virtual Community Consultation Meeting on June 22, 2023. The meeting was attended by the local Councillor, City Planning staff, the applicant, and approximately 69 members of the public. Following presentations by City staff and the applicant, the following concerns were raised:

- Traffic and congestion on Allen Road and Fairholme Avenue;
- Flooding issues for homes on Fairholme Avenue;
- Plans for refuse collection; and
- Tree preservation plans.

These concerns and comments have been taken into consideration while evaluating the merits of the proposal. City staff have concluded that the proposal will have minimal impact in terms of traffic and that the density is supportable. The application has been reviewed by Engineering and Construction Services staff to ensure that city standards are met for stormwater management and refuse collection. Urban Forestry staff are satisfied with the Arborist Report and proposed tree compensation subject to as described in the Tree Preservation section of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

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 has reviewed the current proposal for

consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan as follows:

The proposal conforms to the policy objectives of the Provincial Policy Statement (PPS) and Growth Plan by providing an appropriate level of intensification on an underutilized site, while contributing to the mix of housing types and providing a mix of residential and non-residential land uses. The proposed development supports active transportation through the adequate provision of bicycle parking spaces and reduced vehicular parking to residential unit ratio.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations section of the report as well as the policies of the Official Plan as a whole. The *Neighbourhoods* designation of the Official Plan and SASP 559 permit low-rise residential development up to four storeys in height. The *Neighbourhoods* designation also permits low-scale institutions. As such, the proposed Kollel and residence conform to the policies of the Plan, specifically SASP 559. The development will respect the *Neighbourhoods* area to the south through the provision of appropriate transitions in scale.

Density, Height, Massing

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

The site includes two low-rise buildings, three and four storeys in height. These building heights are permitted by the Official Plan's *Neighbourhoods* land use policies and by SASP 559. The 45-degree angular plane measured at the rear property line allows for an appropriate transition in scale to the *Neighbourhoods* area to the south, mitigating potential negative impacts.

The buildings are designed with appropriate setbacks. The buildings are setback 9.0 metres to the rear lot line and conform to the policies of SASP 559.

The setback on the west side of the property is 1.5 metres, 0.3 metres smaller than the required 1.8-metre setback allowed in the zoning by-law. The setback on the east side of the property is 7.45 metres to accommodate the driveway off Lawrence Avenue West.

Streetscape Design & Public Realm

This application has been reviewed against the official plan policies described in the Policy and Regulation Considerations Section of the Report.

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan, which state that new development will result in streetscapes that are comfortable, attractive, vibrant, accessible, and safe for pedestrians.

The building is cited along Lawrence Avenue West and Englemount Avenue. The development's setbacks provide a well-defined street edge along both frontages. The pavement width on Englemount Avenue and the curve radius at the intersection of Englemount Avenue and Lawrence Avenue West will be reduced. These changes will reduce the pedestrian crossing distance on the south leg of the intersection. The existing bus stop on the southeast corner of Lawrence Avenue West / Englemount Avenue will be shifted slightly east.

New street trees are proposed to be planted along the Lawrence Avenue West and Englemount Avenue frontages. These matters will be secured through the Site Plan Control application.

Access, Parking, Loading

An Urban Transportation Considerations report, dated July 2024, by BA Group, was submitted in support of the proposed development. The consultant estimates in this study that the proposed development will generate approximately 71 and 9 two-way trips during the weekday AM and PM peak hours, respectively. The consultant concludes that traffic generated by the proposed development can be accommodated by the adjacent street system without the need for intersection improvements. City staff accept this analysis.

The proposed development includes two driveways, a full-move driveway off Englemount Avenue and right-in/right-out driveway off Lawrence Avenue West. This will reduce the number of curb cuts on this section of Lawrence Avenue West from six to one.

The proposed development includes 36 total vehicle parking spaces, 12 for the Kollel and 24 for the residence. Of the 24 parking spaces at the residence, 16 are designated for residents and eight are designated for visitors. An additional five pick-up / drop-off spaces are proposed. 23 bicycle parking spaces are proposed, including 4 short term spaces and 19 long term spaces.

Loading and refuse pick-up will be accommodated curbside on Lawrence Avenue West. Transportation Services staff have confirmed that there are sufficient vehicular parking spaces for the proposed development.

Servicing

The applicant has provided a Functional Servicing Report, Stormwater Management Report, Sanitary Analysis Report, External Sanitary Sewer Study, Servicing Report Groundwater Summary, all prepared by WSP Canada Inc. The reports have been reviewed by Engineering and Construction Services staff, who are satisfied that the development would be adequately serviced and there is capacity for the proposed

development upon completion of the municipal sanitary sewer capacity mitigation measures outlined in the above reports, which are being undertaken by the Owner at no cost to the City. Staff will work with the Owner to financially secure the necessary improvements to the municipal infrastructure, at no cost to the City, during the site plan control process.

Rental Housing Demolition and Conversion By-law

The existing rental dwelling units are located within detached dwellings. The applicant has proposed 6 three-bedroom replacement units, all of which will exceed the minimum unit size requirements recommended in the Growing Up Guidelines that are intended to accommodate the needs of families and larger households. The total gross floor area of the replacement units will also exceed the existing gross floor area. Further, there are no eligible tenants who will be occupying the replacement units. Staff are satisfied that the replacement plan is appropriate and addresses the replacement requirements of Official Plan Policy 3.2.1.6.

The applicant has agreed to provide and maintain the replacement rental units as rental housing for at least 20 years, beginning on the date the replacement rental units are first occupied. Rents for the replacement rental units will be set at the same affordability level as the existing units for a period of at least 10 years. Tenants that occupy one of the replacement rental units during the initial 10-year period will have rents that will only increase by the annual provincial guideline until their tenancies end, irrespective of whether the Guideline applies to the proposed development under the Residential Tenancies Act, 2006 (RTA).

All the replacement rental units will be provided with ensuite laundry and central air conditioning. Tenants of the replacement rental dwelling units will have access to bicycle and visitor parking and all indoor and outdoor amenities at no extra charge, on the same terms and conditions as any other resident of the proposed residential replacement building.

The replacement rental dwelling units and tenant assistance matters will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

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 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.

The applicant has proposed that the apartment building is not subject to cash-in-lieu as it is non-profit housing. For the residential portion of the development to be deemed

exempt from a parkland dedication requirement, documentation from the Housing Secretariat is required confirming that the residential portion of the development meets the definition of “Non-Profit Housing” as defined by the Toronto Municipal Code Chapter 415-21.

Tree Preservation

The applicant submitted an Arborist Report and Tree Preservation Plan in support of the application. 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). Four City-owned trees and 15 by-law protected private trees exist on the site.

All four of the City trees and 10 of the private trees are proposed to be removed, while one private tree is proposed to be injured to accommodate the development. The proposed removal of these trees requires a total of 30 large-growing shade trees to be planted, including four along the City road allowance fronting the site and 26 on the subject site. If there is insufficient space to satisfy the compensation requirements beyond what is required through the Toronto Green Standard, a cash-in-lieu payment is acceptable.

Eight new trees are proposed to be planted on site and 11 new trees are proposed to be planted along the right-of-way. As a result of the current servicing plan, a number of proposed right-of-way trees may not be achievable due to planting conflicts with the location of new utility connections, which will impact proposed soil volumes. These matters will be addressed through the Site Plan Control application through co-ordination of utilities to remove conflicts and ensure adequate soil volumes for right-of-way trees.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The 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 Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. 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 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the site plan approval process.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Furthermore, the proposal conforms to the Official Plan by introducing new housing options and appropriate intensification along a major street. Staff worked with the applicant and the community to address and resolve the following key concerns: built form, rental unit replacement, and tree protection. Staff recommend that Council support approval of the Zoning By-law Amendment and Rental Housing Demolition applications.

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 Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: North and South Elevations
- Attachment 8: East and West Elevations

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address:	589 LAWRENCE AVE W	Date Received:	August 18, 2022
Application Number:	22 192793 NNY 08 OZ		
Application Type:	OPA / Rezoning, Rezoning		
Project Description:	Proposed a 3-storey (13.1 metres excluding mechanical elements) institutional "Kollel" building, along with a 4-storey (13.6 metres, excluding mechanical) rental apartment building featuring affordable rental units. The Kollel building will include 1,468 square metres of gross floor area while the apartment building will contain 16 dwelling units and a total of 2,457 square metres of residential gross floor area. The proposal will result in a gross floor area density of 1.46 times the area of the lot.		
Applicant	Agent	Architect	Owner
LEVINE CONSULTANTS			LAWRENCE AVE (589) INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RD (f15.0; a550) (x5)	Heritage Designation:
Height Limit (m):	10	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	2,682	Frontage (m):	91	Depth (m):	29
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			655	655
Residential GFA (sq m):	534		2,457	2,457
Non-Residential GFA (sq m):			1,468	1,468
Total GFA (sq m):	534		3,925	3,925
Height - Storeys:	1		4	4
Height - Metres:			13.6	13.6

Lot Coverage Ratio (%) 23.64 Floor Space Index: 1.46

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,363	94
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	1,359	109

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	6		16	16
Freehold:	1			
Condominium:				
Other:				
Total Units:	7		16	16

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			1		15
Total Units:			1		15

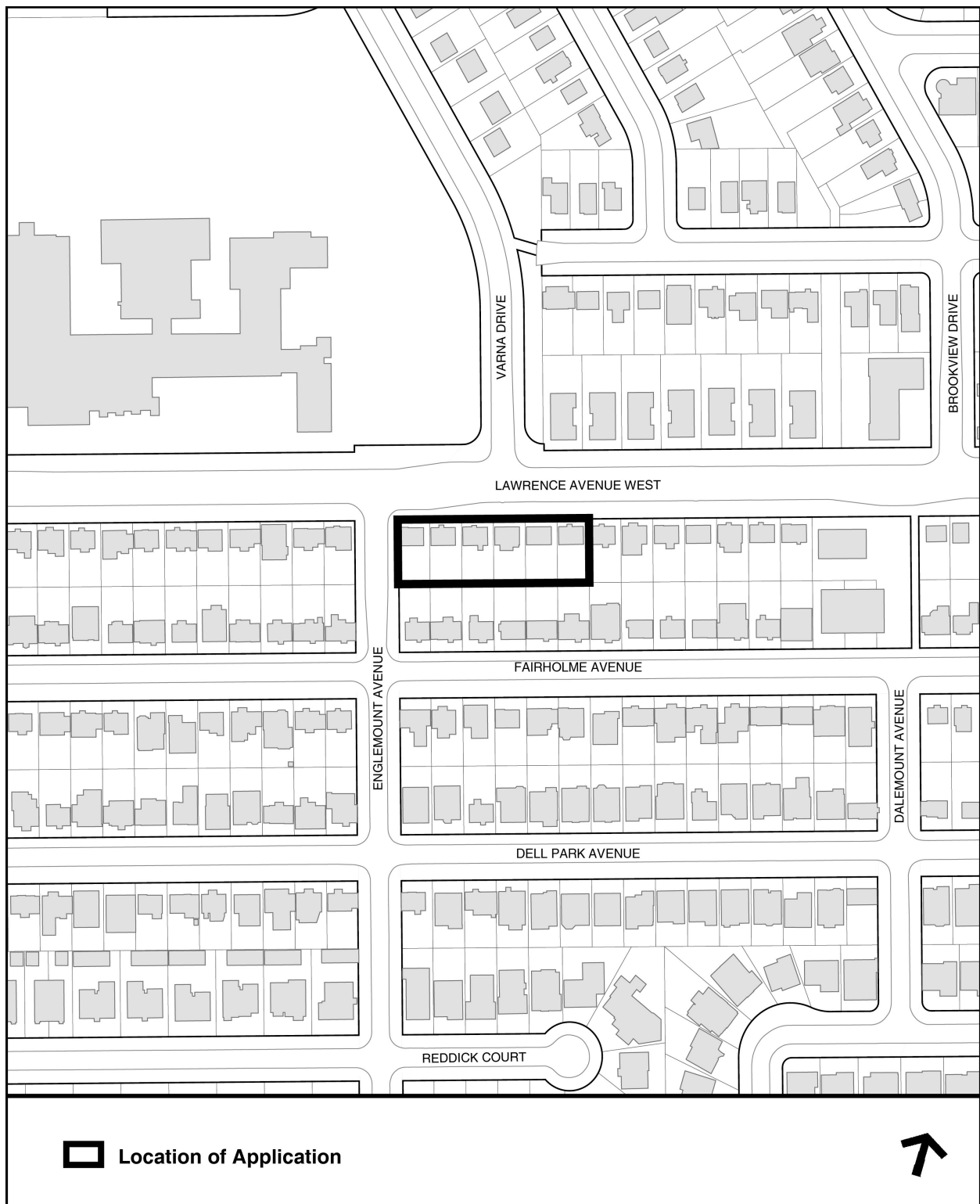
Parking and Loading

Parking Spaces: 36 Bicycle Parking Spaces: 19 Loading Docks:

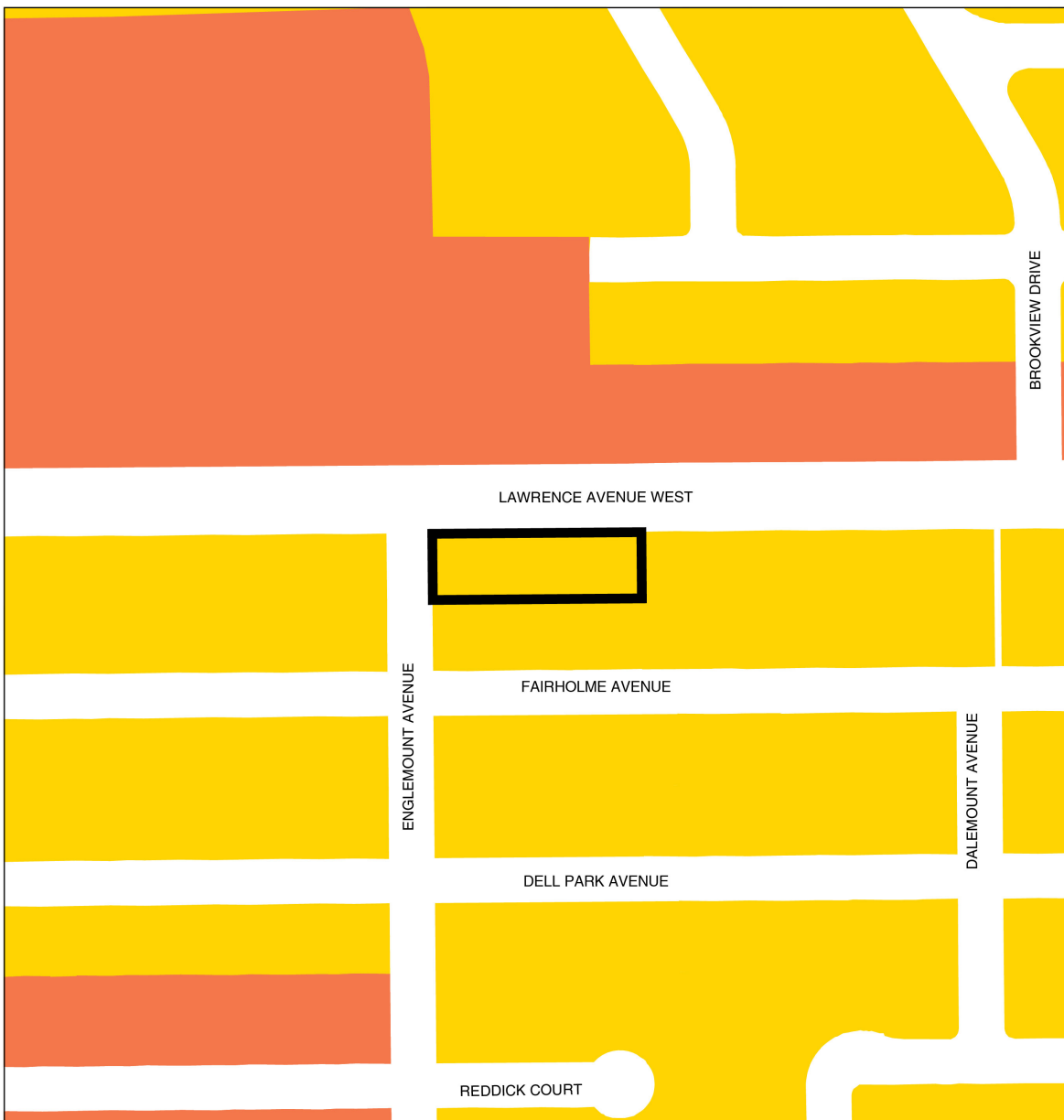
CONTACT:

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Attachment 2: Location Map



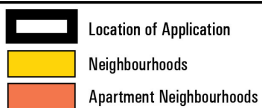
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

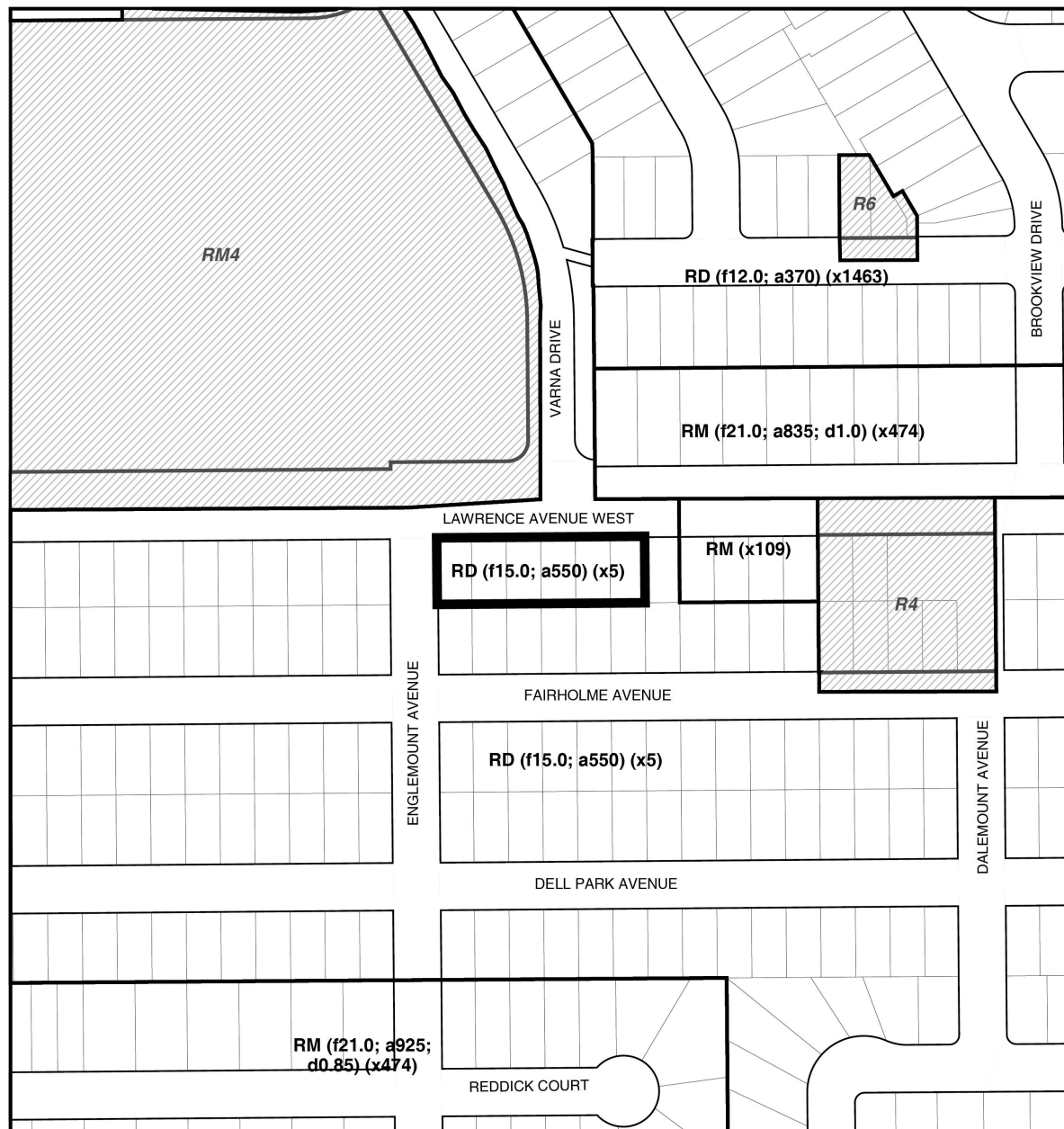
589-599 Lawrence Avenue West

File # 22 192793 NNY 08 0Z



Not to Scale
Extracted: 06/01/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

589-599 Lawrence Avenue West

File # 22 192793 NNY 08 0Z



Location of Application

RD
RM

Residential Detached
Residential Multiple



See Former City of North York By-law No. 7625

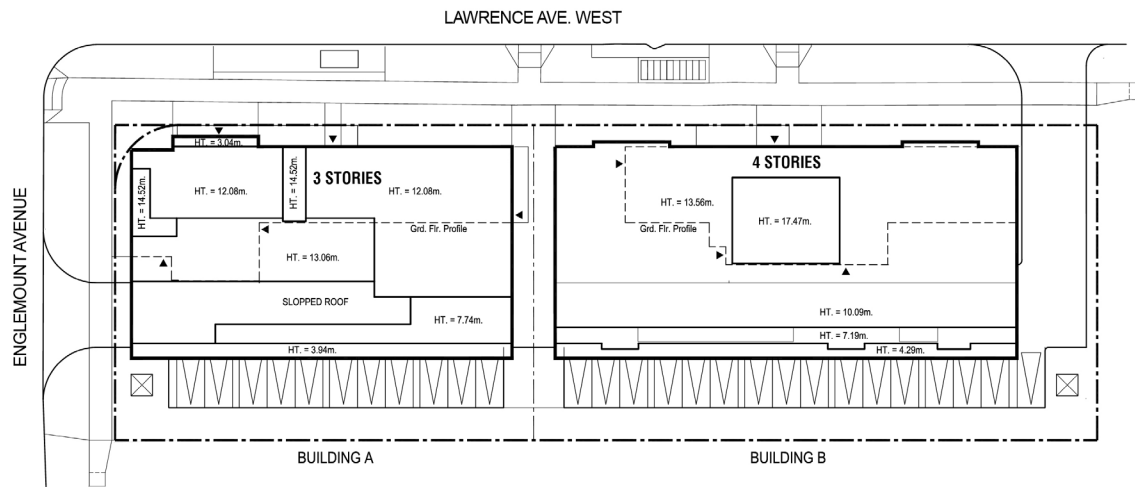
R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone



Not to Scale
Extracted: 06/01/2023

Attachment 5: Draft Zoning By-law Amendment

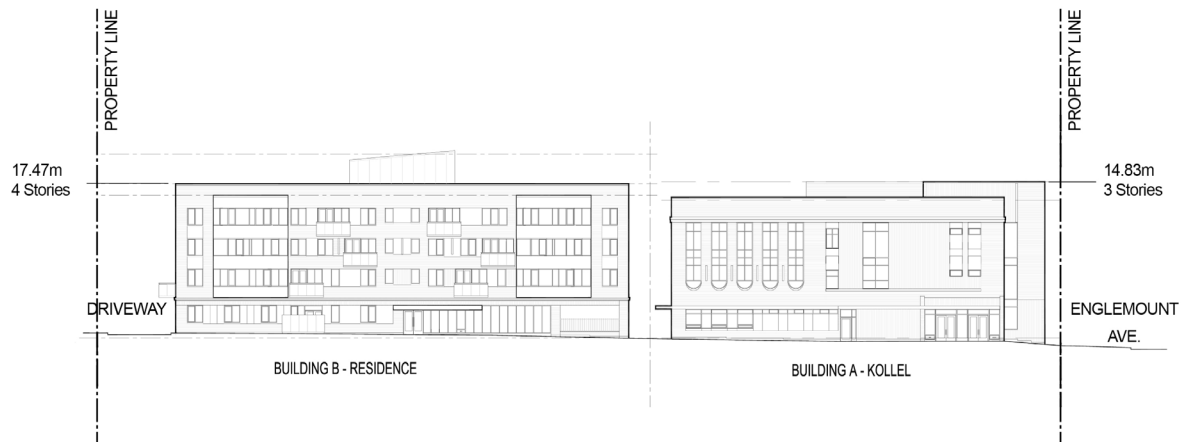
Attachment 6: Site Plan



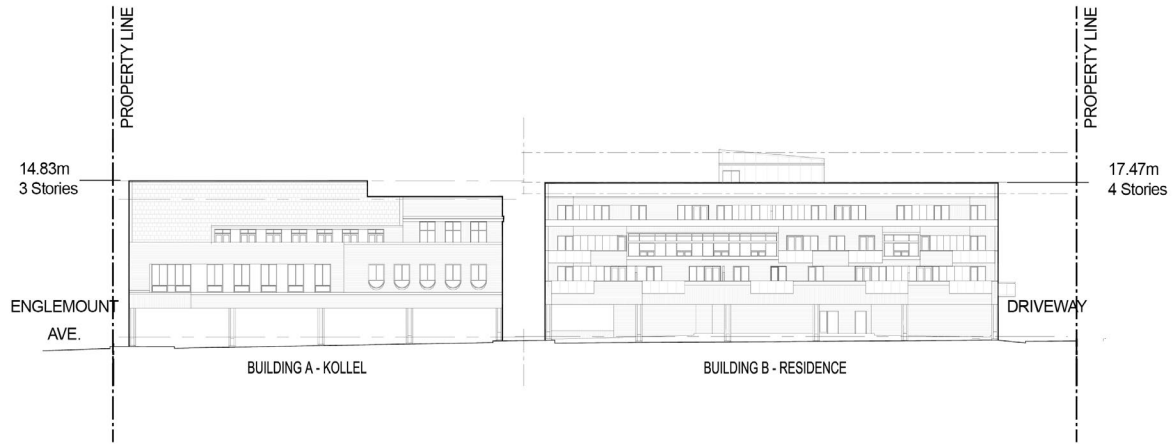
Site Plan



Attachment 7: North and South Elevations

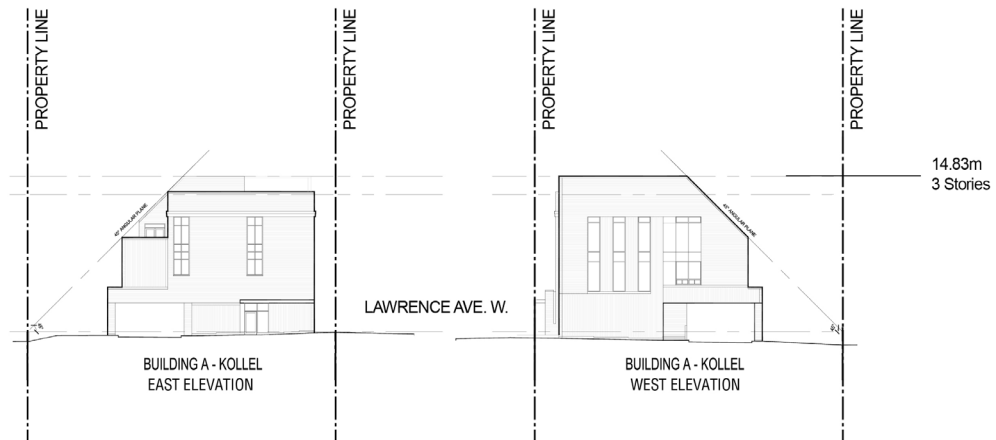


North Elevation

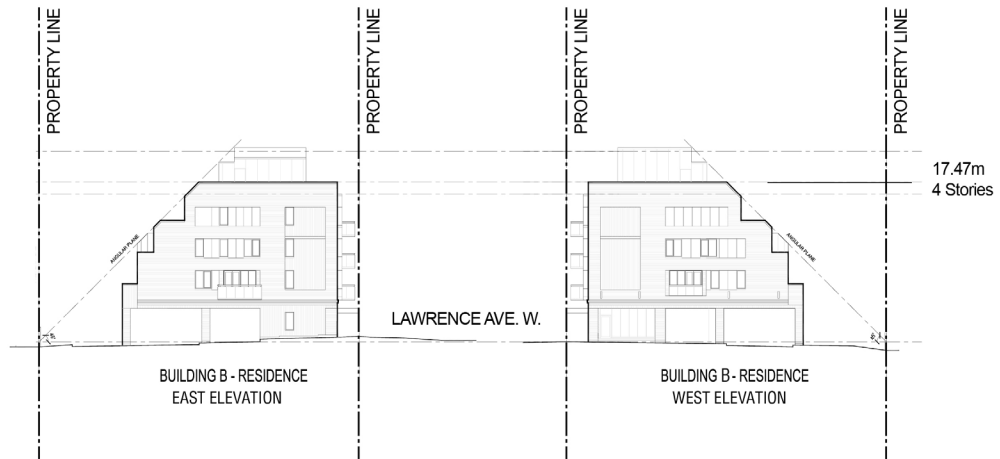


South Elevation

Attachment 8: East and West Elevations



Building A - East & West Elevation



Building B - East & West Elevation