



STAFF REPORT ACTION REQUIRED

250 Lawrence Avenue West - Official Plan and Zoning By-law Amendment Applications – Preliminary Report

Date:	April 22, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	15 133424 NNY 16 OZ

SUMMARY

This application proposes an 11 storey residential apartment building with a height of 40.2 metres including mechanical space containing 264 dwelling units with three levels of underground parking fronting on Lawrence Avenue West. A pair of 3-storey semi-detached dwellings and three 3-storey townhouse dwellings are also proposed fronting on the west end of Glengarry Avenue. A total of 225 parking spaces are proposed.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

Should the applicant provide any additional required information in a timely manner, it is anticipated the Final Report will be presented to Community Council in the first quarter of 2016.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 250 Lawrence Avenue West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within a specific area bounded by Brookdale Avenue to the north, Greer road to the east to Cheritan Avenue, the north side of Cheritan Avenue to Rosewell Avenue, west of Rosewell Avenue to the north of Glenview Avenue, north of Glenview Avenue to Avenue Road, east of Avenue Road to Caribou Road, north of Caribou Road to Grey Road and east of Grey Road to Brookdale.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held on April 4, 2014 with the applicant to discuss complete application submission requirements. Issues raised included the close proximity of the development to the Douglas Greenbelt and the built form and height of the proposed residential condominium in a *Neighbourhoods* designation under the Official Plan.

ISSUE BACKGROUND

Proposal

The application proposes to re-designate the property under Official Plan from *Neighbourhoods* to *Aparment Neighbourhoods* and amend the former Toronto By-law 438-86 and the new City-wide By-law 569-2013 to permit an 11 storey condominium fronting on to Lawrence Avenue West, a pair of semi-detached dwellings on the south side of Glengarry Avenue and 3 townhouse dwellings at the western terminus of Glengarry Avenue. The development would have a total residential gross floor area of 21,305 square metres and a Floor Space Index (FSI) of 3.66 including the portion of the site that is beyond the 10 metre top of bank and an FSI of 4.11 based on a site area of 5,137 square metres excluding the lands beyond the 10 metre top of bank.

The proposal includes 83.74 metres of frontage on Lawrence Avenue West and 32.42m of frontage on Glengarry Avenue. The condominium would have a tower floor plate of 1,953 square metres from floors 2-9, the floor plate is reduced on level 10 to 1,647 square metres and level 11 to 1,494 square metres.

The condominium building is sited along the south and west sides of the subject site. It contains a front yard setback of 3.73 metres from Lawrence Avenue West to the 1st floor, and 2.53 metres to the 2nd to 9th floors, in which balconies are located above the ground floor and provides a 3 metre step back, including terraces above the 9th floor. The condominium is setback 23.11 from the east property line to the ground floor and 15 metres to the remaining building above. The setbacks from the north and west property lines are 9.79 metres and 5.50 metres respectively. Due to the fact the north property line jogs away from the building, the 9.79 metre setback only applies to a 3 metre portion of the building with the remaining part of the building respecting a 10 metre setback. The first floor height proposed in the condominium is 4.7 metres high.

The average unit size in the condominium is 71 square metres. The condominium will contain 44 one bedroom units, 90 one bedroom + den units, 72 two bedroom units, and 53 two bedroom units + den. The total height of the condominium building is 40.20 metres including the mechanical room and amenity room. Indoor and outdoor amenity areas are being provided on both the ground floor and roof top. There is 518 square metres of indoor amenity spaces proposed within a 339 square metre amenity room on the roof top. In addition, there is a total of 518 square metres of outdoor amenity space proposed on the outdoor rooftop terrace area. Balconies and terraces are also being proposed for each unit.

Access to the residential condominium and servicing and loading on site are provided from a two-way access driveway off of Lawrence Avenue West at the eastern edge of the property. One indoor loading space is proposed located at north west corner of the site at the rear of the condominium. Garbage and recycling facilities are centralized in a room adjacent to the ramp to the outdoor garage on the ground floor.

The application includes a pair of 3-storey semi-detached buildings containing two units and a proposed 3-storey townhouse building containing three units. The townhouses are located at the end of Glengarry Avenue facing east and the semi-detached building is located on the south side of Glengarry facing north. The proposed height of the semi-detached building and the townhouse building is 9.79 metres with a flat roof design. The proposed front yard setback for the semi-detached building on the south side of Glengarry Avenue is 6.51 metres and the front yard setback for the townhouses is 3.17 metres at the western terminus of this street. The semi-detached building provides an east side yard setback of 1.06 metres from the existing triplex to the east and the proposed townhouse building provides a north side yard setback of 2.0 metres. The remaining setbacks for these buildings are located next to the landscaped areas and driveway portion of the proposed apartment building. The gross floor area of each of the townhouse and semi-detached units proposed are 220 square metres. Parking spaces for the semi-detached and townhouse units are provided as integral parking garages located at the rear basement level of each unit. Pedestrian entrances to the semi-detached and townhouse units will be provided from Glengarry Avenue. Garbage will be stored at the rear of the units.

There is a total 225 vehicular parking proposed and a total of 194 bicycle spaces are proposed on site. There are 18 short term visitor bicycle parking spaces proposed on the ground floor (just east of the proposed condominium between the proposed semi-detached dwellings and townhouse dwellings proposed to face Glengarry Avenue) and 176 bicycle spaces are proposed below grade in the residential condominium. There are no commercial uses proposed on site. Refer to the Application Data Sheet at Attachment 8.

Table 1 – Site Statistics

Total Gross Floor Area	21,123m ²
Floor Space Index	4.11 (based on a site area of 5137 m ²)
Vehicular Parking	225 spaces
Bicycle Parking	194 spaces

Site and Surrounding Area

The site is located east of Avenue Road on the north side of Lawrence Avenue West. The subject property has lot frontage of 83.74 metres on Lawrence Avenue West and a depth of 81.6 metres with a total lot area of 5786 square metres. This section of Lawrence Avenue West does not have an Avenue overlay. This site is designated *Neighbourhoods* in the Official Plan.

The site is currently occupied by a 3 storey medical office building, known as Lawrence Park Medical Centre with approximately 31 businesses on site as of 2014. A large surface parking area services the medical office building on its east and north sides. Access to the subject site is currently provided by a two way driveway located just east of the office building. The existing building has a gross floor area of 2,800 square metres.

The property at 219 Glengarry Avenue included in the proposal fronts onto the south side of the local road with rear entry garage access at the basement level of the triplex dwelling from Lawrence Avenue West via an access easement. The triplex contains 3 rental units.

The site is within close proximity to Avenue Road located west of the subject site. An Avenue Road Avenue Study was conducted for lands fronting on to Avenue Road between Lawrence Avenue West and Wilson Avenue. The primary focus of the study was to create a framework for new developments along Avenue Road which includes new zoning permissions and urban design guidelines. The study was completed in 2008 and resulted in Zoning By-law (107-2010). The By-law gives a site by site analysis of development permissions. At its maximum, it permits a mixed use mid rise development of 7 storeys with a maximum gross floor area of 300% of the lot of which 200% of the lot should be used for commercial purposes. Height in the By-law is also regulated by angular plane provisions. The site is not located within the Avenue Road Avenue Study Area.

Surrounding uses are as follows:

North: To the north of the subject site is the Douglas Greenbelt ravine lands that extends north between the subject site to Douglas Avenue. North of the Douglas Greenbelt there is a private condominium property that extends to the corner of Woburn Avenue and Avenue Road. The private condominium property includes 3 storey townhouses and a 5-6 storey apartment condominium buildings fronting onto Avenue Road and Sylvan Valley Way. Further to the north are single and semi-detached dwellings generally on narrow lot frontages.

South: Immediately to the south of the site is Lawrence Avenue West, a 4 lane major Street with a 27 metre right of way. Beyond Lawrence Avenue West is the Rosewell Garden Apartment site with apartment buildings ranging from 5-7 storeys (164-170 Cheritan Avenue and 435-515 Rosewell Avenue) (applications 99 036174 ATO 00 OZ and 00 036021 ATO 00 SA) and Lawrence Park Collegiate. Further south are Glenview Senior Public School, the John Ross Robertson Junior School, the Chatsworth Ravine and a residential neighbourhood.

East: Immediately to the east along Lawrence Avenue West are multiple unit residential buildings comprised of 2 and a half storey triplex buildings which are accessed from a driveway leading from Lawrence Avenue West to rear entry basement garages. East of 219 Glengarry Avenue, on the south side of Glengarry Avenue are three 2 and a half storey triplex buildings. Further east along Lawrence Avenue West and within the internal streets to the east of the subject site there are 2 storey single and semi-detached dwellings.

West: Immediately to the west is a 3 storey office building containing medical, financial, insurance, accounting and computer consulting offices. To the west of the office building there is a 3-storey apartment building, two 2-storey commercial office buildings which include the Carlson Wagonlit Travel office and one vacant building and at the northeast corner at Avenue Road is a 1 storey commercial building containing a Mac's convenience store and a Subway Sandwich shop.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and

how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the subject properties as *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments up to four storeys. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities.

The Official Plan states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. In addition, physical changes to established *Neighbourhoods* must be sensitive and fit its existing context and physical character.

Policy 4.1.5 of the Official Plan requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including in particular:

- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby residential properties;
- Prevailing building type(s);
- Setbacks of buildings from the street or streets;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Prevailing patterns of rear and side yard setbacks and landscaped open space.

The Official Plan states in Policy 4.1.7 that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of the Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 5 (above), having regard to both the form of development along the street and its relationship to adjacent development in a *Neighbourhood*.

Other relevant policies which will be used to review this development proposal include those in the “Public Realm” and “Built Form” sections of the Plan.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The site is subject to the former Toronto Zoning By-law 438-86 and the new City-wide By-law 569-2013.

Under the former Toronto Zoning By-law 438-86, the site is designated R2 Z0.6. This designation permits residential building types including detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes and apartment buildings. The permitted frontage is 7.6m and permitted density is 0.6 times the area of the lot. The permitted height on the subject site is 10 metres.

Under the City-wide Zoning By-law 569-2013, the portion of the site that fronts on to Lawrence Avenue West is designated R (f7.5;d0.6)(x980) and the north east portion of the site adjacent to Glengarry Avenue is designated R (7.5;d0.6) (x604). The "R" zone permits residential building types including detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes and apartment buildings. The permitted frontage is 7.5m and permitted density is 0.6 times the area of the lot. The permitted height on the subject site is 10 metres. Exemption 980 pertains to the portion of the site that fronts on to Lawrence Avenue West and gives specific permissions for building dimensions for the a medical office. Exemption 640 which pertains to the north east portion of the site adjacent to Glengarry Avenue gives specifications to permit a parking facility on this portion of the site.

Site Plan Control

A Site Plan Control application is required. The applicant has not submitted a Site Plan Control application at this time.

Ravine Control

The northern portion of the subject site is within the City of Toronto Ravine and Natural Feature Protection By-law area, or Chapter 658 of the Toronto Municipal Code. The subject site is located outside of the Toronto and Region Conservation Authority (TRCA) screening area however, the TRCA will be evaluating this proposal and have been circulated on this application for comment. In a preliminary meeting with the City of Toronto Urban Forestry Department and TRCA a review of the slope stability and storm detention facility was reviewed. A 10m top-of-bank setback from the ravine has been identified with the applicant and all proposed buildings above and below grade are required to be located outside of this setback. A permit will need to be obtained by the applicant for the required alteration of the land.

Tree Preservation

Section 658-2 of the Municipal Code requires that a permit be obtained from the City of Toronto Parks, Forestry and Recreation for any removal of trees within any land in a

protected area and for the alteration of land in a protected area under the City of Toronto Ravine and Natural Feature Protection By-law. All trees within the Ravine and Natural Feature protected area are to be preserved and protected.

Reasons for the Application

An application is required to re-designate the site under the Official Plan from *Neighbourhoods* to *Apartment Neighbourhoods* and amend the former City of Toronto By-law 438-86 and new City-wide By-law 569-2013 to increase the permitted height and density on site.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Rental Housing Demolition and Screening Form
Draft Plan Amendment (OPA) and Zoning By-law Amendment (ZBAs)
Architectural Plans
Planning Report
Pedestrian Level Wind Assessment
Shadow Study
Natural Heritage Impact Assessment
Green Development Standards Checklist
Archaeological Assessment
Functional Servicing and Phase 1 Stormwater Management Report
Traffic Impact and Parking Study
Geotechnical Investigation and Slope Stability Assessment
Phase 1 Environmental Site Assessment
Phase 2 Environmental Site Assessment
Arborist Report
Noise Feasibility Study
Computer Generated Mass Building Model.

City staff are reviewing the application for completeness.

Issues to be Resolved

The application raises significant planning concerns with regards to the proposal of an 11-storey building with an overall site density of 4.11 (based on a site area of 5,137 square metres excluding the lands beyond the 10 metre top of bank) and the impacts of this development on the Lawrence Avenue West streetscape and adjacent properties. Planning concerns are specifically related to the proposed height, density and built form proposed and their impact on the surrounding area.

On a preliminary basis, the following issues have been identified:

- The appropriateness of re-designating the lands from *Neighbourhoods* to *Apartment Neighbourhoods* under the Official Plan;
- Evaluation of the proposal with respect to the Lawrence Avenue West Streetscape and its impacts on future potential development along Lawrence Avenue West adjacent to the site;
- Potential changes to the scale and density of this portion of Lawrence Avenue particularly the lands to the west.
- Appropriateness of the proposed number of proposed dwelling units, the housing type and the overall density to be located in this development;
- Appropriateness of the proposed height, density and massing;
- Relationship to lands within the Avenue Road Avenue overlay which permits a maximum height of 7 storeys;
- Loss of commercial gross floor area and employment;
- Organization of the site and the relationship of the buildings to public streets, location of front entrances and open spaces;
- Evaluation of the application by the Toronto and Region Conservation Authority;
- Compatibility and fit with neighbouring residential uses, including building type, setbacks, built form and streetscape;
- Evaluation of tree replacement and site remediation;
- Location and design of servicing, overland flow route and trunk sewer modification, garbage pick-up and access to underground garage;
- The number of parking spaces and the design of the parking area;
- The amount of indoor and outdoor amenity space located on site and the need for shared amenity space;
- The adjacency of the development to the Douglas Greenbelt;
- Assessing potential traffic impacts generated by the proposed building;
- The adequate provision of vehicular and bicycle parking spaces; and
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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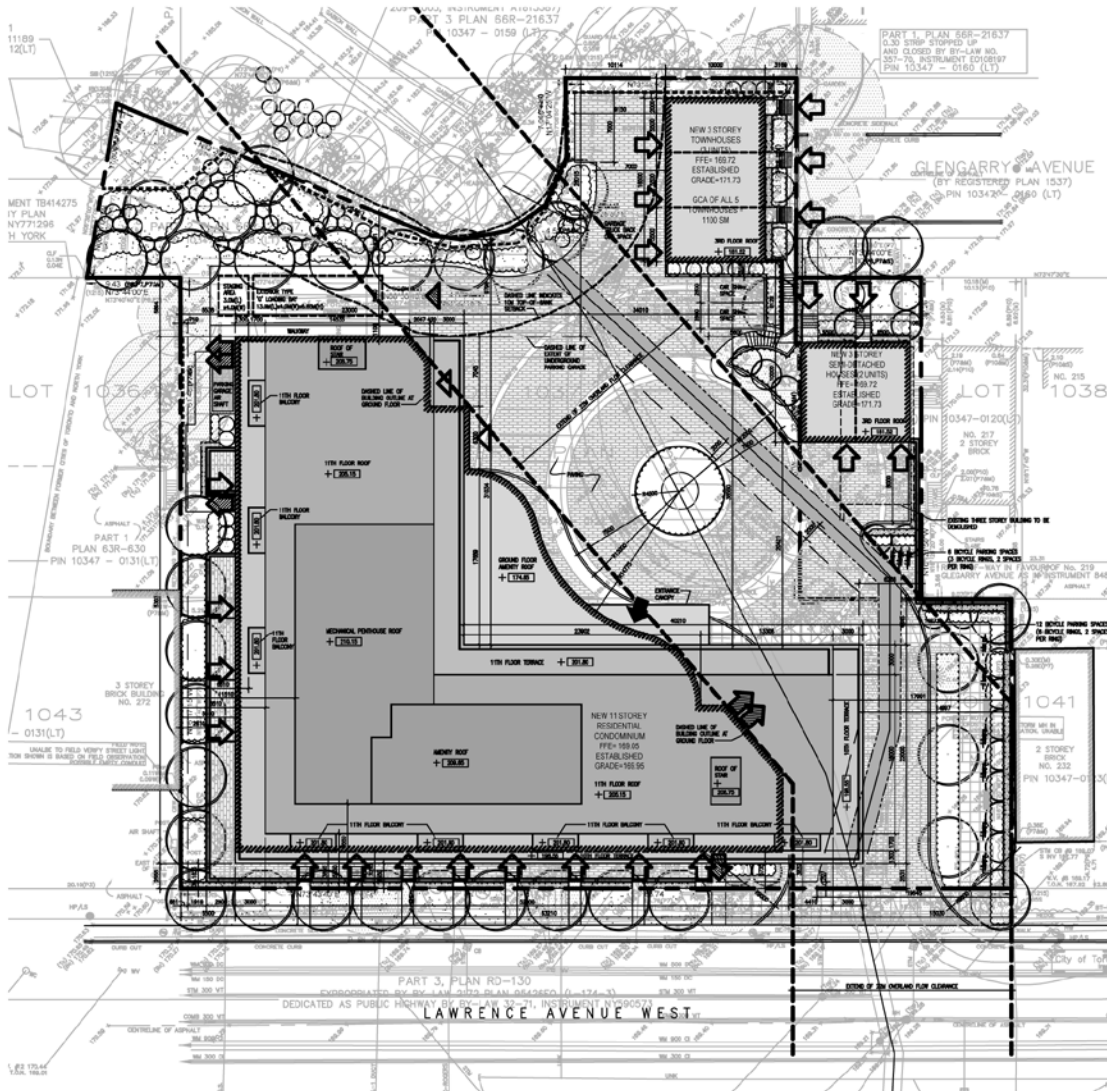
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevation of Proposed Townhouses and Semi-Detached Units
Attachment 3: North and South Elevation of Proposed Condominium
Attachment 4: East and West Elevation of Proposed Condominium
Attachment 5: Zoning former City of Toronto By-law 438-86
Attachment 6: Zoning City-wide Zoning By-law 569-2013
Attachment 7: Official Plan
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
04/17/2015



250 Lawrence Ave. West

File # 15 133424 NNY OZ

Attachment 2: Elevation of Proposed Townhouses and Semi-Detached Units



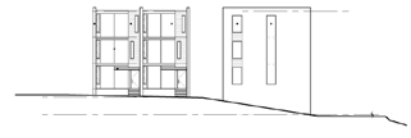
East Elevation



West Elevation



South Elevation



North Elevation

Townhouse Elevations

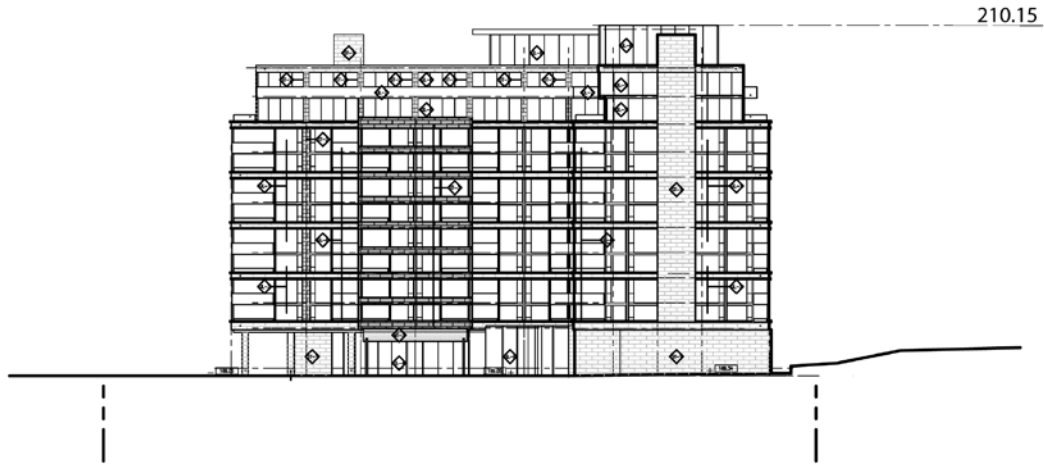
Applicant's Submitted Drawing

Not to Scale
04/17/2015

250 Lawrence Avenue West

File # 15 133424 NNY 02

Attachment 3: North and South Elevation of Proposed Condominium



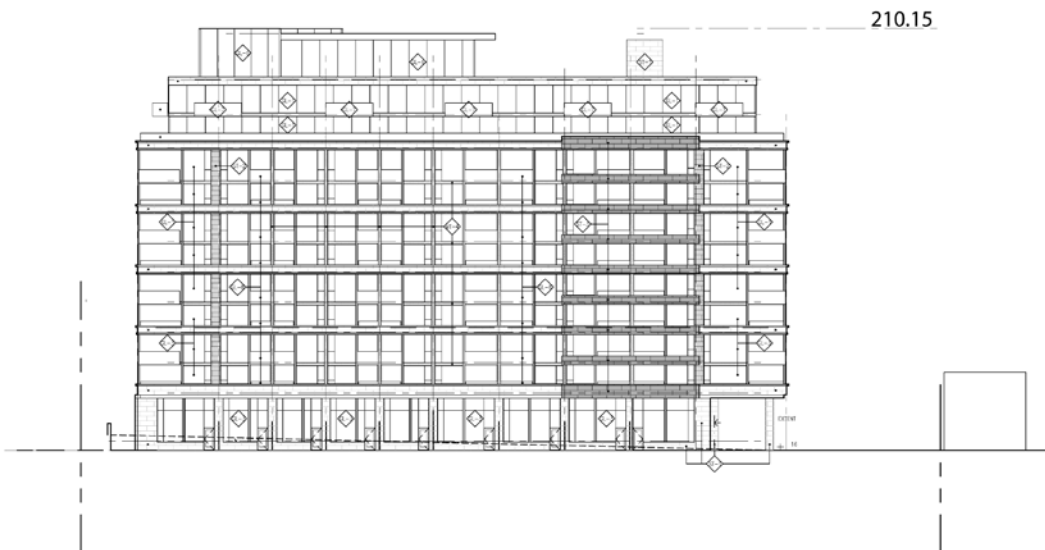
North Elevation

Applicant's Submitted Drawing

Not to Scale
04/17/2015

250 Lawrence Avenue West

File # 15 133424 NNY 02



South Elevation

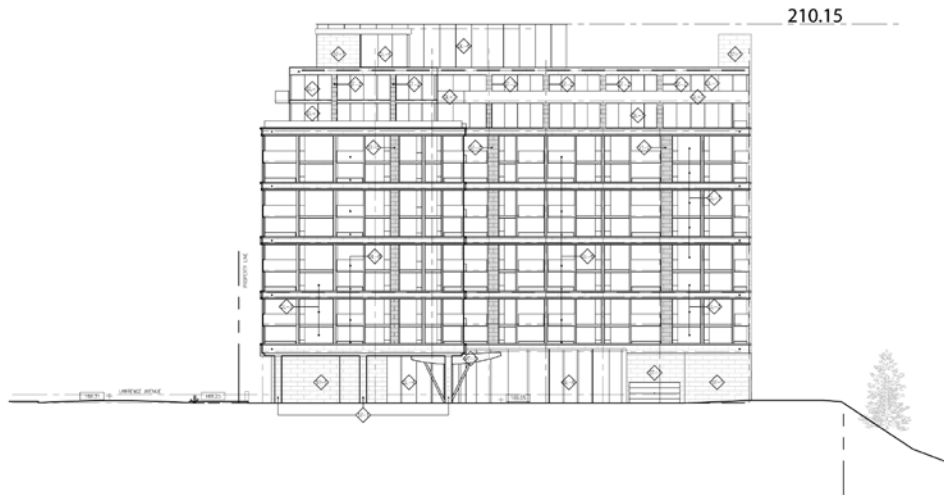
Applicant's Submitted Drawing

Not to Scale
04/17/2015

250 Lawrence Avenue West

File # 15 133424 NNY 02

Attachment 4: East and West Elevation of Proposed Condominium



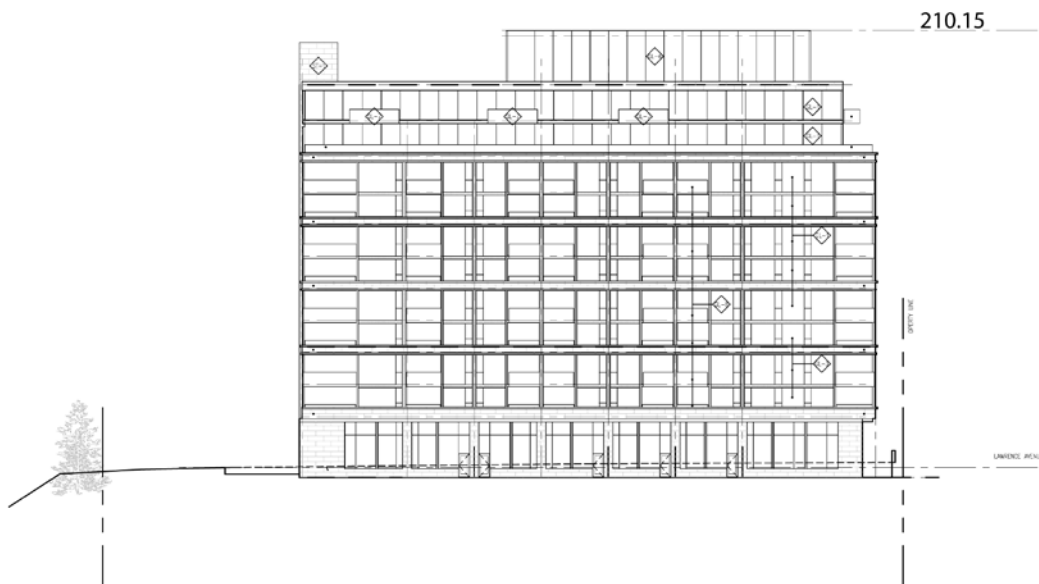
East Elevation

Applicant's Submitted Drawing

Not to Scale
04/17/2015

250 Lawrence Avenue West

File # 15 133424 NNY 02



West Elevation

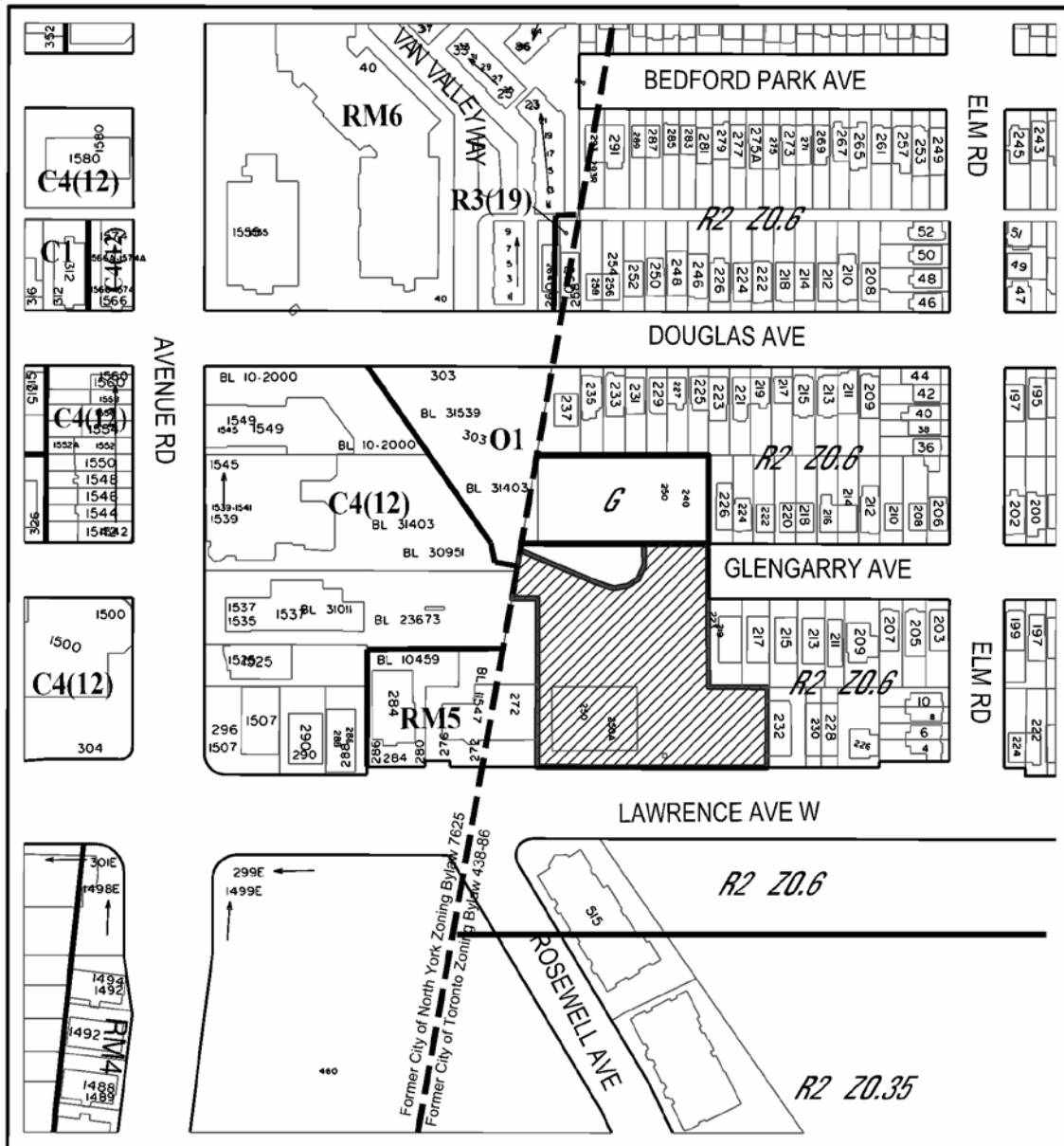
Applicant's Submitted Drawing

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04/17/2015

250 Lawrence Avenue West

File # 15 133424 NNY 02

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



Toronto City Planning
Zoning

250 Lawrence Avenue West

File # 15 133424 NNY 02

North York Zoning Bylaw 7625

R3 One-Family Detached Dwelling Third Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
O1 Open Space Zone
C4 Mixed Use Commercial Zone
C1 General Commercial Zone

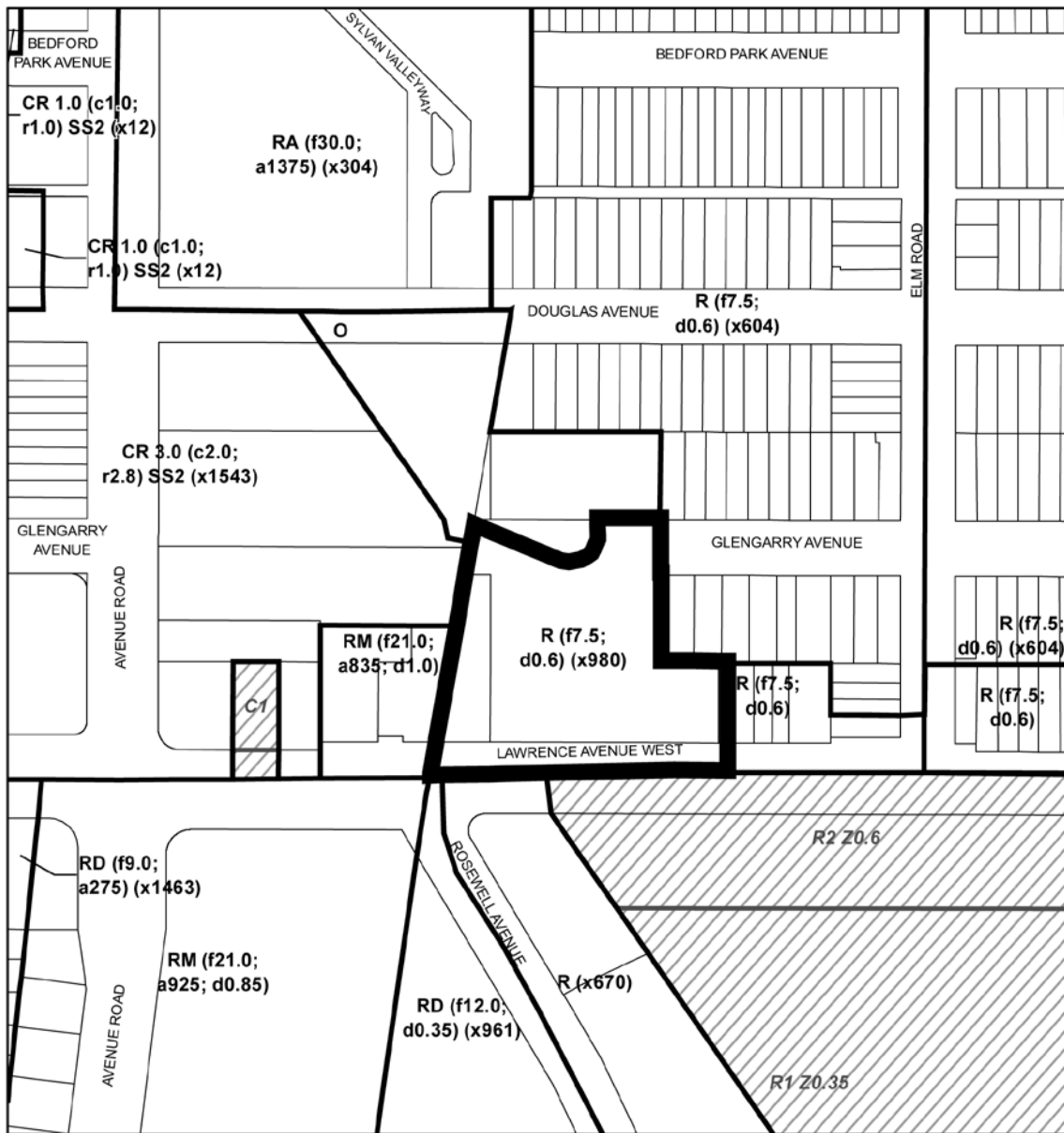
Toronto Zoning Bylaw 438-86

R2 Residential District
G Parks District



Not to Scale
Zoning By-law 7625 & 438-86 as amended
Extracted 04/20/2015

Attachment 6: Zoning City-wide By-law 569-2013



Zoning By-Law No. 569-2013

250 Lawrence Avenue West

File # 15 133424 NNY 02



Location of Application

R
RD
RM

Residential
Residential Detached
Residential Multiple

RA
CR
O

Residential Apartment
Commercial Residential
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

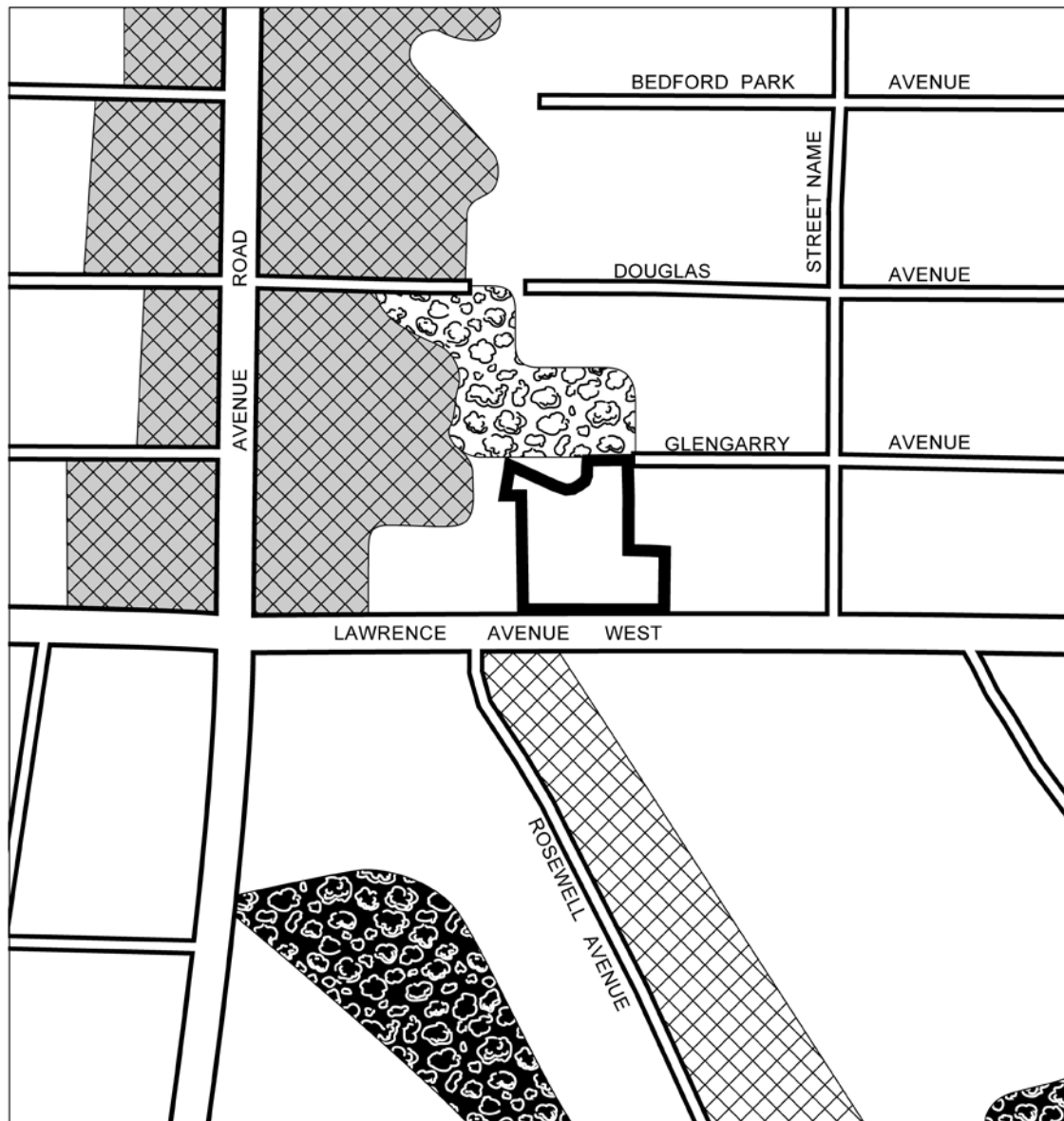
R1 Residential District

R2 Residential District



Not to Scale
Extracted: 04/20/2015

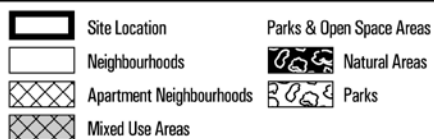
Attachment 7: Official Plan



Toronto City Planning
Extract from Official Plan

250 Lawrence Avenue West

File # 15 113424 NNY 02



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04/17/2015

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 133424 NNY 16 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 27, 2015
Municipal Address:	250 LAWRENCE AVE W		
Location Description:	PLAN 1537 LOT 1037 PT LOTS 1041 AND 1042 PT GLENGARRY AVE AND RP 66R21637 PART 2 **GRID N1603		
Project Description:	11 storey residential apartment building containing 264 dwelling units with three levels of underground parking fronting on Lawrence Avenue West, a pair of 3 storey semi-detached dwellings and three 3 storey townhouse dwellings fronting on Glengarry Avenue.		

Applicant:	Agent:	Architect:	Owner:
2418832 ONTARIO INC 200 King Street West, 1602 Toronto, ON M5H 3T4	GOLDBERG GROUP 2098 Avenue Road Toronto, Ontario M5M 4A8	Quadrangle Architects Ltd. 901 King Street West, 701 Toronto, Ontario M5V 3H1	2418832 ONTARIO INC 200 King Street West, 1602 Toronto, ON M5H 3T4

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	No
Zoning By-law 438-86:	R2 Z0.6	Historical Status:	No
Zoning By-law 569-2013:	R (f7.5;d0.6)(x980) & R(f7.5;d0.6)(x604)		
Height Limit (m):	10	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	5766	Height:	Storeys:	11
Frontage (m):	83.74		Metres:	40.2
Depth (m):	81.6			
Total Ground Floor Area (sq. m):	1609			Total
Total Residential GFA (sq. m):	21123		Parking Spaces:	225
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	21123			
Lot Coverage Ratio (%):	27.9			
Floor Space Index:	4.11 excluding lands beyond the 10m top of bank			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	21123	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	134	Office GFA (sq. m):	0	0
2 Bedroom:	125	Industrial GFA (sq. m):	0	0
3 + Bedroom:	5	Institutional/Other GFA (sq. m):	0	0
Total Units:	264			

CONTACT: **PLANNER NAME:** Vanessa Covello, Planner (416) 395-7140 vcovell@toronto.ca

