

Lawrence Avenue West Block Study - South Side of Lawrence Avenue West generally between Shermount Avenue and Glenmount Avenue – City-Initiated Official Plan Amendment Application – Final Report

Date: May 3, 2019

To: North York Community Council

From: Joe Nanos, Director, Community Planning, North York District

Wards: Ward 8 - Eglinton - Lawrence

Planning Application Number: 19 141573 NNY 08 OZ

SUMMARY

This report summarizes the findings of the Lawrence Avenue West Block Study and recommends approval of a Site and Area Specific Policy (SASP) as an amendment to the Official Plan for the lands fronting the south side of Lawrence Avenue West between Shermount Avenue and Englemount Avenue (excluding the properties known municipally as 567, 575 and 577 Lawrence Avenue West).

The SASP implements the findings of the Lawrence Avenue West Block Study.

The SASP seeks to:

- Provide a variety of housing typologies within the Study Area without amendment to the Official Plan, including semi-detached houses, duplexes, triplexes and various forms of townhouses, as well as apartments that are no higher than four storeys;
- Guide and manage moderate, incremental development within the study area;
- Encourage a sense of place, by promoting well-designed built form;
- Respect and reinforce the existing *Neighbourhoods* area to the south of the Study Area;
- Achieve appropriate transition between new development and the adjacent *Neighbourhoods* area to the south; and
- Promote a vibrant, animated and safe public realm along Lawrence Avenue West and into the *Neighbourhoods* area to the south.

The proposed SASP is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).

This report reviews and recommends approval of the City-Initiated application to amend the Official Plan. The proposed SASP conforms to the Townhouse and Low-Rise Apartment Guidelines (2018), the proposed housing typologies are currently permitted by the in-force Official Plan designation of *Neighbourhoods* and the proposed built form is compatible with adjacent and nearby land uses.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands generally fronting Lawrence Avenue West between Shermount Avenue and Englemount Avenue (excluding the properties known municipally as 567, 575 and 577 Lawrence Avenue West) substantially in accordance with the Official Plan Amendment 433 appended as Attachment No. 10 to this report from the Director, Community Planning, North York District.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to Official Plan Amendment 433 as may be required.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

City Planning Staff have received a number of inquiries, one resulting in an application (File No. 17 222637 NNY 15 OZ), related to the potential assembly of single detached dwelling lots designated *Neighbourhoods* in the City of Toronto Official Plan along the south side of Lawrence Avenue West in the blocks between Shermount Avenue and Glenmount Avenue. Most of the inquiries propose intensification in the form of townhouses or stacked townhouses which are not a prevailing building type in this *Neighbourhoods* area. Planning staff initiated a study of the 38 detached dwelling lots in this area to determine an appropriate development framework for the study area.

Purpose of the Official Plan Amendment

The proposed Official Plan Amendment will establish a comprehensive policy framework to guide development along the south side of Lawrence Avenue West which includes the following elements:

- Housing Typologies
- Public Realm
- Built Form
- Site Access, Parking and Servicing

- Required Infrastructure.

Study Area and Surrounding Uses

The Study Area includes properties that generally front onto the south side of Lawrence Avenue West between Shermount Avenue in the west and Glenmount Avenue in the east, but excludes the properties known as 567, 575 and 577 Lawrence Avenue West (See Attachments 1 and 2). The properties known as 575 and 577 Lawrence Avenue West contain detached dwellings associated with a private school, Yeshiva Godolah, a three-storey structure which is located at 567 Lawrence Avenue West.

The study area comprises thirty-eight (38) detached dwelling lots which are homogenous in size and shape. Each lot is rectangular and has a frontage of 15.24 metres on Lawrence Avenue West and a depth of approximately 29.4 metres. All the lots within the Study Area are designated *Neighbourhoods* in the City of Toronto Official Plan.

Abutting uses to the Study Area include:

North: A series of low-rise walk-up- apartment buildings (2 1/2 storeys in height) with shared surface parking at the rear are located directly across Lawrence Avenue West for the majority of the length of the Study Area. The John Polanyi Collegiate Institute at 640 Lawrence Avenue West is located at the northwest corner of Varna Drive and Lawrence Avenue West. Both the walk-up apartments and the school are located in the Lawrence Allen Secondary Plan in an *Apartment Neighbourhoods* designation;

East: A plaza is located north of Lawrence Avenue West and east of Brucewood Crescent in a *Mixed Use Areas* designation. Four detached dwellings are located immediately east of the Study Area on Lawrence Avenue West in a *Mixed Use Areas* designation.

South: The dwellings to the south of the Study Area are detached dwellings fronting onto Fairholme Avenue and detached dwellings are located beyond within the *Neighbourhoods* designation; and

West: A 3 1/2 storey stacked townhouse complex (LA Courtyards) comprising 39 units is located at 639 Lawrence Avenue West immediately to the west of the Study Area across Shermount Avenue and the site is designated *Mixed Use Areas*. The Shermount Condominiums at 650 Lawrence Avenue West are located to the northwest of the Study Area in an *Apartment Neighbourhoods* designation. The building is 10 storeys in height.

Application for 12 townhouses at 579, 581, 583 and 585 Lawrence Avenue West

An application for Official Plan and Zoning By-law Amendments to permit the construction of 12, five storey freehold townhouses in 2 blocks fronting Lawrence Avenue West at 579, 581, 583 and 585 Lawrence Avenue West was submitted on August 24, 2017 and deemed complete on September 14, 2017 (File No. 17 222637 NNY 15 OZ). A Preliminary Report on the applications was adopted by North York

Community Council on November 14, 2017 authorizing staff to conduct a community consultation meeting with an expanded notification area.

The Preliminary Report for the site specific proposal at 579, 581, 583 and 585 Lawrence Avenue West can be found here:

<https://www.toronto.ca/legdocs/mmis/2017/ny/bgrd/backgroundfile-108304.pdf>

On March 27, 2018 the applications for the proposed townhouses at 579 to 585 Lawrence Avenue West were appealed due to City Council's non-decision on the application within the timeframe prescribed by *The Planning Act*. A Pre-Hearing Conference was held on November 16, 2018 on this matter. A second Pre-Hearing Conference is scheduled for May 9, 2019. A five-day hearing commencing on November 18, 2019 has been scheduled for this application.

Direction to Initiate the Block Study

As part of the above-described application review, staff initiated a study of other properties designated *Neighbourhoods* along the south side of Lawrence Avenue West containing detached dwellings considering the number of inquiries for redevelopment that City Planning had received and in accordance with Section 5.3.1 of the Official Plan to evaluate the appropriateness of intensification on the assembly of the 4 lots and others in the Study Area. Policy 5.3.1 states that "when considering a site specific amendment to the Plan, at the earliest point in the process the planning review will examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy change is appropriate".

The goal of the Block Study is to conduct a review of the existing policy framework of the properties and develop Site Specific Official Plan policies to guide redevelopment of the 38 detached dwelling properties designated *Neighbourhoods* along the south side of Lawrence Avenue West between Shermount Avenue and Glenmount Avenue. The only properties not included in the study area are those identified as 567, 575 and 577 Lawrence Avenue West for which there is approval for a 3-storey dormitory associated with Yeshiva Gedolah of Toronto (File No. 08 147016 NNY 15 OZ).

A Community Consultation Meeting was held on June 19, 2018 to gather feedback from the community for the Lawrence Avenue West Block Study. A second Community Consultation Meeting was held on February 21, 2019 together with the new Ward Councillor.

The lands subject to the Lawrence West Block Study are designated *Neighbourhoods* in the City of Toronto Official Plan. Correspondingly, the subject study lots are zoned R4 for detached dwellings by Zoning By-law 569-2013. At the time this Block Study was initiated, applications for Zoning By-law Amendments that were received by City Planning for redevelopment along this section of Lawrence Avenue West required an amendment to the Official Plan to permit multi-unit forms of residential development including townhouse, stacked townhouse or apartment building uses which are identified as permitted uses in a *Neighbourhoods* designation but are not prevailing

forms of building typology in this neighbourhood. With the approval of OPA 320, Policy 4.1.5 indicates that lots designated Neighbourhoods fronting onto a major street as shown on Map 3 of the Official Plan (Lawrence Avenue West in this case) can be considered for a more intense form of development to the extent permitted by the Plan, by taking into account characteristics such as different lot configurations; better access to public transit; adjacency to developments with varying heights, massing and scale; or direct exposure to greater volumes of traffic on adjacent and nearby streets.

Planning staff are now of the view an Official Plan Amendment is no longer necessary for the housing typologies permitted in the Neighbourhoods designation, however, out of an abundance of caution and to provide clarity for future individual development applications submitted within the Study Area, staff are recommending policy language in the SASP which provides for the housing typologies permitted in the Neighbourhoods designation alongside the required conditions respecting public realm; built form; site access, parking and servicing; and required infrastructure matters. Permitting these building typologies along Lawrence Avenue West within the Study Area in the recommended Official Plan Amendment provides clarity for applicants and ensures that an Official Plan Amendment respecting building type is not required for each individual redevelopment application.

POLICY CONSIDERATIONS

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

Provincial Policy Statements and geographically-specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform to Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform to Provincial Plans.

The Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Planning for Major Transit Station Areas

The Growth Plan (2017) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities. At the time of the MCR, municipalities can make a request to the Province for alternative targets to those set out in the Growth Plan.

Of the three blocks included in the Study Area, the western-most block between Shermount Avenue and Englemount Avenue is within 500 metres of the Lawrence West Subway Station and could be considered for further intensification in terms of provincial policy regarding Major Transit Station Areas once the City of Toronto has completed their exercise of delineating MTSAs through the next Municipal Comprehensive Review.

Official Plan Amendment 320

The Local Planning Appeals Tribunal issued an Order on December 7, 2018 to approve and bring into force OPA 320. The approved policies reflect the policies endorsed by Council at its meetings of June 26 to 29, 2018 and July 23 to 30, 2018 in response to mediation and settlement offers from OPA 320 Appellants.

OPA 320 was adopted as part of the Official Plan Five Year Review and contains new and revised policies on Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*. The approved amendments uphold the Plan's goals to protect and enhance existing neighbourhoods that are considered stable but not static, allow limited infill on underutilized *Apartment Neighbourhood* sites and help attain Tower Renewal Program goals.

In its Order that approves OPA 320, the LPAT found that the OPA 320 policies are consistent with the Provincial Policy Statement (2014) and conform to the Growth Plan for the Greater Golden Horseshoe (2017).

Toronto Official Plan

The Study Area lands are designated *Neighbourhoods* on Map 16 - Land Use Plan of the Toronto Official Plan (See Attachment 3). *Neighbourhoods* are considered physically stable areas primarily made up of low density type residential uses, such as detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses, as well as interspersed apartments that are no higher than four storeys. Stacked townhouses are considered a form of apartment building. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Policy 2.3.1.3 of the Official Plan states that intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an Avenue Study or area based study.

Section 5.3.1 of the Official Plan states that amendments to the Official Plan that are not consistent with its general intent will be discouraged. Council will be satisfied that any development permitted under an amendment to the Plan is compatible with its physical context and will not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the neighbourhood protection policies of the Plan. Similar to Policy 2.3.1.3 above, the Policy states that "when considering a site specific amendment to the Plan, at the earliest point in the process the planning review will examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy change is appropriate".

As noted above, Official Plan Amendment 320 was recently approved by the Local Planning Appeals Tribunal and implements revisions to the *Neighbourhoods* policies affecting the Study Area and other lands designated *Neighbourhoods* throughout the City of Toronto.

Section 4.1 *Neighbourhoods*, Policy 7 states 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 the existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

According to Policy 5 of Section 4.1 *Neighbourhoods*, development in established *Neighbourhoods* will respect and enforce the existing physical character of each geographic neighbourhood, including:

- patterns of streets, blocks and lanes, parks and public building sites;
- prevailing size and configuration of lots;

- prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- prevailing building type(s);
- prevailing location, design and elevations relative to the grade of driveways and garages;
- prevailing setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space;
- continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
- conservation of heritage buildings, structures and landscapes.

Policy 5 goes on to describe how the geographic neighbourhood will be delineated for the purposes of the policy by considering the context within the *Neighbourhood* in proximity to a proposed development including a list of specified criteria. However, Policy 5 notes that lots designated *Neighbourhoods* fronting onto a major street as shown on Map 3 of the Official Plan (Lawrence Avenue West, in this case) are to be distinguished from lots in the interior of the block adjacent to that street in order to recognize the potential for a more intense form of development along major streets to the extent permitted by the Plan.

The descriptive text of Policy 5, Section 4.1 *Neighbourhoods* goes on to note that lots fronting onto a major street, are often situated in geographic neighbourhoods distinguishable from that located in the interior of the *Neighbourhood* due to characteristics such as better access to public transit, adjacency to developments with varying heights and massing and scale or direct exposure to greater volumes of traffic on adjacent and nearby streets. In those neighbourhoods, such factors may be taken into account in the consideration of a more intense form of development on such lots to the extent permitted by the Plan.

Built Form and Context

Policy 2.3.1.1 states that *Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of the neighbourhood and its planned context. Elements that are important to the character of the neighbourhood are set out in Policy 4.1.5 as outlined above.

The Built Form policies in Section 3.1.2 of the Official Plan relate to ensuring that new development in the City can fit harmoniously within the existing and/or planned context of the neighbourhood. This includes locating and organizing new development to frame and support adjacent streets, parks and open spaces; locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and surrounding properties; massing new development and its exterior façade to fit into the existing and/or planned context; massing new development to define the edges of streets, parks and open spaces at good proportion; and provide public amenity by enhancing the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

Policy 3.1.2.3 of the Official Plan speaks to "massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion".

Housing

The Housing policies of Section 3.2.1 of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within *Neighbourhoods*. New Housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

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

Lawrence-Allen Secondary Plan

The lands to the north of the Study Area along Lawrence Avenue West fall within the Lawrence-Allen Secondary Plan. The Lawrence-Allen Secondary Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

All the lands within the Lawrence-Allen Secondary Plan across from the Study Area are designated either *Apartment Neighbourhoods A* or *Apartment Neighbourhoods* (See Attachment 4). The lands designated *Apartment Neighbourhoods A* are found closer to the Allen Road while lands designated *Apartment Neighbourhoods* are found across Lawrence Avenue West at the east end of the Study Area.

Apartment Neighbourhoods A are made up of apartment buildings and parks, schools, local institutions, and cultural and recreational facilities. Retail, service and office uses that primarily serve area residents are permitted along Primary Streets and Major Streets. The prevailing building type in *Apartment Neighbourhoods A* will include mid-rise buildings and tall buildings.

Apartment Neighbourhoods are considered stable and are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

The outcome of staff analysis and review of relevant Official Plan policies and designations and the relevant adjacent Secondary Plan policies are summarized in the Comments section of the Report.

Townhouse and Low-Rise Apartment Guidelines

City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. These new Townhouse and Low-Rise Apartment Guidelines replace the Infill Townhouse Guidelines (2003) and are intended to be used in the review of an application when the proposed built form meets the City's Official Plan policies. The new Guidelines identify strategies to enhance the quality of

these developments, provide examples of best practices, and improve clarity on various development scenarios.

The link to the Guidelines is here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>

The proposed Site and Area Specific Policy has been reviewed by staff against the Townhouse and Low-Rise Apartment Guidelines described above.

Growing Up Draft Urban Design Guidelines

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under-review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

The Growing Up Draft Urban Design Guidelines can be found here:

<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-103920.pdf>

The proposed Site and Area Specific Policy has been reviewed by staff against the Growing Up Draft Urban Design Guidelines described above.

Zoning

City of North York Zoning By-law 7625

All of the lots within the Study Area are zoned "One Family Detached Dwelling Fourth Density Zone (R4)" in Zoning By-law 7625 of the former city of North York. This zoning permits single family detached buildings and accessory buildings in addition to a range of home occupation, recreational and institutional uses. The maximum permitted height for a building in this zone is 8 metres and 2 storeys for a building with a flat roof and 8.8 metres and 2 storeys for any other type of roof. The minimum required frontage is 15 metres and the minimum required lot area in this zone is 550 square metres.

The Study Area is subject to the Downsview Airport Hazard Map Schedule 'D' to the former City of North York By-law 7625.

City of Toronto Zoning By-law 569-2013

All of the detached lots subject to the Study Area are zoned "RD (f15.0; a550) (x5)" by Zoning By-law 569-2013 (See Attachment 5). This is a Residential Detached Zone which permits a dwelling unit in a detached house. The zone permits lots with a minimum frontage of 15 metres and a minimum lot area of 550 square metres. A site

specific provision applies to this zone which requires a minimum side yard setback of 1.8 metres. Other uses are permitted subject to conditions as set out in the Zoning By-law.

Community Consultation

A Community Consultation Meeting was held on June 19, 2018 to present background material on the Study for the stretch of Lawrence Avenue West between Shermount Avenue and Glenmount Avenue including a description of the housing typologies permitted by the Official Plan within the *Neighbourhoods* designation (See Attachments 6, 7, 8 and 9).

An additional Community Consultation Meeting was held on Thursday, February 21, 2019 together with the new local Councillor.

Concerns raised at both meetings included the following:

- a perception that the study results, once implemented, will change the look and character of this section of Lawrence Avenue West;
- intensification beyond detached dwellings or semi-detached dwellings is inappropriate;
- a concern from residents along Fairholme Avenue that the loss of grass and mature trees in abutting backyards on Lawrence Avenue West would increase the potential for flooding in their yards;
- a concern that blocks of multiple family built form along Lawrence Avenue West will create a continuous wall condition for residents to the south; and
- a concern that intensification along Lawrence Avenue will contribute to traffic congestion. Residents feel that traffic is particularly heavy along Lawrence Avenue West, and in the neighbourhood generally, and vehicular access to Allen Road is dangerous.

COMMENTS

Recommended Official Plan Amendment 433 and Site and Area Specific Policy (SASP) 559

The recommended Official Plan Amendment 433 and Site and Area Specific Policy (SASP) 559 provide a clear policy direction in response to recent development pressure in the Study Area (See Attachment 10). The Amendment seeks to build upon existing Official Plan policies, and identify built form principles to help guide development in a manner that is appropriate for the local context. The incorporated policies promote development that will respect and reinforce the local character of the *Neighbourhoods* area to the south, give guidance related to appropriate building location and design and promote an animated public realm. The policies provide criteria and direction to ensure

that new development within the Study Area integrates with the adjacent neighbourhood to the south with regard to the following aspects:

- Housing Typologies – The policies will permit a range of residential housing typologies within lower scale buildings in conformity with the *Neighbourhoods* policies of the Official Plan to provide enhanced housing opportunities through gentle intensification without amendment to the Official Plan.
- Public Realm – New buildings will define and enhance the public realm. High-quality, sustainable streetscape and landscape between the building and adjacent streets will be encouraged.
- Site Organization – New buildings will be appropriately located on sites to ensure an appropriate transition in scale to the low rise residential neighbourhoods to the south.
- Built Form - New buildings will be designed to fit the local context and enhance the abutting public realm.
- Site Access, Parking and Servicing – The transportation related policies will ensure that, wherever possible, site servicing and parking be provided at the rear of the building/site, from a lane or a shared driveway or underground. Additionally, any parking garage ramps, access stairs and garbage storage areas will be incorporated into the interior of buildings.

Provincial Policy Statement and Provincial Plans

The proposed Site and Area Specific Policy has been reviewed and evaluated against the *Planning Act*, PPS (2014) and the Growth Plan (2017), as follows.

Planning Act

Section 2 of the *Planning Act* requires municipalities to have regard for matters of provincial interest, including the promotion of a built form that is well-designed and encourages a sense of place. The recommended Official Plan Amendment has regard for these matters of provincial interest listed in the *Planning Act*.

Provincial Policy Statement (2014)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include; building strong healthy communities, wise use and management of resources, and protecting health and safety.

Policy 1.1.1 of the PPS provides that healthy, livable and safe communities are sustained by, among other matters, accommodating an appropriate range and mix of residential, employment, institutional, recreation, parks and open space, and other uses to meet long-term needs. Policy 1.4.1 requires municipalities to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents. The SASP will result in the opportunity for

a variety of housing types that reflect moderate intensification along with streetscape improvements. These housing typologies will contribute to the range and mix of residential uses already existing in the area.

Policy 1.5.1 promotes healthy, active communities through action such as planning public streets, spaces and facilities to be safe, meeting the needs of pedestrians, fostering social interaction and facilitating active transportation and community connectivity. The proposed SASP will encourage moderate intensification within the Study Area and through the redevelopment process opportunities will be provided to enhance the existing streetscape of Lawrence Avenue West, thus contributing to a safe, attractive and comfortable street for pedestrians.

The PPS encourages intensification and efficient development and requires that sufficient land be made available for intensification and redevelopment, however, it recognizes that local context is important and that well-designed built form contributes toward long-term economic prosperity. Policy 1.7.1.d states that long-term economic prosperity shall be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning. The SASP promotes well-designed built-form development along the length of Lawrence Avenue West comprising the Study Area and contributes to the achievement of a healthy, livable and safe community by providing for built form principles that are sensitive to and in keeping with, the local context.

Finally, Policy 4.7 indicates that the Official Plan is the most important vehicle for implementing the PPS, and to this end, the Official Plan is consistent with the PPS policies requiring appropriate built form that fits harmoniously into its existing and planned context by providing built form criteria for various land use designations. The recommended SASP builds upon the existing policies related to Built Form (Policy 3.1.2) and (Policy 3.2.1.3) and *Neighbourhoods* (Policy 4.1.5) in the Official Plan.

The recommended Official Plan Amendment and SASP is consistent with the above policies and other relevant policies of the PPS.

Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan sets out a framework for growth and intensification in the Greater Golden Horseshoe (GGH). Like the PPS, its policies support the need to balance growth and the provision of infrastructure and the need to create healthy, complete communities.

The policies of the Growth Plan address how land is developed, resources are managed and protected, and public dollars are invested are based on the Guiding Principles found in Section 1.2.1. These Guiding Principles support the achievement of complete communities that are designed to support healthy and active living to meet people's needs for daily living throughout an entire lifetime. They also direct municipalities to make efficient use of land and infrastructure, support transit viability, and provide a range and mix of housing options to serve all sizes, incomes and ages of households.

Policy 2.2.1.4 supports the achievement of complete communities that among other things:

- provide a diverse range and mix of housing options; and
- ensure the development of a high quality compact urban form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.

The recommended SASP supports and promotes the objectives of the Growth Plan that seek to achieve a complete community with a high quality compact urban form that respects and reinforces the existing residential neighbourhood to the south, and has an attractive and vibrant public realm so as to foster a sense of place.

Policy 2.2.6 supports complete communities with multi-unit residential development incorporating a mix of unit sizes to accommodate a diverse range of household sizes and incomes. Over the extent of the Study Area, it is anticipated that a variety of housing typologies may be realized through the redevelopment process, thus contributing to a variety of unit types and sizes. Redevelopment also provides opportunities for enhancement of the existing streetscape of Lawrence Avenue West, thus contributing to a safe, attractive and comfortable street for pedestrians.

Climate change is also addressed in the Growth Plan and Policy 4.2.10 provides that municipalities should identify actions which address climate change through the provision of complete communities, reducing dependence on the automobile, and supporting existing and planned transit and active transportation modes. Lawrence Avenue West is an arterial road well-served by public transit which moderate intensification along Lawrence Avenue West will support.

As well, the Growth Plan contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors. MTSAs are generally defined as the area within an approximately 500 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities. The western-most block of the Study Area is within 500 metres of the Lawrence West Subway Station and the proposed SASP encourages moderate intensification within the Study Area, in conformity with the Growth Plan policies respecting MTSAs. Permitting residential uses such as townhouses and stacked townhouses along Lawrence Avenue West supports the objective of permitting additional density within the vicinity of transit stations.

In responding to the above-noted key policies, as well as other relevant policies of the Growth Plan, the recommended Official Plan Amendment and SASP conform to the Growth Plan.

City Official Plan

The proposed SASP has been considered against the policies of the City of Toronto Official Plan, including Official Plan Amendment 320, the Townhouse and Low-Rise Apartment Guidelines and Growing Up draft Urban Design Guidelines.

Housing Typologies

The proposed Site and Area Specific Policy has been reviewed against the Official Plan policies and reinforces the existing Official Plan housing typologies permitted within a Neighbourhoods designation. Permitted uses include detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses and apartment buildings that are 4 storeys or less. As noted earlier in this report, with the approval of OPA 320, lots designated Neighbourhoods fronting onto a major street as shown on Map 3 of the Official Plan (Lawrence Avenue West in this case) can be considered for a more intense form of development to the extent permitted by the Plan, by taking into account characteristics such as different lot configurations; better access to public transit; adjacency to developments with varying heights, massing and scale; or direct exposure to greater volumes of traffic on adjacent and nearby streets.

Planning staff are now of the view an Official Plan Amendment is no longer necessary for the housing typologies permitted in the Neighbourhoods designation, however, out of an abundance of caution and to provide clarity for future individual development applications submitted within the Study Area, staff are recommending policy language in the SASP which provides for the housing typologies permitted in the Neighbourhoods designation alongside the required conditions respecting public realm; built form; site access, parking and servicing; and required infrastructure matters. Permitting these building typologies along Lawrence Avenue West within the Study Area in the recommended Official Plan Amendment provides clarity for applicants and ensures that an Official Plan Amendment is not required for each individual redevelopment application.

Height and Massing

Section 4.1 *Neighbourhoods*, Policy 7 states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of the Plan. However, where a more intense form of residential development on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*. Policy 5 requires that development in established *Neighbourhoods* respect and enforce the existing physical character of each geographic neighbourhood.

By recently approved OPA 320, Policy 5 notes that lots designated *Neighbourhoods* fronting onto a major street as shown on Map 3 of the Official Plan (Lawrence Avenue West, in this case) are to be distinguished from lots in the interior of the block adjacent to that street in order to recognize the potential for a more intense form of development along major streets to the extent permitted by the Plan.

Policy 5 of Section 4.1 *Neighbourhoods* further states that lots fronting onto a major street are often situated in geographic neighbourhoods distinguishable from that located in the interior of the *Neighbourhood* due to characteristics such as better access to public transit, adjacency to developments with varying heights and massing and scale or direct exposure to greater volumes of traffic on adjacent and nearby streets. In those

neighbourhoods, such factors may be taken into account in the consideration of a more intense form of development on such lots to the extent permitted by the Plan.

The *Neighbourhoods* designation permits a range of low scale residential uses that are no higher than four storeys including detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses as well as apartment buildings. Stacked townhouses are considered a form of apartment building. The community was presented with graphics and descriptive information on these housing building typologies at the two Community Consultation Meetings that were held (See Attachments 9a and 9b). The proposed SASP will recognize the housing typologies currently permitted by the *Neighbourhoods* designation together with Built Form policies to ensure development is sensitive to the local established context.

The Townhouse and Low-Rise Apartment Guidelines sets out guidelines which establish a balance between the protection of stable residential neighbourhoods while allowing for appropriate infill development and intensification. The proposed SASP sets out a number of policies that go beyond the Guidelines.

For example, the recommended rear lot line building setback of 9.0 metres instead of 7.5 metres as required by the Townhouse Guidelines reflects a concern from the residents to the south for a larger and more appropriate transition to their properties. The SASP also promotes an enhanced landscaping area along the south lot line of 3 metres instead of the 1.5 metres minimum provided for by the Guidelines. This enhanced landscape area provides adequate space for tree planting and enables grading differentials between the Study Area and the neighbourhood to the south to be addressed in a more sensitive manner.

One of the concerns expressed by the residents to the south was that they did not want a continuous wall of townhouses along Lawrence Avenue West. This has been addressed in the SASP by a requirement that the maximum run length of a building be 36.0 metres to provide access to the rear yard. While more intense forms of residential uses can serve to buffer noise from nearby major streets, the suggested break in the street wall also provides convenience for residents to move from a front yard to a rear yard outside of their unit.

The requirement for all buildings and structures within the Study Area to fall under a 45 degree angular plane from the south lot line has been incorporated into the SASP. This tool is used throughout the City of Toronto to mitigate impacts and provide transition between existing low density neighbourhoods and redevelopment along arterial roads.

Growing Up Draft Urban Design Guidelines

The guidelines are to be applied City-wide to all new multi-residential mid-rise and tall-building development applications that include 20 units or more. The guidelines can also be used, where appropriate, in the review of infill developments proposed in *Apartment Neighbourhoods*. While the Growing Up Draft Guidelines are not applicable to low-rise redevelopment along an arterial road where the lands are designated *Neighbourhoods* developers will be encouraged to take cues from the Guidelines to

accommodate families with children. By providing for a variety of housing forms in the SASP, family housing will be encouraged.

Site Access, Parking and Servicing

In support of Official Plan Built Form Policy 3.1.2, the recommended SASP requires that, where ever possible, site servicing and parking be provided at the rear of the building/site or underground, from a lane or a shared driveway with access preferred from side streets rather than from Lawrence Avenue West. Driveways should be consolidated as much as possible to minimize conflicts between pedestrians, cyclists and vehicles. Additionally, any parking garage ramps, access stairs and garbage storage areas should be incorporated into the interior of buildings.

Traffic along Lawrence Avenue West and within the neighbourhood itself is a concern for the local residents. Traffic impact studies are required to be submitted with applications for Zoning By-law Amendments. These studies are evaluated through the application process and the applicant maybe required to make improvements to the transportation infrastructure which may be impacted by their proposed development. It is not anticipated that the development of the Study Area with more intense forms of housing than detached dwellings will have a significant impact on local traffic volumes.

Servicing Infrastructure

Applications for redevelopment will be required to be accompanied by appropriate engineering studies including Functional Servicing Reports, Storm Water Management Reports and Traffic Impact Studies. These studies will be evaluated through the application review process and required infrastructure improvements will be required through the development approval process as necessary. It may be appropriate that a Holding 'H' Zone be implemented in Zoning Amendment By-laws if infrastructure upgrades are identified and required to be in place before development proceeds.

Road Widening and Planned Lawrence Avenue West Right-of-Way

Map 3 Right-of-Way Widths associated with the Existing Major Streets identifies an anticipated width of 30 metres for Lawrence Avenue West across the Study Area. The City does not require further land to satisfy this requirement along this stretch of Lawrence Avenue West which is already 30 metres in width. The abutting section of Lawrence Avenue West is not identified for cycling improvements in the current 10-year cycling plan but can accommodate a cycle track within the current ROW width should it be planned in the future.

Streetscape, Pedestrian Environment and Safety

The Townhouse and Low-Rise Apartment Guidelines suggest building setbacks of 3.0 metres along Lawrence Avenue West that will provide opportunities for improvements to the pedestrian environment including areas for tree planting. A uniform front yard setback which includes a stoop or porch will contribute to an attractive and comfortable pedestrian environment that can provide eyes on the street to enhance safety. Tree planting and improved sidewalks provide a comfortable pedestrian environment and can encourage walking and active transportation consistent with Official Plan Policy 2.4.

Public Realm

The SASP proposes policies which require the orientation of primary facades of buildings and front doors to be parallel to the street to frame the edges of the street. This helps to establish a pedestrian-oriented context. The policies will require that front doors be visible from the public sidewalk ensuring an active interaction between the residential unit and the public sidewalk and encouraging overlook and 'eyes' on the street. Front doors should have an appropriate grading relationship to the public sidewalk. This contributes to an attractive, safe and comfortable pedestrian environment consistent with Official Plan Policy 3.1.1.1(d) and the policies contained in Section 3.1.2.

Tree Preservation

While the SASP does not propose specific policies which address tree preservation, the requirement for a generous landscape strip from the rear property line will provide opportunities to preserve as many mature trees as possible on development sites in conformity with Policy 3.13.1.2.1 (d) of the Official Plan. In addition, developments will be subject to the City's Private Tree By-law which requires a permit to remove, cut down or injure a tree with a diameter of 30 cm or more on private property.

Rental Housing Demolition and Conversion By-law

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Within the Lawrence Avenue West Block Study Area, where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council will typically consider both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the Local Planning Appeal Tribunal.

A number of the existing residential dwellings along Lawrence Avenue West have existing rental units in them. If a consolidation of 6 or more rental units area demolished, then replacement rental housing units will be required as per the City's Rental Housing Protection policies in the Official Plan.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this Study Area are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The Study Area is in the second lowest quintile of current provision of parkland. The lots within the Block Study are in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

Development will be required to prioritize dedication of land to the City to meet parkland dedication requirements. As part of any development, parkland provision will be required in the following priority.

- (a) on-site;
- (b) near-by off-site; and
- (c) cash-in-lieu.

Privately-Owned Publicly Accessible Open Space (POPS)

Through individual applications the provision of POPS will be pursued where appropriate. Staff recommend that POPS be secured in Section 37 Agreements as a legal convenience associated with Zoning By-law Amendment processes and the design of POPS be secured through the Site Plan Control approval process of individual developments. Through individual applications, the provision of POPS will be pursued where appropriate.

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 in Zoning By-law Amendments, on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. Development in the Study Area will be required to achieve Tier 1 of the TGS and will be encouraged to achieve Tiers 2-4 of the TGS.

Community Services Assessment

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions, such as recreation, libraries, childcare, schools, public health, human services, cultural services and employment services.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit.

The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The Toronto District School Board notes that the schools which service the existing community have insufficient capacity to accommodate students anticipated in the Study Area and indicate that children may be bused to schools outside of the school catchment areas which have capacity. The status of local school accommodation will be conveyed by the School Board in response to applications for redevelopment within the Study Area.

Other Community Services and Facilities were reviewed in the immediate area and found to be sufficient. In-depth Community Services and Facilities assessment work has not been undertaken for this Block Study as the scale of intensification, even at full build-out, is not anticipated to have a major impact on the existing community services and facilities.

Built Form and Massing Exercises

Staff conducted massing exercises using townhouses, stacked townhouses and low-rise apartments to determine appropriate provisions to be incorporated into the draft Official Plan Amendment and Site and Area Specific Policy. Based upon the massing exercises, the proposed provisions of the SASP have been determined to be appropriate for townhouses, stacked townhouses and low-rise apartment development along this section of Lawrence Avenue West. The Community was presented with graphics illustrating the various housing typologies being evaluated through the Block Study at the Community Consultation Meetings (See Attachments 9a and 9b).

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act*.

Where a proposed development exceeds the height and density limits of the existing Zoning By-law according to the thresholds established in the Official Plan, and the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning, appropriate benefits will be secured under Section 37 of the *Planning Act* through the processing of development applications, where appropriate. Given the scale of development anticipated, planning staff do not expect the density increase thresholds will be met that will result in Section 37 public benefits.

Conclusion

The recommended Official Plan Amendment 433 and Site and Area Specific Policy (SASP) 559 has been reviewed against the policies of the PPS (2014), the Growth Plan (2017), and the Toronto Official Plan. Staff are of the opinion that the proposed Site

and Area Specific Policy is consistent with the PPS (2014) and does not conflict with the Growth Plan (2017). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to Policies 2.3.1, 3.1.2, 4.1 and 4.1.5. The proposed SASP is also consistent with recently-approved OPA 320 which has been determined to be in conformity with the PPS and the Growth Plan.

The recommended Official Plan Amendment proposes a planning and built form framework for the Lawrence Avenue West Block Study Area in response to recent development pressure in the Study Area. The Official Plan Amendment will guide change and encourage compatible redevelopment along Lawrence Avenue West that is sensitive to the character of the surrounding neighbourhood. The SASP builds upon the existing planning framework and provides for moderate intensification on a major street that is designated *Neighbourhoods*. The recommended SASP supports and enhances the policy directions of the Official Plan and the principles of the Council-adopted Townhouse and Low-Rise Apartment Guidelines.

The SASP will contribute to the achievement of a healthy, livable and safe community by providing for built form principles that are sensitive to, and in keeping with, the local context. The SASP will result in the opportunity for a variety of housing typologies that reflect moderate intensification along with streetscape improvements. The SASP allows for redevelopment which will help to accommodate a diverse range of household sizes and incomes and supports the objective of permitting additional density within the vicinity of major transit stations.

Staff recommend that Council support approval of the recommended Official Plan Amendment 433 and Site and Area Specific Policy 559.

Contact

Cathie Ferguson, Senior Planner, Tel. No (416) 395-7117, Fax No. (416) 395-7117,
E-mail: Cathie.Ferguson@toronto.ca

SIGNATURE

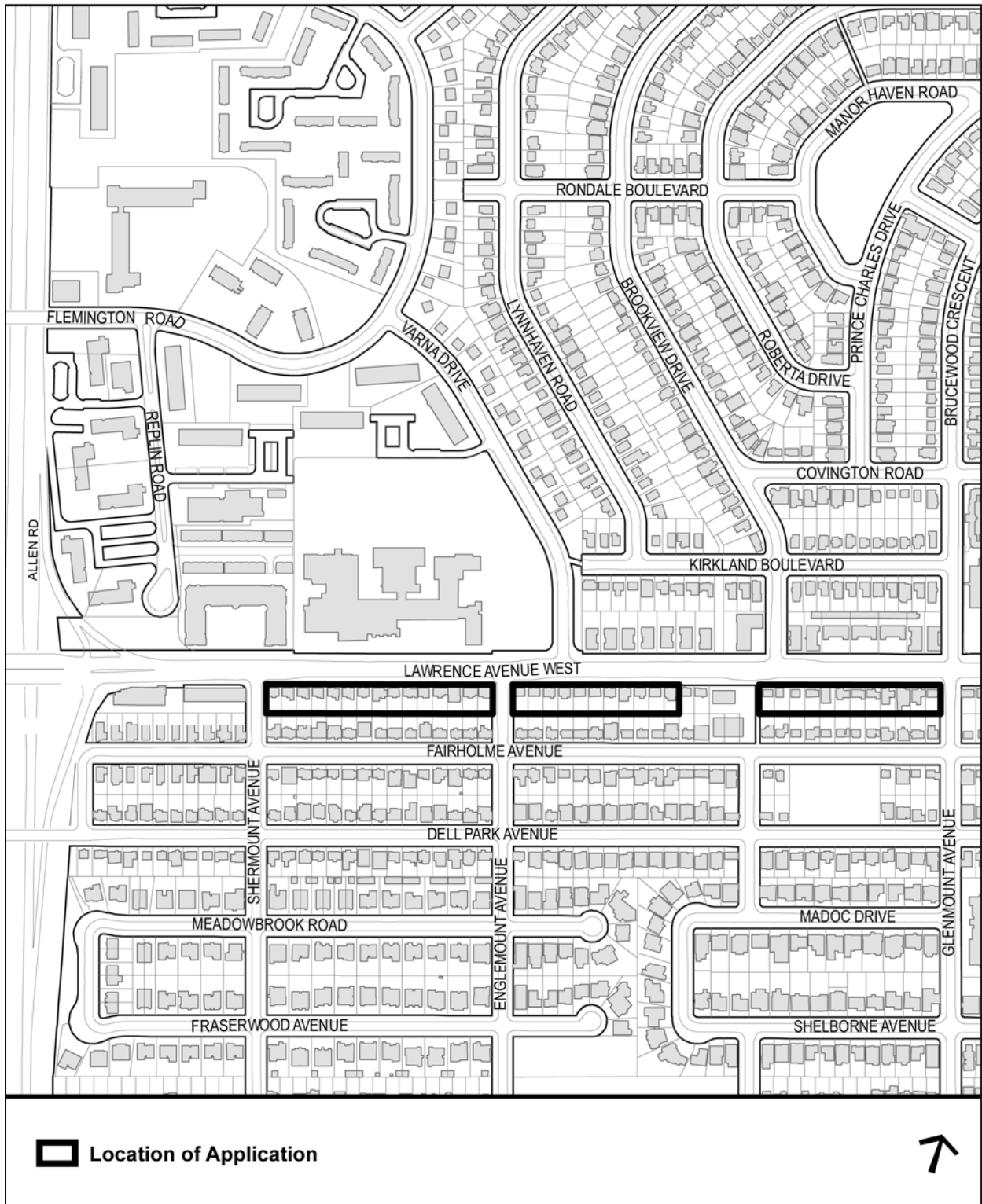
Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

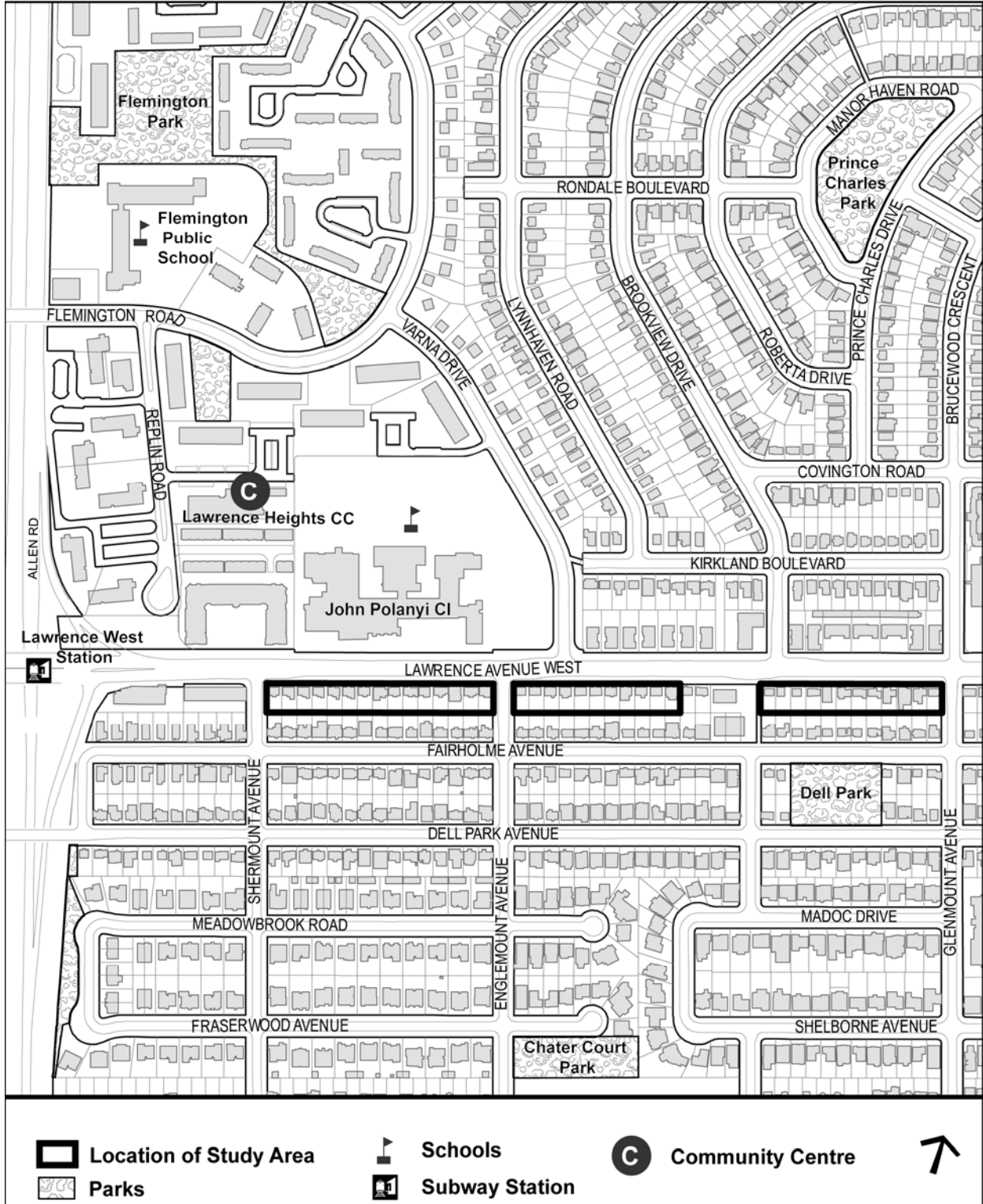
City of Toronto Drawings

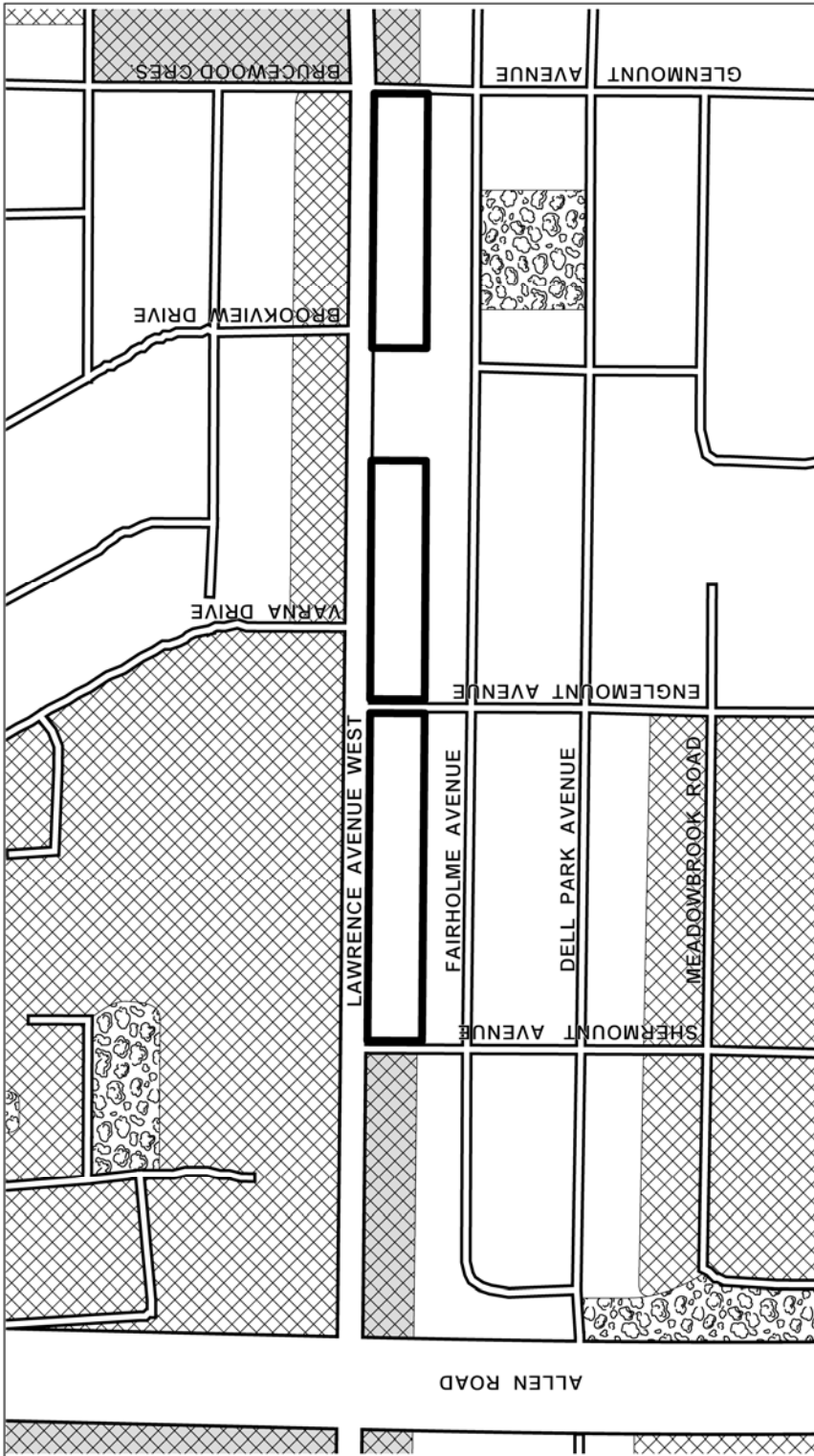
- Attachment 1: Study Area Location Map
- Attachment 2: Context Plan
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Extract from Land Use Designations Map 32.6 - Lawrence-Allen
Secondary Plan
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Conceptual Plan
- Attachment 7: Conceptual Section
- Attachment 8: Building Typology - Single Detached House and Townhouse
- Attachment 9: Building Typology - Stacked Townhouse and Low-Rise Apartment
Building
- Attachment 10: Draft Official Plan Amendment 433

Attachment 1: Study Area Location Map



Attachment 2: Context Plan

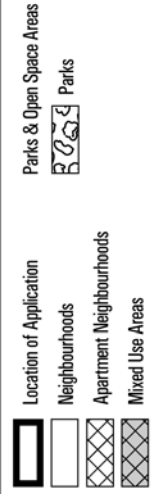




Toronto
Official Plan Land Use Map #16

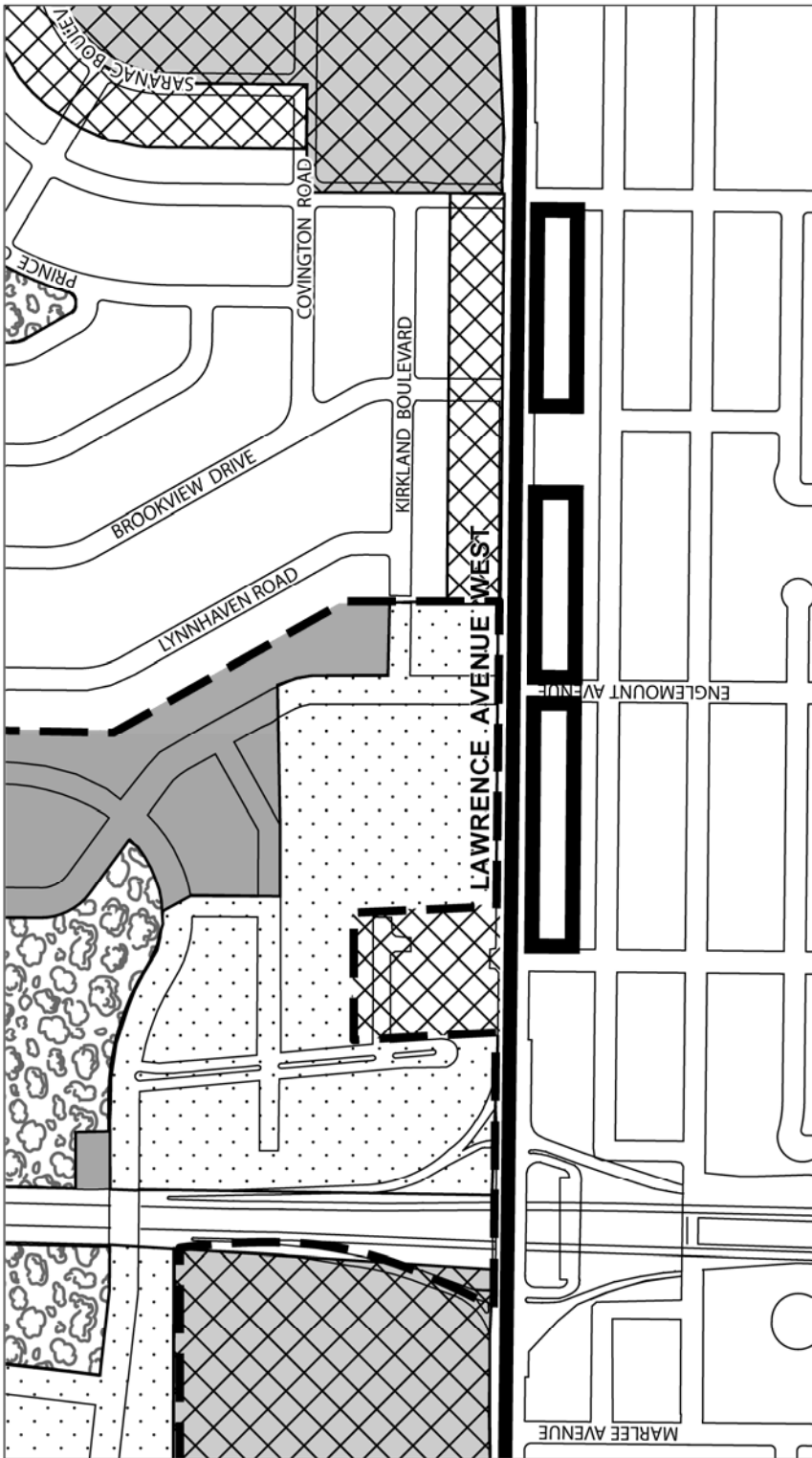
543-565 & 579- 633 Lawrence Avenue West

File # 18 165146 NMY 15 TM



Not to Scale
 11/02/2018

Attachment 4: Extract from Land Use Designation Map 32.6 - Lawrence-Allen Secondary Plan



543-565 & 579- 633 Lawrence Avenue West

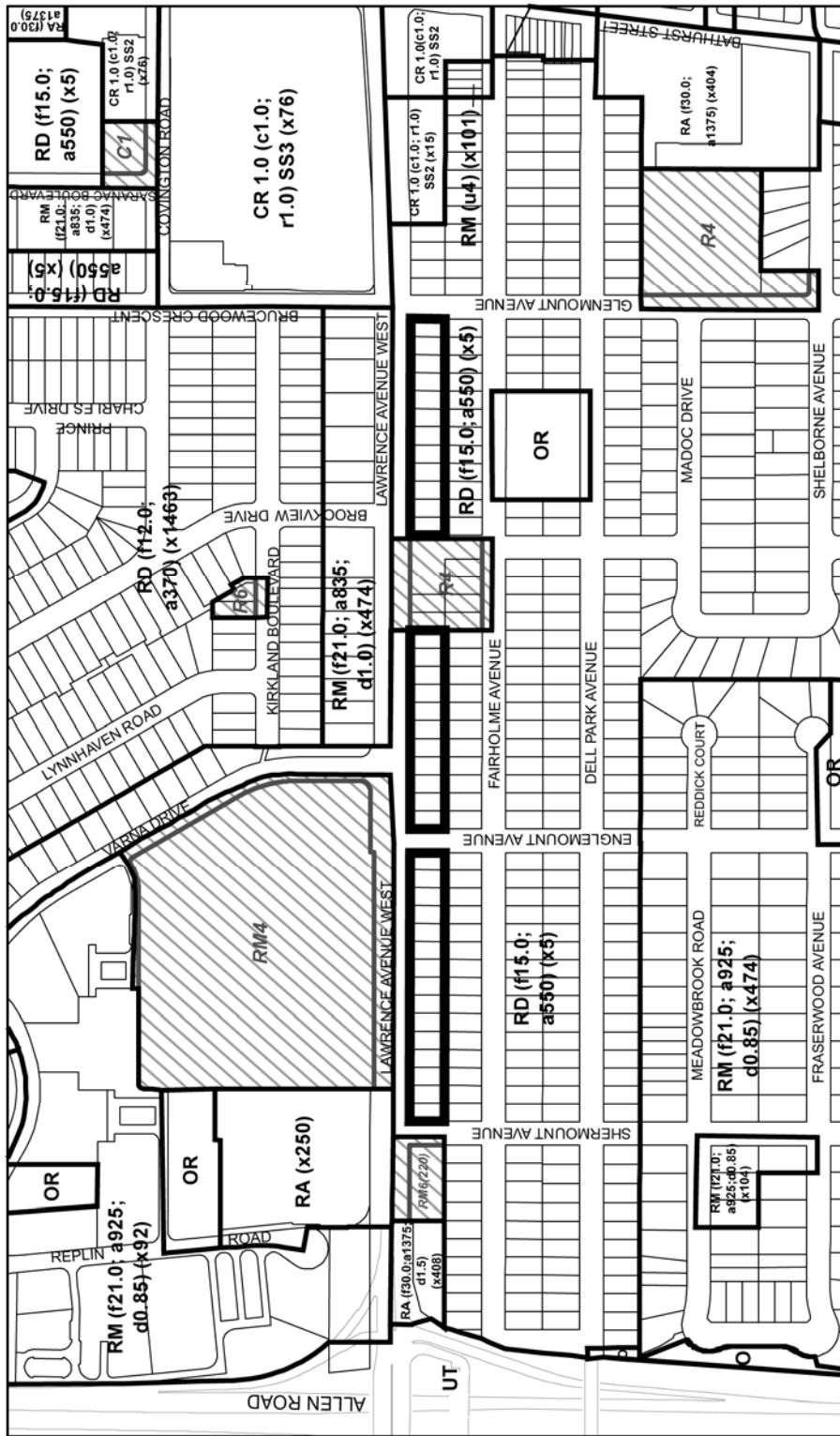
Toronto
Lawrence-Allen Secondary Plan
 MAP 32-6 Land Use Designations

File # 19 141573 NMY 08 0Z



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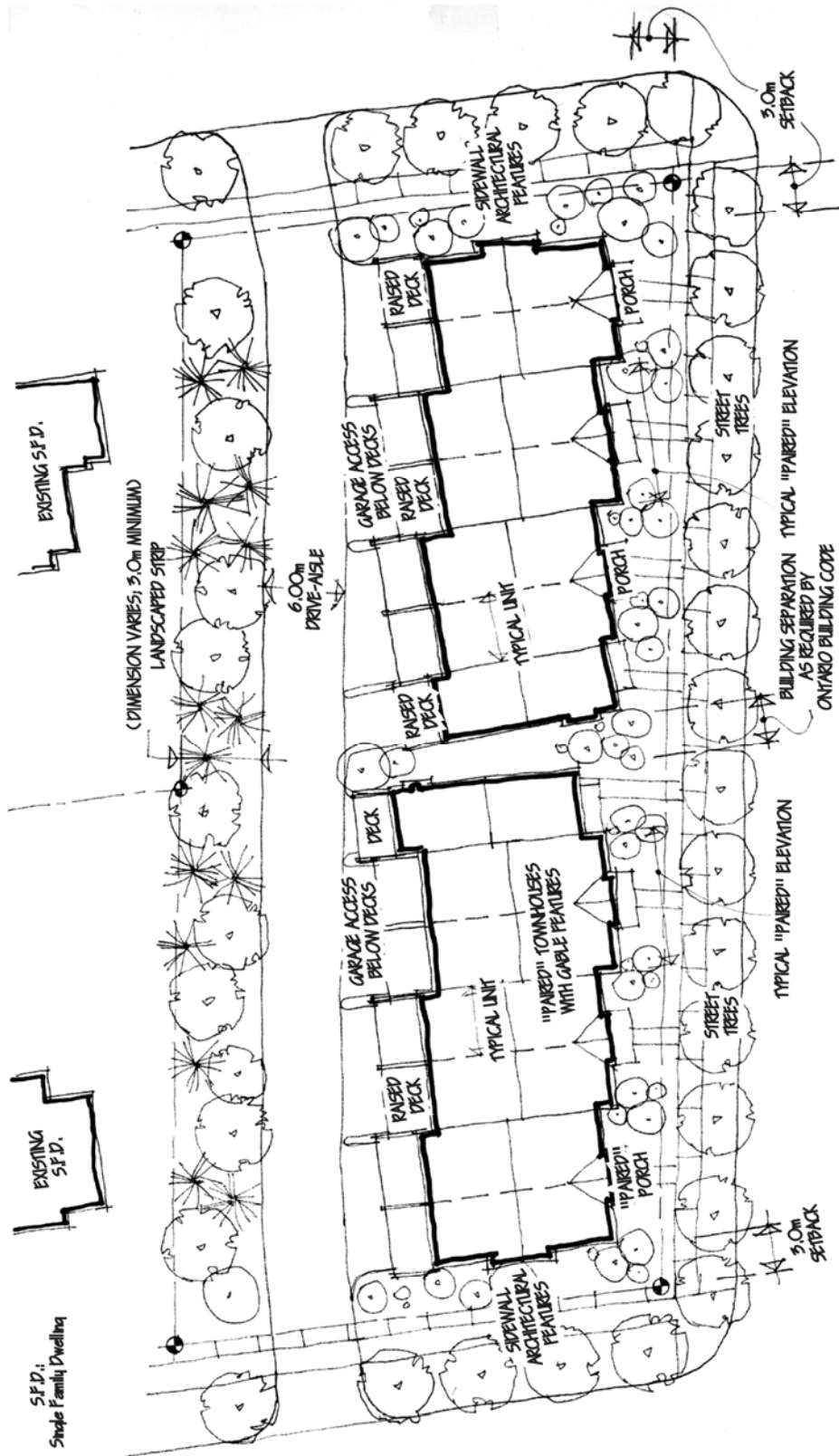
Attachment 5: Existing Zoning By-law Map



Toronto
Zoning By-law 569-2013
543-565 & 579- 633 Lawrence Avenue West
File # 18 165146 NNY 15 TM

- Location of Application
- 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
 - RM6 Multiple-Family Dwellings Sixth Density Zone
 - C1 General Commercial Zone
- RD Residential Detached
 - RM Residential Multiple
 - RA Residential Apartment
 - CR Commercial Residential
 - OR Open Space
 - UT Utility and Transportation

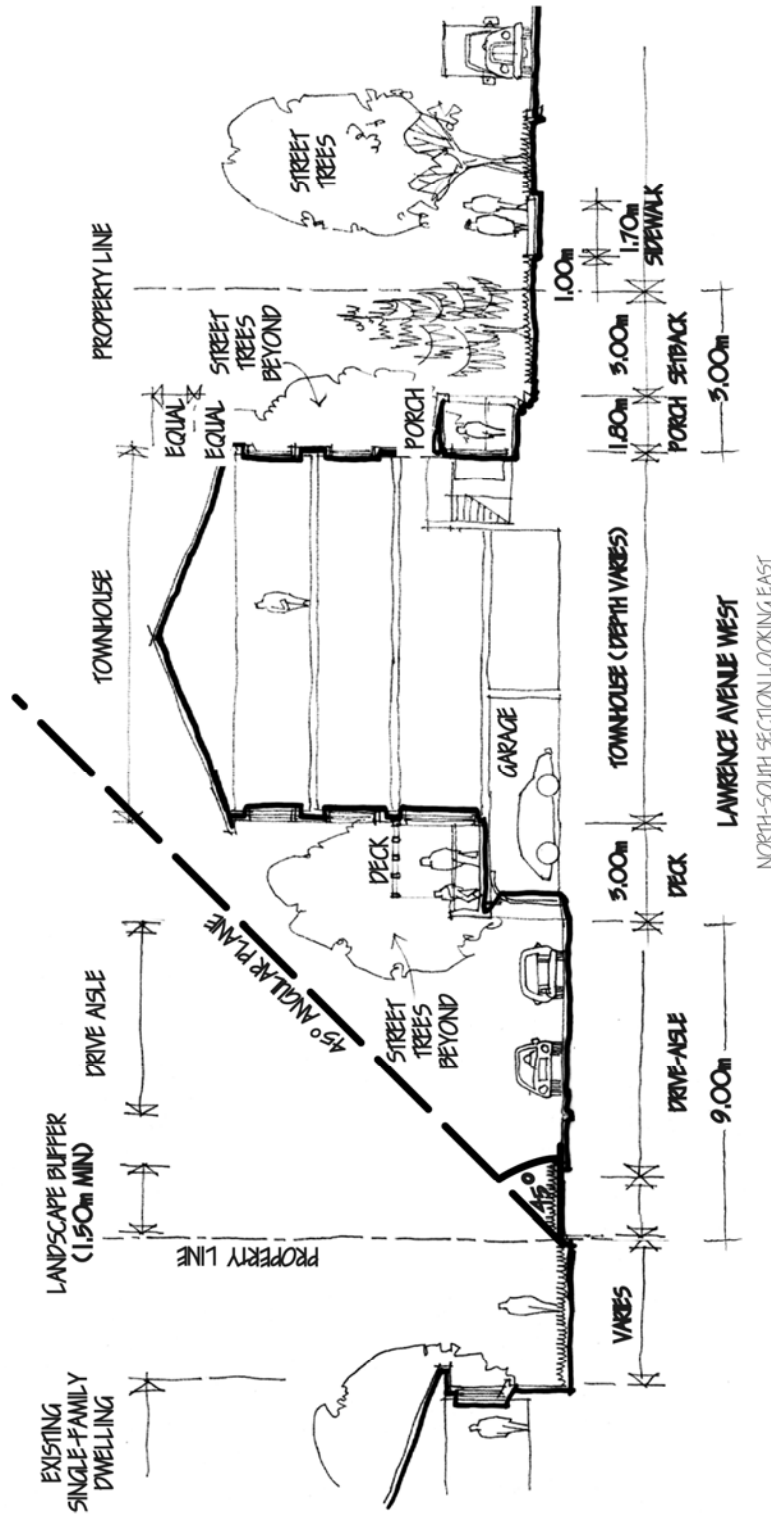




LAWRENCE AVENUE WEST

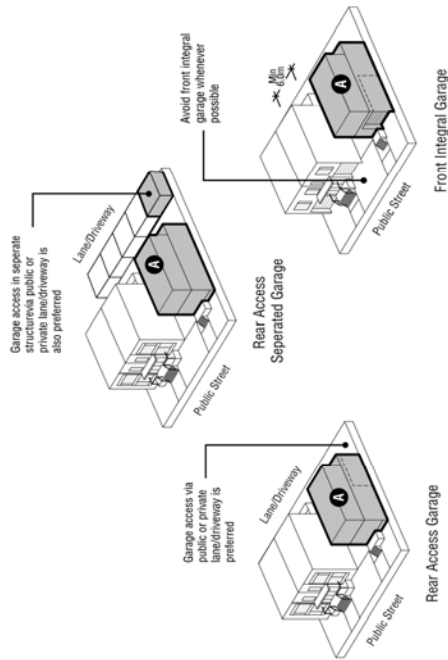
Conceptual Plan

Attachment 7: Conceptual Section



Conceptual Section

SINGLE DETACHED BUILDING



TYPICAL CHARACTERISTICS

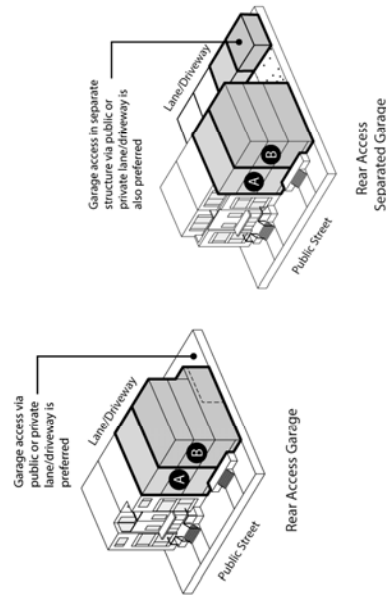
- 2 storeys
- Individual unit entrance with direct access to grade
- Distinct front and rear conditions
- Garage located at the rear or front

Maximum Potential Yield: 73
(Assumption: Minimum 7.5 metre lot frontage)



Single detached houses with garage located at the rear.

TOWNHOUSE



TYPICAL CHARACTERISTICS

- 2 to 4 storeys
- Shares side walls with neighbouring units
- Individual unit entrance with direct access to grade
- Distinct front and rear conditions
- Garage located at the rear

Maximum Potential Yield: 108
(Assumption: Minimum 4.2 metre wide units)

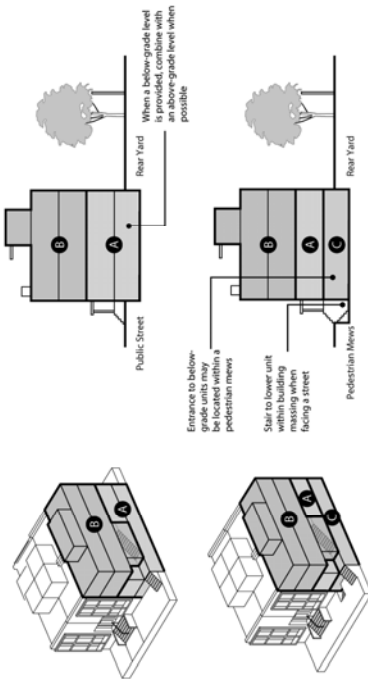


221 Glenpark Avenue Townhouses

Building Typology - Single Detached Building / Townhouse

Attachment 9: Building Typologies - Stacked Townhouse and Low-Rise Apartment Building

STACKED TOWNHOUSE



TYPICAL CHARACTERISTICS

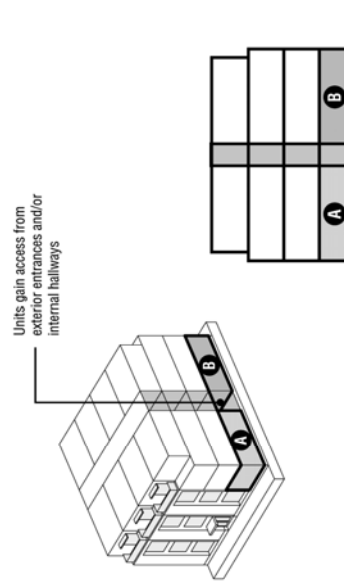
- 3 to 4 storeys
- Share side and back walls with units stacked vertically
- Individual unit entrances with direct access to grade from shared outside landing
- Distinct front and rear conditions
- Garage located underground or at the rear

Maximum Potential Yield: 216

(Assumption: Minimum 4.2 metre wide units)



LOW-RISE APARTMENT BUILDING



TYPICAL CHARACTERISTICS

- 3 to 4 storeys
- Multiple units stacked vertically and horizontally
- A shared main entrance and secondary accesses to units within the building
- Unit entrances accessed through internal corridors and vertical circulation
- Underground parking

Maximum Potential Yield: 336

(Assumption: Minimum 23 metre by 14 metre building footprints)



Building Typology - Stacked Townhouse / Low Rise Apartment Building

Attachment 10: Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands along the south side of Lawrence Avenue West generally between
Shermount Avenue in the west and Glenmount Street in the east and municipally known in
the year 2018 as:**

**543 to 565 Lawrence Avenue West and
579 to 633 Lawrence Avenue West.**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. **433** to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

ULLI S. WATKISS,
City Clerk

(Seal of the City)

AMENDMENT NO. 433 TO THE OFFICIAL PLAN

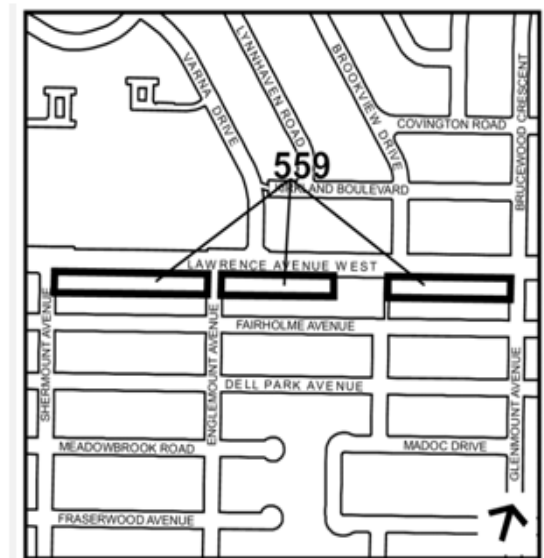
LANDS MUNICIPALLY KNOWN IN THE YEAR 2018 AS

- **543 to 565 Lawrence Avenue West and**
- **579 to 633 Lawrence Avenue West.**

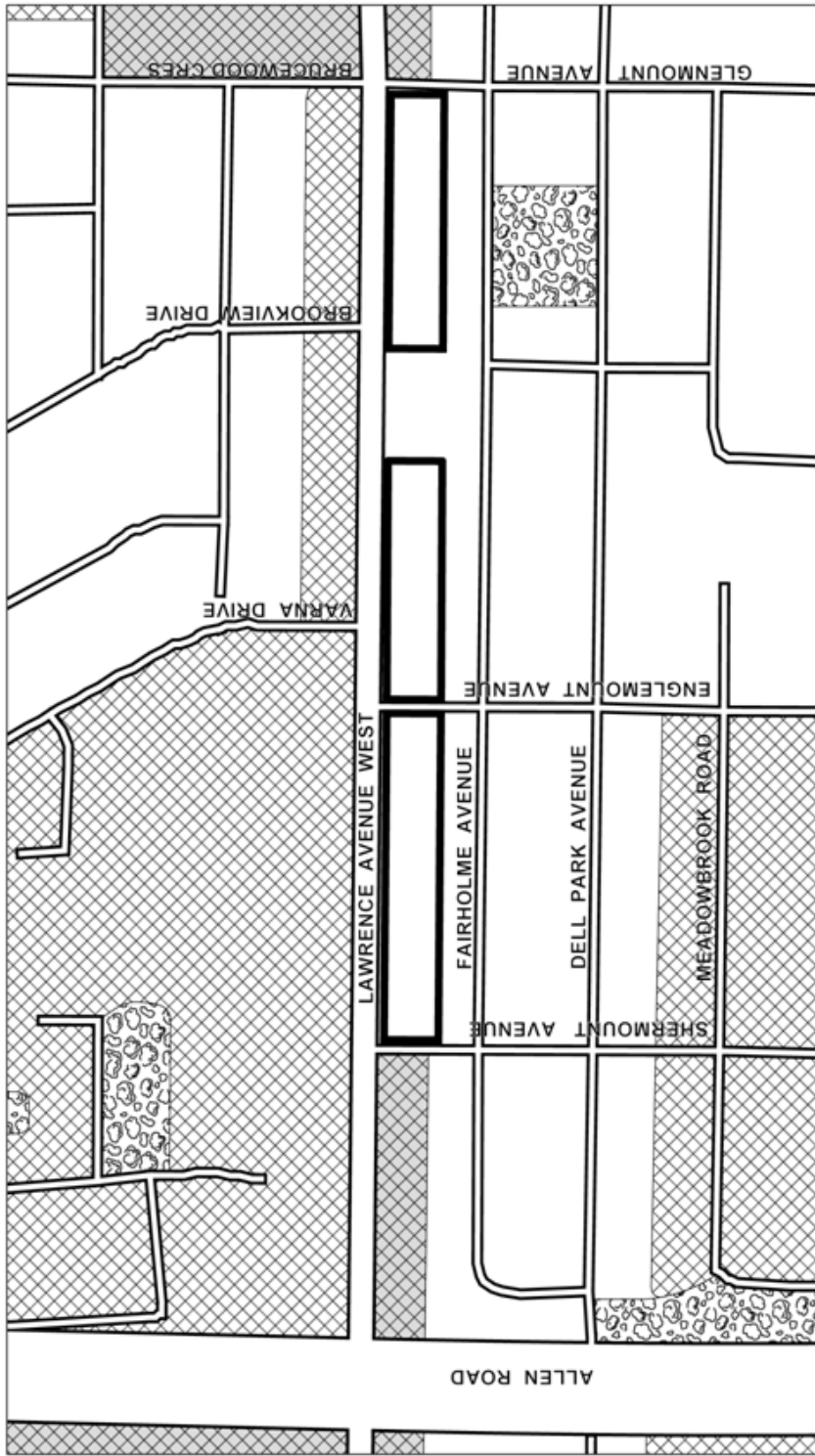
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 559 for lands known municipally in 2018 as 543-565 and 579-633 Lawrence Avenue West, and generally described as being along the south side of Lawrence Avenue West between Shermount Avenue in the west and Glenmount Avenue in the east, as follows:

"559. 543 to 565 and 579 to 633 Lawrence Avenue West









- a) Development is to create a vibrant and walkable Lawrence Avenue West, 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 *Neighbourhood* to the south.
 - b) Detached houses, semi-detached houses, duplexes, triplexes, various forms of townhouses and walk-up apartment buildings that are no higher than four storeys are permitted.
 - c) Development will be set back a minimum of 9 metres from the rear lot line.
 - d) Development will include a minimum of 3 metres of soft landscaping along a lot line abutting the *Neighbourhood* to the south.
 - e) Development should include breaks between buildings generally every 36 metres in order to provide access to the rear of properties and break-up the building massing.
 - f) Transition in scale will be provided to maintain natural light and views and ensure privacy, while minimizing overlook and shadows to neighbouring properties. No part of any building shall project into a 45 degree angular plane measured from the rear property line to the south.
 - g) Development should provide vehicular access to a site from a local street rather than Lawrence Avenue West, wherever possible. Where access from a local street is not possible, development should consolidate driveway/laneway access points to minimize curb cuts on Lawrence Avenue West.
 - h) Development will provide parking underground or at the rear of buildings wherever possible, and access will be encouraged through a shared driveway with a minimum width of 6 metres.
 - i) Surface parking areas should not be located within 3 metres of a lot line.
 - j) Parking garage ramps and garbage storage should be enclosed or incorporated into the interior of buildings wherever possible.
 - k) Transportation and servicing infrastructure will be required with development, where necessary. The use of Holding 'H' provisions in the Zoning By-law may be used where appropriate."
2. Map 28, Site and Area Specific Policies, is amended by adding the lands known municipally in 2018 as 543-565 and 579-633 Lawrence Avenue West shown on the map above as Site and Area Specific Policy No. 559.



543-565 & 579- 633 Lawrence Avenue West

Toronto
Official Plan Amendment # 433
 Revisions to Land Use Map 16 to Redesignate lands from XXX to XXX

File # 18 165146 NMY 15 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks

↑
 Not to Scale
 11/02/2018