

**4111-4113 Lawrence Avenue East - Rezoning
Application - Preliminary Report**

Date:	June 18, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 43 – Scarborough East
Reference Number:	08 165227 ESC 43 OZ

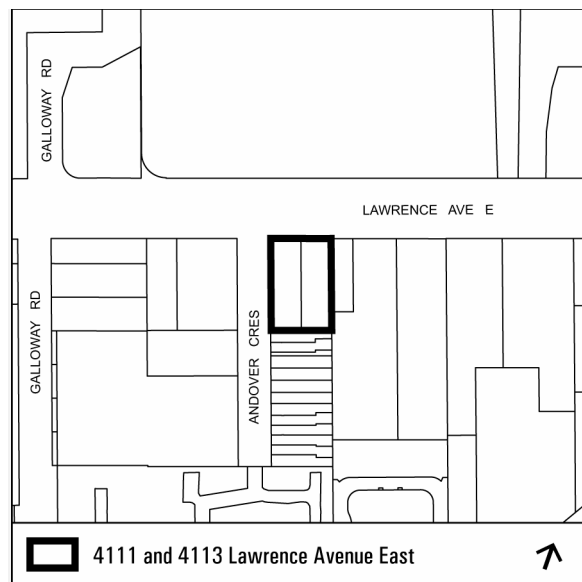
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to rezone the lands at 4111 and 4113 Lawrence Avenue East to permit the construction of a 10-storey mixed use development, consisting of ground floor commercial space and 68 residential dwelling units.

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

The application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information provided.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant proposes to rezone the subject lands to permit a 10-storey, mixed use development comprised of 434.9 square metres (4,681 square feet) of commercial uses on the ground floor and 68 residential dwelling units on the upper floors. The proposed residential units consist of bachelor, one bedroom and two bedroom units. The applicant advises that it is his intention to develop the project as a condominium.

The applicant is proposing a total of 93 parking spaces with 13 surface spaces and 80 spaces provided within a two level underground parking structure. Access to the site would be provided off Andover Crescent.

The applicant is also proposing a green roof and use of thermal and solar energy to help heat and cool the building.

Site and Surrounding Area

The site is approximately 2,036 square metres (21,921 square feet) in area. It has a frontage of 36.5 metres (119 feet) on Lawrence Avenue East and a depth of 55.6 metres (182 feet) on Andover Crescent. It is located at the southeast corner of Andover Crescent and Lawrence Avenue East.

The site currently consists of two properties, 4111 and 4113 Lawrence Avenue East. Both properties are rectangular and relatively flat. Each property contains a 1-storey single detached dwelling that would be demolished to facilitate the proposed development. There are currently three trees on the west side of the site along Andover Crescent and one tree at the north side of the site along Lawrence Avenue East.

North: There are two, 11-storey apartment buildings on the property directly to the north of the subject site.

South: 2-storey townhouses

East: Immediately to the east is a 1-storey single detached dwelling which is currently being used as an office for the Canadian Coptic Association. Further east on Lawrence Avenue there is a funeral home and a multi-tenant commercial building.

West: There is a daycare and child education centre on the southwest corner of Lawrence Avenue East and Andover Crescent.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. 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 subject lands are designated 'Mixed Use Areas' in the Toronto Official Plan. The Mixed Use Area designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks, open spaces and utilities.

In Mixed Use Areas, development proposals are evaluated to ensure that the new development will create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community; locate and mass new buildings to provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or a stepping down of heights; locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; provide an attractive, comfortable and safe pedestrian environment; take advantage of nearby transit services; provide good site access and circulation and an adequate supply of parking for residents and visitors; and, locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

Section 3.1 - The Built Environment - in the Official Plan recognises that new development should exhibit high quality architecture, landscape architecture and urban design. In accordance with the policies of this section, development proposals are evaluated to ensure that new development will be located and organized to fit with its existing and/or planned context; new development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact of the surrounding property and improve the safety and attractiveness of adjacent streets, parks and open spaces; new development will be massed to fit harmoniously into its existing and/or planned context, and will limit its impacts on neighbouring streets, parks, open spaces and properties; and, will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians by providing improvements to adjacent boulevards and sidewalks including street trees, lighting, and other street furniture and co-ordinated landscape improvements in setbacks to create attractive transitions from the private to public realms.

Zoning

The subject lands are zoned 'S'-Single Family Residential in the West Hill Community By-law No. 10327, as amended. Permitted uses within the Single Family Residential zone include: single family dwellings, group homes, and correctional group homes. Domestic or household arts and private home day care uses are also permitted provided they are ancillary to the main use.

Site Plan Control

The subject lands are not currently in a site plan control area. If the rezoning application is approved, site plan control will be applied to the site. A site plan control application has not been submitted to date. Staff will be requesting that a site plan control application be submitted to permit a full review of the applicant's proposal.

Tree Preservation

The site is subject to the City's Tree Preservation By-law. There are currently three trees on the west side of the site along Andover Crescent and one tree at the north side of the site along Lawrence Avenue East. Planning staff have requested the applicant submit an arborist report which will be reviewed by Urban Forestry staff.

Reasons for the Application

A rezoning application is required to change the zoning from 'S'-Single Family Residential to the appropriate zone category to permit the proposed 10-storey mixed use development and to establish the appropriate development standards.

COMMENTS

Issues to be Resolved

Land Use

The subject lands are currently occupied by two single family dwellings. Planning staff will be reviewing the application in order to determine if the proposed 10-storey mixed

use building is an appropriate use for the site, compatible with the surrounding area and consistent with the Official Plan.

Height and Massing

Planning staff will be reviewing the proposal to determine if the building height and massing are appropriate for the site and fit into the surrounding area. This will be evaluated in terms of the way the building respects the existing street proportion, the appropriate transition in scale to neighbouring existing and/or planned buildings and the limiting of any resulting shadowing of neighbouring streets and properties.

A sun/shade study has been requested for review by City staff to determine any shadow impact on nearby residential and commercial areas at various times of the day in different seasons.

Urban Design

It is appropriate to review this development in terms of its design, landscaping and its relationship to the surrounding area to ensure it is consistent with the built environment policies of the Official Plan. Planning staff have requested the applicant submit a landscape plan showing proposed landscaping on the site and in the adjacent public boulevard. The submission of a site plan control application has also been requested for this development. Planning staff will be pursuing a high quality of architecture, landscape architecture and urban design.

Traffic

A traffic study has been requested in order to assess the traffic impacts on the surrounding road network, in particular the intersection of Lawrence Avenue East and Andover Crescent and to assess whether the amount of parking/visitor parking proposed is adequate.

Storm Water Management / Site Servicing

A storm water management report and site servicing report have been requested. The reports will be reviewed to ensure that appropriate storm water management and site servicing can be provided for the proposed development.

Green Development Standard

The applicant is proposing a green roof and use of thermal and solar energy to help heat and cool the building.

Staff will be encouraging the applicant to review other sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

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

CONTACT

Alex Teixeira, Planner
Tel. No. 416-396-5279
Fax No. 416-396-4265
E-mail: ateixei@toronto.ca

SIGNATURE

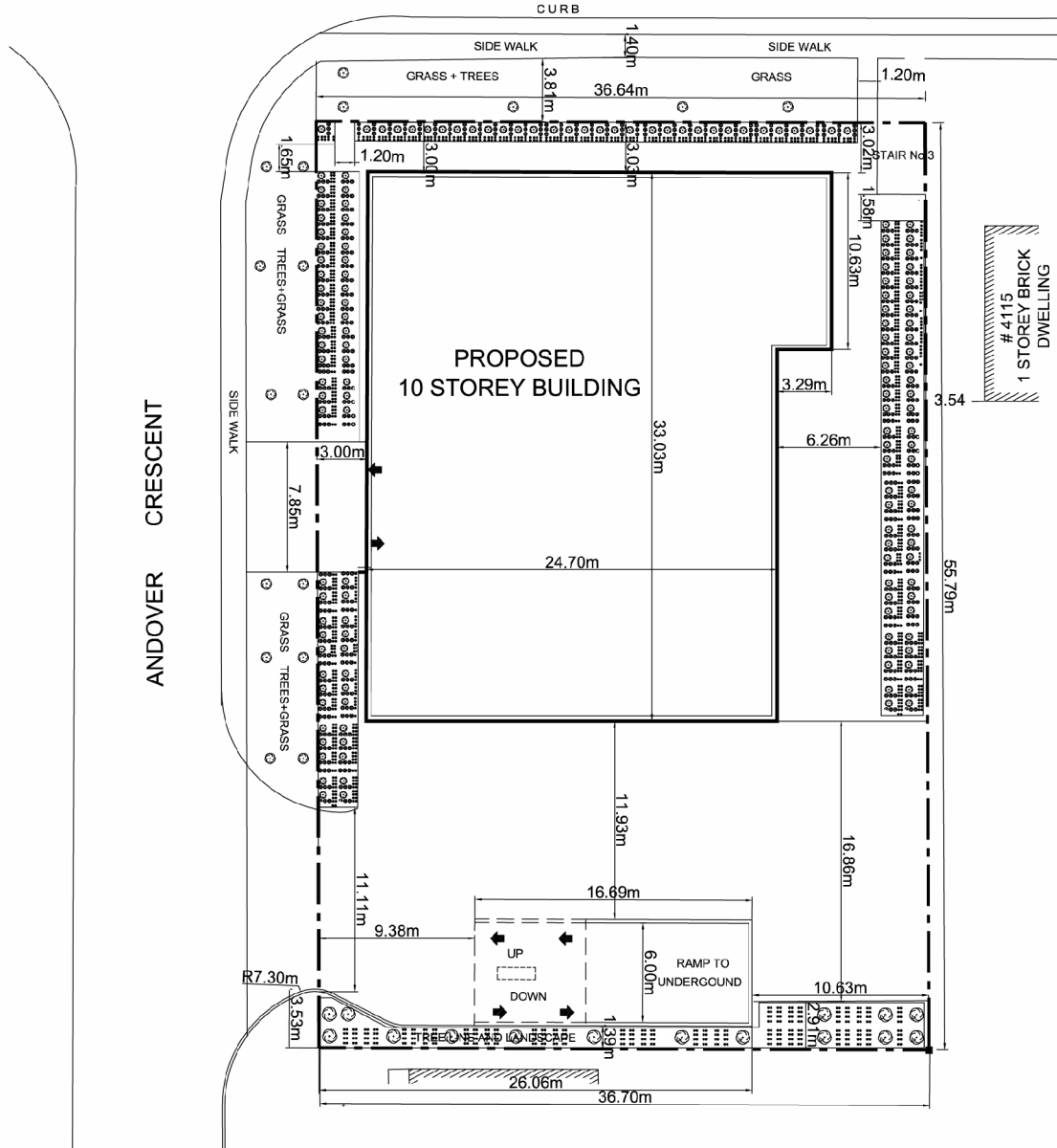
Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North and West Elevations
Attachment 3: South and East Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan

LAWRENCE AVENUE EAST



Site Plan

Applicant's Submitted Drawing

Not to Scale
06/10/08

4111 and 4113 Lawrence Avenue East

File # 08-165227 0Z

Attachment 2: North and West Elevations



North Elevation
(Lawrence Avenue East)



West Elevation
(Andover Crescent)

Elevation Plan

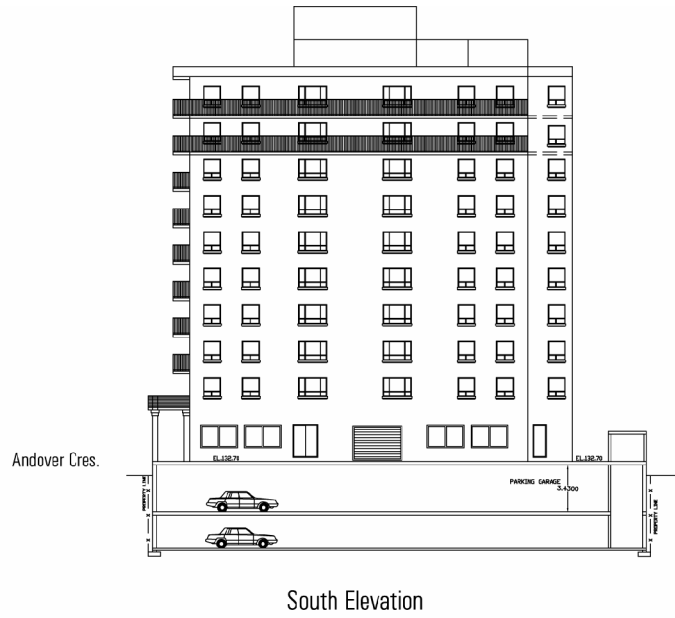
4111 and 4113 Lawrence Avenue East

Applicant's Submitted Drawing

Not to Scale
06/10/08

File # 08-165227 0Z

Attachment 3: South and East Elevations

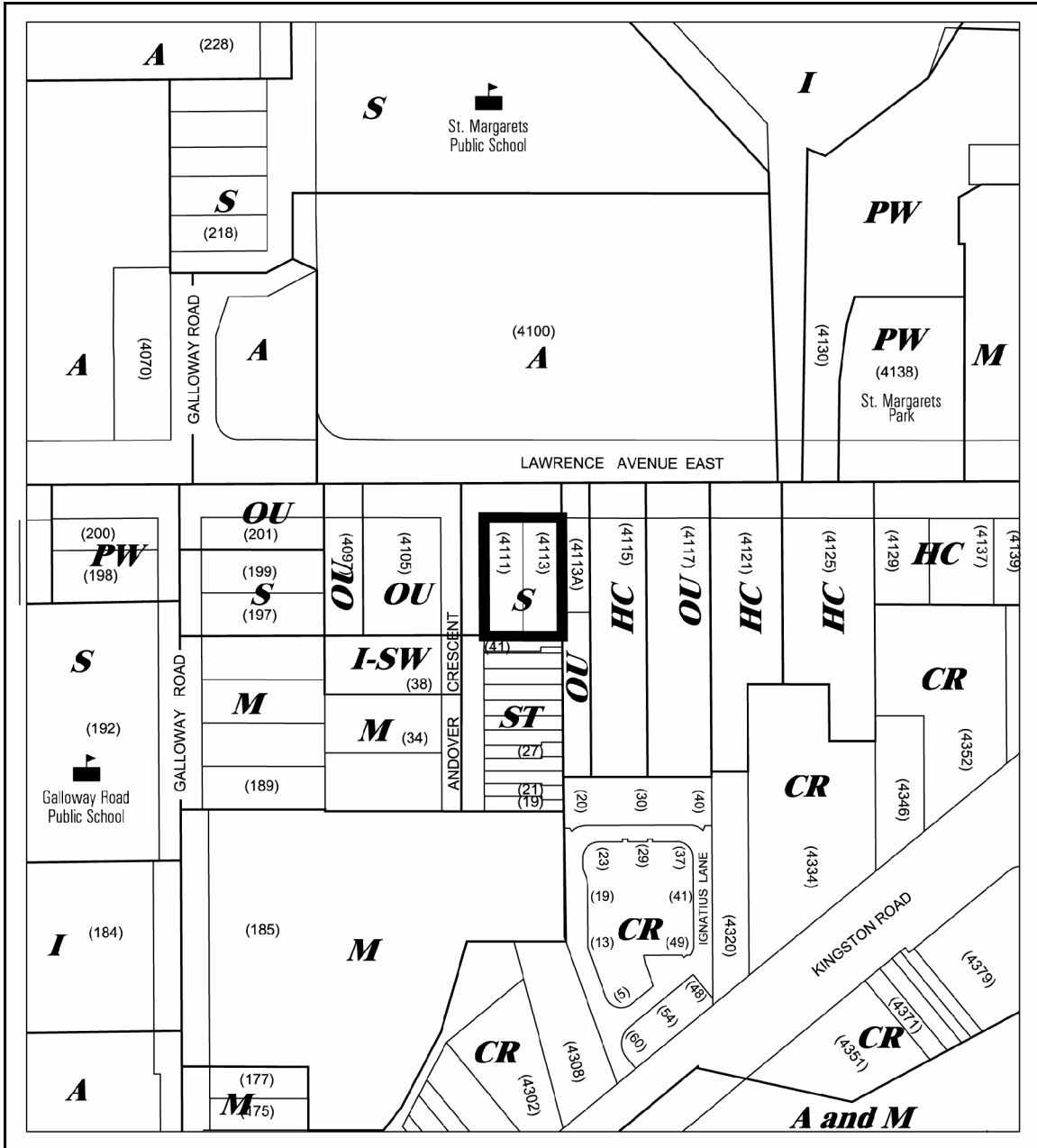


Elevation Plan
Applicant's Submitted Drawing
Not to Scale
06/10/08

4111 and 4113 Lawrence Avenue East

File # 08-165227 OZ

Attachment 4: Zoning



Toronto City Planning Division
Zoning

4111 and 4113 Lawrence Avenue East
 File # 08-165227 0Z

- | | | | |
|--|------------------------------------|--|----------------------------|
| S Single - Family Residential | CR Commercial / Residential | I-SW Institutional - Social Welfare | West Hill Community By-law |
| ST Street Townhouse Residential | HC Highway Commercial | PW Place(s) Of Worship | Not to Scale |
| M Multiple - Family Residential | OU Office Uses | | 06/10/08 |
| A Apartment Residential | I Institutional Uses | | |

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	08 165227 ESC 43 OZ
Details	Rezoning, Standard	Application Date:	June 3, 2008

Municipal Address: 4111 and 4113 LAWRENCE AVE E

Location Description: PL M600 LT13 **GRID E4306

Project Description: To permit a 10-storey, mixed use development comprised of 434.9 square metres (4,681 square feet) of commercial uses on the ground floor and 68 residential dwelling units on the upper floors. The proposed residential units consist of bachelor, one bedroom and two bedroom units.

Applicant:	Agent:	Architect:	Owner:
G D XIGGOROS			G D XIGGOROS

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	S-Single Family Residential	Historical Status:
Height Limit (m):		Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	2030.6	Height:	Storeys:	10	
Frontage (m):	36.57		Metres:	33.2	
Depth (m):	55.64				
Total Ground Floor Area (sq. m):	849				Total
Total Residential GFA (sq. m):	6039.71		Parking Spaces:	93	
Total Non-Residential GFA (sq. m):	849		Loading Docks	1	
Total GFA (sq. m):	6888.71				
Lot Coverage Ratio (%):	12.32				
Floor Space Index:	3.39				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	6039.71	0
Bachelor:	23	Retail GFA (sq. m):	300.46	0
1 Bedroom:	11	Office GFA (sq. m):	134.46	0
2 Bedroom:	34	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	414.08	0
Total Units:	68			

CONTACT:	PLANNER NAME:	Alex Teixeira, Planner
	TELEPHONE:	416-396-5279