

## **Final Report - 2180 Lawrence Avenue East – Zoning Amendment**

Date: March 23, 2021

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 21 - Scarborough Centre

**Planning Application Number:** 19 262428 ESC 21 OZ

### **SUMMARY**

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This application proposes to amend current site specific zoning by-law provisions for the property at 2180 Lawrence Avenue East (see Attachment 1: Location Map) to increase the number of permitted dwelling units from 286 dwelling units, as previously approved by Council at its meeting on July 27, 2018, to 429 units, together with related adjustments to certain development standards.

The 21-storey apartment building on Lawrence Avenue East ("Building A") and 7-storey apartment building on Birchmount Road ("Building B") previously approved in 2018 would be retained with generally consistent building forms, gross floor area, heights and massing. The previous number of stacked townhouse units in three blocks interior to the site would now be reduced to two blocks only. Overall proposed gross floor area remains largely unchanged, with the increased number of dwelling unit achieved through an approximate one-third reduction in average unit sizes, and altering the overall mix of units previously proposed including the introduction of 25% of the (non-townhouse) units as new 'studio' (i.e. 'bachelor') apartments. Previously approved retail commercial floor space would also now be utilized for residential purposes only.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Staff have considered the application within the context of applicable Official Plan policies and the City's Tall Building Guidelines, as well as the Avenue and Mid-rise Building Guidelines. The proposal responds to the distinct characteristics of the site, deploying the proposed density in appropriate building types that are compatible with adjacent and nearby land uses.

This report reviews and recommends approval of the application to amend the Zoning By-law.

## RECOMMENDATIONS

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The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 2180 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 to the report dated March 23, 2021 from the Director, Community Planning, Scarborough District.
2. City Council amend the City of Scarborough Wexford Community Zoning By-law 9511, as amended, for the lands at 2180 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report dated March 23, 2021 from the Director, Community Planning, Scarborough District.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into and register on title an amending agreement pursuant to Section 37 of the Planning Act to secure the following additional facilities, services and matters at the owner's expense:
  - a. Prior to issuance of an above grade building permit, other than a building permit for a temporary sales office, the owner shall pay to the City a cash payment of seven hundred thousand dollars (\$700,000.00) to be allocated towards the provision of new affordable housing and/or the Toronto Community Housing Corporation revolving capital fund for repairs to Toronto Community Housing Corporation housing in the local Ward, at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the local Ward Councillor;
  - b. The financial contribution identified in subsection a. above shall be indexed upwardly from the date of execution of the Section 37 Agreement to the date the payment is made in accordance with the residential Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18- 10-0135-01, or its successor;
  - c. In the event the cash contribution referred to in subsection a. has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
  - d. The amending agreement shall reflect and maintain all prior Council-approved commitments (with the exception of subsection e. below), relating to

improvements to McGregor Park Public Library and Birchmount Hub, provision of on-site public art, commitment to Tier 1 performance measures of the Toronto Green Standard, and provision of a Privately Owned Publicly-accessible (POPS) space on site;

e. The amending agreement shall also redirect the previously committed \$90,000 (as allocated to a rubberized surface installation at Maidavale Park and to have been collected upon the effective date of the 2018 zoning amendments), to now be used for park and/or playground improvements in the vicinity of the development and to be collected at the building permit stage.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

## **DECISION HISTORY**

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City Council on July 27, 2018 approved Zoning By-law Amendment Application No. 17 274213 ESC 37 OZ and enacted By-law Nos. 1137-2018 and 1138-2018 to rezone the subject property to Commercial Residential (CR) permitting 286 dwelling units overall in a 21-storey apartment Building A at the northeast corner of Lawrence Avenue East and Birchmount Road (maximum 156 apartment units and 564 square metres of ground floor retail space); a 7-storey mid-rise apartment Building B along Birchmount Road (maximum 66 units); 3 blocks of stacked townhouses (maximum 64 units) and a new 500 square metre public park to be dedicated at the north-east corner of the site on Dulverton Road. The Final Report from the Director, Community Planning, Scarborough District in this regard dated June 26, 2018, and the City Council decision can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC32.4>

A Preliminary Report from the Director, Community Planning, Scarborough District dated January 14, 2020 on the subject application seeking to increase the permitted residential density was adopted by Scarborough Community Council on February 5, 2020. Staff were directed to process the application and undertake usual community consultation. The Preliminary Report and Community Council decision can be viewed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.SC13.3>

## **PROPOSAL**

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This application proposes to amend current zoning by-law provisions for the property at 2180 Lawrence Avenue East (see Attachment 1: Location Map) to permit an increase from 286 dwelling units previously approved in 2018 to 429 units as follows: 282 units in a 21-storey apartment Building A on Lawrence Avenue East (previously 156 units), 102

units in a 7-storey apartment Building B on Birchmount Road (previously 66 units), and two blocks of townhouse units (24 and 21 units) interior to the site (whereas the previous approvals provided for 64 townhouse units in blocks). The current proposal maintains the overall combined Floor Space Index ("FSI") of 2.5 times the site area as previously approved

A total of 429 resident and 67 visitor parking spaces are proposed in 4 levels of underground parking. Vehicular and loading access will continue to be provided via a single driveway from Dulverton Road, opposite Beacon Road.

The Open Space (O) zoned 500 square metre new public park to be dedicated on the north-east portion of the site on Dulverton Road, as well as the previously proposed 395 square metre Privately Owned Public Space (POPS) space previously proposed on Lawrence Avenue East, on the east side of Building A, will continue to be provided as well.

For further information refer to Attachments 6 and 7 for 3D Models of the Proposal in Context, Attachment 8: Site Plan, and Attachments 9 to 12 for the building Elevations plans. Further detailed project information is found on the City's Application Information Centre (AIC) at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

### **Site and Surrounding Area**

The subject 9,484 square metre site is located at the northeast corner of Lawrence Avenue East and Birchmount Road within the Dorset Park Community, approximately 1.1 kilometres west of the Lawrence East Scarborough Rapid Transit station. The rectangular site is generally level with landscaping strips of varying widths along the property boundaries. The site has frontages on Lawrence Avenue East (approximately 109.7 metres), Birchmount Road (approximately 84.9 metres) and Dulverton Road (approximately 121.5 metres).

The subject site was previously occupied by a Chrysler car dealership. There is currently construction hoarding along all frontages of the subject site.

Surrounding uses include:

**North:** On the north side of Dulverton Road immediately opposite the subject site are four single-detached 1-storey dwellings with attached garages and front yard landscaping (2, 4, 12 and 14 Dulverton Road). North of Dulverton Road within the Dorset Park Community is an established residential neighbourhood comprising predominantly 1-storey detached dwellings, with building heights increasing to 1½ to 2-storeys generally north of Merryfield Drive. On the west side of Birchmount Road north of Dulverton Road are employment uses.

**South:** Immediately opposite the subject site on the south-east corner of Lawrence Avenue East and Birchmount Road is a 1 and 2-storey commercial plaza with surface parking areas directly adjacent to both streets (2157-2183 Lawrence Avenue East). To

the south of this plaza on the east side of Birchmount Road is a 6-storey residential apartment building (1255 Birchmount Road), two 2½-storey low-rise apartment buildings (1245 and 1243 Birchmount Road), with 1-storey single-detached dwellings beyond. East of the corner plaza on the south side of Lawrence Avenue East is a 12-storey apartment building (2185 Lawrence Avenue East), with McGregor Park Public Library, McGregor Park Community Centre and Winston Churchill Collegiate Institute beyond (2219, 2231 and 2239 Lawrence Avenue East respectively).

**East:** To the immediate east of the subject site on the north side of Lawrence Avenue East is a townhouse complex (2190 Lawrence Avenue East) consisting of three 2-storey back-to-back townhouse blocks. To the east of this complex is a separate block of 2-storey townhouse units fronting onto Canlish Road (10 Canlish Road), and beyond this a third townhouse complex (15 Canlish Road) consisting of 7 blocks of two-storey townhouse units. Further east are St. Lawrence Martyr Church (2210 Lawrence Avenue East) and St. Lawrence Catholic School (2216 Lawrence Avenue East), with 5 to 7-storey apartment buildings beyond.

**West:** At the south-west corner of Lawrence Avenue East and Birchmount Road is a 12-storey mixed use apartment building (2155 Lawrence Avenue East) owned and operated by the Aldebrain Attendant Care Support Services of Toronto. West of this building on the south side of Lawrence Avenue East are two 1-storey retail outlet stores (2135 and 2139 Lawrence Avenue East), with additional retail uses beyond.

At the north-west corner of Lawrence Avenue East and Birchmount Road, is a one-storey Scotiabank building (2154 Lawrence Avenue East). To the west of this is the VHL Developments (215) Inc. site at 2150 Lawrence Avenue East recently redeveloped with 14, 17 and 19-storey apartment buildings, with a 4-storey office building and auto-related businesses beyond.

### **Reasons for Application**

The application to amend the zoning by-laws does not seek to substantially alter or expand current land use permissions, but is required to permit the proposed increase in the number of permitted dwelling units by type and to adjust certain performance standards resulting from the current owner's proposed revisions to the site plan as previously proposed in 2018.

## **APPLICATION BACKGROUND**

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### **Application Submission Requirements**

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

- Planning Rationale;
- Site, Architectural, Landscaping and Sun/Shadow Plans;
- Pedestrian Level Wind Study;
- Draft Zoning By-law Amendments;
- Functional Servicing and Stormwater Management Report;

- Geotechnical Investigation;
- Hydrogeological Report;
- Preliminary Grading and Servicing Plans;
- Toronto Green Standard Checklist and Template;
- Arborist Report and Tree Preservation Plan; and
- Transportation Impact Study.

The materials can be viewed through the Application Information Centre (AIC) link noted above.

A Notification of Complete Application was issued on January 8, 2020.

### **Agency Circulation Outcomes**

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

### **Community Consultation**

A Community Consultation Meeting to consult with area residents on the proposed rezoning of the subject site was originally scheduled for March 30, 2020 at McGregor Park Library. This meeting was cancelled due to the Covid outbreak and City shut-down at that time. A virtual Community Consultation Meeting was then conducted on November 23, 2020. The meeting was attended by the Ward Councillor, the applicants, City Planning staff and approximately 10 members of the public.

Notice for the meeting was provided to landowners and residents within 120 metres of the subject site. Results of the public consultation are summarized in the Comments section of this Report.

## **POLICY CONSIDERATIONS**

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### **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 (2020)**

The Provincial Policy Statement (2020) (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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

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 4.6 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 with 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 with Provincial Plans.

## **Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2020), 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 (2020) 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 with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Toronto Official Plan**

This application has been reviewed against the policies of the City of Toronto Official Plan as discussed further below.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

### **Chapter 2 - Shaping the City**

Section 2.2 Structuring Growth in the City: Integrating Land Use and Transportation: The Official Plan states that future growth within Toronto will be steered to areas which are well served by transit, the existing road network and which have a number of properties with redevelopment potential. Growth areas in the City are locations where good transit access can be provided along bus and rapid transit routes. Areas that can best accommodate this growth are shown on Map 2 of the Official Plan. Map 2 designates Lawrence Avenue East from Victoria Park Avenue to east of Birchmount Road as an *Avenue*.



Section 2.2.3 Avenues: Reurbanizing Arterial Corridors: The Official Plan recognizes that the *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. The *Avenues* will be transformed incrementally, and these changes to benefit new and established community residents may be gradually implemented as funding and opportunities present themselves and development proceeds.

Each *Avenue* is different in terms of lot sizes and configuration, street width, existing uses, neighbouring uses, transit service and streetscape potential, with no “one size fits all” program for reurbanizing the *Avenues*. A framework for change will be tailored to the situation of each *Avenue* through a local *Avenue* Study that will contain a vision and an implementation plan to show:

- how the streetscape and pedestrian environment can be improved;
- where public open space can be created and existing parks improved;
- where trees should be planted; and
- how use of the road allowance can be optimized and transit service enhanced.

The subject property was considered as part of the Lawrence Avenue East *Avenue* Study initiated in 2006, the recommendations of which, including comprehensive implementing rezoning, were approved by City Council in October 2008.

### **Chapter 3 - Building a Successful City**

Section 3.1.1 The Public Realm: The Official Plan recognizes the essential role the City's streets, open spaces, parks, ravines, natural areas and other key public assets play in creating a great city. The policies are designed to ensure that a high standard is achieved through urban design, landscaping, and architecture for both public and private development and works. Public Realm policies also provide for new streets to be public; new development blocks to be appropriately sized; and parks and open spaces to be well designed and appropriately located.

Section 3.1.2 Built Form: The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies identified above, new development will also be massed to define the edge of streets, parks and open spaces to ensure adequate access to sky views for the proposed and future uses. New development will provide public amenity, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

Section 3.1.3 Built Form – Tall Buildings: The Official Plan notes that the City's taller buildings come with larger civic responsibilities and obligations than other buildings. Tall buildings will contribute to and reinforce the overall City structure, including its relationship to its existing and/or planned context and the provision of high quality, comfortable and usable publicly accessible open space areas. This section of the Plan provides direction respecting Tall Buildings, addressing key urban design considerations, including:

- meeting the built form principles of the Official Plan;
- demonstrating how the proposed buildings and site designs will contribute to and reinforce the overall City structure;
- demonstrating how the proposed buildings and site designs relate to the existing and/or planned context;
- taking into account the relationship of the topography and other tall buildings; and
- providing high quality, comfortable and usable publically accessible open space areas.

Section 3.1.4 Public Art: The Official Plan recognizes the importance of Public Art to reflect the City's cultural diversity and history. Public art is encouraged to be included in all significant private sector developments.

Section 3.2.2 Community Services and Facilities: The Official Plan states that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change, and will be informed through the preparation of a community services strategy. The inclusion of community service facilities are encouraged in all significant private sector development.

## **Chapter 4- Land Use Designations**

The subject property is designated *Mixed Use Areas* on Map 20 – Land Use Map of the Official Plan (see Attachment 2: Official Plan Land Use Map). The *Mixed Use Areas* designation provides for a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks, open spaces and utilities. The policies of this land use designation include development criteria which direct, in part, that new development:

- create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale by providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;

- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods;
- 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; and
- provide an attractive, comfortable and safe pedestrian environment.

## **Chapter 5 - Implementation: Making Things Happen**

The Official Plan provides for the use of Section 37 of the *Planning Act* to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan. The Section 37 community benefits are capital facilities and/or cash contributions toward specific capital facilities, above and beyond those that would otherwise be provided under provisions of the *Planning Act* or the Development Charges Act or other statute. Section 37 may be used, irrespective of the size of the project or increase in height and/or density as a mechanism to secure facilities required to support development.

Planning staff note that Section 37 of the *Planning Act* has been amended and replaced with the new Community Benefits Charge regime. The new regime, while in place in legislation, provides for a transition period. The continued use of the Section 37 density bonusing framework remains in place and will be utilized where applicable until the City passes a Community Benefit Charge by-law.

### **Zoning**

As first introduced pursuant to the Lawrence Avenue East *Avenue Study* and further amended in 2018, the subject property generally remains subject to two Commercial Residential (CR) zones under Zoning By-law No. 569-2013, as amended. As shown on Attachment 3: Existing Zoning By-law Map, the southerly approximately two-thirds of the site is zoned CR 3.0 (c3.0; r2.5) SS2 (x152), the northerly approximately one-third of the site is zoned CR 1.0 (c1.0; r1.0) SS2 (x152), with the north-easterly portion of the site zoned Open Space (O).

The above zoning provisions designations would remain unaltered under the subject rezoning application, although specific revisions to Exception 152 will be required to accommodate the current proposal as discussed further in this report.

### **Tall Building Design Guidelines**

On May 8, 2013, City Council adopted the updated city-wide Tall Building Design Guidelines. The Guidelines integrate and build upon previous Council-adopted tall building guidelines and establish a unified set of performance measures for the evaluation of all tall building development applications city-wide.

The Tall Building Design Guidelines update and replace the “Design Criteria for the Review of Tall Building Proposals” (2006), as well as consolidate and substantially

replace the “Downtown Tall Buildings Vision and Performance Standards Design Guidelines” (2012). The link to the guidelines is here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/tall-buildings/>

### **Mid-rise Buildings Performance Standards**

City Council adopted Mid-Rise Building Performance Standards in 2010 and an Addendum to these Standards in 2016, which are to be used together during the evaluation of mid-rise development applications in locations where the Performance Standards are applicable. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and sky view, pedestrian realm conditions, and transition to *Neighbourhoods, Parks and Open Space Areas*. The link to the guidelines is here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>

### **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/>

### **Growing Up: Planning for Children in New Vertical Communities**

In July 2020, Toronto City Council adopted the Growing Up: Planning for Children in New Vertical Communities 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 of 20 or more residential units. The objective of the Growing Up Guidelines is to consider the needs of children and youth in the design and planning of vertical neighbourhoods which in turn, will enhance the range and provision of housing for households across Toronto. Implementation of the Guidelines also presents the opportunity to address housing needs for other groups, including roommates forming non-family households, multi-generational households and seniors who wish to age-in-place. This will increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale.

The Report from the Chief Planner on the Growing Up Guidelines can be found here:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148361.pdf>

The Growing Up Guidelines (2020) are available at:

## **Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings**

The City of Toronto has completed the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings. The purpose of this document is to guide new developments in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm, and provide needed pet amenities for high density residential communities. These Guidelines are to be used by the development industry in the preparation of development applications, by architects to inform the size, location and layout of pet friendly facilities, and by city staff in the various stages of development application review to identify best practices and help inform decisions that will support pet friendly environments.

The Guidelines are to be used in conjunction with other policies and guidelines. They are not intended to be prescriptive, but rather are intended to provide an additional degree of information. All residents, both pet-owners and non-pet-owners, will benefit from the Guidelines as they encourage design that demonstrate considerations for pets and reduces the impact that they have on our parks, open spaces and the environment. The Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings are available at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/bird-friendly-guidelines/>

## **Site Plan Control**

The property is subject to Site Plan Control, and application 16 242481 ESC 37 SA in this regard was filed by the previous owner of the subject lands in support of the development proposal approved through rezoning in 2018. The application, which has remained under active review by city staff since that time, and has now been assumed and revised by the current owner of the property to reflect the current development proposal discussed in this report. This site plan application will continue under further review based on the design adjustments now proposed through the subject rezoning application.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan (2020) as follows:

In accordance with Policy 1.1.3.3, the subject site is appropriately located for intensification as it is within an existing settlement area that can accommodate growth and is served by existing infrastructure and transit. The application will provide an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, by introducing stacked townhouses and additional apartment units on the site (Section 1.4.1). It also

promotes healthy and active communities through the provision of new park land and open space (Section 1.5.1).

Policy 1.6.7.4 of the PPS (2020) promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation. The proposal is consistent with this policy direction as the proposed land use and density provides a compact built form that supports an efficient use of land in proximity to existing transit infrastructure (TTC bus routes on Lawrence Avenue East and Birchmount Road, and the current Lawrence East Scarborough Rapid Transit station approximately 1.1 kilometres to the east).

The proposal conforms to the Growth Plan (2020) as it accommodates new growth within the built up areas of the community through intensification. Policy 2.2.1.4 of the Growth Plan provides direction on the achievement of complete communities setting out objectives for a mix of land uses, a range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. Convenient access to a range of transportation options, public service facilities, and open spaces and recreational facilities is also highlighted as a key component of complete communities along with the development of high quality, compact built form and an attractive and vibrant public realm.

The proposed residential density increase further intensifies an underutilized site that is served by existing bus transit infrastructure. The proposal provides a high quality compact built form which includes tall, mid-rise and townhouse/low-rise building forms, together with new public park space together on one site. The proposal supports an efficient use of land, and provides a pedestrian-friendly community by improving the streetscape on the three adjacent streets and providing a new mid-block POPS space on Lawrence Avenue East providing for public pedestrian connection to the residential neighbourhood north of Dulverton Road.

## **Land Use**

This application has been reviewed against the Official Plan policies described in the Policy Considerations section of the Report as well as the policies of the Toronto Official Plan as a whole. Planning staff conclude, having regard to the existing and planned context for the subject property and the surrounding area, and consistent with similar conclusions reached in 2018 on the previous rezoning application, that the residential density increase now proposed represents appropriate intensification of use on the subject lands and can be supported by staff.

## **Density, Height, Massing**

The proposed building heights and massing continue to be generally consistent with that determined by Council to be acceptable through rezoning in 2018. Given the existing and the planned context for the subject property and the surrounding area, as well as the proposed development density increase, building forms and heights (having regard to applicable Design Guidelines for the three building type forms proposed, including floor plate limits and angular plan requirements), the proposed increased

number of smaller units overall continues to be appropriate and can be supported by staff.

### **Sun, Shadow, Wind**

The applicant's updated Sun/Shadow and Pedestrian Level Wind Studies indicate that resulting conditions from the proposed development, consistent with the previously approved development, will continue to be acceptable. Staff will continue to investigate wind conditions for the proposed outdoor amenity spaces through the Site Plan Approval process.

### **Traffic Impact, Access, Parking**

Consistent with the previous development proposal approved in 2018, the current application maintains a single access driveway from Dulverton Road (opposite Beacon Road). Provisions for installation of traffic signals at the Birchmount Road/Dulverton Road intersection were previously secured through the 2018 rezoning approval. The underground parking garage has been enlarged to provide the additional parking spaces required to meet the minimum parking requirements as approved in the 2018 site specific Zoning By-law.

### **Road Widening**

As was the case in 2018, no road widening dedications along the Lawrence Avenue East or Birchmount Road frontages of the subject site are required to achieve the planned rights-of-way for these streets as indicated on Map 3 of the Official Plan. Some adjustments to the existing corner roundings at the Lawrence/Birchmount and Birchmount/Dulverton may be required, which can be secured as necessary through the Site Plan Approval process.

### **Servicing**

Engineering and Construction Services advise that the existing municipal infrastructure is adequate to accommodate the storm water runoff, sanitary flow and water supply demand resulting from the modified development now proposed, and are satisfied that the site can be adequately serviced. Further detailed requirements relating to the alterations to the public right-of-way (i.e. sidewalk widenings), Fire Services and Solid Waste Management requirements, and site servicing can be adequately addressed through the Site Plan Approval process.

### **Housing Issues**

The current rezoning application to permit 429 dwelling units represents a 50% increase over the 286 dwelling units approved in 2018. While the number of proposed townhouse units has been reduced as noted above, the number of apartment units permitted in Building A is proposed to be increased by approximately 81%, from 156 dwelling units under current zoning permissions to 282 units. Similarly, Building B is proposed to be increased by approximately 54.5%, from 66 dwelling units under current zoning permissions to 102 units.

Such increased number of apartment units within similar general heights, gross floor areas and massing as the two apartment buildings previously approved, is proposed to be achieved through a combination of reduced unit sizes overall and a modified unit mix. This includes the introduction of 98 new 'studio' (i.e. 'bachelor) apartments, representing approximately 25.5% of the 384 apartment units now proposed in the two buildings, with such units having an average size of approximately 32.4 square metres. Similarly, one-bedroom units would be increased, from 71 units (32% of all apartment units) in 2018 to 169 units (approximately 44% of all apartment units).

The 130 two-bedroom apartment units (approximately 54.5% of all apartment units) proposed in 2018 would be reduced to 118 such units are currently proposed (33% of all apartment units). Similarly, where 21 three-bedroom units (approximately 9.5% of all apartment units) were proposed in 2018, 7 such units (1.8% of all apartment units) are currently proposed.

On an overall residential gross floor area basis, the 286 dwelling units proposed in 2018 had an overall average floor area of 81.6 square metres per unit. The average size per unit under the current application floor would now be 54.7 square metres per unit, representing an approximately one-third reduction in average size.

The applicant submits that such unit size reductions would ensure that 100% of the proposed dwelling units can be marketed and sold well below the City's affordability thresholds for ownership units by unit type. While the applicant is not otherwise prepared to enter formal contractual arrangements with the City to secure such unit affordabilities within this development under either Section 37 of the *Planning Act* or other agreements, the owner is prepared to contribute cash-in-lieu of affordable housing under Section 37 as discussed further below.

### **Open Space/Parkland**

Council in 2018 previously accepted the provision of a 500 square metre public park dedication on the north-east portion of the site, with the remaining required 430 square metre parkland dedication shortfall under the Toronto Municipal Code to be provided as cash-in-lieu. With approval of the subject application, the required cash-in lieu payment, will increase slightly to approximately 448 square metres.

### **Privately-Owned Publicly Accessible Open Space (POPS)**

Previous commitments for the provision of an approximately 395 square meter secured Privately-owned Publicly Accessible Open Space (POPS) in the proposed development will remain in place unchanged pursuant to the provisions of Section 37 agreement secured in 2018. The final design and construction of the POPS space and walkway will continue to be secured through the Site Plan Control approval process.

### **Tree Preservation**

All requirements relating to tree protection and removals as detailed in the June 2018 Final Report of the Director, Community Planning, Scarborough District, remain



unaltered under the current rezoning proposal, and will continue to be addressed through the Site Plan control approval process.

### **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. Commitment to achieving Tier 1 performance measures in this development has already been secured through the 2018 Section 37 agreement and will be maintained in the required amending Section 37 agreement discussed further below.

### **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. 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.

As required through the previous rezoning and Section 37 agreement in 2018, a total of \$145,000 for capital upgrades/improvements (such as but not limited to upgraded washrooms and air circulation equipment) to McGregor Park Toronto Public Library at 2219 Lawrence Avenue East, as well as \$15,000 for capital upgrades/improvements to the Birchmount Hub, were secured. The commitments will be maintained in the required amending Section 37 agreement discussed further below.

### **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*. While the proposed development exceeds the dwelling unit density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The community benefits previously secured under the existing Section 37 Agreement are as follows:

Upon the effective date of the zoning by-law amendment in 2018, a contribution of \$90,000 to be used by Parks, Forestry and Recreation Services Division for the installation of a rubberized surface during playground reconstruction then underway at Maidavale Park.

The following monies are to be collected prior to issuance of the first above-ground building permit:

- i. \$145,000 for capital upgrades/improvements (such as but not limited to upgraded washrooms and air circulation equipment) to McGregor Park Toronto Public Library at 2219 Lawrence Avenue East;
- ii. \$15,000 for capital upgrades/improvements to the Birchmount Hub; and
- iii. \$250,000 for the provision of an on-site public art installation at the north-east corner of Lawrence Avenue East.

Also secured under the 2018 agreement as a matter of legal convenience were:

- Construction and maintenance of the development in accordance with Tier 1 performance measures of the Toronto Green Standard; and
- The owner to construct a privately owned publicly-accessible (POPS) courtyard area of not less than 395 square metres, located on Lawrence Avenue East immediately east of Building 'A', to be designed through the Site Plan approval process, and to also convey (prior to first condominium registration), easements over the POPS and a northerly walkway to Dulverton Road for public pedestrian access during daytime and evening hours throughout the year.

All of the above commitments are proposed to generally be maintained unaltered through approval of the current subject rezoning application. Staff note that, while installation of a rubberized surface for the reconstructed playground at Maidavale Park did proceed, the above noted \$90,000 for this purpose was indeed never received from the previous owner of the subject lands as was required upon the effective date of the 2018 zoning by-law amendments. In consultation with Parks, Forestry and Recreation staff, this report now recommends the reallocation of these monies toward parks and/or playground improvements in the vicinity of the development, and with such monies to now be collected at the building permit stage consistent with other Section 37 financial contributions.

In regard to the proposed zoning permission for a 50% increase (143 dwelling units) from the 286 units approved in 2018, Planning staff have proposed, and the owner has accepted, a further additional financial contribution of \$700,000 to be directed for use by the City toward the provision of affordable housing or for capital upgrades and repairs to Toronto Community Housing Corporation facilities in the local Ward. As noted in the Recommendations section of this report, an executed amending Section 37 Agreement to reflect this additional commitment should appropriately be required prior to introduction of the amending Zoning By-laws for enactment.

## **Required Zoning Changes**

The majority of the land use permissions and development standards applied to the subject lands through the 2018 Zoning By-law amendments will continue to apply in their entirety without further amendment under the subject application. This includes provisions applying to such matters as permitted building coverage and heights, required building separations, setbacks and step-backs, resident amenity spaces, vehicle and bicycle parking requirements, etc.

To accommodate the current development proposal, the attached draft Zoning By-law by-laws propose the following amendments only:

- revisions to the maximum number of permitted dwelling units, and maximum number of units by building type;
- adjustment to the required building separation distancing requirements between apartment Buildings A and B to accommodate an enclosed corridor connection between the buildings;
- minor adjustment to the height limits for 3-storey buildings under Zoning By-law No. 569-2013, as amended, for consistency with the Wexford Community Zoning By-law No. 9511, as amended in 2018;
- deletion of all specific references to Building 'E' and technical adjustments to associated performance standards under Zoning By-law No. 569-2013, as amended, to reflect that this previously proposed third block of stacked townhouses is no longer included in the current development proposal; and
- adjustments to Section 37 obligations as discussed in this report.

## **Community Consultation**

Concerns raised during the above noted November 23, 2020 community consultation meeting included:

- Proposed timing for the development;
- Potential traffic impacts on local streets, including the Birchmount Road/Dulverton Road intersection;
- Adequacy of a single site access driveway only;
- Impact of the development on schools, community service facilities and municipal infrastructure; and
- Questions relating to design details of the proposed buildings.

## **Conclusion**

Notwithstanding the requested residential density increase (previously approved at 286 units and now proposed at 429 units), together with deletion of previously approved retail commercial space and one block of stacked townhouses, the current proposal remains largely unchanged from the development evaluated in detail and approved by City Council in 2018. The current proposal has been reviewed against the policies of

the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Staff are of the opinion that the subject revised proposal continues to be consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan. Staff recommend that Council support approval of the application.

## **CONTACT**

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Rod Hines, Principal Planner, Community Planning, Scarborough District, Tel. No. (416) 396-7020, E-mail: [Rod.Hines@toronto.ca](mailto:Rod.Hines@toronto.ca)

## **SIGNATURE**

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Paul Zuliani, MBA, RPP, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

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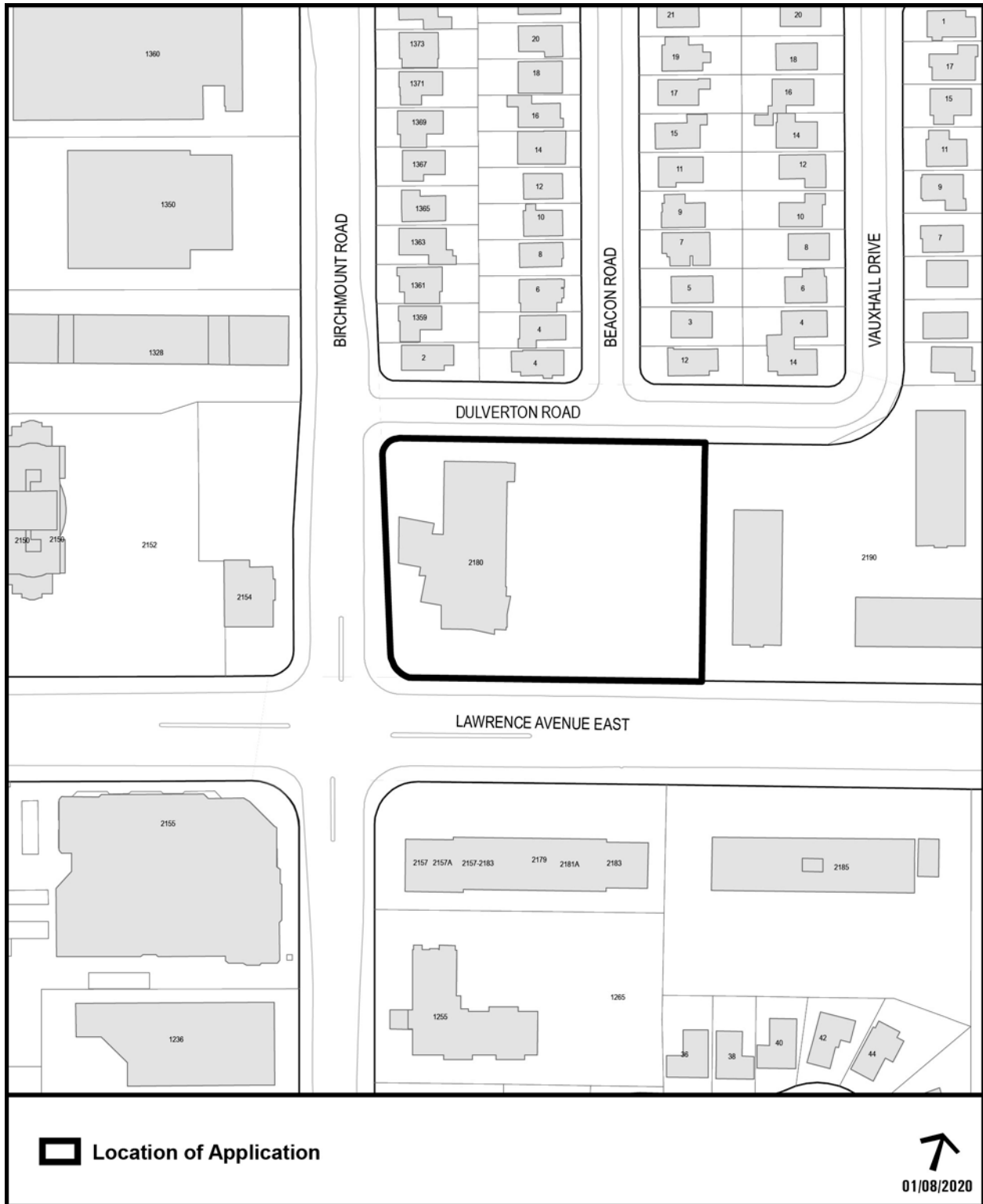
### **City of Toronto Data/Drawings**

- Attachment 1: Location Map
- Attachment 2: Official Plan Land Use Map
- Attachment 3: Existing Zoning By-law Map (By-law No. 569-2013)
- Attachment 4: Draft Zoning By-law Amendment (By-law No. 569-2013)
- Attachment 5: Draft Zoning By-law Amendment (Wexford Community By-law No. 9511)

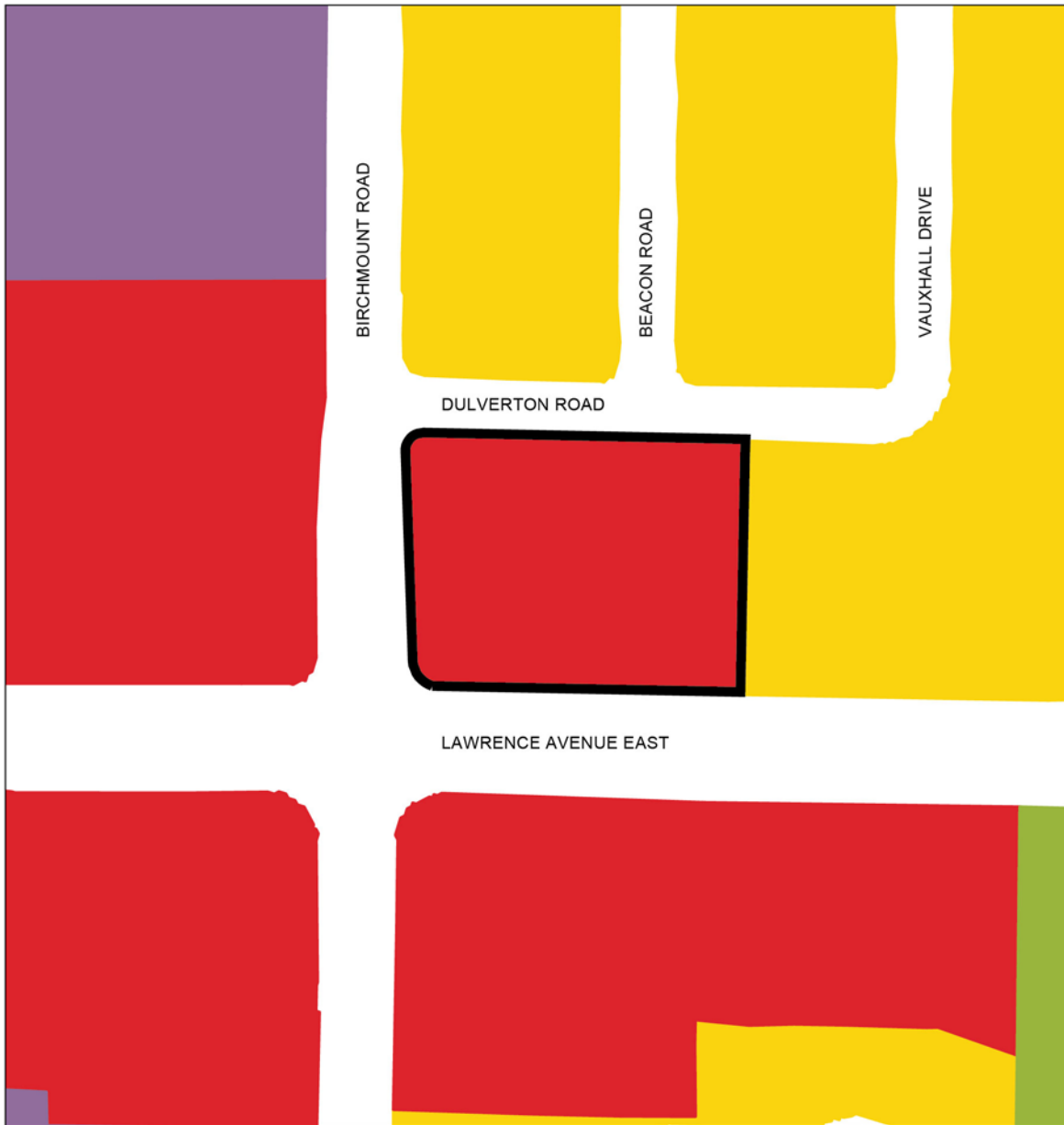
### **Applicant Submitted Drawings**

- Attachment 6: 3D Model of Proposal in Context (View Toward the Northeast)
- Attachment 7: 3D Model of Proposal in Context (View Toward the Northwest)
- Attachment 8: Site Plan
- Attachment 9: South Elevation
- Attachment 10: North Elevations
- Attachment 11: West Elevation
- Attachment 12: Additional Elevations

# Attachment 1: Location Map



## Attachment 2: Official Plan Land Use Map



Official Plan Land Use Map #20

2180 Lawrence Avenue East

File # 19 262428 ESC 21 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  General Employment Areas

  
Not to Scale  
01/09/2020

# Attachment 3: Existing Zoning By-law Map (By-law No. 569-2013)



## Zoning By-law 569-2013

- Location of Application**
- RD Residential Detached
  - RS Residential Semi-Detached
  - RM Residential Multiple
  - RA Residential Apartment
  - CR Commercial Residential

- E Employment Industrial
- O Open Space

- CR Commercial-Residential
- I Institutional Uses
- SC School
- P Park
- PW Place(s) of Worship

See Former City of Scarborough Dorset Park Community By-law No. 9508  
 Wexford Community By-law No. 9511 and Employment District By-law No. 24982 (Wexford)

CR Commercial-Residential  
 CR Commercial/Residential Zone

## 2180 Lawrence Avenue East File # 19 262428 ESC 21 0Z



Not to Scale  
 Extracted: 03/09/2021

## Attachment 4: Draft Zoning By-law Amendment (By-law No. 569-2013)

**City Of Toronto**

**Bill No. ~**

**BY-LAW No. ~-21~**

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 2180 Lawrence Avenue East

WHEREAS Council of the City of Toronto has the authority to pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

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; and

WHEREAS the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

WHEREAS pursuant to Section 37 of the Planning Act, a by-law under Section 34 of the Planning Act, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

WHEREAS subsection 37(3) of the Planning Act provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

WHEREAS the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Article 900.11.10 Exception Number (152) of Zoning By-law No. 569-2013, as amended, is further amended by:



- i) Deleting Site Specific Provisions clause (G)(iii) and replacing it with the following:
- (G)(iii) All other **buildings: 3 storeys** (excluding **basements**, underground parking structures, and enclosed stairwells to access the roof including mechanical room) and 14.5 metres;
- ii) Deleting Site Specific Provisions clause (I) and replacing it with the following:
- (I) Regulation 40.10.40.10(5) does not apply to Buildings 'C' and 'D';
- iii) Deleting Site Specific Provisions clause (K) and replacing it with the following:
- (K) A maximum of 429 **dwelling units** are permitted, of which:
    - (i) A maximum 384 **dwelling units** must in Buildings 'A' and 'B'; and
    - (ii) A maximum 45 **dwelling units** must be in Buildings 'C' and 'D';
- iv) Deleting Site Specific Provisions clause (M)(vii) and replacing it with the following:
- (M)(vii) 12.0 metres from the east lot line for Building 'D';
- v) Deleting Site Specific Provisions clause (P) and replacing it with the following:
- (P) Despite Regulation 40.10.40.80(2), minimum required **main wall building** separations are:
    - (i) Between Building 'A' and Building 'B', excluding one storey building linkage (connecting corridor) and balconies: 8.0 metres;
    - (ii) Between Building 'A' and Building 'D': 18.5 metres; and
    - (iii) Between Building 'B' and Building 'C': 8.7 metres;
- vi) Deleting Site Specific Provisions clause (U)(iii) and replacing it with the following:
- (U)(iii) Buildings 'C' and 'D': **Apartment buildings** where each **dwelling unit** has a separate entrance directly from outside;

#### 4. Section 37 Provisions

(A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the additional facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.

(B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.

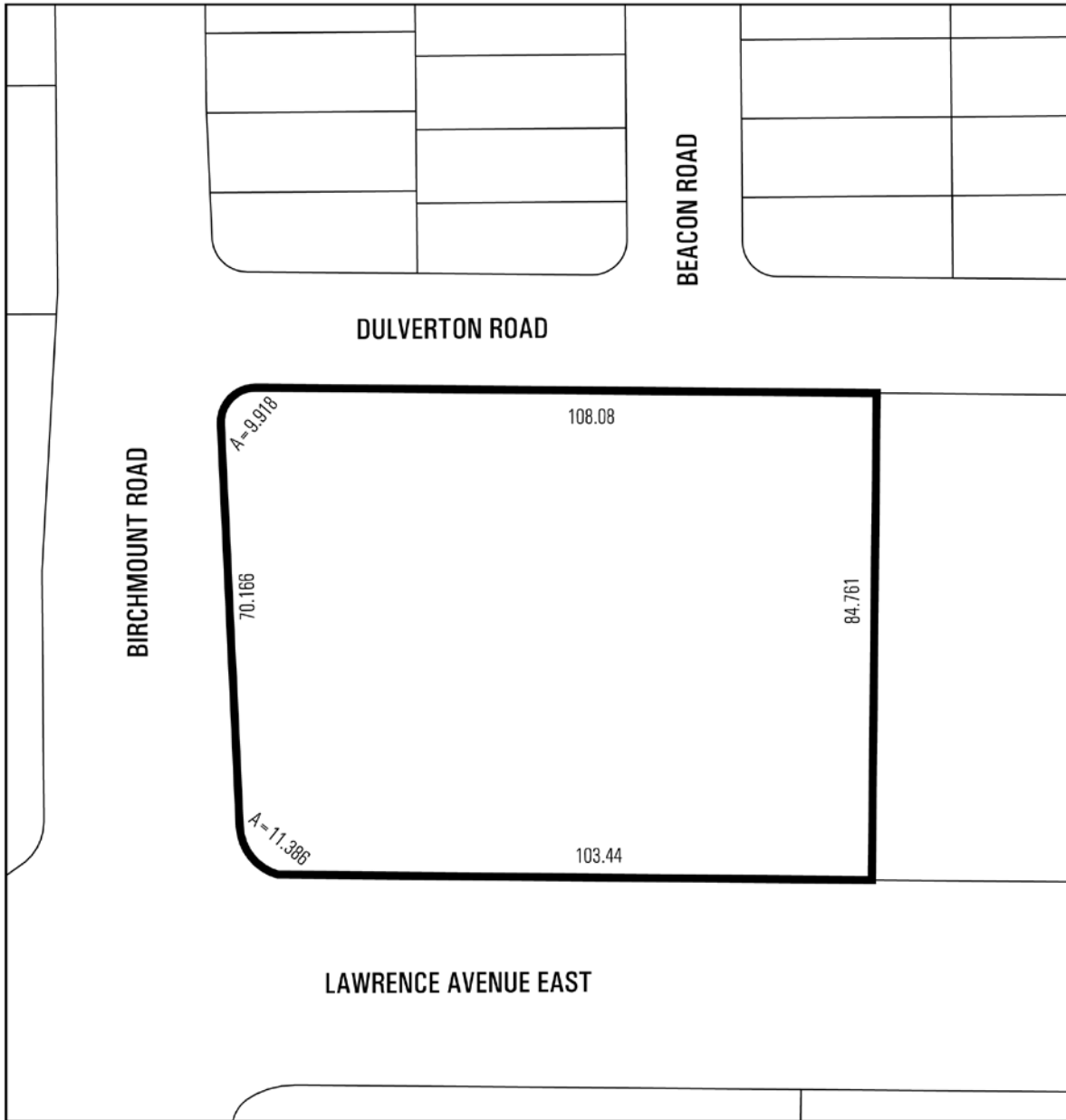
(C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on month ##, 20##.

Name,  
Speaker

John Elvidge,  
(interim) City Clerk

(Seal of the City)



**Toronto**  
Diagram 1

**2180 Lawrence Avenue East**

File # 17 274213 ESC 37.0Z

City of Toronto By-Law 569-2013  
Not to Scale  
06/11/2018

## SCHEDULE A

### Section 37 Provisions

(1) Except as otherwise revised below, the facilities, services and matters set out in the 2018 Section 37 Agreement with the City of Toronto shall remain unaltered.

(2) The additional facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Diagram 1 in this By-law and secured in an amending agreement under Section 37(3) of the Planning Act whereby the owner agrees as follows:

a. Prior to the issuance of an above grade building permit, other than for a temporary sales office/pavilion, the owner to pay to the City cash contributions of:

i. \$700,000 to be allocated towards the provision of new affordable housing and/or the Toronto Community Housing Corporation revolving capital fund for repairs to Toronto Community Housing Corporation housing in the local Ward, at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the local Ward Councillor;

ii. In lieu of the prior commitments relating to Maidavale Park, \$90,000 for capital upgrades/improvements to City parks and/or playgrounds in the vicinity of the development;

with such amounts to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.

(3) In the event the cash contribution(s) referred to in Section 2 have not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

## **Attachment 5: Draft Zoning By-law Amendment (Wexford Community By-law No. 9511)**

**City Of Toronto**

**Bill No. ~**

**BY-LAW No. ~-21~**

To amend former City of Scarborough Wexford Community Zoning By-law No. 9511, as amended, with respect to the lands municipally known as, 2180 Lawrence Avenue East

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

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; and

WHEREAS the Official Plan for the city of Toronto contains provisions relating to the authorization of increases in height and density of development; and

WHEREAS pursuant to Section 37 of the Planning Act, the Council of a municipality may in a By-law under Section 34 of the Planning Act, authorize increases in height or density of development beyond those otherwise permitted by the by-law in return for the provision of such facilities, services or matters as are set out in the by-law; and

WHEREAS Subsection 37 (3) of the Planning Act, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services or matters; and

WHEREAS the owner of the land hereinafter referred to has elected to provide the facilities, services and matters, as hereinafter set forth; and

WHEREAS the increases in the height or density permitted hereunder, beyond those otherwise permitted in the aforesaid lands by By-law No. 9511, as amended, are to be permitted in return for the provision of the facilities, services and matters set out in this By-law and are to be secured by one or more agreements between the owner of such lands and the City of Toronto (hereinafter referred to as the "City"); and

WHEREAS Council has required the owner of the aforesaid lands to enter into one or more agreements dealing with certain facilities, services and matters in return for the increases in height and density in connection with the aforesaid lands as permitted in this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **Schedule "B" PERFORMANCE STANDARD CHART** is amended as follows:

i) **SECTION 37 BENEFITS** Performance Standard 136.(1) is amended by deleting sub-clause a.

ii) **SECTION 37 BENEFITS** Performance Standard 136.(1)b. is amended by adding the following:

iv. \$700,000 to be allocated towards for the provision of new affordable housing and/or the Toronto Community Housing Corporation revolving capital fund for repairs to Toronto Community Housing Corporation housing in the local Ward, at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the local Ward Councillor; and

v. \$90,000 for capital upgrades/improvements to City parks and/or playgrounds in the vicinity of the development;

iii) **MISCELLANEOUS** Performance Standard 354. pertaining to minimum required **main wall** building separations is amended by deleting sub-clause (a) and replacing it with the following:

(a) Between **apartment buildings**, excluding one storey building linkage (connecting corridor) and balconies: 8 m.

iv) **INTENSITY OF USE** Performance Standard 400. is deleted and replaced with the following:

400. Maximum 429 dwelling units, of which:

(a) A maximum 384 dwelling units may be within apartment buildings; and

(b) A maximum 45 dwelling units may be stacked townhouse dwelling units.

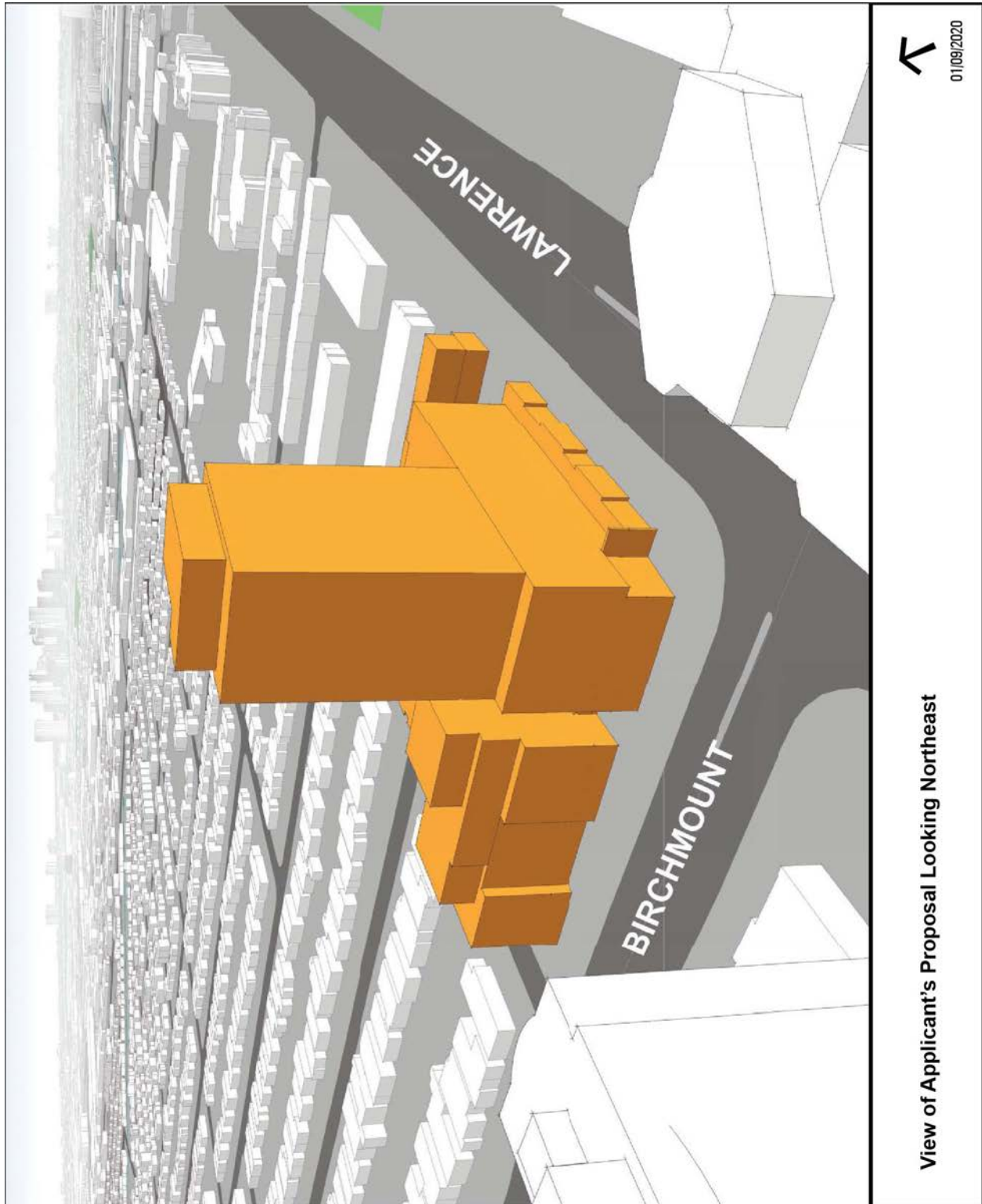
Enacted and passed on month ##, 20##.

Name,  
Speaker

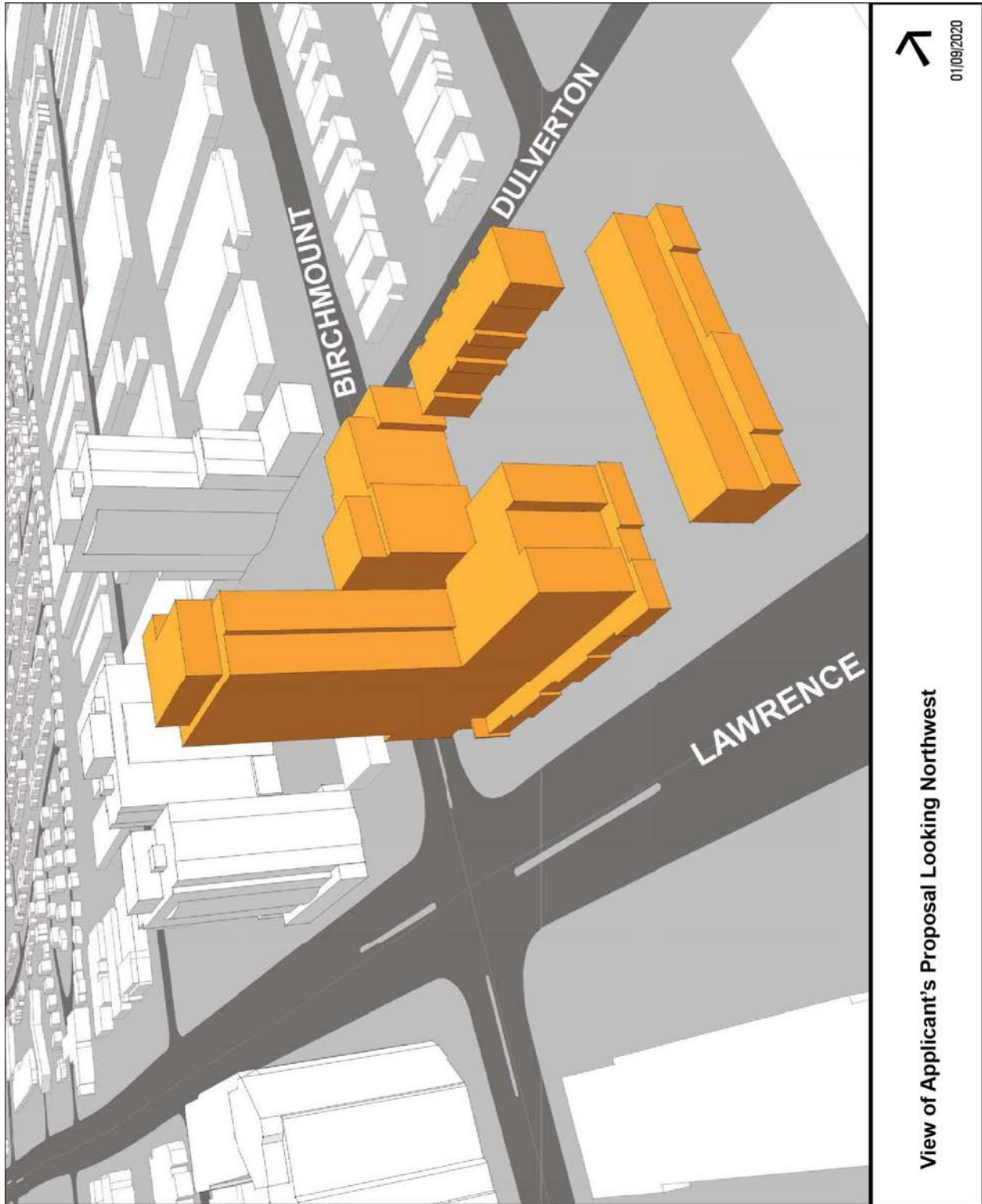
John Elvidge,  
(interim) City Clerk

(Seal of the City)

**Attachment 6: 3D Model of Proposal in Context (View Toward the Northeast)**



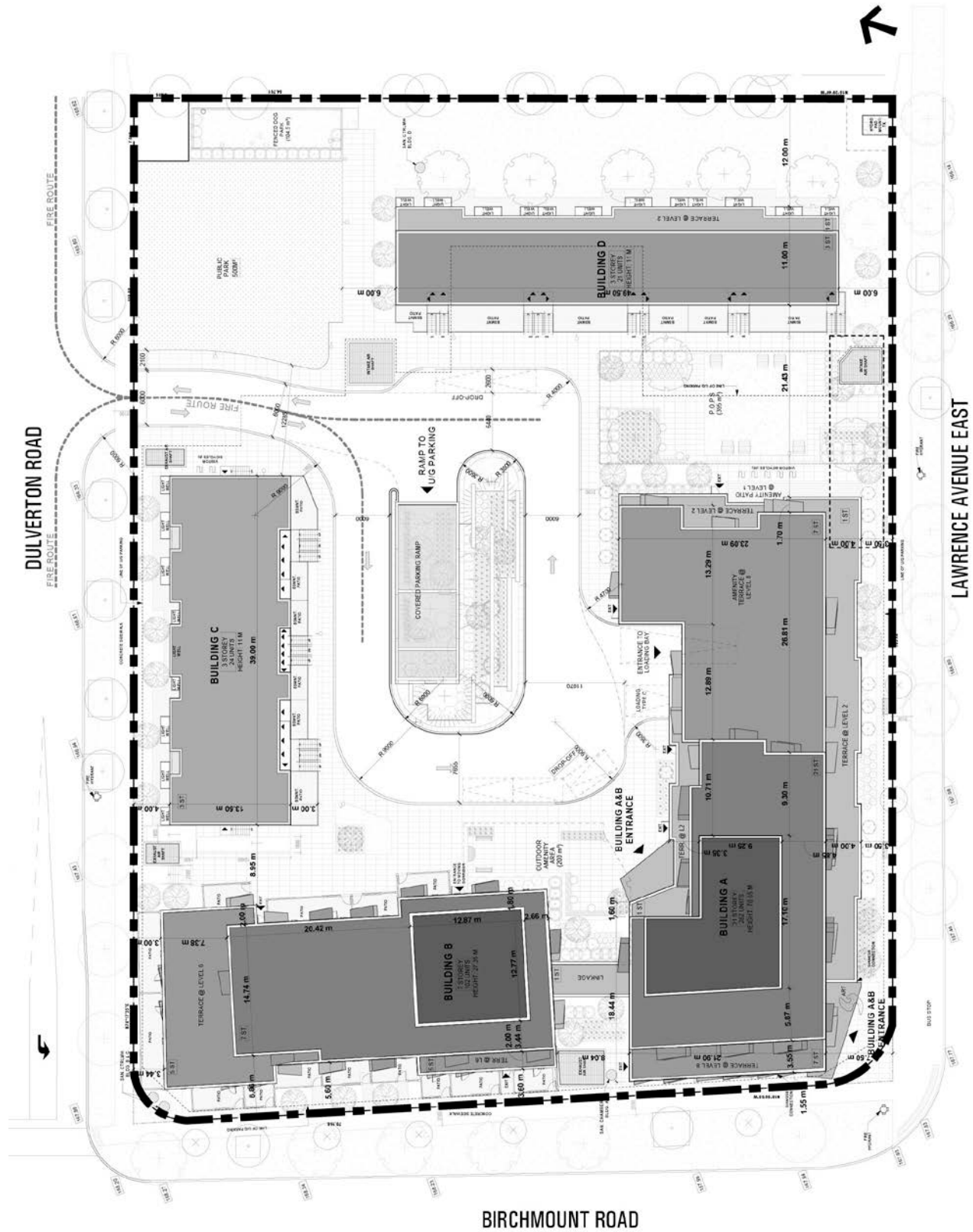
**Attachment 7: 3D Model of Proposal in Context (View Toward the Northwest)**



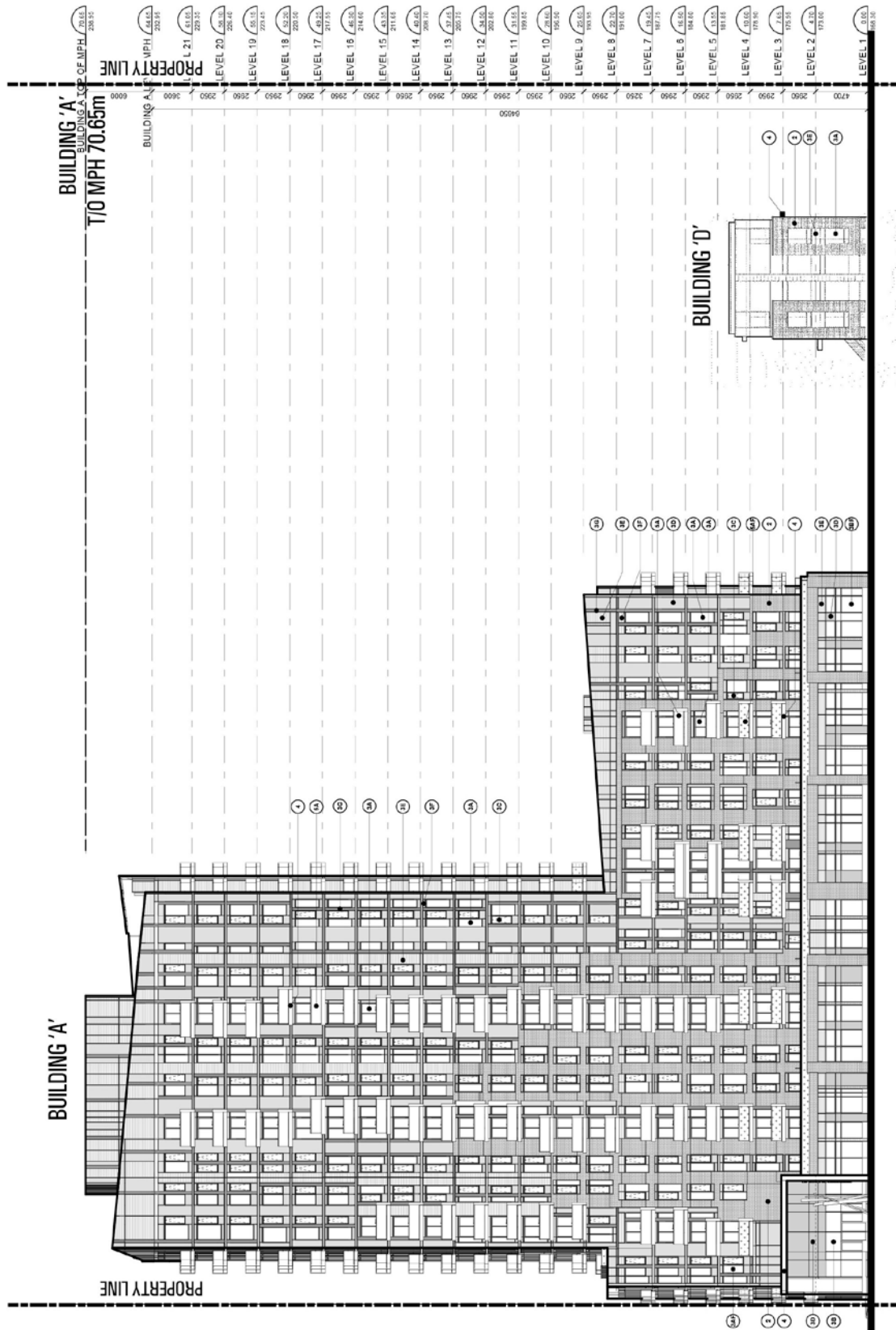
View of Applicant's Proposal Looking Northwest



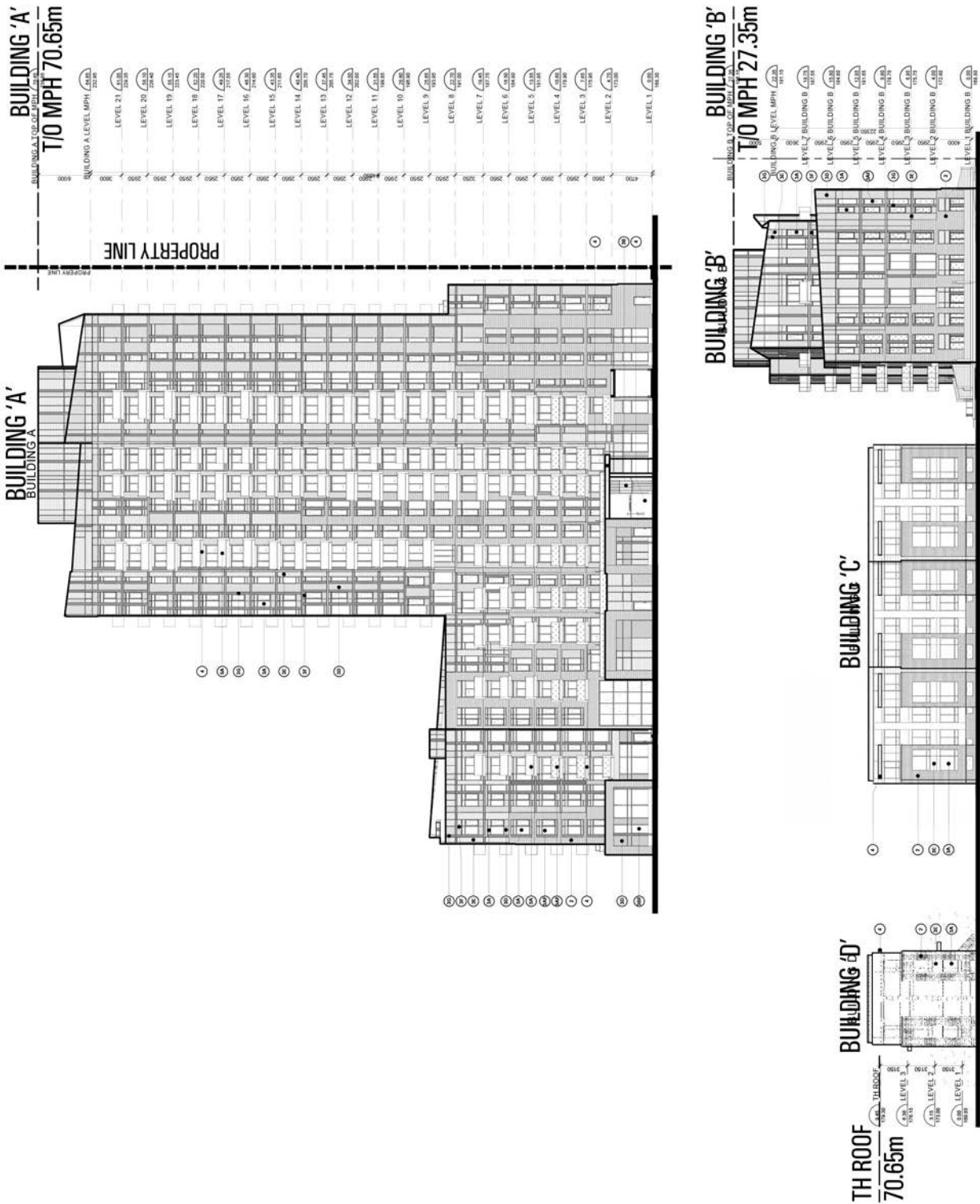
# Attachment 8: Site Plan



# Attachment 9: South Elevation

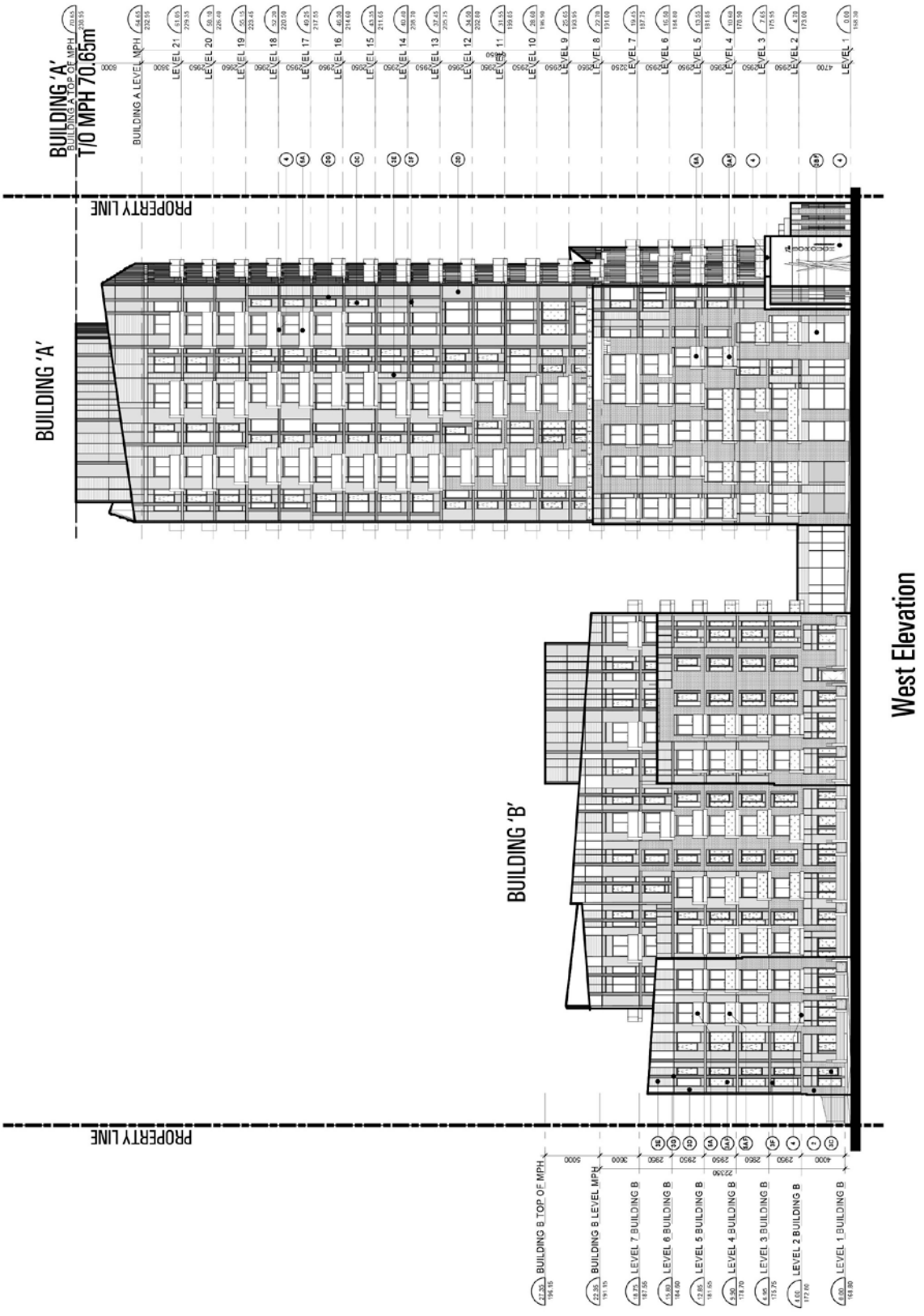


# Attachment 10: North Elevations

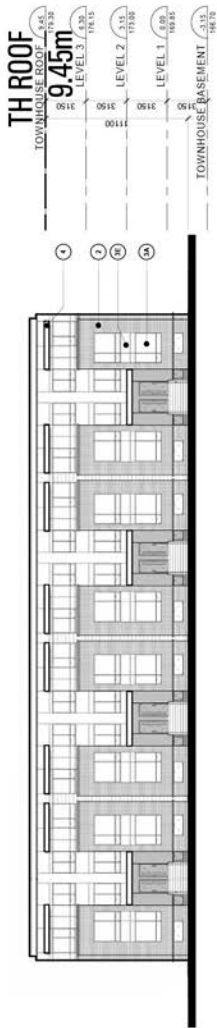


North Elevations

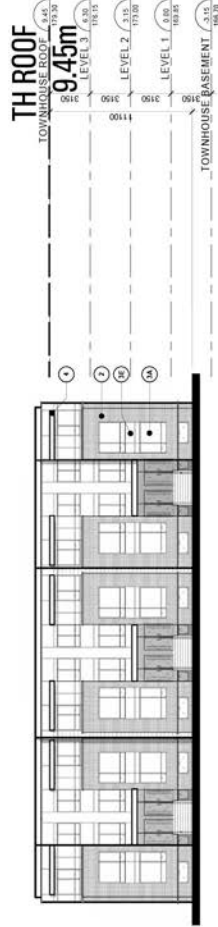
# Attachment 11: West Elevation



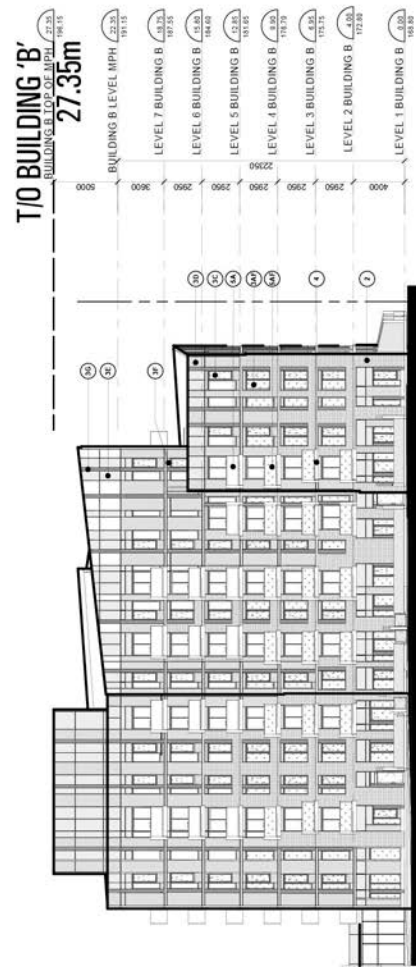
# Attachment 12: Additional Elevations



West Elevation - Building 'D'



South Elevation - Building 'C'



East Elevation - Building 'B'