

## **3379 to 3385 Lawrence Avenue East – Zoning Amendment Application – Decision Report – Approval**

Date: October 2, 2023

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District and Executive Director,  
Housing Secretariat

Ward: 24 - Scarborough-Guildwood

**Planning Application Number:** 22 111976 ESC 24 OZ

### **SUMMARY**

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This application proposes to amend the Zoning By-law to permit the construction of a 10-storey apartment building at 3385 Lawrence Avenue East.

The new building would contain 123 rental units, of which 30% or approximately 37 dwelling units, would be affordable units. The proposal contemplates the removal of the existing place of worship located at 3385 Lawrence Avenue East while maintaining the existing six-storey apartment building containing 48 rental dwelling units located at 3379 Lawrence Avenue East. Should this redevelopment proposal be approved, new indoor amenity space will be added to the existing six-storey building for the current residents to use. The affordable units would be supported by the City's Open Door Affordable Rental Housing Program.

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). The proposed development will provide much-needed affordable housing and residential intensification on a site adjacent to Cedarbrae Mall on a site with frequent bus service that makes connections to existing (Eglinton GO) and future (Lawrence East Subway) higher order transit stops. The proposal contributes positively to the public realm and is appropriately scaled for its existing and planned context.

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

### **RECOMMENDATIONS**

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The City Planning Division and Housing Secretariat recommends that:

1. City Council amend Zoning By-law 569-2013, as amended, for the lands at 3379 to 3385 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment, as may be required.
3. City Council request that the Chief Planner and Executive Director, City Planning explore securing through the Site Plan Control process for the proposed development, pursuant to Section 114 of the *City of Toronto Act, 2006*, the Owner's obligation to:
  - a. Continue to provide and maintain the existing 48 rental dwelling units at 3379 Lawrence Avenue East as rental housing for a period of at least 20 years commencing from the date the Zoning By-law Amendment comes into full force and effect, with no application for demolition or conversion from residential rental use during the 20-year period, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division; and,
  - b. Undertake improvements to the existing rental building at 3379 Lawrence Avenue East, at its sole expense and at no cost to tenants, with such improvements and related timing for the improvements to be undertaken to be informed by a tenant survey and identified by the Owner to the satisfaction of the Chief Planner and Executive Director, City Planning prior to Site Plan Approval for the development, including but not limited to a new 136 square metre indoor amenity space on the ground floor of the existing rental building.
4. Prior to Site Plan Approval for the development, City Council require the Owner to develop a Construction Mitigation and Tenant Communication Plan, including an interim parking plan, to mitigate the impacts of construction of the development on tenants of the existing rental building, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
5. Subject to approval of an Open Door Application by the Executive Director, Housing Secretariat, City Council exempt up to 37 new affordable housing units, representing a minimum of 30% of the new rental housing dwelling units to be developed on the lands currently known as 3379 to 3385 Lawrence Avenue East from taxation for municipal and school purposes for 40 years from first occupancy under the municipal capital facility agreement ("Contribution Agreement") for the development;
6. City Council authorize the Controller to cancel or refund any taxes paid after the effective date of the exemption from taxation for municipal and school purposes, as set out in the municipal capital facility agreement ("Contribution Agreement"), referenced in Recommendation 5 above; and,
7. City Council authorize the City Solicitor and appropriate City staff to take such actions as are required to implement City Council's decision, including the execution and implementation of appropriate agreements.

## FINANCIAL IMPACT

The financial implications associated with the City's Open Door Affordable Rental Housing Program contributions, except the property tax exemptions, for this United Property Resource Corporation ("UPRC") site were previously approved by City Council through Decision Item [PH21.5](#) in 2021, including exemptions from development charges, planning and building permit fees, and parkland dedication fees. UPRC has agreed to provide a minimum of 30% (approximately 37 units) of the total 123 new units at 3379 to 3385 Lawrence Avenue East as affordable rental units for receiving of Open Door incentives. The unit sizes and unit-mix by bedroom types, and the term of the affordability period will be decided after negotiations with the CMHC on the terms and conditions of federal funding provided for this project.

As the unit composition and affordability term for the affordable rental homes will be finalized after discussions with CMHC, the Open Door incentives detailed below for Council approval represent a potential of 32 two-bedroom units and 5 three-bedroom units with property tax exemptions for a 40-year affordability period.

The financial incentives previously approved under [PH21.5](#) specific to this site total approximately \$3,164,434 for 37 affordable rental homes to be constructed on the subject lands. Based on the applicable fees, charges, and tax exemptions estimates, an average of these incentives is \$85,525.25 per unit, for a total investment of approximately \$3,164,434 in City incentives, as outlined in Table 1 below.

**Table 1: Breakdown of Value of Open Door Program Incentives**

Affordable Rental Homes	Estimated Affordability Period	Estimated Development Charges*	Estimated Planning Fees and Charges**	Estimated Net Present Value of Property Taxes	Estimated Total
					Value of Incentives
37	40	\$1,343,167	\$708,343	\$1,112,924	\$3,164,434

\* Development Charge Rates are updated effective November 28, 2022 in accordance with Bill 23, More Homes Built Faster Act, 2022 and amendments to the Development Charges Act. Calculated rates are effective on May 1, 2023.

\*\*Includes estimated 2023 building permit fees of \$46,697, 2023 planning fees of \$106,646, and parkland dedication fees of \$555,000.

These incentives are not a direct capital payment from the City, but rather foregone revenues that the City waives or forgives under the Open Door Affordable Rental Housing Program. Incentives values are calculated based on applicable rates for

“purpose built rental units” as defined in By-law 1137-2022 and "rental housing development" as defined in the *Development Charges Act* and applicable 2023 building permit and planning fees.

At current 2023 rates, the value of the annual property tax exemption is estimated at \$48,148. The Net Present Value (NPV) of this tax relief over the 40-year term that the incentives would be in effect is estimated at \$1,112,925 as summarized in Table 2 below.

A tax exemption would have no net present impact to the City for the educational portion of taxes remitted to the Province.

**Table 2: Value of Property Tax Exemption**

<b>Property Tax</b>	<b>Annual</b>	<b>NPV: 40 Years</b>
City	\$ 36,572	\$ 845,339
Education	\$ 11,056	\$ 255,567
City Building	\$ 520	\$ 12,019
<b>Total:</b>	<b>\$ 48,148</b>	<b>\$ 1,112,925</b>

The Housing Secretariat will continue discussion with UPRC with an aim to improve the affordability term for the project up to 99 years and will report back to Council to authorize any property tax exemption negotiated beyond the term of 40 years proposed in this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

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### **Affordable Housing Partnership with UPRC**

At its meeting on March 10, 2021, City Council authorized the Executive Director, Housing Secretariat to negotiate and enter into, on behalf of the City, a Memorandum of Understanding with the UPRC (the "MOU"), to enable the development of up to 500 affordable rental housing units across seven sites including the subject lands. The MOU was drafted on terms and conditions to the satisfaction of the Executive Director, Housing Secretariat and in a form approved by the City Solicitor and outline how additional agreements or arrangements with the city would secure financial support from the Open Door Affordable Rental Housing Program. For details and City Council's decision see the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH21.5>.

## Subject Application

The application was submitted on March 7, 2022 and deemed complete on April 4, 2022.

A Preliminary Report on the application was adopted by Scarborough Community Council on June 30, 2022, authorizing staff to conduct a community consultation meeting. To view the Preliminary Report and Community Council's direction, see: <https://secure.toronto.ca/council/agenda-item.do?item=2022.SC33.18>

## PROPOSAL

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**Description:** A new 10-storey (38.2 metre including the mechanical penthouse) apartment building containing 123 rental dwelling units is proposed at the southwest corner of Lawrence Avenue East and Greencedar Circuit, municipally known as 3385 Lawrence Avenue East. The existing one-storey place of worship building on the site will be demolished in order to facilitate the construction of the new building. The existing six-storey apartment building, municipally known as 3379 Lawrence Avenue East, contains 48 rental dwelling units and will be maintained.

The proposal is part of a broader initiative by the UPRC to redevelop numerous United Church of Canada sites and other properties across the City of Toronto, with the aim of providing affordable housing with community and cultural spaces, while achieving high degrees of environmental sustainability.

**Density:** The proposed 10-storey building contemplates a gross floor area of approximately 10,000 square metres. The proposal would increase the total gross floor area on the site to approximately 14,550 square metres or approximately 2.4 times the area of the lot.

**Dwelling Units:** 123 new rental dwelling units comprised of 76 (62%) one-bedroom units, 32 (26%) two-bedroom units, and 15 (12%) three-bedroom units. As detailed in the March 2021 Council direction and the MOU regarding UPRC sites, 30% of these proposed units will be affordable. The existing 48 rental dwelling units within the adjacent six-storey apartment building on site will be maintained.

**Amenity Space:** Approximately 261 square metres of indoor amenity space and 246 square metres of outdoor amenity space is proposed to be located on the ground floor and Level 6 of the new 10-storey building. Approximately 136 square metres of new indoor amenity space will be provided on the ground floor of the existing six-storey apartment building through the construction of a one storey addition to this building. The residents of the existing apartment building will also have access to the new private outdoor courtyard on the ground floor in between the two buildings. Attachment 6 of this report is the proposed Site Plan drawing that generally shows the location of the amenity spaces on the ground floor.

**Access, Parking and Loading:** Pedestrian access to the residential lobby for the existing six-storey apartment building will continue to be taken from Lawrence Avenue East. Pedestrian access to the new 10-storey building is proposed from Greencedar Circuit. A total of 144 bicycle parking spaces will be provided on the ground floor and Level 2 of the new building, of which 130 spaces will be long-term and 14 will be short term.

A total of 48 new vehicular parking spaces will be provided underground, of which, 18 will be for visitors and 30 will be for residents. The existing six-storey building currently has 38 vehicular parking spaces (31 resident and 7 visitor) that will be maintained. An internalized Type G loading space is proposed in the new building, while the existing Type C loading space used to service the existing six-storey building will be maintained. Vehicular access for both the existing and new building will be at the rear of the site from Greencedar Circuit. Attachment 6 of this report is the proposed Site Plan drawing that shows the proposed access and loading configuration.

### **Additional Information**

See Attachment 1 of this report for the application data sheet; and Attachments 6 through 10 for the site plan and elevation drawings submitted by the applicant.

Detailed project information together with all of the reports and documents submitted for this application is found on the City's Application Information Centre (AIC): [www.toronto.ca/3375LawrenceAveE](http://www.toronto.ca/3375LawrenceAveE).

### **Reasons for Application**

The Zoning By-law Amendment application seeks to remove the current Institutional zoning on the site, as the place of worship will be demolished, and rezoning the site to Commercial Residential (CR). The existing standards of six-storey apartment building will carry forwarded in the site-specific by-law to ensure the building remains as is. Amendments to various performance standards under Zoning By-law 569-2013, as amended, are required to enable the new 10-storey building to be including, among others, density, building height and setbacks and parking rates.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

In addition to architectural plans and drawings, the following reports/studies were submitted in support of the application:

- Arborist Report
- Avenue Segment Review
- Housing Issues Report

- Pedestrian Level Wind Study
- Servicing Report
- Stormwater Management Report
- Sun and Shadow Study
- Transportation Impact Study

These reports, together with the plans and drawings submitted for the application, are available on the AIC: [www.toronto.ca/3375LawrenceAveE](http://www.toronto.ca/3375LawrenceAveE)

### **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.

### **Community Consultation**

Feedback has been provided via email and phone directly to Community Planning staff, and a virtual community consultation meeting (CCM) was held on July 19, 2022. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, existing planning framework, and the proposed development. Following presentations, City staff led a "question and answer" style format meeting. Comments and questions provided by the public include:

- The majority of the residents of the existing six-storey building are seniors, many who have mobility concerns or disabilities. Some residents of the existing six-storey building attended the CCM and noted that many of their fellow building neighbours were not aware of the virtual meeting happening. Some also did not understand how to register or join the virtual meeting, as some residents have limited access to the internet. Some residents also expressed that given the demographic of the tenants, the CCM should have been done as an in-person meeting instead of a virtual one, despite some COVID safety measures still being in-effect at the time of the virtual meeting.
- Many existing residents shared the on-going state of disrepair of the existing six-storey building that have gone unanswered for many years.
- Many existing residents expressed their objection to the removal of the recreation room ("The Wadlow Room") that is well utilized and enjoyed by the residents.
- Construction disruption was a common subject matter that came up. Especially due to the proximity of the new building to the existing building, many existing residents have strong concerns about the dust and noise generated from the future construction. Some also had concerns about how the construction would impact the

ability for existing residents to access the underground parking garage and TTC Wheel-Trans pick-up and drop-off.

- Many residents of the existing six-storey building utilize the TTC's Wheel-Trans service and expressed issues of pick-up and drop-off, particularly during the winter months as a result of snowbanks blocking the access along Lawrence Avenue East.
- Some residents brought attention to the fact that many of the residents have personal support and care workers who frequently visit them, and the importance of having visitor parking for them.
- Some residents applauded the project, how it is repurposing a relatively underutilized site, and delivering much needed affordable housing units, especially to the Scarborough community.

### **Statutory Public Meeting Comments**

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

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

### **Official Plan**

The Official Plan's Urban Structure Map 2 identifies this segment of Lawrence Avenue East as *Avenues*. The land use designation for the site is *Mixed Use Areas*. See Attachment 3 of this report for an excerpt from the Official Plan Land Use Map.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Zoning**

The site is zoned Institutional General (I) Zone within Zoning By-law No. 569-2013, as amended. See Attachment 4 of this report for the Zoning Map. Permitted uses within



Institutional General zones include Hospice Care Home, Community Centre, Park, Library and Retirement Home. The lands are also subject to Exception (I) 40, which contains regulations for the existing building that are related to minimum amenity space, setbacks, maximum lot coverage and minimum landscaping requirement

### **Design Guidelines**

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

- Mid-rise Building Performance Standards
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities

### **Toronto Green Standard**

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

### **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

## **COMMENTS**

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

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

### **Built Form**

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this report..

Lawrence Avenue East has a right-of-way width of 36 metres. The proposed building height ranges from 38.2 metres (including the mechanical penthouse) along the Lawrence Avenue East frontage and transitions to approximately 8 to 15 metres at the rear. In addition to the transition in scale provided by a reduction in height along the southern wing, the proposed building has a 17.25-metre setback from the rear property line. This results in a separation distance of approximately 25 metres from the existing

low-rise building to the south. The proposed building also incorporates a minimum 2.5-metre setback along Greencedar Circuit, which has a planned right of way of 27 metres. The East and West Elevation drawings in Attachments 9 and 10 of this report illustrate this height transition, as well as demonstrates the proposed building is within the 45-degree angular plane when taken from the front and rear property lines.

Staff are of the opinion the proposed 10-storey building is appropriately massed and located in proper proximity to the existing six-storey apartment building on the property. Both buildings have an L-shape configuration that helps maximize the separation distance between the existing and proposed dwelling units and allows for a private outdoor courtyard space in between the buildings. The separation distance between the two buildings along the Lawrence Avenue East frontage ranges from 5.5 metres at a pinch point upwards to approximately 7 metres.

Staff note there are no windows along this eastern wall of the existing six-storey building. The rear of the two buildings has a separation distance greater than 12 metres from corner to corner starting on Level 2 and increased to at least 24 metres from corner to corner starting on Level 4. The rear south wall of the existing six-storey building also has no windows.

The proposed massing, setbacks and transition are consistent with the Mid-rise Performance Standards and the development criteria set out through the *Mixed Use Areas* policies and the building is appropriately deployed on site to fit with the existing building. Given the existing and the planned context for the subject property and the surrounding area, staff are of the opinion the proposed height and massing are appropriate.

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

A Sun and Shadow Study, prepared by KPMB Architects, illustrates the existing shadow of the six-storey apartment building and the new shadow cast by the proposed 10-storey building. The new building will allow more than five hours of continuous sunlight on the north sidewalk along Lawrence Avenue East during the spring and fall equinoxes. The new building will cast limited new shadows on the existing six-storey building but only during the morning hours until approximately 10:18 a.m. during the spring and fall equinoxes. The proposed private courtyard between the two buildings will experience intermittent sun and shadow throughout the day.

A Pedestrian Wind Assessment, dated December 17, 2021 prepared by RWDI, evaluates the wind safety conditions of the building entrances, private courtyard and public sidewalks. The assessment noted that the overall wind conditions in these areas are acceptable and safe. The northeast corner during the winter season may experience elevated wind speeds. However, this can be adequately mitigated through thoughtful design techniques. A privately-owned publicly accessible open space (POPS) is proposed to be located at this northeast corner.

Staff will endeavour to work with the applicant during the Site Plan Control review process to ensure the private courtyard in between the two buildings is designed to maximize and optimize the sun conditions, as well as implement design and landscaping measures to improve the winter wind conditions for the proposed POPS.

### **Privately-Owned Publicly Accessible Open Space**

A privately-owned publicly accessible open space (POPS) of approximately 135 square meters is being proposed at the northeast corner of the site at the intersection of Lawrence Avenue East and Greencedar Circuit. During the virtual community consultation, some residents noted that during the winter months it can be challenging for people with mobility issues to get to and from Lawrence Avenue East due to snowbanks blocking the existing pathways.

The intent of this POPS is to provide an identifiable accessible entrance to the existing six-storey apartment building that will be consistently maintained, as well provide high-quality landscaping and design to the public realm. Staff consider the proposed POPS to be a positive element of the proposal, and will continue to work with the applicant during the Site Plan Control review process to finalize the design and secure the POPS, in addition to its maintenance standards to ensure accessibility all-year round for all users of the space.

### **Tree Preservation and Public Realm**

An arborist report and tree protection plan were submitted that note a total of 38 trees on and in proximity to the site, of which 15 trees are to be preserved, 14 private trees are to be removed, and nine private trees are to be injured as a result of the proposal. All eight City-owned trees will be protected and maintained. A total of 34 new large-growing shade trees are required to be planted on the site, whereas 20 large-growing shade trees are currently proposed to be planted. Staff will continue to work with the applicant to maximize the amount of tree planting, and will require the payment of cash-in-lieu for the required replacement trees unable to be planted on the site. These matters will be determined and secured through the Site Plan Control review process.

The existing 4.3-metre wide soft landscaping buffer along Lawrence Avenue East in front of the existing six-storey residential building will be maintained. As part of the landscape plans submitted by the applicant, two new trees are proposed within this landscaping buffer. The ground floor of the proposed 10-storey building is setback slightly greater than the existing building along Lawrence Avenue East. This will allow for additional pedestrian space, and a POPS that provides an accessible entrance to the existing six-storey building and greater opportunities for planting and landscaping. Along the Greencedar Circuit frontage will be a 2.1-metre wide sidewalk that will be accompanied by five new trees to be planted in the right-of-way.

Staff will continue to work with the applicant during the Site Plan Control process to finalize the tree planting and landscape plans.

## **Access and Parking**

Pedestrian access to the existing six-storey apartment building will continue to be from Lawrence Avenue East with a new front door and lobby area constructed. Pedestrian access to the proposed 10-storey building would be from Greencedar Circuit. The private outdoor courtyard between the two buildings can also be accessed from Lawrence Avenue East and internally from the two buildings.

A total of 144 bicycle parking spaces (130 long-term and 14 short-term) are proposed to be located on the ground floor and Level 2 of the new 10-storey building.

Vehicular access to the site will continue to be from a driveway off Greencedar Circuit. Parking for the residents of the existing six-storey building will continue to be provided within the existing one-storey parking garage. A new underground parking garage will be provided as part of the new building and will accommodate 48 new vehicular parking spaces.

A Transportation Impact Study, May 8, 2023 and prepared by BA Group, estimates the proposed redevelopment will generate approximately 30 and 25 new two-way vehicle trips during the weekday A.M. and P.M. peak hours. Transportation Services have reviewed the submitted study and have no objections to its conclusions that the local street network can accommodate the modest increase in vehicular traffic. Additional comments related to refining the site access arrangement, site circulation and layout and the design of the proposed site entrance driveways will be provided through the Site Plan Control review process.

## **Road Widening**

In order to satisfy the Official Plan requirement of a 27-metre right-of-way, a 0.4-metre road widening dedication along the Greencedar Circuit frontage of the subject site is required, and is proposed to be conveyed as part of the Site Plan Control process.

## **Rental Intensification**

Section 3.2. (Policy 1.5) and Section 4.2. (Policy 3) of the Official Plan states that compatible infill development that improves the existing site conditions and livability for existing residents may be permitted on a site containing existing rental buildings. The policies contemplate securing the rental tenure of the existing rental units, securing needed improvements and renovations to extend the life of any retained buildings to contribute to quality of life and revitalization efforts, and promoting environmental sustainability.

In accordance with Policy 3.2.1.5(a) of the Official Plan, the owner has agreed to maintain the existing building as rental housing for a period of at least 20 years from the date the Zoning By-law Amendment comes into force and effect.

In accordance with Policy 3.2.1.5(b), the owner has agreed to construct and provide access for tenants of the existing rental building to new outdoor amenities and a new 98 square metre indoor amenity space on the ground floor of the existing rental building.

The details of the new indoor amenity space addition to the existing building and the outdoor courtyard space will be further reviewed, designed and secured through the review and approval of the Site Plan Control application. Additionally, the owner has agreed to conduct a tenant survey to inform programming of the proposed amenity spaces and identify additional improvements to the existing rental building.

The applicant has agreed that the costs of all the improvements to the existing rental building will not be passed on to tenants of the existing building in any form, including by way of an application to the Ontario Landlord Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

As part of the recommendations to Council, the applicant will also be required to develop a Construction Mitigation Strategy and Tenant Communication Plan prior to Site Plan approval for the development. The Plan would address construction impacts on existing residents, which has been one of the main concerns expressed at the CCM and correspondence with residents.

### **Affordable Housing**

Through item [PH21.5](#), City Council provided Open Door Program support for up to 500 affordable rental housing units proposed by the UPRC across seven sites in the city. The UPRC is a partnership between the United Church of Canada and the Canada Mortgage and Housing Corporation (CMHC) created to help communities of faith of all denominations and other non-profit organizations unlock the value of their real estate assets. Staff were directed to report on site-specific Open Door contributions for the seven UPRC sites that include both market and affordable rental housing developments; and 3379 to 3385 Lawrence Avenue East is one of such sites recommended for planning approvals.

In accordance with the MOU with the City authorized by [PH21.5](#), UPRC aims to deliver a minimum of 30% of the new dwelling units proposed to be developed at each site as affordable rental housing. The term of affordability will be a minimum of 40 years, with a preference for 99 years of affordability, to be assessed on a site-by-site basis. Both UPRC and the City will also work together on a site-by-site basis to explore opportunities to increase affordability through housing benefits and other programs, where available.

At least 20% of all units at each site must meet or exceed the CMHC accessibility standards, and all common areas must be fully barrier-free. Also, application of universal design features to each site by UPRC have been agreed upon in MOU.

Currently, UPRC is in consultation with Canada Mortgage and Housing Corporation (CMHC) to secure the terms and conditions for federal funding and financing. Having

municipal planning approvals in place is a critical requirement to secure CMHC financing, and ultimately, finalizing the affordable tenure of the project.

In return for Open Door Program incentives, UPRC is to provide a minimum of 30% of the total new units to be constructed at 3379 to 3385 Lawrence Avenue East as affordable rental homes for a minimum of 40 years, with a preference for 99 years of affordability. The City and UPRC will undertake ongoing financial review to ensure that maximum depth and length of affordability is negotiated and supported to the extent possible. The proponent will be required to enter into a municipal capital facility agreement ("Contribution Agreement") which will include detailed requirements respecting the provisions of the affordable rental housing.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The application is targeting Tier 3 of the TGS Version 4.0 and will be eligible for a post-construction development charge refund for the non-affordable units. Tier 3 project features currently include geothermal heating and cooling, passive house building design and mass timber construction, among others, which will be further reviewed and secured through the Site Plan Control process.

## Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). The development will be providing a new amenity/gathering space for the existing residents of the six-storey apartment building, which has been a concern among the residents. Many of the other concerns related to construction management will be further considered during the Site Plan Control process. The proposal is in keeping with the intent of the Official Plan, particularly as it relates to provision of new affordable housing, sustainable built form and development.

## CONTACTS

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## SIGNATURE

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Christian Ventresca, MScPL, MCIP, RPP, Director  
Community Planning, Scarborough District

Abigail Bond, Executive Director  
Housing Secretariat

## ATTACHMENTS

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**City of Toronto Data/Drawings**  
Attachment 1: Application Data Sheet

Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Existing Zoning By-law Map  
Attachment 5: Draft Zoning By-law Amendment

**Applicant Submitted Drawings**

Attachment 6: Site Plan  
Attachment 7: North Elevation  
Attachment 8: South Elevation  
Attachment 9: East Elevation  
Attachment 10: West Elevation



## Attachment 1: Application Data Sheet

**Municipal Address:** 3379-3385  
 LAWRENCE AVE E  
**Application Number:** 22 111976 ESC 24 OZ  
**Application Type:** Rezoning  
**Date Received:** March 7, 2022

**Project Description:** Redevelopment comprising of the demolition of the exiting place of worship to accommodate a new 10-storey residential building with 123 residential units, of which 30% will be affordable. The existing six-storey apartment building containing 48 rental units will be retained.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Kindred Works	MHBC	KPMB Architects Inc.	Church of the Master Homes Corporation

### EXISTING PLANNING CONTROLS

<b>Official Plan Designation:</b>	Mixed Use Areas	<b>Site Specific Provision:</b>	None
<b>Zoning:</b>	I 1.03 (x40)	<b>Heritage Designation:</b>	None
<b>Height Limit (m):</b>	15	<b>Site Plan Control Area:</b>	Yes

### PROJECT INFORMATION

<b>Site Area (sq m):</b>	6,070	<b>Frontage (m):</b>	71	<b>Depth (m):</b>	80
<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>	
<b>Residential GFA (sq m):</b>	4,412	4,311	10,189	14,500	
<b>Non-Residential GFA (sq m):</b>	1,101	-	-	-	
<b>Total GFA (sq m):</b>	5,513	4,311	10,189	15,500	
<b>Height - Storeys:</b>	6	6	10	10	
<b>Height - Metres:</b>			38	38	
<b>Lot Coverage Ratio (%):</b>	57.81	<b>Floor Space Index:</b>	2.4		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	48	48	123	171
Freehold:	-	-	-	-
Condominium:	-	-	-	-
Other:	-	-	-	-
<b>Total Units:</b>	<b>48</b>	<b>48</b>	<b>123</b>	<b>171</b>

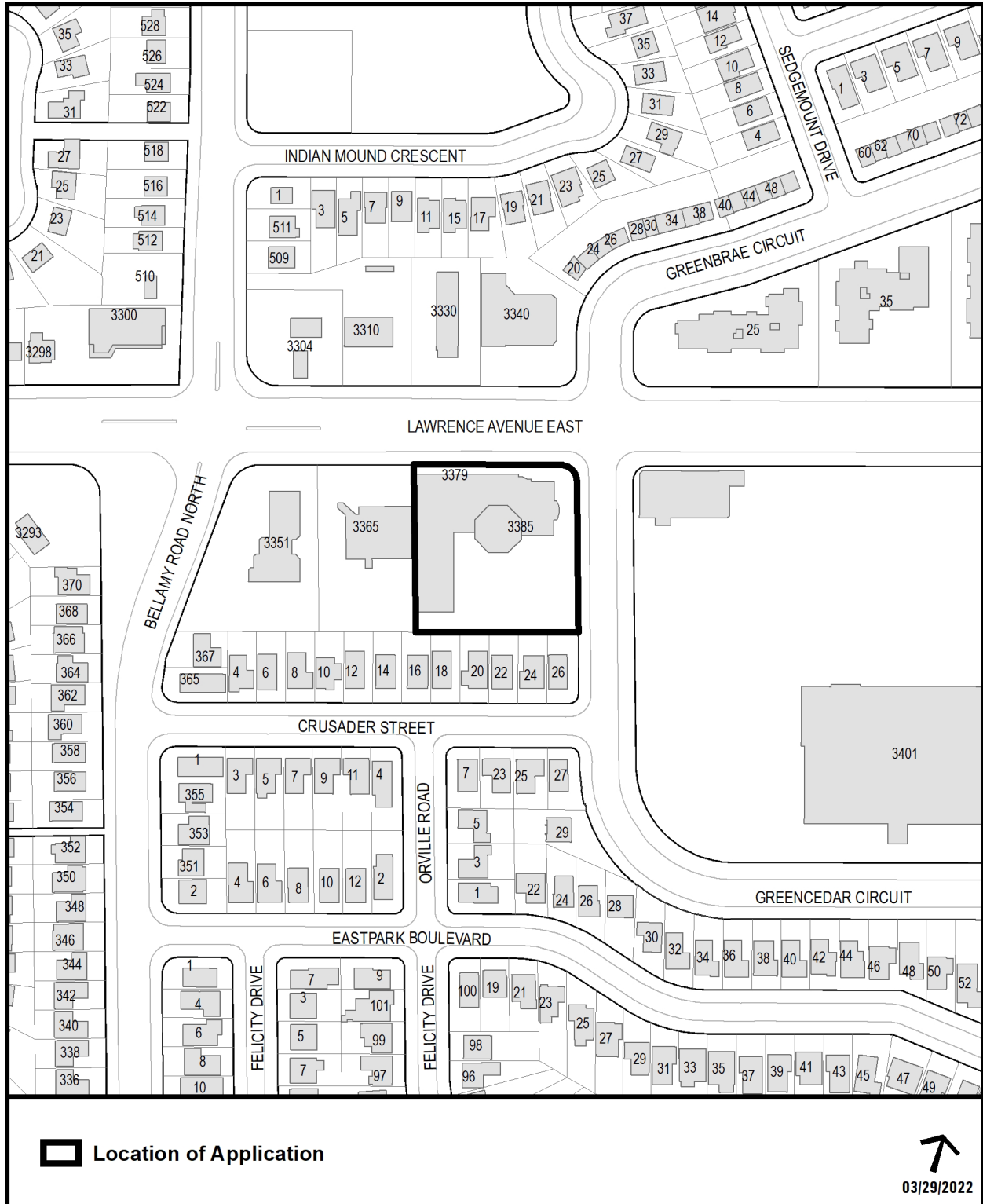
### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:	-	-	24	19	5
Proposed:	-	-	76	32	15
<b>Total Units:</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>51</b>	<b>20</b>

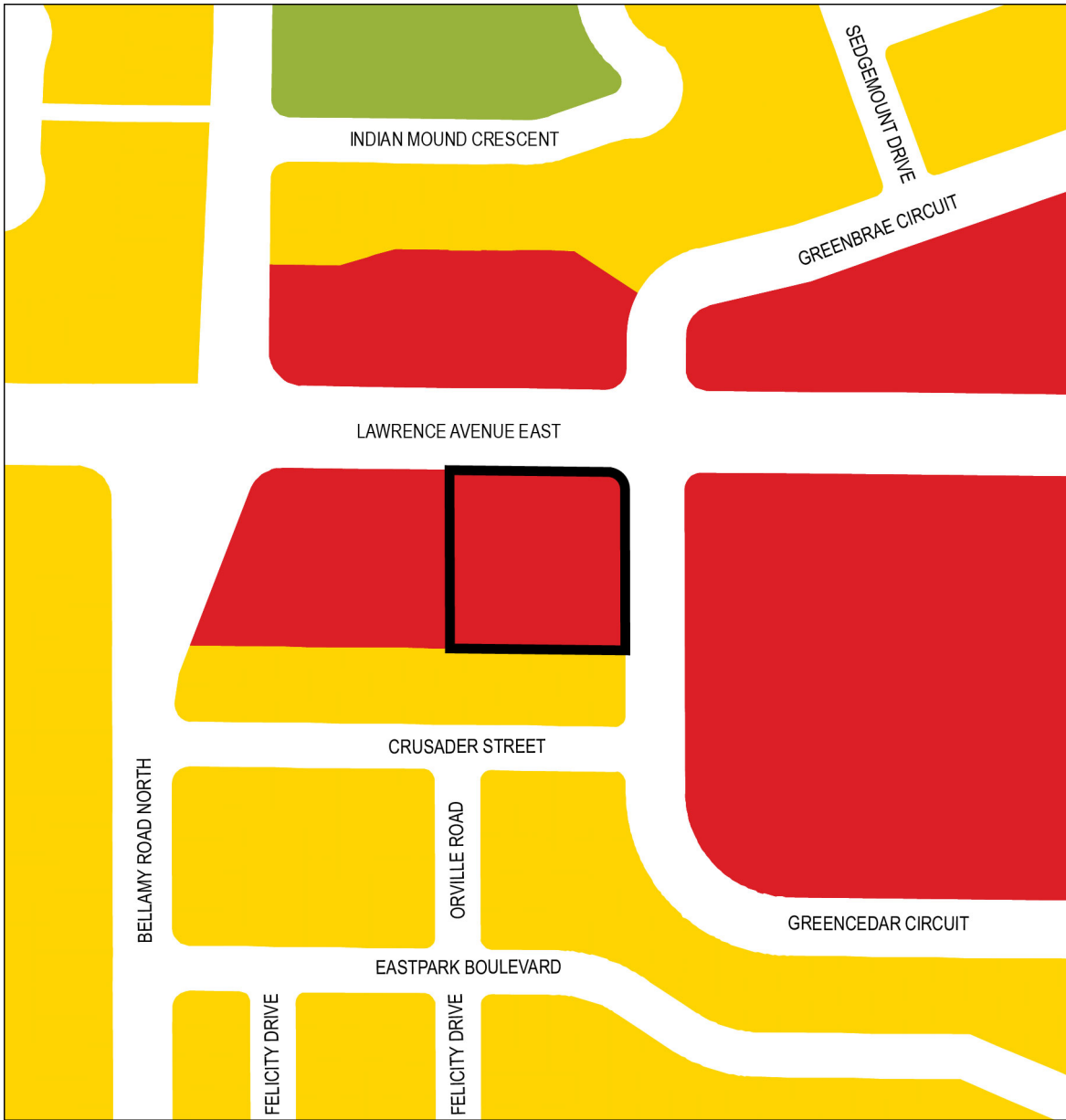
### **Parking and Loading**

Parking Spaces:	86	Bicycle Parking Spaces:	144	Loading Spaces:	2
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# Attachment 2: Location Map



# Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 23

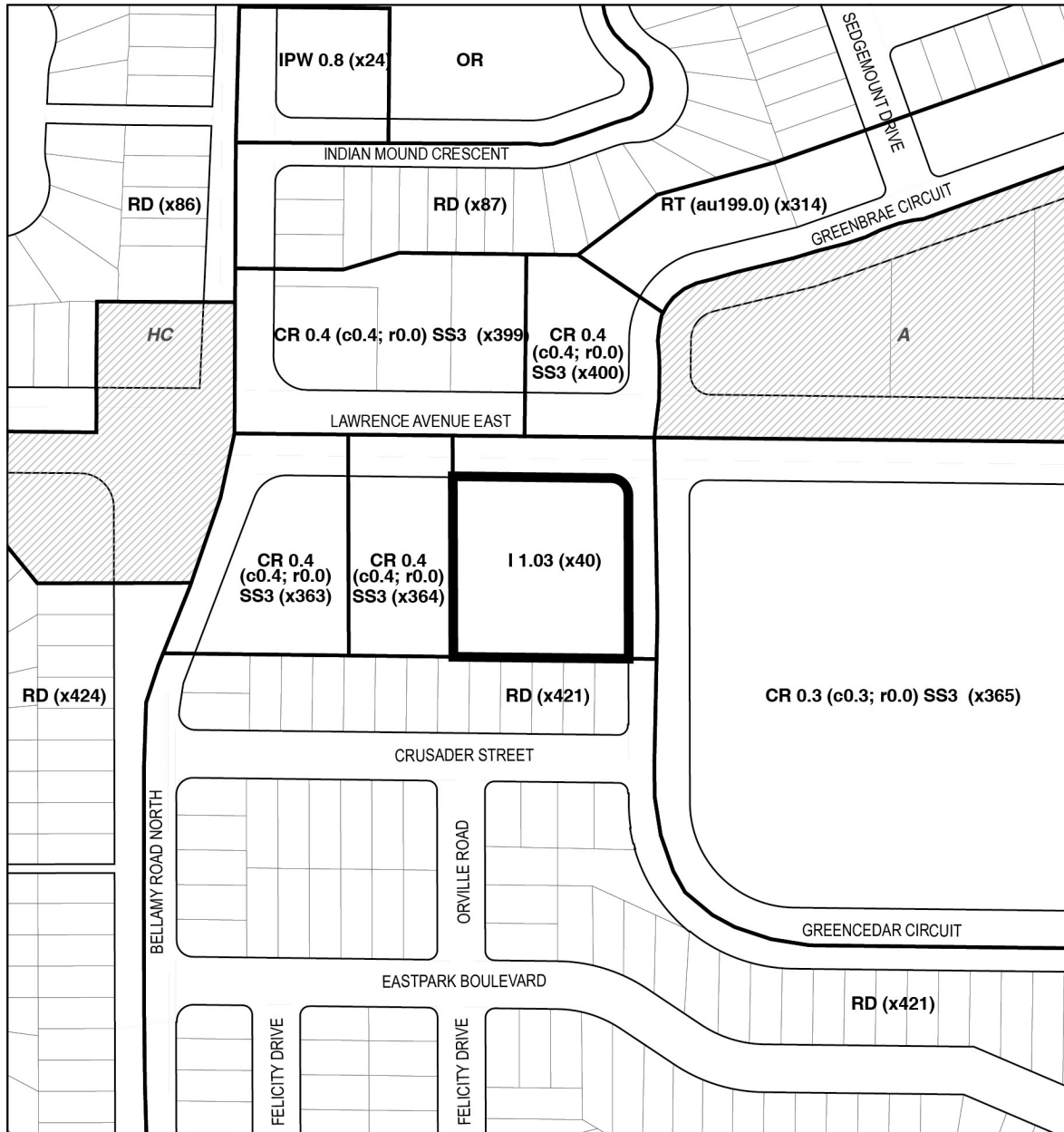
3379-3385 Lawrence Avenue East

File # 22 111976 ESC 24 0Z

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

  
 Not to Scale  
 Extracted: 02/14/2022

# Attachment 4: Existing Zoning By-law Map




3379-3385 Lawrence Avenue East

Zoning By-law 569-2013

File # 22 111976 ESC 24 0Z

-  Location of Application
- RD** Residential Detached
- RT** Residential Townhouse
- CR** Commercial Residential
- I** Institutional
- IPW** Institutional Place of Worship
- OR** Open Space Recreation

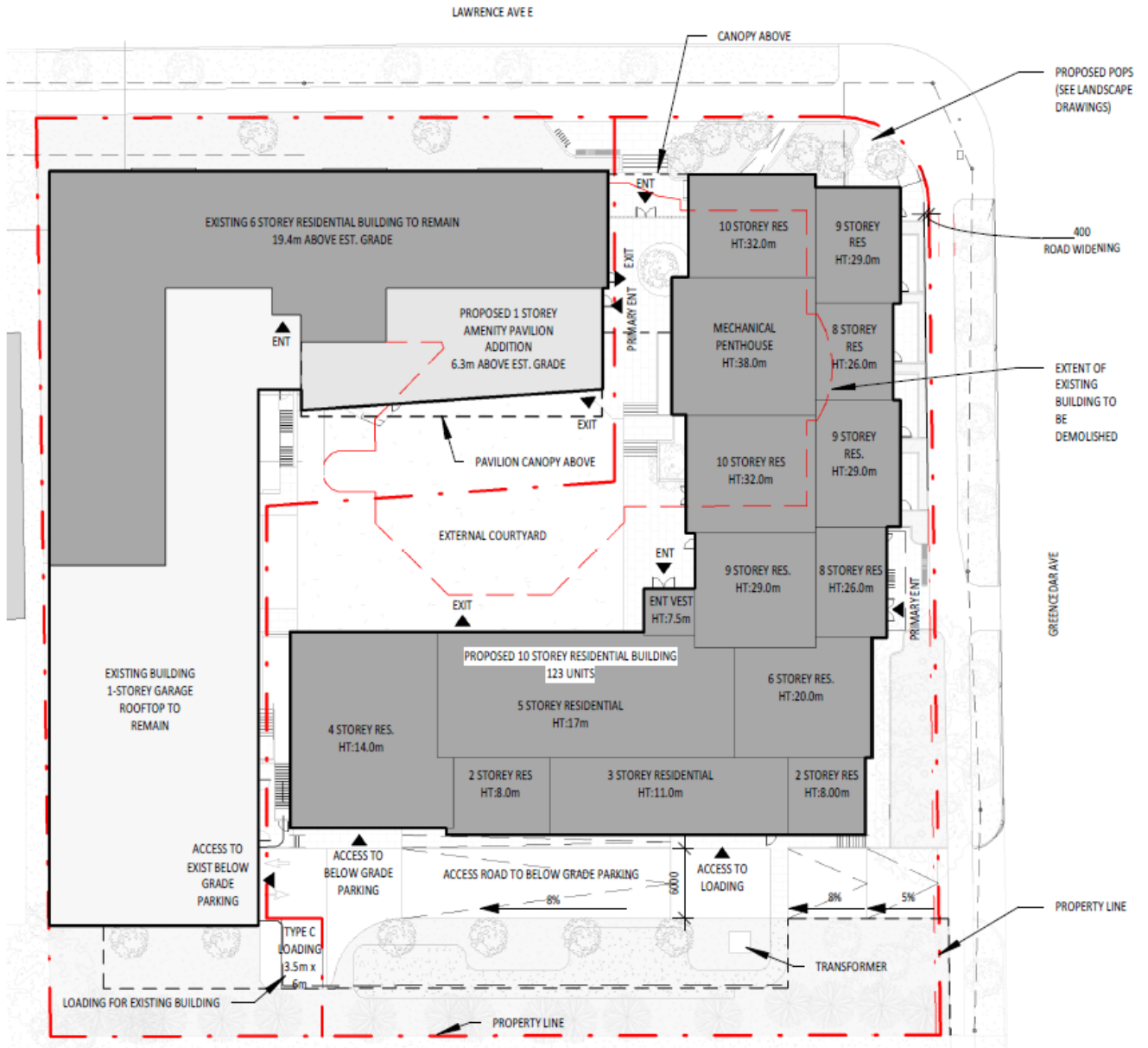
-  See Former City of Scarborough Community By-laws
- A** Apartment Residential
- HC** Highway Commercial

  
 Not to Scale  
 Extracted: 02/14/2022

**Attachment 5: Draft Zoning By-law Amendment**

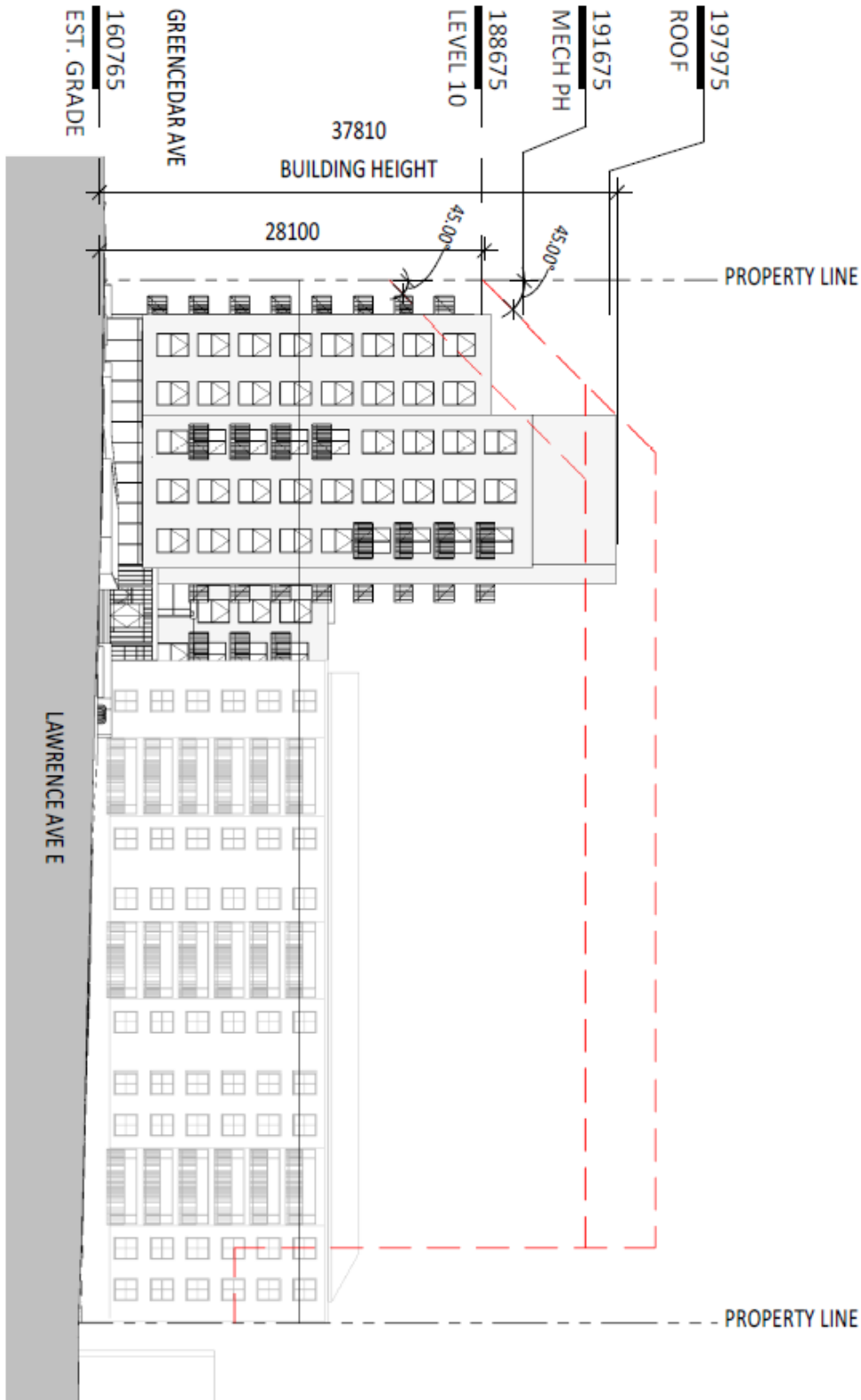
(Attached to this report as a PDF)

# Attachment 6: Site Plan



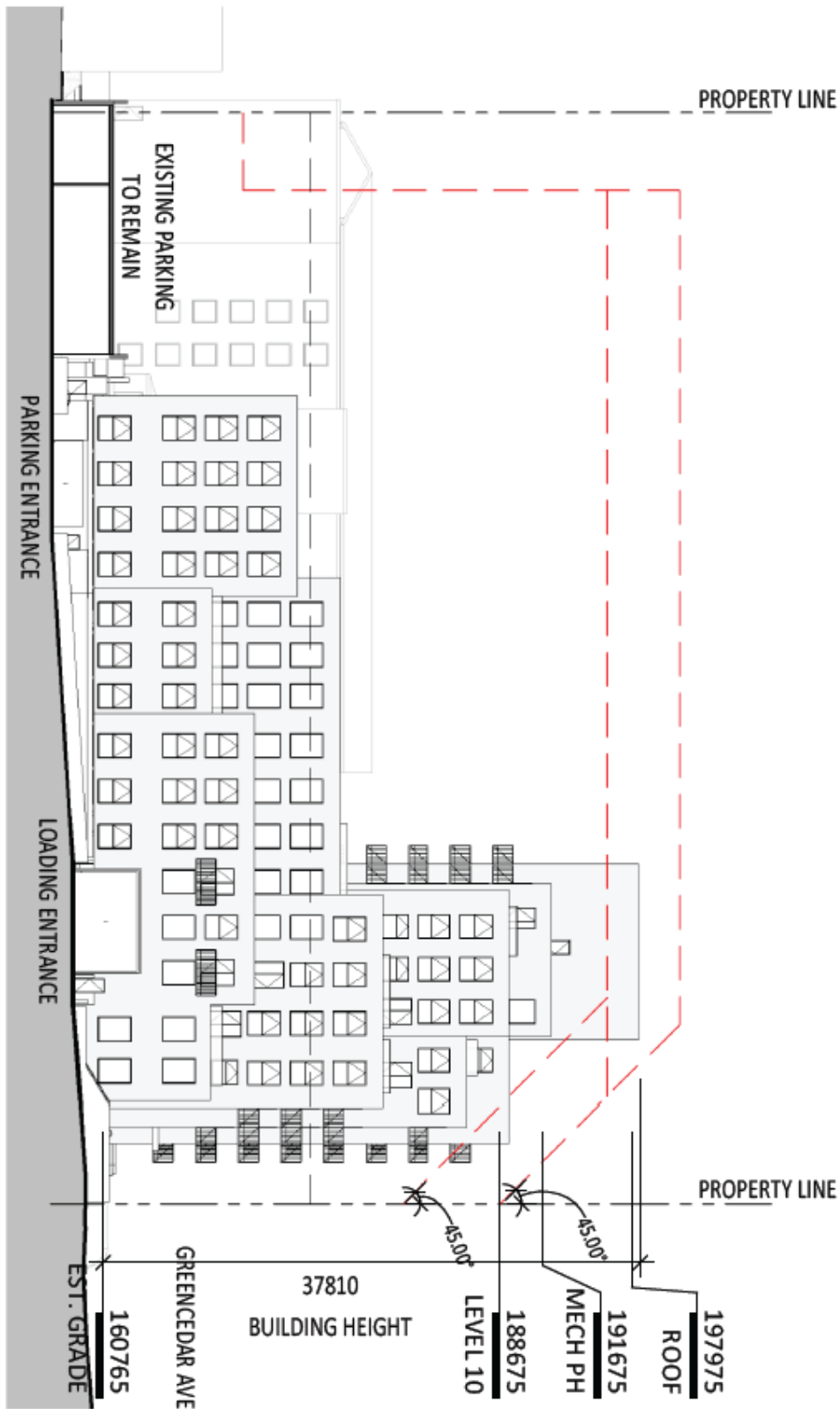
Project North True North

# Attachment 7: North Elevation

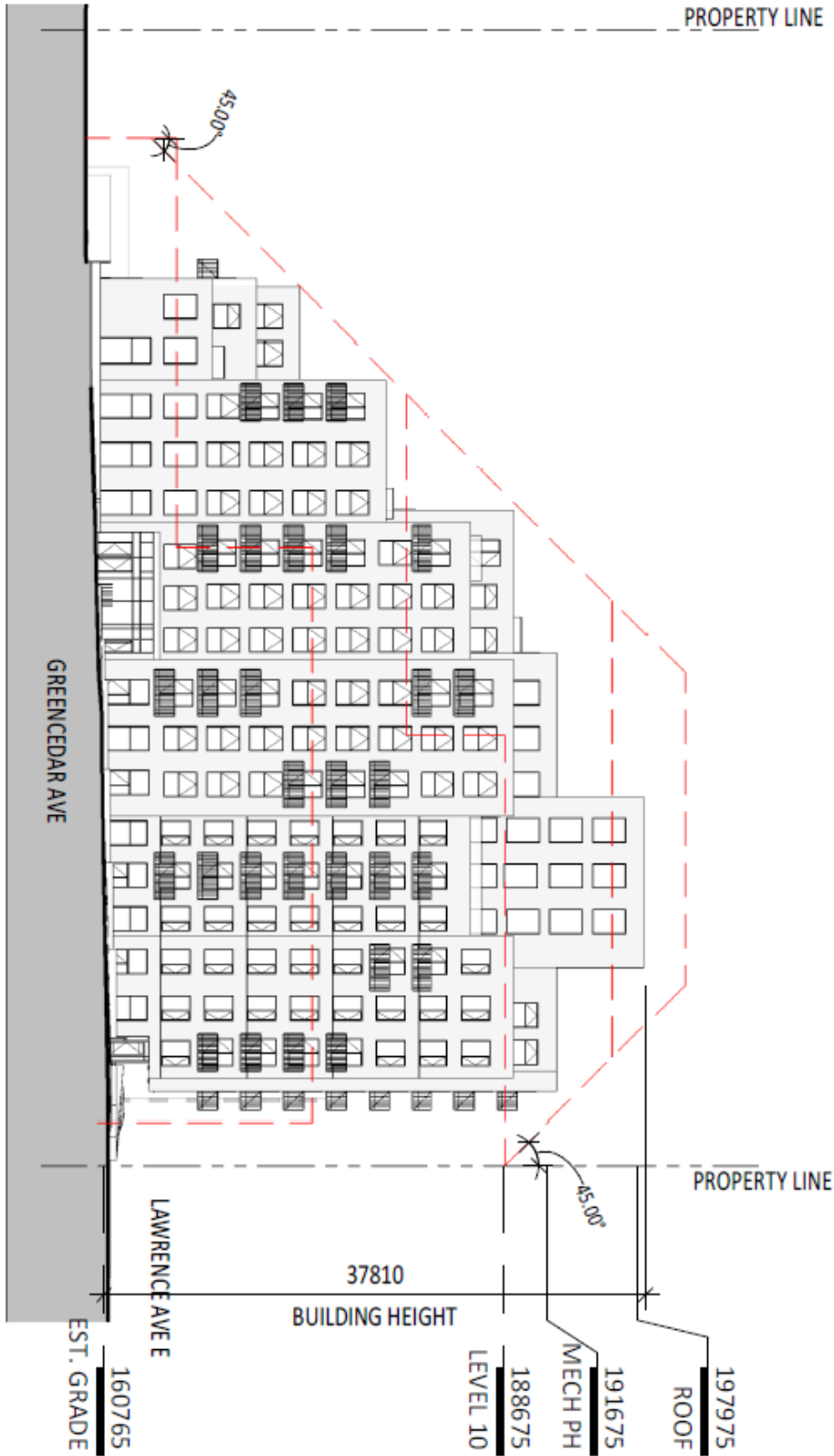




# Attachment 8: South Elevation



# Attachment 9: East Elevation



# Attachment 10: West Elevation

