

2102 Lawrence Avenue East and 1 Ellington Drive – Official Plan and Zoning Amendment – Supplementary Report

Date: December 16, 2024

To: City Council

From: Executive Director, Development Review Division

Ward: 21 – Scarborough Centre

Planning Application Number: 22 118270 ESC 21 OZ

SUMMARY

The purpose of this report is to explain recommended changes to the draft Zoning By-law Amendment attached to SC18.1 – 2102 Lawrence Avenue East and 1 Ellington Drive – Official Plan and Zoning Amendment – Decision Report – Approval, dated November 20, 2024 from the Director, Community Planning, Scarborough District, which was considered by Scarborough Community Council at a statutory public meeting held on December 6, 2024. Since that time, staff have worked with the applicant team to resolve outstanding servicing issues and can recommend that Holding (H) provisions included in the draft Zoning By-law considered by Community Council can be removed.

RECOMMENDATIONS

The Executive Director, Development Review Division, recommends that:

1. City Council delete Recommendation 2 from PH18.1 2102 Lawrence Avenue East and 1 Ellington Drive – Official Plan and Zoning Amendment – Decision Report – Approval, dated November 20, 2024 from the Director, Community Planning, Scarborough District and replace with the following:

“City Council amend Zoning By-law 569-2013, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to this report.” and

2. City Council determine that pursuant to Subsection 34(17) of the *Planning Act* no further notice is required.

FINANCIAL IMPACT

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

BACKGROUND

Scarborough Community Council, at its statutory public meeting on December 6, 2024, adopted staff recommendations to amend the Official Plan and Zoning By-law for the subject lands, to permit the construction of a 12-storey building consisting of 148 residential rental units, including 46 affordable units with a total gross floor area of 10,158 square metres. The proposal involves demolition and alterations to the designated heritage property at 2102 Lawrence Avenue East, a portion of which would be integrated into the proposed development, while retaining and respecting the existing cemetery on site.

The zoning permission was recommended to be subject to a holding provision. At the time of the statutory public meeting, certain municipal servicing matters remained under review and thus the holding provision was required to ensure that these issues would be adequately addressed prior to the issuance of building permits. The Decision of Community Council can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.SC18.1>

Since the statutory public meeting, Development Review staff have continued to work with the applicant to refine the draft Zoning By-law Amendment and review additional materials provided to address outstanding engineering concerns. These materials support changes to the draft Zoning By-law, including the deletion of the holding provision. Development Review staff have also worked with the applicant to further refine and clarify the By-law Diagrams.

COMMENTS

The following summarizes a series of adjustments being recommended to be made to the Draft Zoning By-law found in Attachment 1 to this report. These proposed changes are not a significant departure from what was submitted to the Scarborough Community Council. The changes add clarity and better implement the architectural drawing package reviewed by staff that formed the bases of the recommendations to approve the proposal.

Staff are of the opinion that these changes are consistent with PPS (2024) and conform with the Official Plan.

Servicing and Holding Provision

A holding provision was previously recommended to ensure servicing issues are resolved prior to development.

The applicant submitted a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, that demonstrates the existing infrastructure and any required improvements to them, have adequate capacity and supply to accommodate the proposed development.

City staff reviewed the submitted materials and can support the removal of the Holding Provision from the draft Zoning By-law. Engineering Review staff will continue to work with the applicant to address all remaining servicing issues through the Site Plan approval process.

Diagrams

Refined and clarified building footprints, height zones and setback/separation dimensions are being made to Diagram 4 of the draft Zoning By-law. Exception numbers applicable to both the CR and OS zones have been inserted into Diagram 2 of the draft Zoning By-law.

General

Refinements to the text included minor technical changes for clarification have been made, as well as incorporation of assigned exception numbers applicable to the portions of the site zoned CR as well as OC.

CONTACT

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SIGNATURE



Valesa Faria
Executive Director, Development Review Division

ATTACHMENTS

Attachment 1: Recommended Draft Zoning By-law Amendment

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(Attached separately as a PDF)