



March 18, 2024

Mayor Olivia Chow and Members of City Council  
City of Toronto  
City Hall, 2<sup>nd</sup> Floor  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Mayor Chow and Members of Council:

**Re: *Item SC11.1 – 2157 to 2183 Lawrence Avenue East  
Zoning Amendment Application – Decision Report – Approval  
Request to Amend Community Council Recommendations***

We are the planning consultants to 2157 Lawrence Ave E. Inc., the owner of the lands at 2157-2183 Lawrence Avenue East, located at the southeast corner of Lawrence Avenue East and Birchmount Road.

For the reasons outlined in this letter, we respectfully request that City Council amend the Scarborough Community Council recommendation with respect to the above-noted matter by adopting the amending motion that had been moved by Councillor Michael Thompson at the Community Council meeting. The amending motion attached a revised draft Zoning By-law Amendment that would permit the redevelopment of the subject site with a mixed-use development consisting of a 34-storey building and an 11-storey building, connected by a shared 6-storey podium, in lieu of the draft Zoning By-law Amendment attached to the staff report that would have permitted a 28-storey building and an 11-storey building.

The planning rationale for the increased tower height from 28 storeys to 34 storeys is set out below.

#### Application Background

In September 2023, we submitted a rezoning application on behalf of our client to permit the redevelopment of the subject site with a 24-storey building on the westerly portion of the site (Building A) and a 21-storey building on the easterly portion (Building B), inclusive of a shared 6-storey podium.

The application was deemed complete on November 16, 2023. A community consultation meeting was held on January 11, 2024.

A Decision Report (dated January 31, 2024), recommending approval of the application in an amended form, was posted to the February 16, 2024 Scarborough Community Council agenda on February 5, 2024. The staff amendments included an increase in the height of Building A to 28 storeys and a reduction in the height of Building B to 11 storeys. The report also recommended changes to setbacks and separation distances, the overall result of which would have been a substantial reduction in gross floor area and the number of new residential units.

Due in large part to the abbreviated application processing timelines resulting from Bill 109, we only became aware of the staff recommendation when the report was posted on-line despite numerous attempts to contact staff in advance of the report's release.

### Revised Proposal

After the Decision Report was released, and prior to the Community Council meeting, we had a number of discussions with City Staff regarding a revised proposal. Based on these discussions, a revised proposal was prepared and reviewed with City staff which includes a height of 11 storeys for Building B, as recommended by staff, and an increased height of 34 storeys for Building A. This revised proposal replaces the previously proposed easterly tower with a mid-rise building, in accordance with City staff recommendations, in order to minimize shadow impacts on the north sidewalk of Lawrence Avenue. The increased height of Building A enables a redeployment of the density that would have otherwise been lost through the modification of Building B.

As requested, Kirkor, our client's architects, prepared revised height and massing diagrams for the revised proposal, as well as a shadow study, which were provided to City staff and the local Councillor. They are included as **Attachment A** to this letter. City staff have reviewed the revised massing and shadow studies and as evidenced by Staff's comments at Scarborough Community Council, are supportive of the revised plans.

In our opinion, the proposed increase in height is appropriate given the surrounding development context and the lack of unacceptable built form impacts. In particular, the shadow study shows that, although the shadows from the 34-storey will be longer, they will continue to fall on the Lawrence Avenue right-of-way and on the existing and approved apartment developments within the *Mixed Use Areas* designation on the north side of Lawrence Avenue; there will be no shadowing on lands designated *Neighbourhoods* further to the north or to the southeast. In addition, the mid-rise Building B has been designed so there will be no incremental shadowing resulting from this building on the north side of Lawrence Avenue from 11:18 a.m. onwards.

The draft Zoning By-law Amendment reflective of the revised proposal was recommended for approval in an amending motion presented by Councillor Thompson at the Scarborough Community Council meeting. However, the motion lost on a tie vote (2-2).

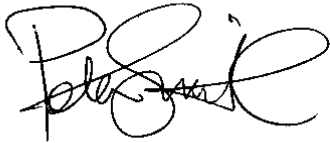
In order to give effect to the revised proposal, which we believe achieves an appropriate balance among the applicable planning objectives, we respectfully request City Council to adopt the draft Zoning By-law Amendment included in Councillor Thompson's motion.

In closing, would like to express our appreciation to City Staff for working with us over a very short period of time to arrive at this built form solution.

We trust the foregoing is satisfactory for your purposes; however, should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

**Bousfields Inc.**



Peter F. Smith B.E.S., MCIP, RPP

cc: Akiva Wolff, 2157 Lawrence Ave E. Inc.

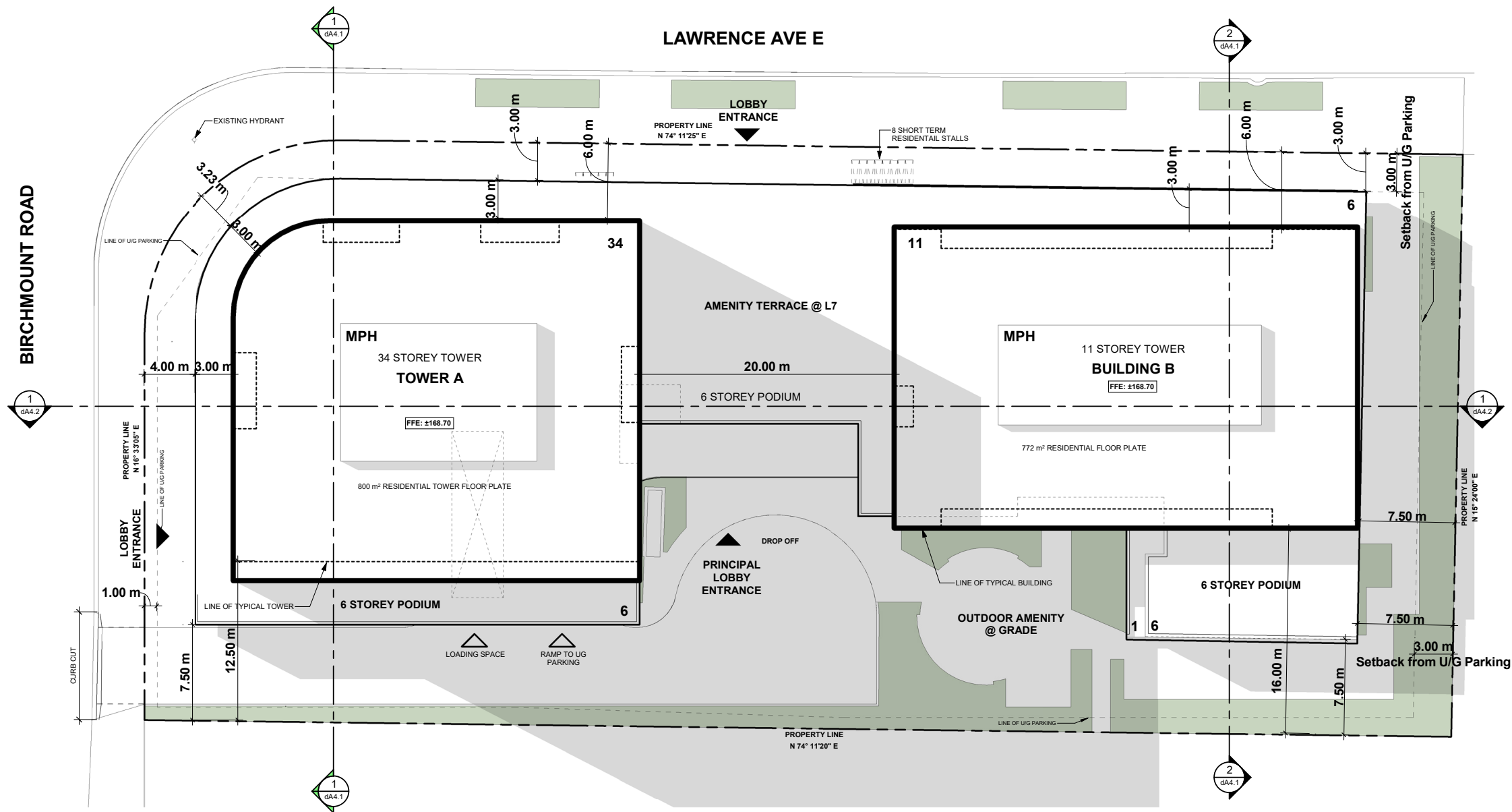
ZONING DISCUSSION

2157 LAWRENCE AVE E

TORONTO, ONTARIO  
MIXED-USE DEVELOPMENT  
PROJECT NO. 22-068  
FEB 14, 2024

INITIAL  
DEVELOPMENT

KIRKOR



	sqm	sf
Site Area	4,662.12	50,183
Residential GFA	36643	394426
Retail GFA	723	7782
Total GFA	37366	402208

FSI 8.01

## SITE PLAN

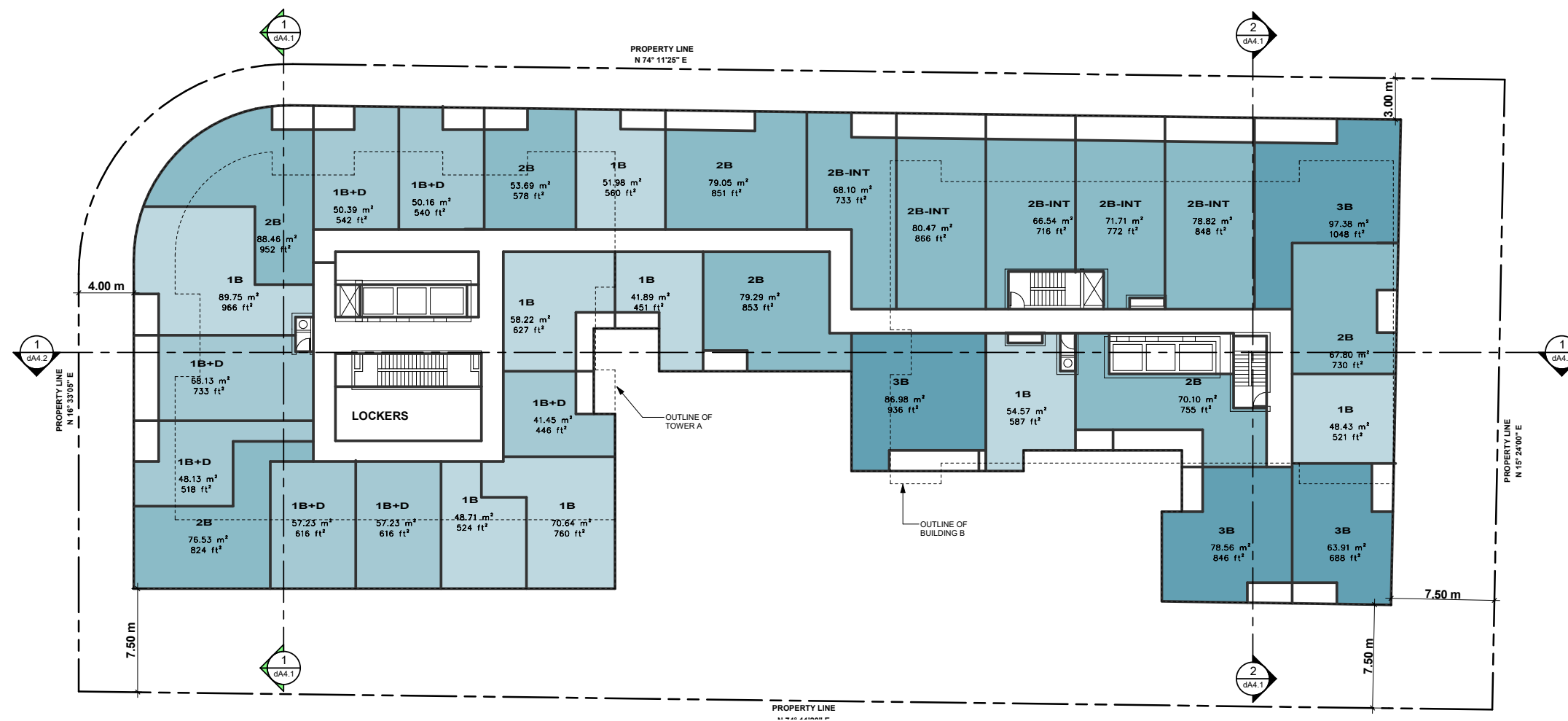
2157 LAWRENCE AVE E INITIAL  
TORONTO, ON DEVELOPMENT

22-068  
FEB 14, 2024



KIRKOR  
ARCHITECTS AND PLANNERS





## TYPICAL PODIUM FLOOR PLAN

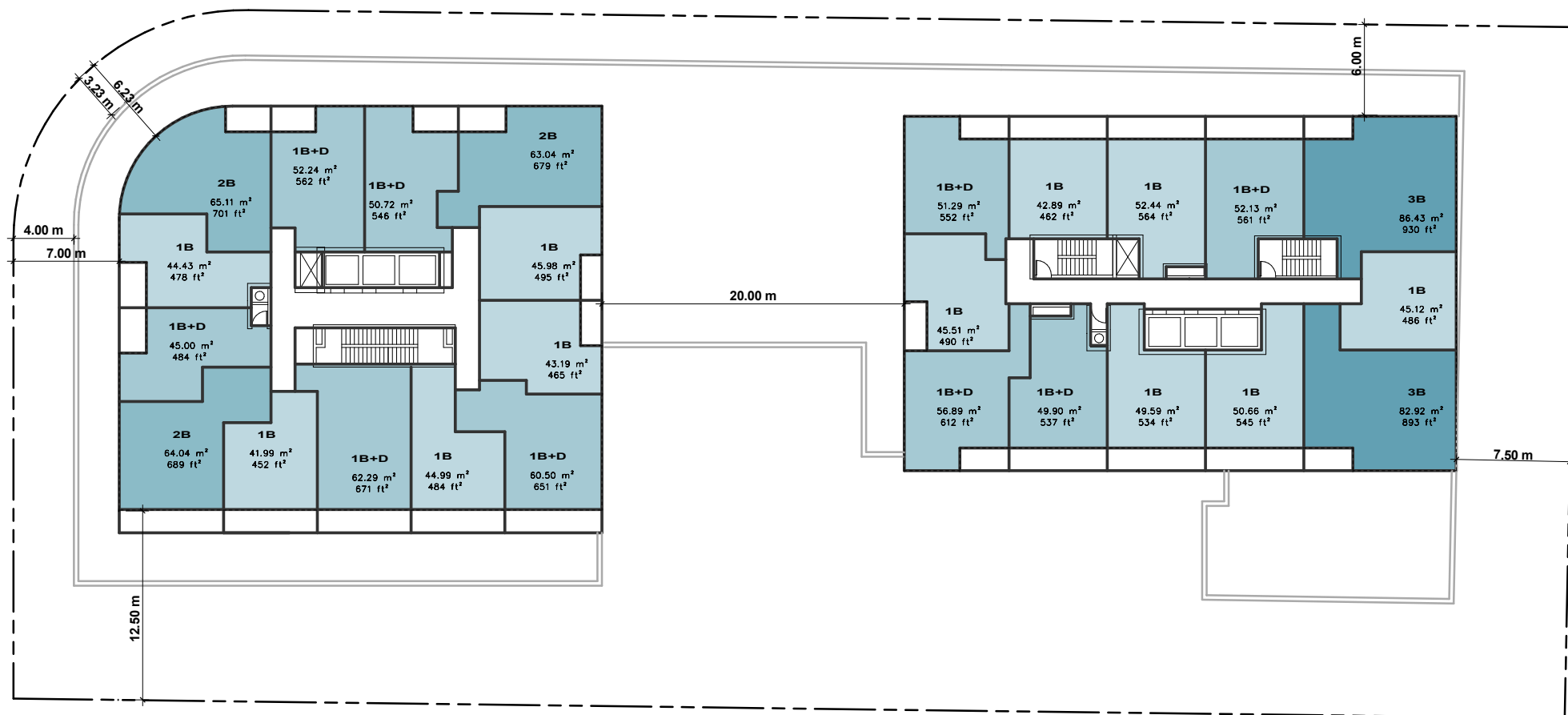
2157 LAWRENCE AVE E  
TORONTO, ON

INITIAL  
DEVELOPMENT

22-068  
FEB 14, 2024



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## TYPICAL TOWER FLOOR PLAN

2157 LAWRENCE AVE E  
TORONTO, ON

INITIAL  
DEVELOPMENT

22-068  
FEB 14, 2024



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## MASSING

2157 LAWRENCE AVE E  
TORONTO, ON

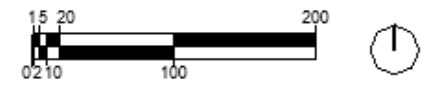
INITIAL  
DEVELOPMENT

22-068  
FEB 14, 2024

**KIRKOR**  
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**Proposed Development**



- SITE
- SHADOW CAST BY DEVELOPMENT PROPOSAL
- SHADOW CAST BY EXISTING & PROPOSED MASSES
- ROAD
- PARK
- WATER

## SEPTEMBER 21<sup>ST</sup> (9:18 AM) SHADOW STUDY

2157 LAWRENCE AVE E INITIAL  
TORONTO, ON DEVELOPMENT

22-068  
FEB 12, 2024



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## SEPTEMBER 21<sup>ST</sup> (10:18 AM) SHADOW STUDY

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TORONTO, ON DEVELOPMENT

22-068  
FEB 12, 2024



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ARCHITECTS AND PLANNERS

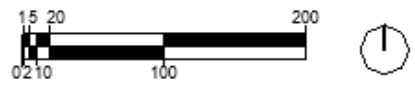


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**SEPTEMBER 21<sup>ST</sup> (11:18 AM)**  
**SHADOW STUDY**

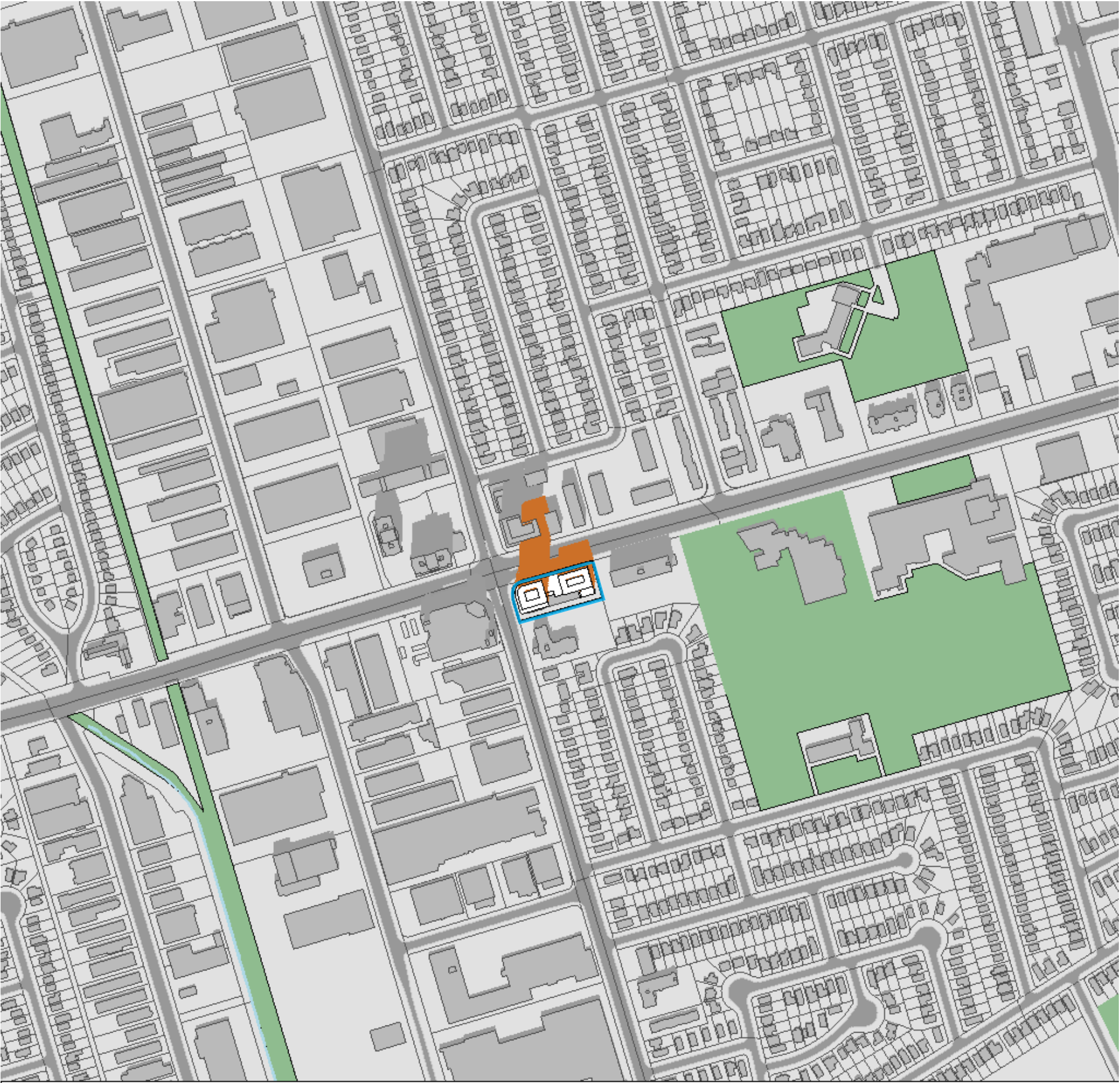
2157 LAWRENCE AVE E INITIAL  
TORONTO, ON DEVELOPMENT

**Proposed Development**



22-068  
FEB 12, 2024



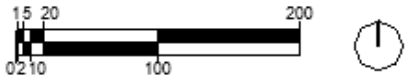


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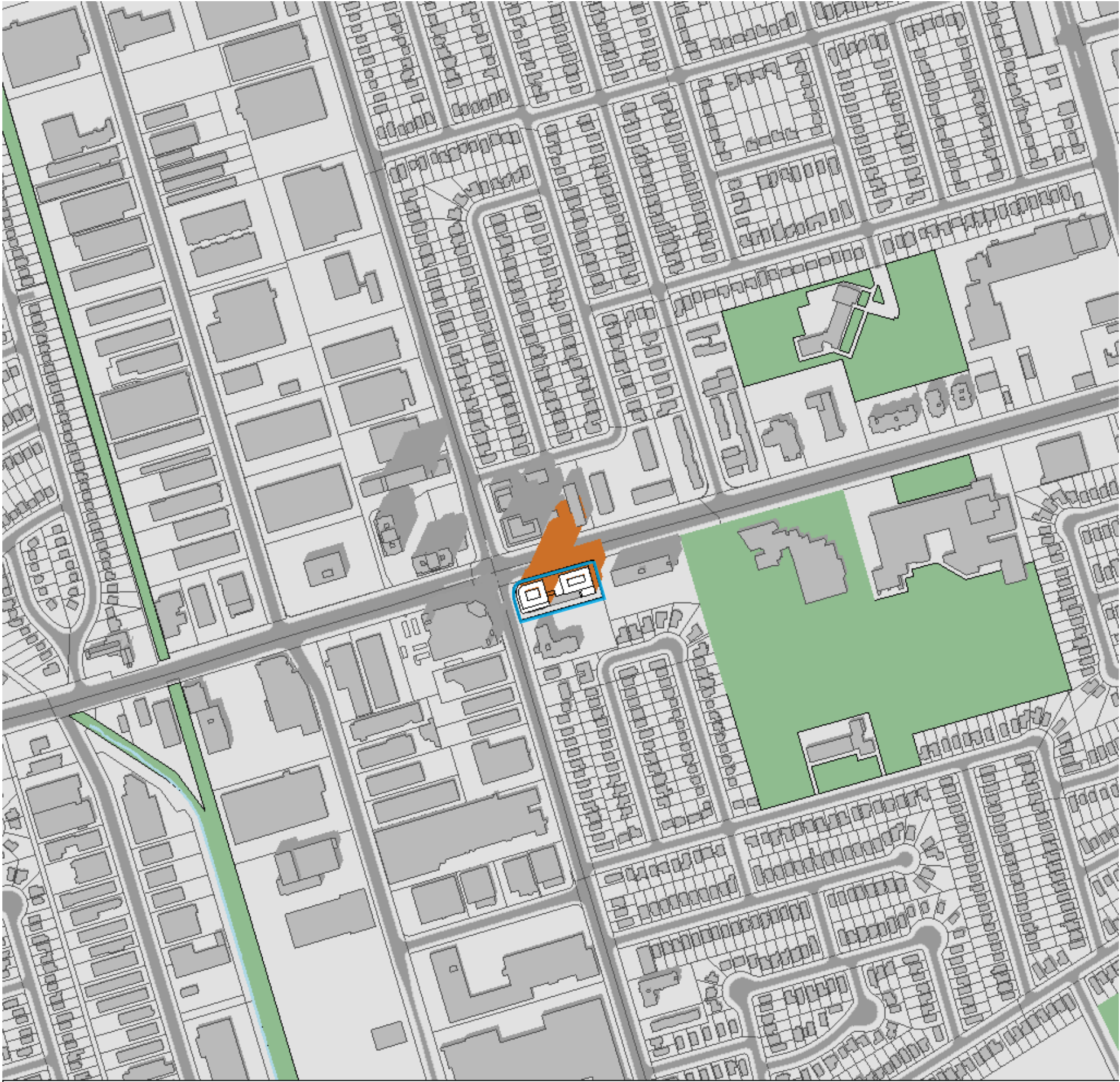
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2157 LAWRENCE AVE E    INITIAL  
TORONTO, ON    DEVELOPMENT

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FEB 12, 2024



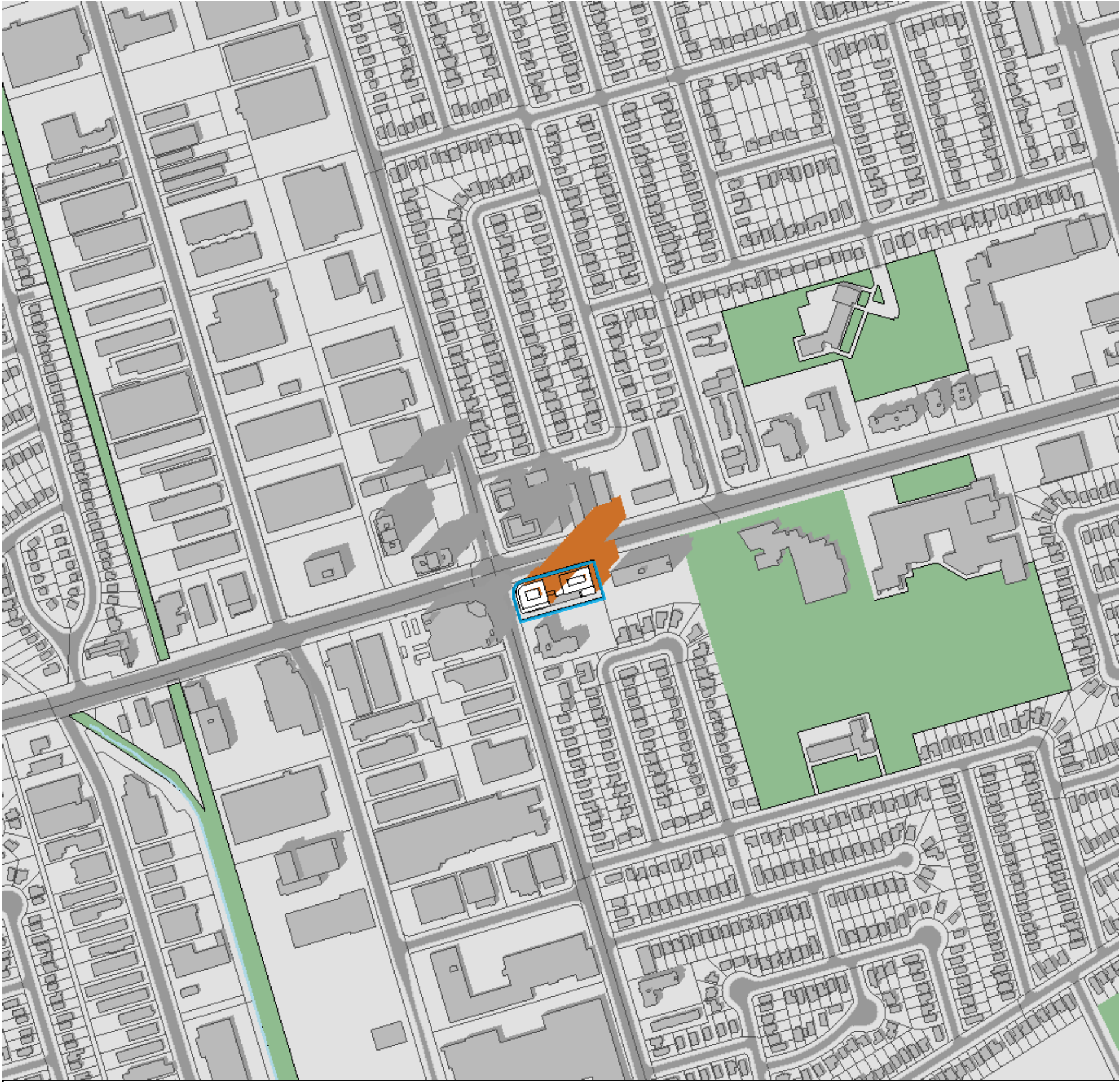
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**SEPTEMBER 21<sup>ST</sup> (2:18 PM)**  
**SHADOW STUDY**

**2157 LAWRENCE AVE E** **INITIAL**  
**TORONTO, ON** **DEVELOPMENT**

22-068  
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**Proposed Development**

# SEPTEMBER 21<sup>ST</sup> (3:18 PM) SHADOW STUDY

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TORONTO, ON DEVELOPMENT

22-068  
FEB 12, 2024







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SEPTEMBER 21<sup>ST</sup> (4:18 PM)  
SHADOW STUDY

2157 LAWRENCE AVE E INITIAL  
TORONTO, ON DEVELOPMENT

Proposed Development



22-068  
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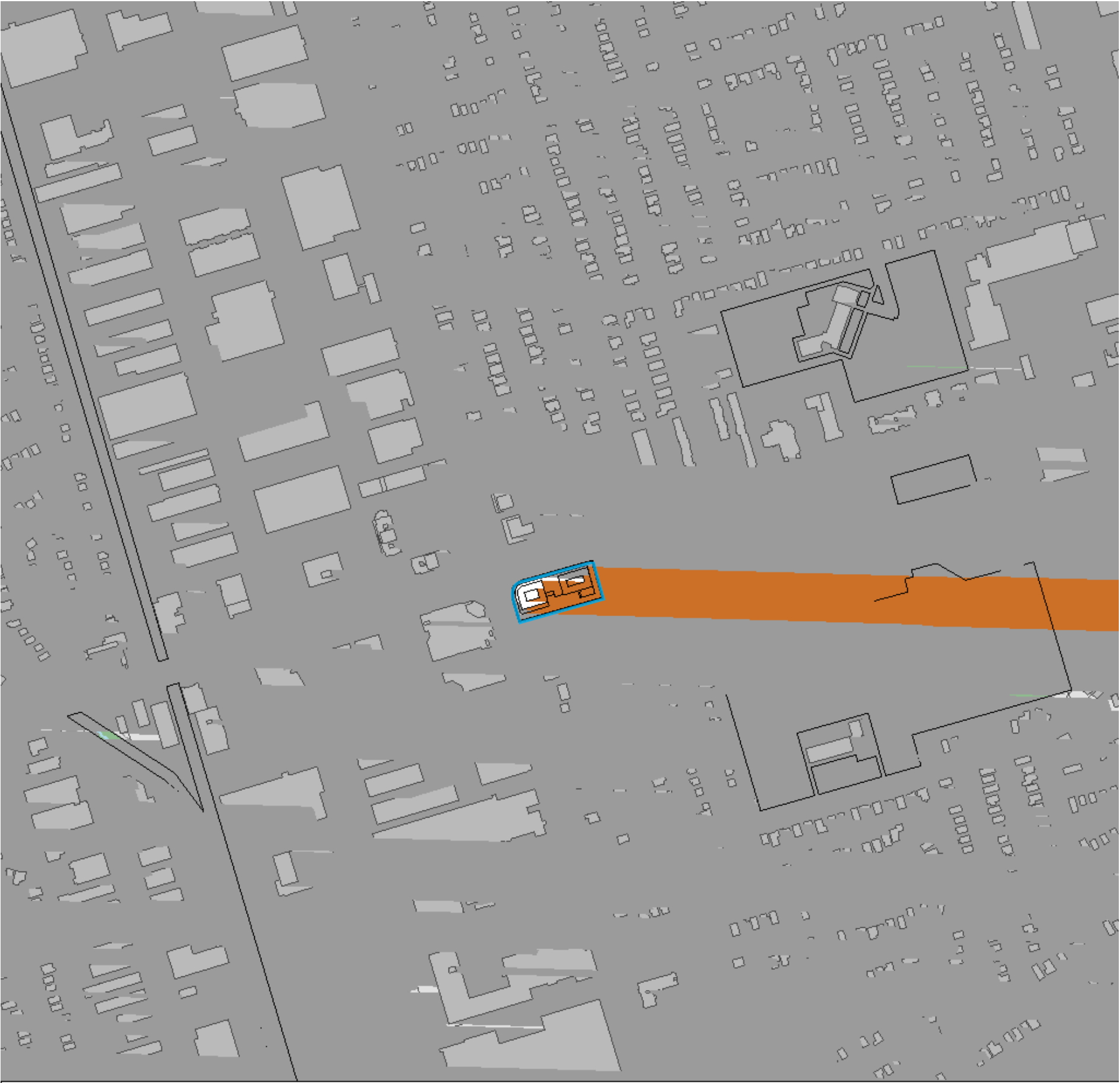
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**Proposed Development**



**SEPTEMBER 21<sup>ST</sup> (6:18 PM)**  
**SHADOW STUDY**

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**TORONTO, ON** **DEVELOPMENT**

22-068  
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