

2683 Lawrence Avenue East - Zoning Amendment – Decision Report – Approval

Date: December 21, 2023

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 21 - Scarborough Centre

Planning Application Number: 20 217595 ESC 21 OZ

SUMMARY

The zoning by-law amendment application proposes the demolition of the existing multi-tenanted retail commercial plaza and the construction of a new L- shaped, 11 storey, mixed use building on the subject lands.

The proposed development would be comprised of 206 residential dwelling units and 589 square metres of retail/commercial space on the ground floor. A total of 19,168 square metres of new gross floor area is proposed representing a floor space index of approximately 2.66 times the area of the site. It would be supported by a total of 249 vehicular parking spaces (219 resident spaces and 30 commercial spaces) as well as 208 bicycle parking spaces. The proposal features a multi-use linear landscaped mid-block connection from Lawrence Avenue East to the Hydro Corridor in the south, (known as 'The Meadoway' lands).

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 proposal represents more efficient use of the lands while contributing to the range and mix of residential types in the area through intensification in a compact built form. The intensification of the site with the proposed mixed use building is appropriate given that it addresses the relevant development criteria for *Mixed Use Areas*, adequately addresses *Avenues* policies as well as other relevant policy directions. The redevelopment appropriately intensifies an underutilized site, fits with the existing and planned context, and provides enhancements to the public realm.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2683 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 direct that before introducing the necessary Bills to City Council for enactment, require the applicant to undertake the following:
 - a. Submit to the Chief Engineer and Executive Director of Engineering & Construction Services for review and acceptance a revised Functional Servicing Report that a Site Servicing Review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate.
 - b. Enter into a financially secured Development Agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the Site Servicing Review and Traffic Impact Study accepted by the Chief Engineer and Executive Director of Engineering & Construction Services.

FINANCIAL IMPACT

The City Planning 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.

DECISION HISTORY

A pre-application consultation meeting was held with City staff on January 24, 2020 to identify application requirements and provide feedback on the redevelopment proposal. The preliminary issues to be resolved included conformity with relevant Official Plan policies, Section 37 public benefit considerations, the appropriateness of site design and organization, the feasibility of a linear mid block connection from Lawrence Avenue East to the Utility Corridor to the south (known as The Meadoway), the appropriateness

of setbacks and stepbacks, the adequacy of proposed parking, and the feasibility of servicing the proposal.

A Preliminary Report for this project was adopted by Scarborough Community Council at its April 23, 2021 meeting authorizing staff to hold a community consultation meeting with an extended notification radius. The decision document and original Preliminary Report can be found at the following hyperlink

<https://secure.toronto.ca/council/agenda-item.do?item=2021.SC23.7>

THE SITE

The site is approximately 0.74 ha (1.82 ac) in size and is located on the south side of Lawrence Avenue East between Brimley Road and Midland Avenue. The subject lands features approximately 67 metres of frontage along Lawrence Avenue East and is irregularly shaped with a site depth of approximately 124 metres along the west property line and 94 metres along the east property line. Please see Attachment 2 for a Location Map.

Existing Use: The subject lands are currently occupied by a multi-tenanted commercial retail plaza, as well as associated surface parking and loading in the rear.

Surrounding Area: The development site is adjacent to a place of worship use to the west and an eating establishment use to the east. The subject lands are within an existing physical context characterized predominantly by single storey retail plazas on the south side of Lawrence Avenue East and low scale mixed use, and midrise and tall building residential development on the north side of Lawrence Avenue East.

THE PROPOSAL

The applicant proposes the redevelopment of the subject lands with an L-shaped, 11 storey building comprised of 206 new residential dwelling units atop approximately 589 square metres of retail commercial space on the ground floor. The main residential pedestrian access is from the Lawrence Avenue East street frontage which also features multiple retail units ranging in size from 68 square metres to 106 square metres. A total of approximately 19,168 square metres of new gross floor area (GFA) is proposed representing a floor space index of 2.66 times the area of the lot.

The proposal incorporates 31 visitor parking spaces, 1 car share space and 187 resident parking spaces as well as 30 commercial parking spaces totalling 249 vehicular parking spaces to serve the redevelopment. All parking is wholly contained in a two level underground parking garage with the exception of 9 spaces at grade serving the retail commercial space. A total of 208 bicycle parking spaces are proposed of which 1 short term and 1 long term space is proposed for commercial uses and 185 long term

and 21 short term spaces is proposed for residential uses. A 'Type G' loading space to serve the residential and retail uses within the building is proposed and paired with the underground parking ramp accessed from the 6 metre wide private driveway running perpendicular to Lawrence Avenue East.

The applicant proposes an approximately 574 square metre multi-use linear connection from Lawrence Avenue East in the north to the Utility Corridor in the south, (known as 'The Meadoway'). This is intended to serve as a mid-block connection which enhances and extends the public realm and pedestrian connectivity in this area.

The proposal has been revised since the original submission in response to staff commentary and made a number of improvements have been secured. See Table 1 below illustrating project details relating to matters such as; unit mix, amenity space, setbacks and building height.

Table 1: Statistics Comparison between Submissions

| Category | 1st Submission | Revised Submission |
|--------------------|--|---|
| Building Setbacks | <p>North property line: a minimum of 3 metres;</p> <p>South property line: a minimum of 32.5 metres;</p> <p>West property line: a minimum of 7 metres; and</p> <p>East property line: a minimum of 13 metres.</p> | <p>North property line: a minimum of 6 metres;</p> <p>South property line: a minimum of 29 metres</p> <p>West property line: a minimum of 7 metres; and</p> <p>East property line: a minimum of 13 metres</p> |
| Building Stepbacks | <p>Along Lawrence Avenue East: a minimum of 1.5 metres above the 3rd floor an additional 6.2 m above the 9th floor.</p> <p>Along south elevation: a minimum of 9.6 metres above the 5th floor and an additional 9.8 metres above the 7th floor and 12.7 metres above 9th floor based on the applicant's submitted plans.</p> | <p>Along Lawrence Avenue East a minimum of 1.5 metres above the 6th floor and 3.5 metres above the 10th floor</p> <p>Along the west elevation: 1.5 metres above the 6th storey</p> <p>Along the south elevation: a minimum of 9.6 metres above the 7 and 9th floors based on applicants submitted plans</p> |

| Category | 1st Submission | Revised Submission |
|-----------------------|---|---|
| Unit Mix | <p>A minimum of 10% of total dwelling units as 3 bedroom.</p> <p>A minimum of 30% of the total dwelling units as 2 bedroom.</p> | <p>A minimum of 15% of total dwelling units (31), 3 bedroom units</p> <p>A minimum of 37% of total dwelling units (76), 2 bedroom units</p> |
| Indoor Amenity Space | 877.9 square metres | 694.3 square metres |
| Outdoor Amenity Space | 419.5 square metres | 889.8 square metres |
| Building Height | 36 metres/11 storeys | 35.8/11 storeys |

Reasons for Application

The zoning amendment is required to permit residential density on the subject lands, and to establish relevant performance standards to regulate the development proposed.

APPLICATION BACKGROUND

Application Requirements

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

- Planning Rationale
- Electromagnetic Field Management Report
- Hydrogeological Report
- Arborists Report
- Avenue Segment Review/Study
- Contaminated Site Assessment Phase One (ESA)
- Geotechnical Study
- Pedestrian Level Wind Study
- Functional Servicing and Stormwater Management Report (and associated materials)
- Toronto Green Standards Checklist
- Transportation Impact Study
- Community Services and Facilities Study
- Sun/Shadow Study

The materials submitted in support of this application are available on the Application Information Centre (AIC) at the following link <http://www.toronto.ca/2683LawrenceaveE>

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.

Statutory Public Meeting Comments

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

POLICY & REGULATION CONSIDERATIONS

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 Urban Structure Map 2 identifies the site as being located on an *Avenue*. The land use designation for the site is *Mixed Use Areas*. See Attachment 3 of this report for an excerpt from the 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.

Of note, the site is located on along a section of Lawrence Avenue East identified as a 'Transit Priority Segment' on Map 5 - Enhanced Surface Transit Network.

Relevant Official Plan policies including *Avenues* policies in Chapter 2, Parkland, Built Form and the Public Realm and Housing policies in Chapter 3 and *Mixed Use Areas* policies in Chapter 4.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The subject site is zoned Commercial Residential (CR) Zone under Zoning By-law 569-2013. Permitted Uses in the CR Zone include land uses such as dwelling unit (if residential density is permitted), retail stores, office and personal service shop. For the

subject lands, residential density is not permitted, despite the CR zoning, and the lands are subject to Exception CR 1158 that contains regulations related to gross floor area and building setbacks. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Avenues and Mid-Rise Buildings Study 2010 and the associated Performance Standards Addendum (2016);
- Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Guidelines for the Design and Management of Bicycle Parking Facilities;
- Toronto Green Standards (TGS) Version 3.0;
- Retail Design Guidelines (2020);
- Privately-Owned Publicly Accessible Spaces Urban Design Guidelines; and
- Bird-Friendly Design Guidelines

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

COMMENTS

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 to conform with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the Report as well as the policies of

the Official Plan as a whole. The proposed mixed use building appropriately introduces residential intensification on an underutilized parcel contributing to the range of housing options in the area and reincorporates commercial retail uses on site to support the local economy. The proposed development has access to existing transit service and planned transit improvements reducing automobile dependency. The proposed mixed use development is situated on an *Avenue*, (a designated growth corridor), and as such staff find the proposal appropriate and in keeping with the intent of the Official Plan.

Avenue Segment Study

As part of the material submitted in support of the application, an Avenue Segment Review was prepared by the proponent for staff review. The overall goal of the Avenue Segment Review is to ensure that a proposed redevelopment will establish a positive precedent for future reurbanization of the *Avenue* with regard to building form, massing and intensity.

Specifically, *Avenues* policy 2.2.3.3(b) of the Plan states that "Development in *Mixed Use Areas* on an *Avenue*, prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenues*. In addition to the policies of the Plan for *Mixed Use Areas*, proponents of such proposals will also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located." The policies go on to note the parameters under which the segment review should be reviewed and what it should include. Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review.

Following consultation with relevant staff regarding its boundaries, Planning staff received an Avenue Segment review prepared by Zelinka Priamo Ltd. dated November 2020 generally bounded by Midland Avenue in the west to Marcos Boulevard in the east and incorporating lands on both the north and south sides of Lawrence Avenue East. The study built upon and updated the findings of an Avenue Segment Review submitted in 2017 and identified a total of 5 soft sites.

Of note, the study indicates that there is existing precedent for the redevelopment of the subject lands at the scale and general massing as is proposed. The study also provided analysis of the impact of incremental development on relevant *Neighbourhoods and Apartment Neighbourhoods* lands at the northeast end of the study boundaries. It was determined that those lands are oriented opposite to and at a sufficient distance from properties along the *Avenue* that any required transition from future development along the *Avenue* to *Neighbourhoods and Apartment Neighbourhoods* lands could reasonably be accommodated. Staff concur with these findings.

The applicant has submitted a Functional Servicing and Stormwater Management Report dated September 26, 2023, a Hydrogeological Report dated March 2023 and a

Phase 1 Contaminated Site Assessment/Environmental Site Assessment in support of the above noted application to determine if the proposed redevelopment is supportable by available infrastructure. The reports have been reviewed by Engineering and Construction Services ("ECS") staff and no significant servicing constraints for the proposed redevelopment. While the development can be serviced in principle, specific details have been identified by ECS staff to be resolved and this staff further recommend servicing-related obligations as detailed below in this report and contained in the recommendations.

Planning staff are of the opinion that the Avenue Segment Review adequately meets the policy requirements contained within the in Official Plan.

Height, Massing, Built Form

This application has been reviewed against the official plan built form policies in Section 3.1.3 and Built Form Types Section 3.1.4 and the Mid-rise design guidelines (2010) and addendum (2016) described in the Policy and Regulation Considerations Section of the Report.

The proposed development is located within an existing context containing buildings ranging from 7 storeys to 20 storeys as well as a planned context of zoning approved height permissions in the area ranging from approximately 18 storeys to 28. Also near by is a zoning by-law amendment application under review contemplating tower buildings ranging 25 to 35 storeys.

The proposed building is on a 36 metre wide right of way and has a maximum height of 35.7 metres (11 storeys) excluding the mechanical penthouse.

The L shaped building is generally parallel to the street with a consistent 6 metre front yard setback and has been designed to locate main retail unit and residential lobby entrances along Lawrence Avenue East so that they are clearly visible and directly accessible from the public sidewalk. The design incorporates grading and glazing which allows direct access to and views from the street. The massing is deployed to effectively screens the underground vehicular access ramps loading and servicing functions and storage areas from Lawrence Avenue and integrates these features within the building.

The proposed building design incorporates a minimum 13 metre setback from the adjacent property to the east, a soft site, thereby creating sufficient separation from adjacent property to address privacy concerns should the neighbouring property redevelop. The building has been massed to define and frame the edge of Lawrence Avenue East and appropriately incorporates varying stepbacks above the 6 storey streetwall which contributes positively to the public realm. The proposed massing steps the building down towards the hydro corridor in the south and is situated to provide a generous setback to this area intended to function as part of 'The Meadoway', a vibrant extensive urban open greenspace.

The proposal intends to provide 694 square metres of indoor amenity space and incorporates approximately 890 square metres of outdoor amenity space at grade. The outdoor amenity space towards the south end of the site allows for access to daylight and direct sunlight and is removed from servicing and loading areas in a generous space which will allow for an attractive interface with the Meadoway lands further south.

In summary, staff opine that the massing and built form considerations have been adequately addressed and consider the proposal to be appropriate in scale. Staff will continue to work with the applicant through the ongoing site plan application review process to ensure that as the design is refined, and the proposal implements the site plan related policy directions and mid-rise guidelines directions or approved mid-rise design best practices.

Sun, Shadow, Wind

This application has been reviewed against the official plan Built Form policies in Section 3.1.3.1(f), 3.1.2.13(d) and the *Mixed Use Areas* policy 4.5.2(e) described in the Policy and Regulation Considerations Section of the Report as they contain relevant policy direction related to shadow and wind considerations.

The applicant has submitted a pedestrian level wind study prepared by Gradient Wind Engineers and Scientists in support of the redevelopment. The study finds that all areas will be suitable for their intended uses throughout the year including all building access points, nearby sidewalks and bus stops, that the level 10 amenity space at least 75% of the time in the summer season and that no pedestrian areas at grade or within the common amenity areas were found to experience conditions that could be considered dangerous. Planning staff will work with the applicant to determine the feasibility of securing wind mitigation measures to further improve the wind conditions on the level 10 amenity space.

Planning staff are satisfied that the analysis sufficiently demonstrates the proposal will maintain comfortable wind conditions and air circulation at the street in the common outdoor amenity areas and other areas of concern.

The applicant has submitted a Sun/Shadow Study, prepared by CGL Architects which contains analysis of the impact of shadows created by the proposed redevelopment at various times of day during the spring and fall equinoxes. Staff have reviewed the proposed study and opine that the proposed redevelopment would maintain adequate sunlight and daylight on the public realm and on the outdoor amenity space and the landscaped midblock connection and not cause any inappropriate shadowing conditions.

Land Use Compatibility/Electromagnetic Field Matters

Section 2.2.4.5 of the Official Plan speaks to minimizing risk to public health where sensitive land uses are proposed adjacent to 'Major facilities' such as energy generation

facilities and transmission systems. The subject lands abut the hydro corridor to the immediate south of the site.

Given the residential land use proposed on site and in particular the location of the play areas, the applicant has provided an Electromagnetic Field (EMF) Study to assess the EMF levels and determine compatibility of the proposed land use with the hydro corridor and to identify low or no cost measures to minimize average yearly exposure as directed by Council policy. The EMF report and addendum letter prepared by EnKompass Power and Energy Corp finds that current EMF measurements taken within the hydro corridor were well below the maximum permissible values and that at south boundary of the site adjacent to the play area the EMF readings were 'low and unremarkable'. Lastly, an EMF reader is identified a low cost measure which could be employed to periodically check EMF levels. Staff are satisfied that concerns related to potential EMF exposure have been satisfactorily addressed.

Traffic Impact, Access and Parking

As noted earlier in the report the site is located along a corridor identified as a transit priority segment. Section 2.2.2(b) provides growth policy direction which speaks to concentrating jobs and people in areas served by surface transit. Policy 4.5.2(h)(i) directs that development in *Mixed Use Areas* take advantage of nearby transit services and relevant *Avenues* policies note that development along *Avenues* support and promote the use of transit.

There is an existing westbound bus stop immediately north of the site as well as an eastbound bus stop approximately 50 metres away which facilitates access to 24-hour a day bus service along Lawrence Avenue East as well as frequent bus service along Midland in both north and south bound directions. Lawrence Avenue East in this location has been identified as a priority to be studied for bus-only lanes from east of Victoria Park Avenue to Rouge Hills Drive as part of TTC's RapidTO program, which if advanced will ultimately result in enhanced transit service.

The applicant has provided a Traffic Impact Study ("TIS") that has been reviewed by relevant staff. The proposed development is expected to generate a total of 64 net two-way trips and 7 net two-way trips during the AM and PM peak hours respectively. Staff concur with the study findings of the study which indicate that the proposed development related traffic can be adequately accommodated by the area transportation network. Of note the proposed development is anticipated to generate fewer total trips in both the am and pm peak than the existing development.

The proposed development will incorporate 249 spaces comprised of 187 resident parking spaces, 31 visitors parking spaces 1 car share space and 9 commercial spaces at grade along with 21 commercial spaces at the P1 level. Given the proposed parking numbers, area transit service and the area context, Transportation Services staff find the parking provided acceptable.

The redevelopment includes a total of 185 long term bicycle parking spaces as well as 21 short term bicycle parking spaces for residents and 1 short term bicycle parking space and 1 long term bicycle parking space respectively for commercial uses. The bicycle parking spaces proposed appropriately encourage active transportation and reduce auto dependency and transportation services staff have raised no concerns regarding the sufficiency of bicycle parking.

The proposed two accesses will be consolidated into one access serving the redevelopment. An integrated 'Type G' loading space has been incorporated into the proposed redevelopment to accommodate loading requirements generated by both the retail commercial uses and has been deemed acceptable by relevant staff.

Lastly the proposal features construction of a new 2.1 metre sidewalk, private trees along the street and a generous sodded area all of which contributes to an attractive safe and comfortable pedestrian environment which among other objectives encourages walking.

Staff are satisfied that all transportation and traffic impact, site access, vehicle and bicycle parking adequacy and loading matters have been adequately addressed and relevant staff have raised no objections to the proposed development.

Servicing

Relevant City staff have reviewed the submitted Servicing and Stormwater Management report and related Hydrogeological reports and the Geotechnical Investigations report prepared by MTE Consultants as well as supporting plans and drawings. The purpose of these technical documents is to determine the effects of the proposed redevelopment on the City's municipal servicing infrastructure and watercourses and to identify any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed redevelopment.

Engineering and Construction Services ("ECS") staff have not identified any significant servicing constraints for the proposed redevelopment, however, prior to the bills being presented to Council for enactment ECS staff recommend the applicant provide a finalized functional servicing report that provides additional information related to sanitary servicing and sewer infrastructure capacity.

In keeping with staff's advice, this report includes a recommendation that prior to enacting the final Bills at City Council, the owner submit to the Chief Engineer and Executive Director of Engineering & Construction Services for review and acceptance a revised Functional Servicing Report that a Site Servicing Review to confirm the storm water runoff, sanitary flow and water supply demand resulting from this development can be accommodated and demonstrate whether the existing municipal infrastructure is adequate or if upgrades need to be secured.

Open Space/Parkland

Toronto's many parks and open spaces offer residents, workers and visitors a range of experiences. The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded.

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the 2022 draft update to the PLS methodology, the development site is currently in an area of

In accordance with Section 42 of the *Planning Act*, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu in this instance. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Landscaped Mid block Connection

The applicant proposes a multi-use linear landscaped mid block connection approximately 574 square metres in size running parallel to the east property line. The will provide a significant midblock pedestrian and cycling connection from Lawrence Avenue East, to the Meadoway lands and thereby contributes to and enhancing the existing public realm. Staff consider the proposed mid block connection to be a positive element of the proposal and support the inclusion of this site feature. Through a future site plan control approval process, staff will work with the applicant to refine the final design and to ensure the space remains accessible at all times to members of the public via any necessary access agreements.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law).

The applicant's arborists report, landscape plans and architectural plans have been circulated for review and comment by relevant Urban Forestry staff. Of note, the report states there are no trees of any size on the property and there are also no trees within the city owned public boulevard. There are however, several small trees adjacent to the site which are not regulated by City by-laws.

The arborist report includes a range of tree protection measures to be employed during the construction process in order to minimize injury or destruction of the adjacent trees. Urban Forestry has reviewed the report, and all submitted supporting materials and has

further no objections to the Zoning By-law amendment application. The applicant proposes to plant 36 trees on site inclusive of 5 trees on the private side along the street. Urban Forestry and urban design staff have no objections to the subject zoning by-law amendment application, however, as a part of a future site plan control application, Urban Forestry will secure technical aspects of the proposal such as proposed tree species, planting locations and sizes.

Unit Mix

The Planning for Children in New Vertical Communities: Growing Up Guidelines indicate that a building should provide a minimum of 25% large units, of which 10% should be 3-bedroom units, and 15% should be 2-bedroom units. The application proposes to exceed these requirements and contemplates the provision of 76 2 bedroom units and 31 3 bedroom units. City Planning staff find the proposed unit mix and exceedance of the minimum large family sized units direction positive, acceptable and meeting the intent of the Growing Up guidelines and associated relevant Housing policies in Chapter 3 of the Official Plan.

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 or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS version 3. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

The applicant prepared a CSF study in support of this proposal and the study finds that the site is well served by available community services and facilities. Staff raise no objections to this conclusion.

Community Consultation

A virtual community consultation meeting was held on June 14, 2021. Three members of public were in attendance along with the applicant's project team members, City staff and the Ward 21 Councillor. Comments and concerns raised by those in attendance included:

- Concern about the displacement of existing business and whether consideration had been given to accommodating existing non-residential uses in redevelopment;
- Clarification on the setback proposed along Lawrence Avenue East; and
- The capacity of the local roads to accommodate traffic from the proposed redevelopment.

Since the meeting, staff have worked with the applicant to address the concerns and questions raised and staff are of the opinion that comments emanating from the community consultation have been adequately considered and addressed.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020). Staff are of the opinion that the proposal is 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 Official Plan, particularly directions related to directing growth to Avenues (Chapter 2), contributing to the range of housing in the City and in a form that considers the existing and planned context (Chapter 3) and relevant directions associated with site massing and overall fit (Chapter 4).

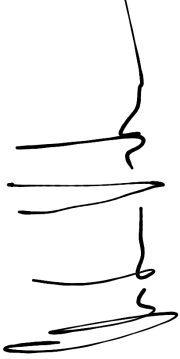
Staff worked with the applicant and the community to address and resolve the following key concerns. The proposal has appropriately incorporated new retail commercial space in the redevelopment, provided a consistent 6 metre front yard setback enhancing the streetscape for walking. The concerns raised on traffic were evaluated accordingly by relevant staff and it was determined there exists sufficient capacity on local roads to accommodate the redevelopment.

The proposal would provide much needed family-size dwelling units in a form compatible with the surrounding planned and existing context along a surface transit priority segment. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE



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

ATTACHMENTS

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: 3D Model of Proposal in Context (view looking northwest)
- Attachment 8: 3D Model of Proposal in Context (view looking southeast)
- Attachment 9: North Elevation
- Attachment 10: South Elevation
- Attachment 11: East Elevation
- Attachment 12: West Elevation

Attachment 1: Application Data Sheet

Municipal Address: 2683 LAWRENCE AVE E Date Received: November 12, 2020

Application Number: 20 217595 ESC 21 OZ

Application Type: Rezoning

Project Description: The applicant proposes an 11 storey, 206 unit mixed use development comprised of 589 square metres of ground floor retail and 18578 square metres of residential space for a total of approximately 19,168 square metres of new g.f.a. A total of 249 vehicular parking spaces are proposed as well as 208 bike parking spaces. The proposal incorporates 694.3 square metres of indoor amenity spaces as well as 889 square metres of outdoor amenity space (unchanged from original proposal). A total FSI 2.67 is proposed.

| | | | |
|--------------------|-------|-----------|-------------------|
| Applicant | Agent | Architect | Owner |
| ZELINKA PRIAMO LTD | | | 2683 HOLDINGS LTD |

EXISTING PLANNING CONTROLS

| | | |
|----------------------------|-------------------------|---------------------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: |
| | HC & CR 0.4 | |
| Zoning: | (c0.4; r0.0)SS3 (x1158) | Heritage Designation: |
| Height Limit (m): | 11 | Site Plan Control Area: Y |

PROJECT INFORMATION

| | | | | | |
|-------------------|-------|---------------|----|------------|-----|
| Site Area (sq m): | 7,369 | Frontage (m): | 67 | Depth (m): | 125 |
|-------------------|-------|---------------|----|------------|-----|

| | | | | |
|-----------------------------|----------|----------|----------|--------|
| Building Data | Existing | Retained | Proposed | Total |
| Ground Floor Area (sq m): | 3,000 | | 2,205 | 2,205 |
| Residential GFA (sq m): | | | 18,578 | 18,578 |
| Non-Residential GFA (sq m): | 3,000 | | 589 | 589 |
| Total GFA (sq m): | 3,000 | | 19,168 | 19,168 |
| Height - Storeys: | 1 | | 11 | 11 |
| Height - Metres: | 6 | | 36 | 36 |

Lot Coverage Ratio (%) 29.93 Floor Space Index: 2.6

| | | |
|--------------------------|--------------------|--------------------|
| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
| Residential GFA: | 18,578 | |
| Retail GFA: | 589 | |
| Office GFA: | | |
| Industrial GFA: | | |
| Institutional/Other GFA: | | |

| | | | | |
|-----------------------------|----------|----------|----------|-------|
| Residential Units by Tenure | Existing | Retained | Proposed | Total |
| Rental: | | | | |
| Freehold: | | | | |
| Condominium: | | | 206 | 206 |
| Other: | | | | |
| Total Units: | | | 206 | 206 |

Total Residential Units by Size

| | | | | | |
|--------------|-------|----------|-----------|-----------|------------|
| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
| Retained: | | | | | |
| Proposed: | 22 | 77 | 76 | 31 | |
| Total Units: | 22 | 77 | 76 | 31 | |

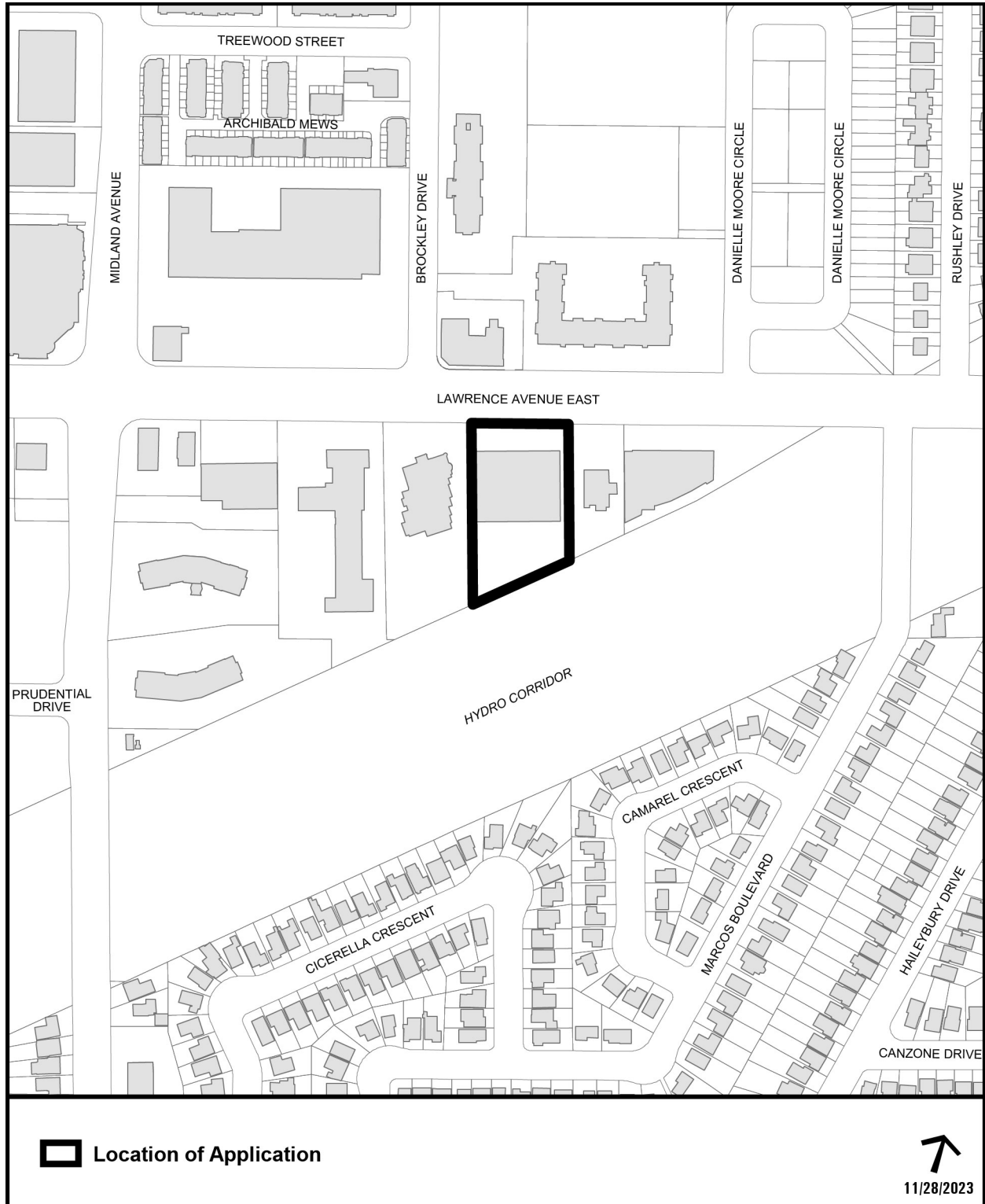
Parking and Loading

| | | | | | |
|-----------------|-----|-------------------------|-----|----------------|---|
| Parking Spaces: | 249 | Bicycle Parking Spaces: | 208 | Loading Docks: | 1 |
|-----------------|-----|-------------------------|-----|----------------|---|

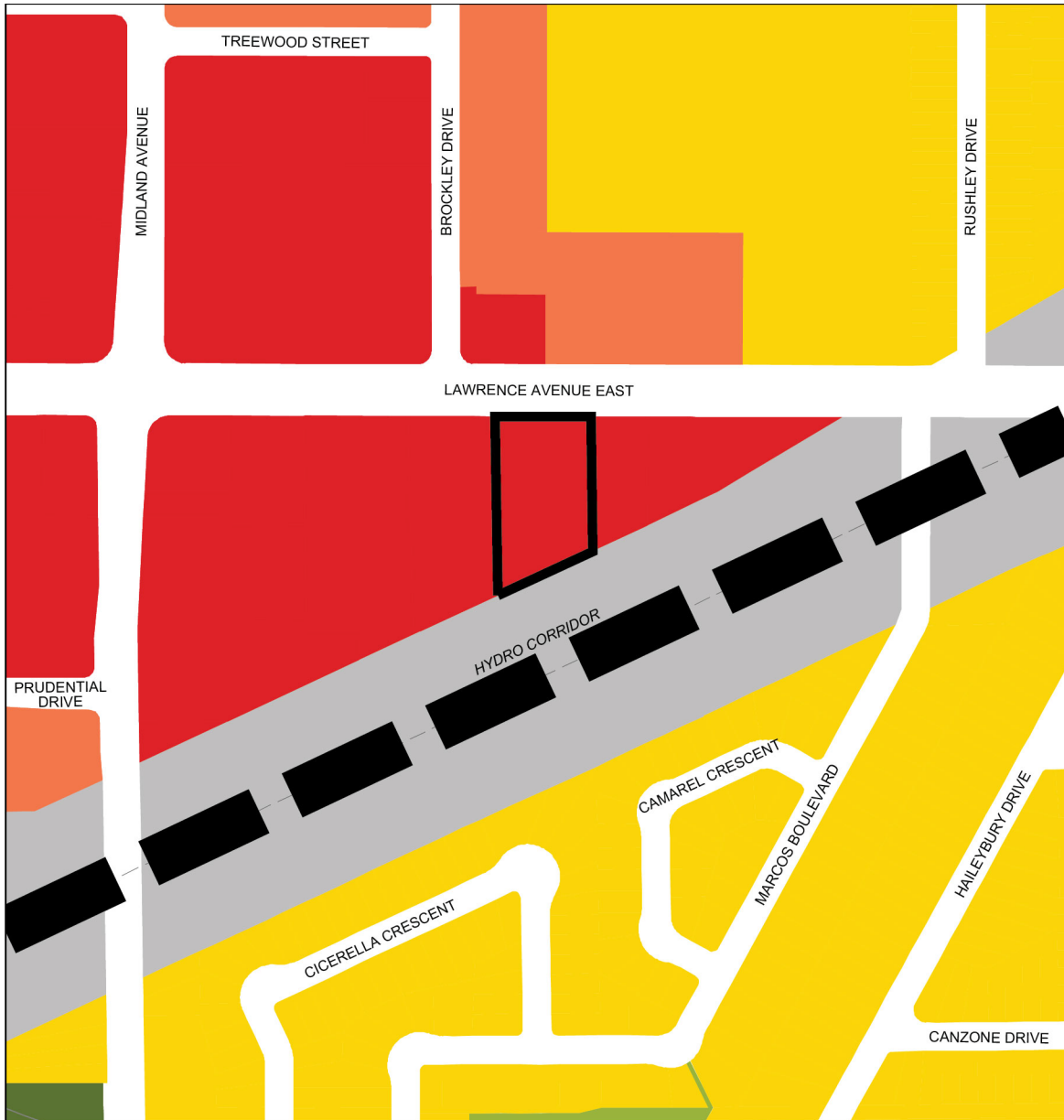
CONTACT:

Jeffery Sinclair, Senior Planner
 416-396-7685
Jeffery.Sinclair@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



2683 Lawrence Avenue East

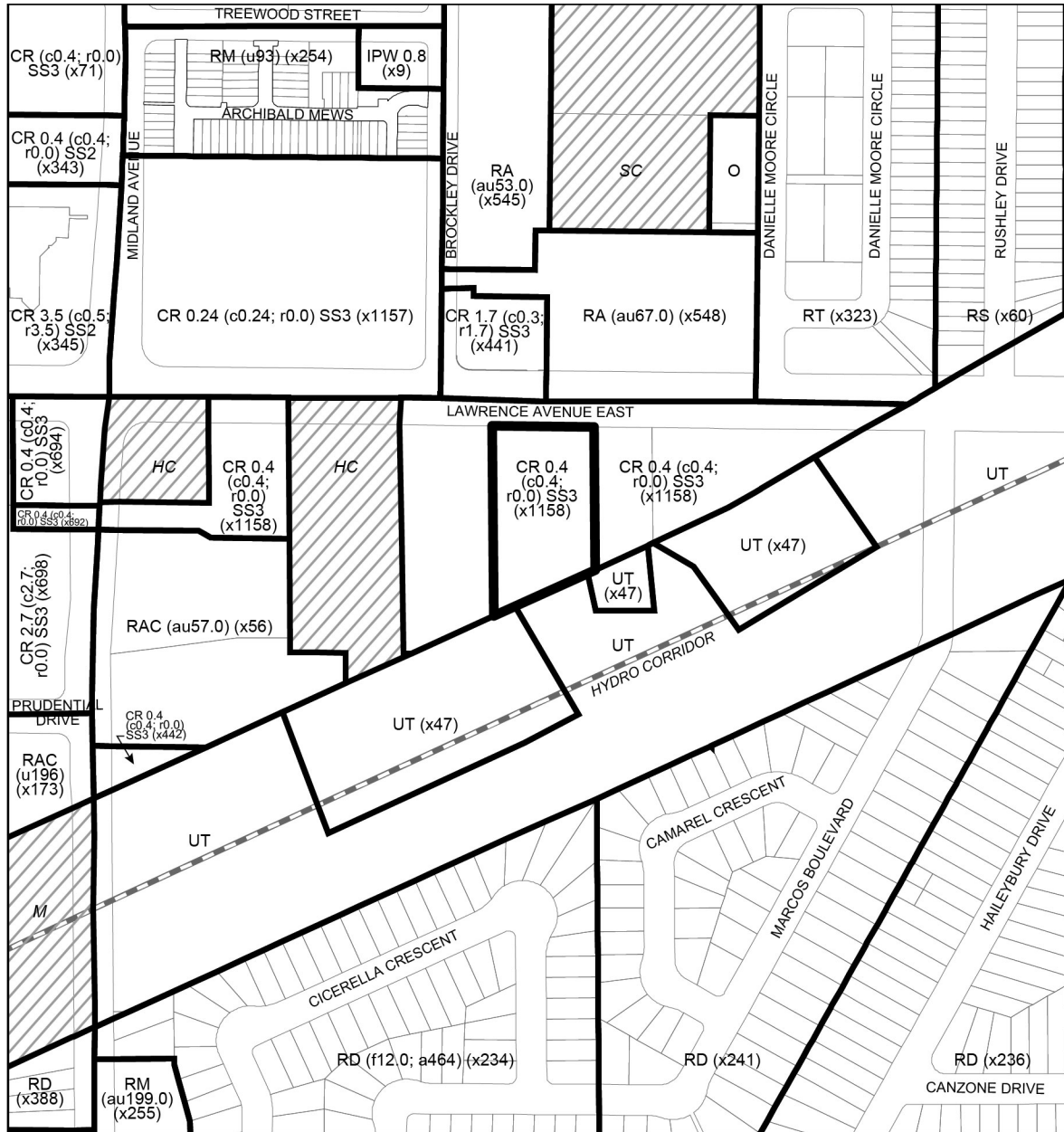
Official Plan Land Use Map 20

File # 20 217595 ESC 21 0Z




 Not to Scale
 11/27/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2683 Lawrence Avenue East

File # 20 217595 ESC 21 02



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial

CR Commercial Residential
IPW Institutional Place of Worship
O Open Space
ON Open Space Natural
OR Open Space Recreation
UT Utility and Transportation



See Former City of Scarborough Bendale Community By-law No. 9350 and Dorset Park Employment District By-law No. 24982

HC Highway Commercial
SC School
M Industrial Zone



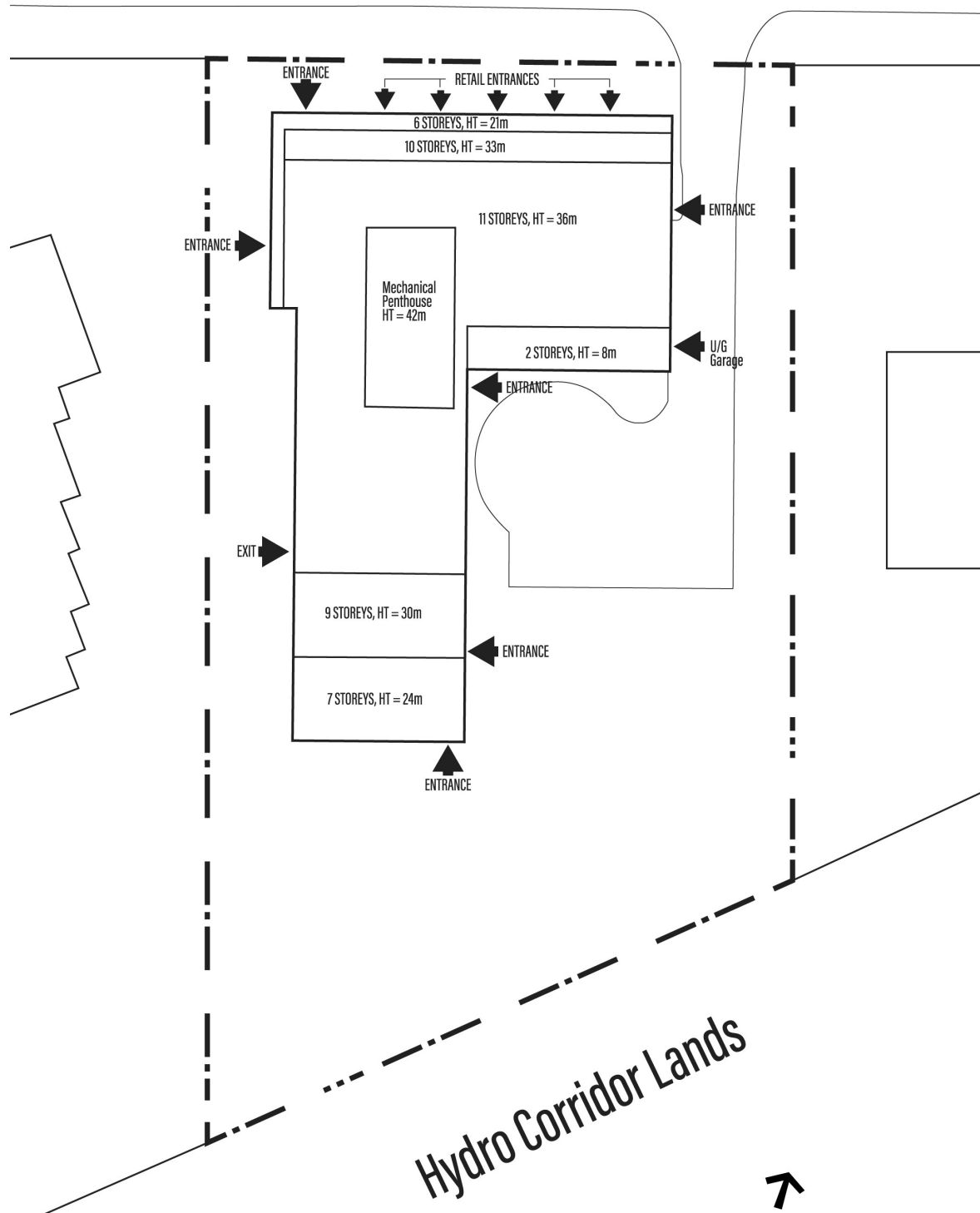
Not to Scale
 Extracted: 11/27/2023

Attachment 5: Draft Zoning By-law Amendment

(Attached separately as a PDF)

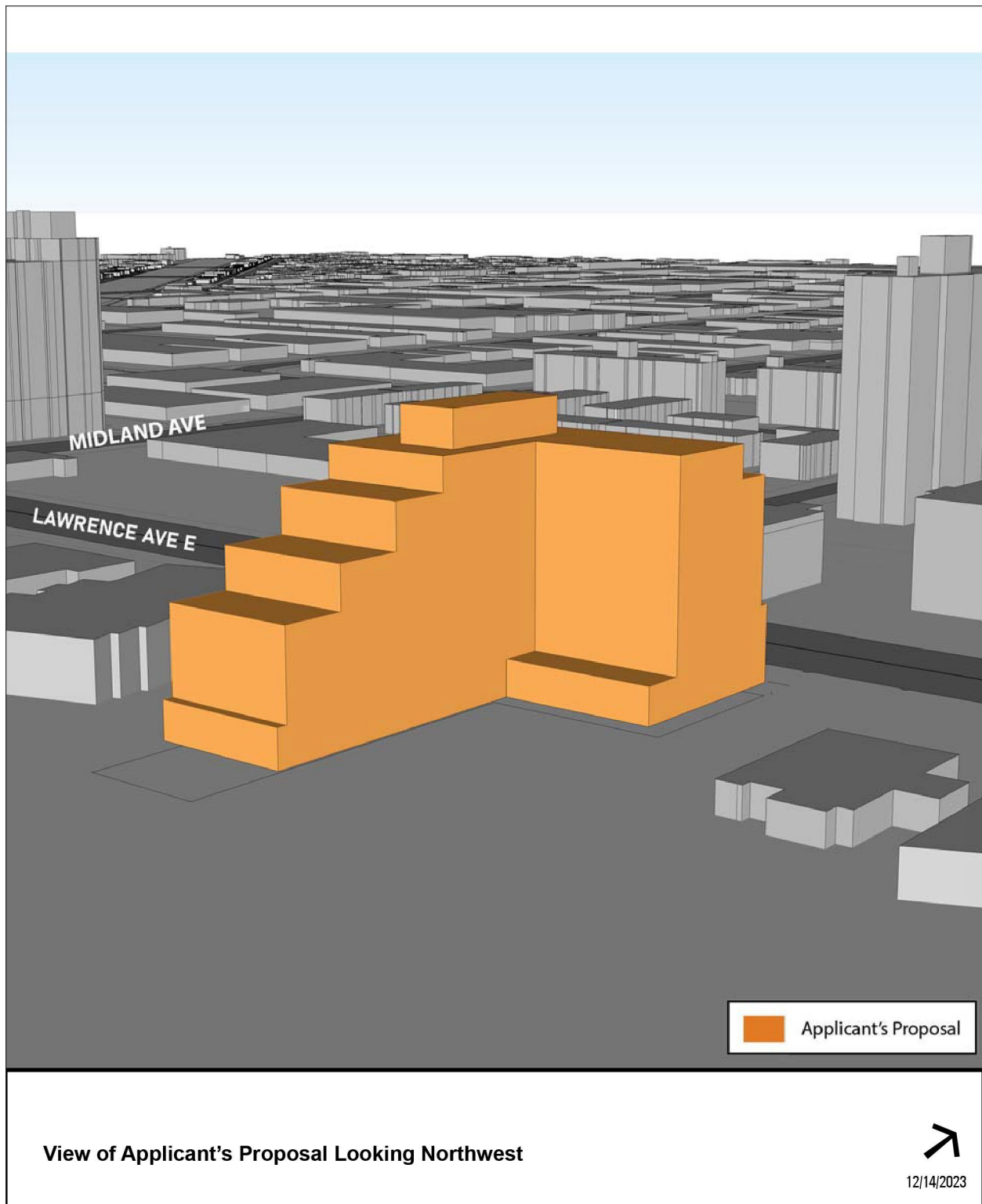
Attachment 6: Site Plan

Lawrence Avenue East

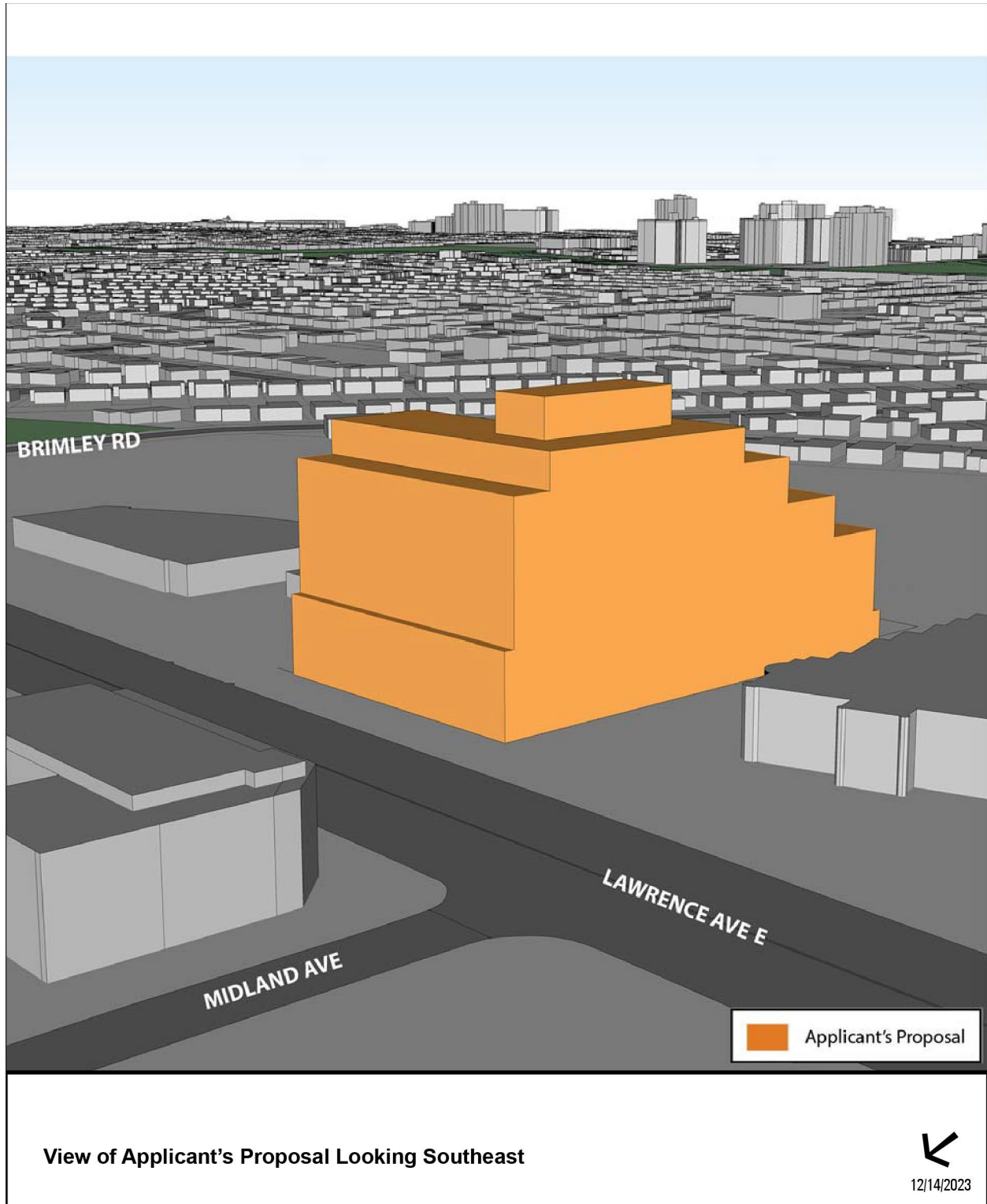


Site Plan 1

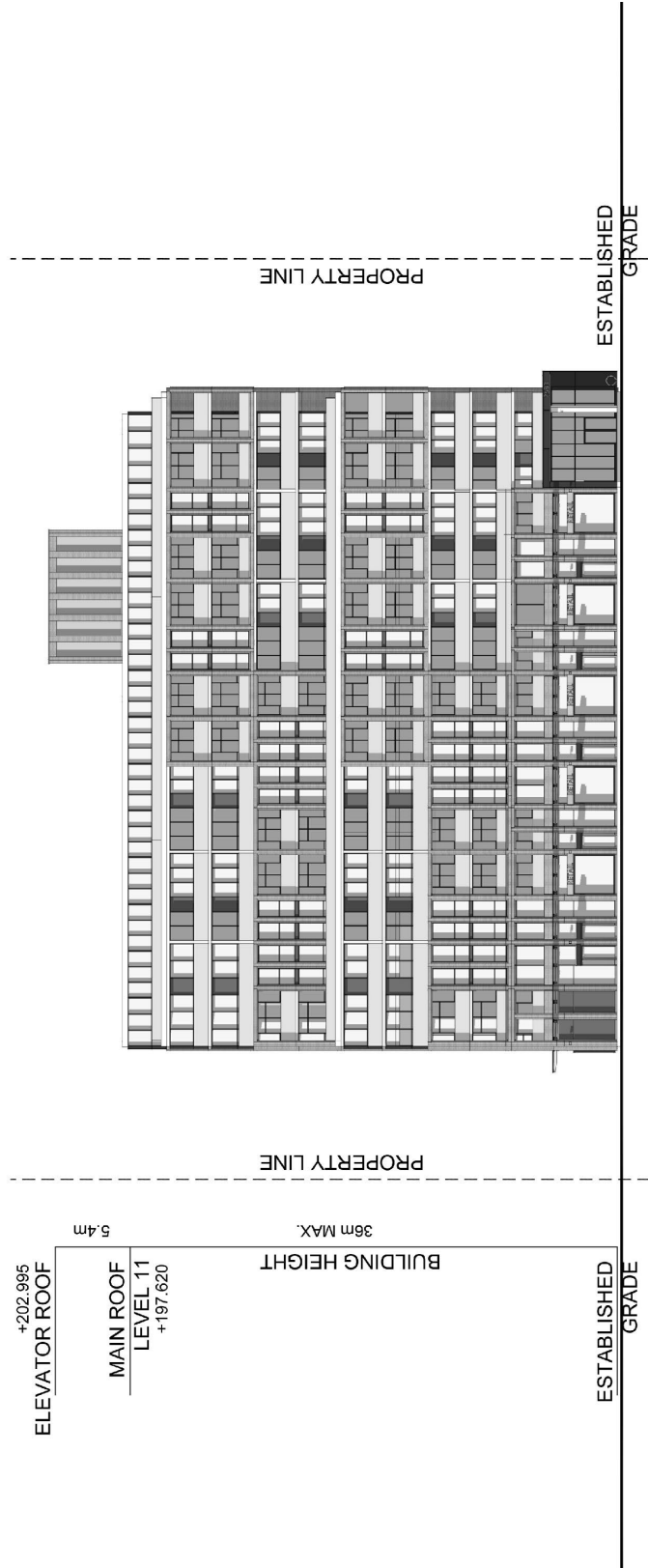
Attachment 7: 3D Model of Proposal in Context (view looking northwest)



Attachment 8: 3D Model of Proposal in Context (view looking southeast)

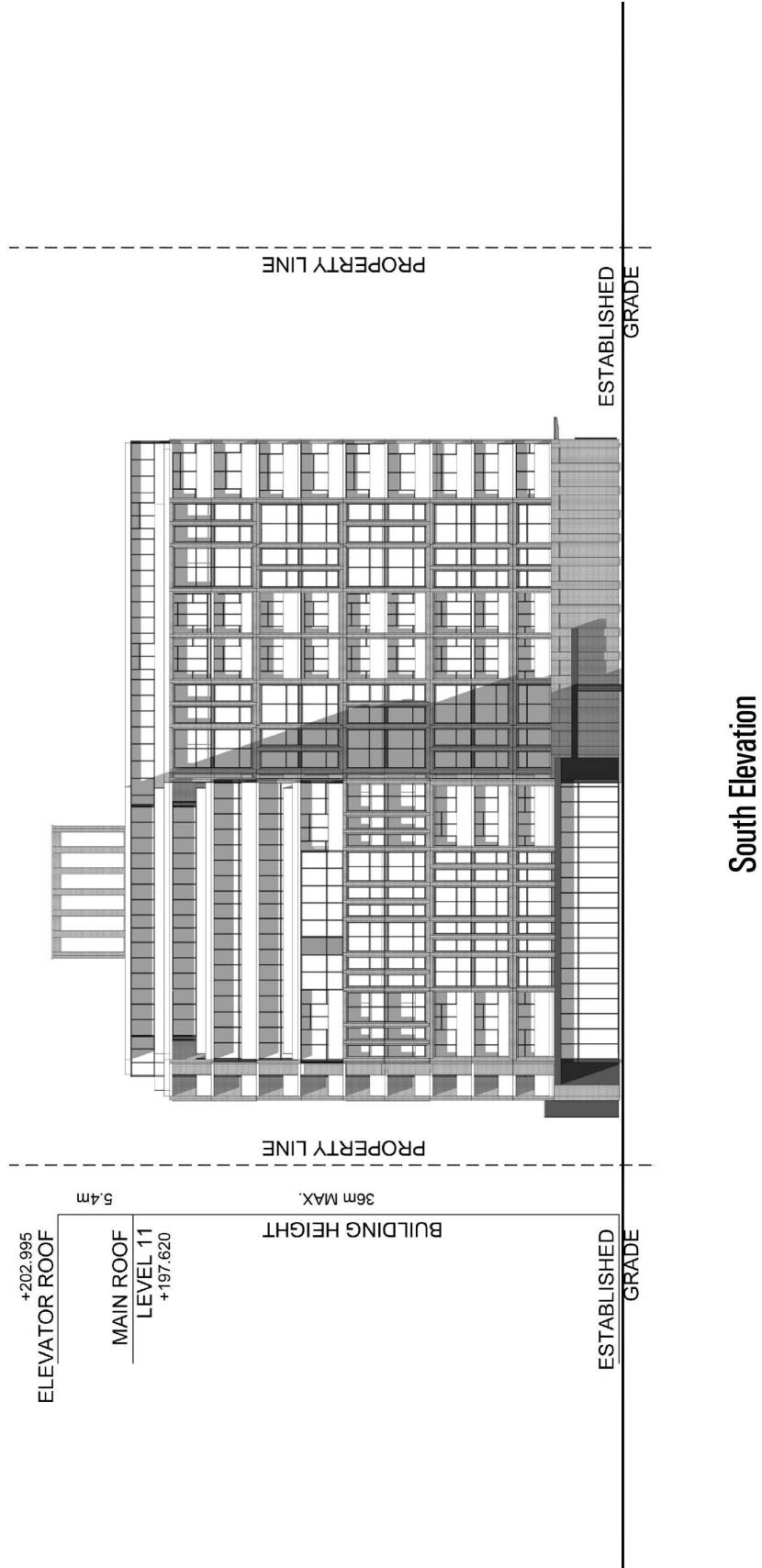


Attachment 9: North Elevation

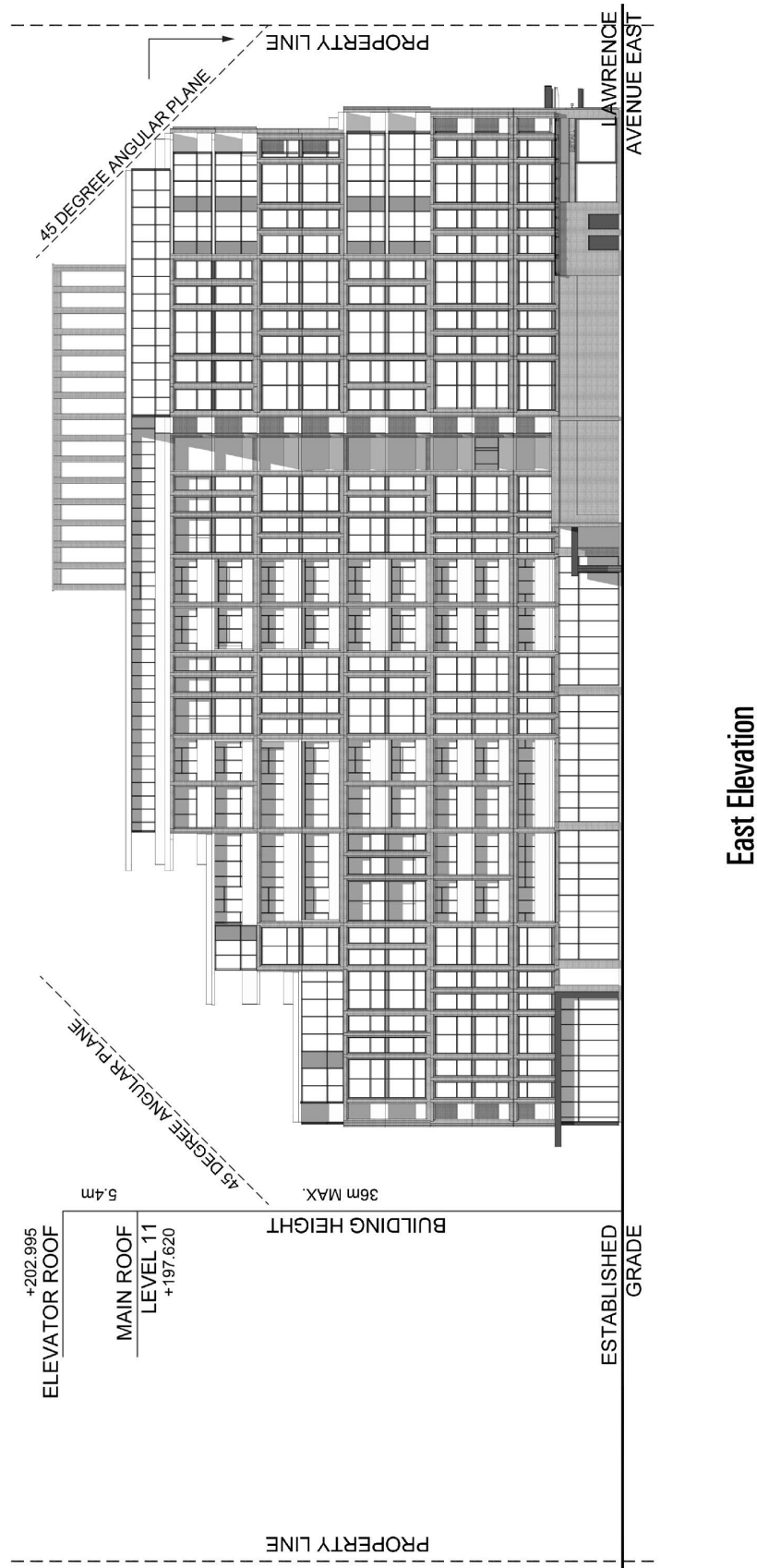


North Elevation

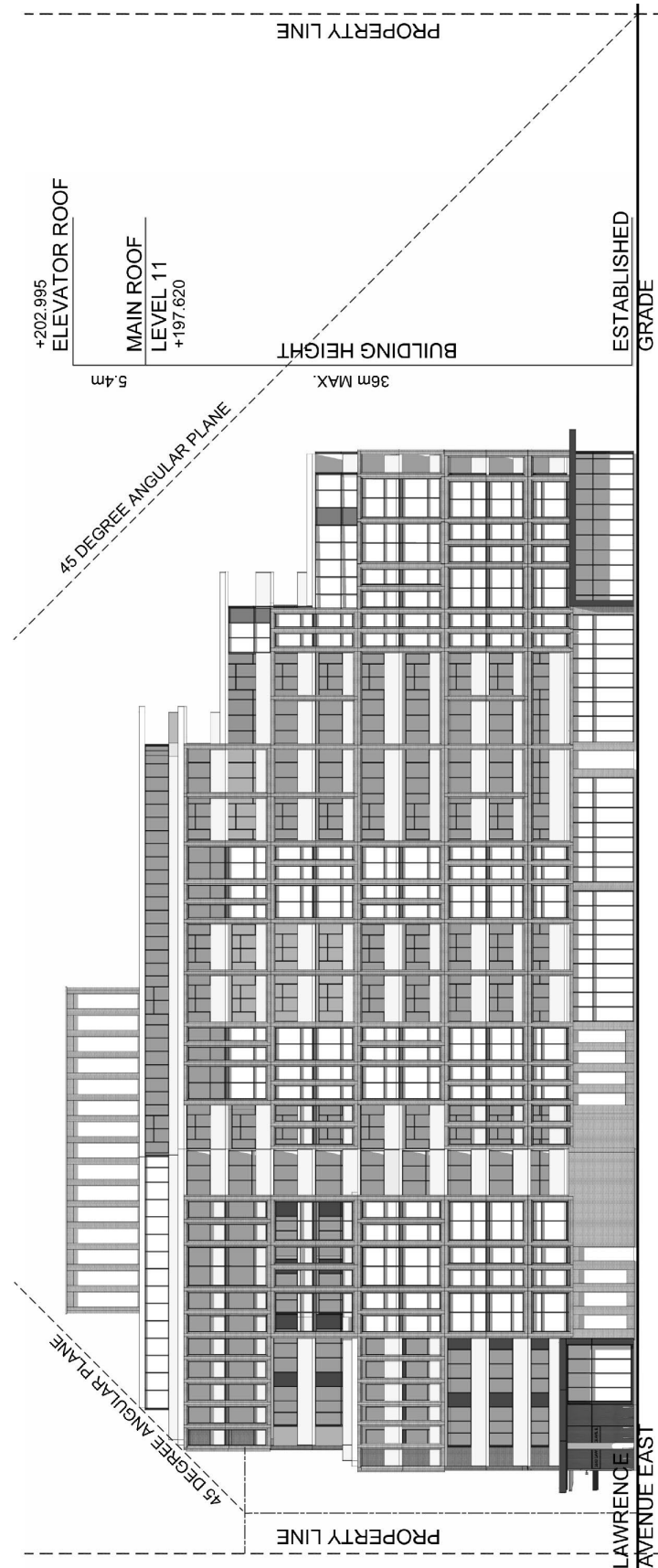
Attachment 10: South Elevation



Attachment 11: East Elevation



Attachment 12: West Elevation



West Elevation