

2157 to 2183 Lawrence Avenue East – Zoning Amendment Application – Decision Report – Approval

Date: January 31, 2024

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 21 - Scarborough Centre

Planning Application Number: 23 205666 ESC 21 OZ

SUMMARY

An application to amend the Zoning By-law has been submitted for the subject lands proposing to amend the Zoning By-law to permit the construction of a 24-storey building (Tower A) and a 21-storey building (Tower B), together with a shared 6-storey podium. The proposed development would contain a total gross floor area of 35,555 square meters and commercial uses on the ground floor. At total of 526 residential dwelling units, 264 vehicular parking spaces and 395 bicycle parking spaces are proposed.

City Planning staff have reviewed the proposal and are recommending approval in an amended form with a maximum building height of 28-storeys for Tower A; and a reduced height of 11 storeys for Tower B so that it is entirely under the applicable angular plane along Lawrence Avenue East and separated from Tower A by at least 20 meters. The amended form continues to incorporate a 6 storey base building.

The amended proposal is consistent with the Provincial Policy Statement and conforms with the Growth Plan, while advancing Official Plan direction for *Mixed Use Areas* on a Major Street by intensifying an underutilized site on Lawrence Avenue East with residential uses. The amended proposal would retain non-residential uses on site while adding to the range and mix of housing options in a compact built form that is contextually appropriate and ensures limited shadow impact on the public realm to the north of Lawrence Avenue east. It will contribute to the emerging mixed-use context along Lawrence Avenue East, joining recent and existing approvals now under construction in this area.

This report reviews and recommends City Council amend the Zoning By-law to secure the amended form of the application and include a Holding (H) provision which will ensure that outstanding engineering issues are resolved to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services prior to permitting development on the subject lands.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 2157 to 2183 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

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

The application for the properties at 2157 to 2183 Lawrence Avenue East was submitted on November 14, 2023 and deemed complete on November 16, 2023. A community consultation meeting was conducted on January 11, 2024.

THE SITE

Description: The site is generally rectangular in shape (with the exception of a 15.4 meter corner rounding at the Lawrence/Birchmount intersection) and is located at the southeast corner of Lawrence Avenue East and Birchmount Road. The site is approximately 4,662 square meters in area and has as frontages of 103.5 meters along Lawrence Avenue East and 45.7 meters along Birchmount Road. Please see Attachment 2 for a Location Map.

Existing Use: The site is currently occupied by a one to 2-storey commercial building containing a series of retail/commercial uses having a total gross floor area of approximately 1,475 square meters.

Surrounding Land Uses:

North: To the north of the site is a recently approved residential development (The Borough, 2180 Lawrence Avenue East). The development consists of a 21-storey tower at the corner of Lawrence and Birchmount, with a 7-storey podium extending east along Lawrence Avenue, together with a 7-storey mid-rise building along the Birchmount Road frontage and two blocks of 3-storey stacked townhouses. The approval also secured a 500 square meter public park dedication in the northeast corner of the site and a 395 square meter Privately Owned Publicly Accessible Space (POPS) along the Lawrence 2157 to 2183 Lawrence Avenue East - Decision Report - Approval

Avenue frontage. The development was initially approved on July 27, 2018 with 286 units and was the subject of a subsequent approval on June 9, 2021 increasing the number of units to 429 through a revision to the unit mix. File No. 17 274213 ESC 37 OZ.

South: A 6-storey L-shaped residential apartment building is located to the south of the site.

East: A 12-storey rental apartment building (McGregor Park Manor Apartments) is located to the east of the site.

West: To the west of the site is a 12-storey L-shaped mixed-use building (2155 Lawrence Avenue East) that is owned and operated by the Aldebrain Attendant Care Support Services of Toronto, with commercial uses on the ground level (Birchmount Lawrence Plaza). Southwest there is a 15-storey mixed use building (1236 Birchmount Road), which is under construction and nearing completion. Northwest there is a one-storey commercial building containing a financial institution and a development consisting of three residential condominium towers: a 14-storey building fronting on Lawrence Avenue, a 16-storey tower at the west end of the site and a 19-storey tower at the north end of the site.

PROPOSAL

Description: The application proposes to amend the Zoning By-law to permit a 24-storey building (Tower A) and a 21-storey building (Tower B), together with a 6-storey podium.

Height: The proposed buildings are 24-storeys (85.4 meters including mechanical) and 21-storeys (74.1 meters including mechanical) together with a 6-storey podium.

Density: The proposal has a density of 7.63 FSI.

Dwelling Units: The proposed building includes 526 residential units, comprised of 222 one-bedroom units (42 percent), 151, one-bedroom plus den units (29 percent), 97 two-bedroom units (18 percent) and 56 three-bedroom units (11 percent).

Access, Parking, and Loading: The proposed vehicular access to the site is from Birchmount Road at the south limit of the site. One Type 'G' loading space and one Type 'G' loading space are provided on site. The proposal includes three levels of underground parking with a total of 211 vehicle parking spaces, including 53 visitor parking spaces. A total of 395 bicycle parking spaces will be provided, including 358 residential "long-term" spaces and 37 residential "short-term" spaces. Both the "long-term" and "short-term" spaces will be located on Parking Level 1.

Additional Information: See Attachments 1, 2, 3, 4 and 5 of this report for the Application Data Sheet, the Location Map, the existing Official Plan Land Use map, and the existing Zoning By-law maps, respectively.

Reasons for Application: A Zoning By-law amendment is required to increase the permitted height and density, as well as to revise other development regulations as necessary to accommodate the proposed development.

APPLICATION BACKGROUND

Application Requirements

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

- Tree Inventory and Preservation Plan Report
- Functional Servicing and Stormwater Management Report
- Planning and Urban Design Rationale
- Public Consultation Strategy
- Energy Strategy Report
- Toronto Green Standards Checklist
- Transportation Impact Study
- Pedestrian Level Wind Study
- Phase Two Environmental Site Assessment
- Hydrogeological Investigation
- Environmental Noise Assessment

The submitted materials, including the reports listed above are available on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5339067&pid=25687>

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.

POLICY 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 subject site is designated *Mixed Use Areas* along an *Avenue* overlay. Please see Attachment 3 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 subject site is zoned Commercial Residential CR 3.0 (c3.0; r2.5) SS2 (x727) under Zoning By-law 569-2013. The CR zoning category permits a range of residential and non-residential uses, including apartment buildings, offices, retail stores, financial institutions and restaurants. The density provisions permit a maximum overall gross floor area of 3.0 times the area of the lot, with a maximum gross floor area of 3.0 times the area of the lot for non-residential uses and 2.5 times the area of the lot for residential uses. 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:

- Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- TGS Mid to High-Rise Residential & Non-Residential Version 4 (2021);
- Retail Design Manual; and
- Pet Friendly Design Guidelines.

The City's Design Guidelines can be found here:
<https://www.toronto.ca/citygovernment/planning-development/officialplanguidelines/design-guidelines/>

Toronto Green Standard

For the subject application, Tier 1 of Toronto Green Standard (TGS) Version 4 is required. The TGS is a set of performance measures for green development. Applications for Zoning By-law amendments 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.

COMMUNITY CONSULTATION

Community Consultation Meeting: City Planning staff hosted a virtual community consultation meeting on January 11, 2024, which approximately 40 people attended including the local ward Councillor. At the meeting, City Planning staff presented the planning policy framework, along with an overview of the application review process, 2157 to 2183 Lawrence Avenue East - Decision Report - Approval

and the applicant presented the development proposal. Comments and questions raised at the meeting included:

- Concern about traffic issues that may be caused by all of the new development occurring in the area;
- Concern about whether the proposed number of parking spaces is sufficient; and
- Question about the timing of construction.

The issues raised through community consultation have been considered through the review of the application.

Statutory Public Meeting Comments: In making their decision with regard to this application, Council members will have 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.

COMMENTS

The applicant has proposed a 24-storey building (Tower A) and a 21-storey building (Tower B), together with a 6-storey podium. The application proposes a total gross floor area of 35,555 square meters and contains commercial uses on the ground floor, 526 residential dwelling units, 264 vehicular parking spaces and 395 bicycle parking spaces. The applicant's proposal creates unacceptable shadow conditions on the public realm contrary to Official Plan policy and urban design guidance for development in *Mixed Use Areas*. The cumulative impact of both towers creates unacceptable shadowing impacts on the POPS secured through the development approval at 2180 Lawrence Avenue East described above.

Staff are recommending approval of the application in an amended form with a maximum building height of 28-storeys for Tower A; and a reduced height of 11 storeys for Tower B so that it is entirely under the applicable angular plane along Lawrence Avenue East and separated from Tower A by at least 20 meters. The amended form still provides an opportunity for intensifying the site beyond the existing zoning permissions in a less impactful way. The amended form would incorporate minimum 3-meter stepback along Lawrence for the building mass above the base building east of Tower A. As described below, the amended form secured by the recommended Zoning By-law amendment redeploys the proposed density in an improved built form condition that markedly improves shadow impacts created by development on the subject lands above the as-of-right permissions. Lastly, the amended form incorporates a minimum of 2.1 meters for pedestrian sidewalks and walkways (public and private) to promote walkability and access for transit users.

As discussed in the comments below, Staff are of the opinion that the amended form secured by the recommended Zoning By-law amendment is consistent with the PPS, would conform with the Growth Plan and would better meet the policies in the Official

Plan for development in *Mixed Use Areas*, as well as the recommendations set out in the Lawrence Avenue East Study.

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 and amended form for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the recommended amendment to be consistent with the PPS and conforms with the Growth Plan.

Land Use

City Planning staff have reviewed this application against the policies of the Official Plan for development in *Mixed Use Areas* and with the provisions of the in force exception to the CR Zone that applies to the site. Lawrence Avenue East is identified on Map 2 with an *Avenue* overlay and this portion of the corridor benefits from zoning permissions that were the outcome of an Avenue Study approved by Council in October 2018. *Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, and shopping opportunities for area residents. The amended proposal would support the existing mixed use character of the surrounding lands designated *Mixed Use Areas*.

Built Form

City Planning staff have reviewed this application against the applicable Official Plan Policies with respect to build form and massing and the overall intent of the Tall Buildings Design Guidelines.

The lands are surrounded by lands designated *Mixed Use Areas*, providing for different scales of residential development and includes existing buildings of 14 storeys to 19 storeys at the northwest corner and an approved building of 21 storeys at the northeast corner. The closest low-rise neighborhood designations are located to the south of the subject site, on the east side of Birchmount Road and on the north side of Hollingworth Drive to the southeast. To the north of the subject site, the closest lands designated *Neighbourhoods* are located on the north side of Dulverton Road.

The applicant's proposal contemplates a shared 6-storey podium above which towers are proposed to maximum heights of 24 (Tower A) and 21 (Tower B) storeys. The application proposes a total gross floor area of 35,555 square meters and contains commercial uses on the ground floor, 526 residential dwelling units, 264 vehicular parking spaces and 395 bicycle parking spaces. The proposed building in its current form fails to provide appropriate transition and does not consider the impact the proposed height and massing would have to lower scale built form to the southeast which are considered stable and not intended for intensification.

The amended form secured in the recommended Zoning By-law amendment respects the overall intent of the Official Plan and Tall Buildings Guidelines, and redeploys the proposed density into a built form with a maximum building height of 28-storeys for Tower A and a reduced height of 11-storeys for Tower B so that is entirely under the applicable angular plane along Lawrence Avenue East intended to ensure appropriate scale and manage shadow conditions in the public realm along the identified *Avenue*. The amended form conforms to applied angular planes intended to provide transition in scale from tall buildings down to lower scale areas to the east, and limiting shadow and overlook on neighbouring properties as well adjacent streets, particularly the north side of Lawrence Avenue East, and the secured POPS. A slightly taller height on northwest corner of Birchmount Road and Lawrence Avenue East would be appropriate given that the subject site is located further from the low-rise residential *Neighborhoods* to the north of Dulverton Road.

Shadow Impacts

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report. Sun/shadow and wind impacts affects the enjoyment of being outside as well as the provision of adequate light and suitable wind conditions. Sun/shadow and wind are impacted by the size, location, and shape of building floor plates, building height, and building setbacks. Sun/shadow is impacted by the time of year and angle of the sun.

The Official Plan contains a number of policies that address appropriate sun/shadow and wind impacts that direct for the adequate provision of light and to adequately limit shadowing on streets, properties, and open spaces. Development Criteria for *Mixed Use Areas* also require that development locate and mass new buildings so as to adequately limit shadow impacts on adjacent lands designated *Neighbourhoods*, particularly during the spring and fall equinoxes.

A shadow study, prepared by Kirkor Architects and Planners, shows the extent of the shadow from the proposed building, and the as-of-right massing shadow, on the spring and fall equinoxes (March 21 and September 21) and the summer solstice (June 21). Staff have determined the shadow impact for the proposal to be unacceptable as there is not enough sunlight at the equinoxes to comply with the Official Plan and Tall Buildings Design Guidelines. The cumulative impact of two towers proposed together creates unacceptable shadowing impacts on the north side of Lawrence and the POPS secured through the development approval at 2180 Lawrence Avenue East. Guideline 1.3 (a) recommends maintaining access to sunlight and sky view for surrounding streets, parks, open space and neighbouring properties. Guideline 1.4 (a) and (b) recommends protecting access to sunlight and sky views including maintaining at least 5 hours of sunlight on the opposite side of the street and to provide protection to open spaces/parks and heritage properties.

The amended form would improve the shadow impact on the public realm caused by both towers by reducing the overall tower height of Tower B. The lower height ensures shadows cast by development on the subject site passes through quicker compared to the submitted 21-storey tower. This rationale is supported by Official Plan policy

3.1.4(1)(c) which directs that the tower portion of a tall building should be designed to maximize access to sunlight and open views of the sky from the public realm.

Wind Impacts

City Planning staff have reviewed the pedestrian level wind study prepared by SLR Consulting (Canada) Ltd. in support of the application and are satisfied with the assessment, conclusions, and recommendations contained within the study. The study indicates that on-site wind conditions, including the main entrances and the grade-level outdoor amenity space, are predicted to be suitable for the intended use year-round in the proposed configuration. The revised form secured in the Draft Zoning By-law amendment is not expected to change these results and may improve conditions. The applicant will need to test the amended form in accordance with the City's Terms of Reference as part of the site plan control process. Wind control measures are recommended to be incorporated into the design of the Level 7 outdoor amenity terrace, which will be further explored as part of Site Plan Control.

Traffic Impact, Access, Parking

A Transportation Impact Study (TIS) was prepared by Nextrans Consulting Engineers in support of the proposal. The TIS notes that as part of the proposed redevelopment, the existing full moves access onto Lawrence Avenue East will be closed, and the existing full moves access onto Birchmount Road will be retained to accommodate access to the underground parking garage, the proposed drop-off/pick-up area and a single Type G loading space within the base building. A total of 264 vehicular parking spaces are proposed, comprised of 211 residential spaces and 53 visitor spaces located within a three-level underground parking structure.

The application also proposes 395 bicycle parking spaces, including 37 short term spaces and 358 long term bicycle parking spaces both located on Parking Level 1.

Transportation Services staff have reviewed the Transportation Impact Study Report and accepts the methodology and conclusions of the submitted report related to vehicular traffic and the proposed parking supply. The general provisions of Zoning By-law 569-2013 have been applied with respect to the supply of loading spaces and bicycle parking spaces. Additional comments will be provided through the Site Plan Control process.

Given that the proposed development is expected to bring in approximately 526 new units, it is anticipated that there will be more pedestrian activity and that the pedestrian level of service may decrease over time. The amended form proposes a minimum sidewalk width of 2.1 meters on Lawrence Avenue East and Birchmount Road to accommodate future pedestrian traffic, including transit users and provide an acceptable pedestrian level of service.

Road Widening

In order to satisfy the Official Plan requirement of a 27 meter right-of-way for this segment of Birchmount Road, a 0.40 meter road widening dedication along the Birchmount Road frontage of the subject site is required and is proposed to be conveyed to the City with this application.

Unit Mix

The proposed 526 dwelling units, includes 222 (42 percent) 1-bedroom units, 151 (29 percent) 1-bedroom plus den units, 97 (18 percent) 2-bedroom units and 56 (11 percent) 3-bedroom units. The unit mix meets the policy direction of the Official Plan to provide a full range of housing.

It also meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments.

While the amended form is a slight decrease in density, City Planning staff will continue to work with the applicant through the Site Plan Control process to meet the objectives of the Growing Up Guidelines with regards to unit sizes.

Amenity Space

Amenity space for building residents is proposed on the ground floor and roof top at a rate which is equivalent to the minimum requirement of 4.0 meters of amenity space per dwelling unit (of which 2.0 square meters shall be for indoor amenity) contained in Zoning By-law 569-2013. The proposed development will include a total of 1,169 square meters of indoor and outdoor amenity space, which consists of 580 square meters of indoor amenity space and 589 square meters of outdoor amenity space.

On the ground floor, 179 and 62 square meters of indoor and outdoor amenity space is proposed respectively. 126 square meters of the indoor amenity space is collocated with the outdoor amenity space located at the eastern extent of the building.

The remaining outdoor and indoor amenity space serving the residents is located on the roof of the podium. The roof contains collocated amenity space at a rate of 527 square meters of outdoor amenity space and 401 square meters for indoor amenity space. The amended form of the proposal secured in the Zoning By-law Amendment does not adjust the amenity space requirements and the amended form would not preclude delivering the amenity space in a similar way as the applicant is currently proposing.

Servicing

The applicant submitted a Functional Servicing Report with their proposal which was reviewed and commented on by Engineering and Construction Services staff. An updated Functional Servicing and Stormwater Management Report is required for review and acceptance by the Chief Engineer and Executive Director of Engineering

and Construction Services to confirm there is sufficient capacity to accommodate the proposed development in its amended form, prior to final approval and construction commencing, as detailed in the Holding Symbol section below.

Methane Gas Study

The subject site lies within 250 meters of a closed landfill located east of the site, therefore, a subsurface investigation for the possible presence of methane gas at the property is required. The investigation shall provide coverage across the property and shall be carried out such that the possible presence of methane gas can be adequately assessed. Solid Waste staff have requested that the investigation be completed as part of the completion of the ZBL application and as such staff are recommending that this requirement be incorporated into a holding provision as outlined below.

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).

As per the submitted Tree Inventory and Preservation Plan Report, this project would require the removal of twelve trees on the subject site (all by-law protected trees).

The application is also required to comply with the tree planting elements of the Toronto Green Standard (TGS) Version 4, which based on the area of the development site, requires 847.6 cubic meters of soil volume. The submission of satisfactory plans/revisions will be a condition of Urban Forestry's sign off on the future Site Plan Control application.

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 4). 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. Performance measures for the Tier 1 development features will be secured through the Site Plan Approvals Process.

Holding Provision (H)

A Holding provision (H) is recommended to be placed on the lands, where the (H) is not to be lifted to permit the proposed development until:

- the owner submits an updated and acceptable Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director Engineering and Construction Services; and
- the owner has completed a subsurface investigation by a Qualified Person to adequately assess the possible presence of methane gas to the satisfaction of the General Manager, Solid Waste Services.

The Chief Planner and Executive Director, City Planning Division and their designates have the authority to make decisions on applications to remove Holding provisions. A new application to lift the H will be required and a decision on the application will be made by the Chief Planner or their designate once satisfactory material has been submitted and reviewed.

Conclusion

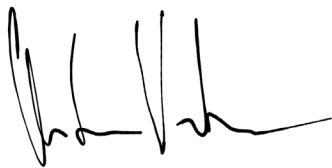
City staff are recommending the approval of a Zoning By-law amendment that secures an amended built form from that which is proposed by the applicant at 2157 to 2183 Lawrence Avenue East.

The revised form has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, and applicable guidelines. Staff are of the opinion that the recommended Zoning By-law Amendment I is consistent with the PPS and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to development in *Mixed Use Areas*. Staff recommend that Council support approval of the application in its revised form. .

CONTACT

Tommy Karapalevski, Planner, Community Planning, Scarborough District, Tel. No. 416-392-4336, E-mail: Tommy.Karapalevski@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Christian Ventresca', with a stylized, flowing script.

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: Applicant Original Site Plan

Attachment 7: Applicant Original North Elevation

Attachment 1: Application Data Sheet

Municipal Address: 2157 to 2183 LAWRENCE AVE E Date Received: November 14, 2023

Application Number: 23 205666 ESC 21 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Rezoning application for a proposed 24-storey building (Tower A) at the southeast corner of Lawrence Avenue East and Birchmount Road and a 21-storey building (Tower B) along the easterly portion of the Lawrence Avenue East frontage, together with a 6- storey podium. Overall, the proposal will introduce 526 residential units and 718 square meters of retail gross floor area, with an overall density of 7.63 FSI.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC			2157 LAWRENCE AVENUE EAST INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Lawrence East Avenue Study
Zoning:	CR 3.0 (c3.0; r2.5) SS2 (x727)	Heritage Designation:	
Height Limit (m):	20	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	4,662	Frontage (m):	104	Depth (m):	46
-------------------	-------	---------------	-----	------------	----

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,804	2,804
Residential GFA (sq m):			34,774	34,774
Non-Residential GFA (sq m):	1,275		781	781
Total GFA (sq m):	1,275		35,555	35,555
Height - Storeys:	2		24	24
Height - Meters:			79	79

Lot Coverage Ratio (%)	60.15	Floor Space Index:	7.63
------------------------	-------	--------------------	------

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	34,464	310
Retail GFA:	781	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			526	526
Other:				
Total Units:			526	526

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			373	97	56
Total Units:			373	97	56

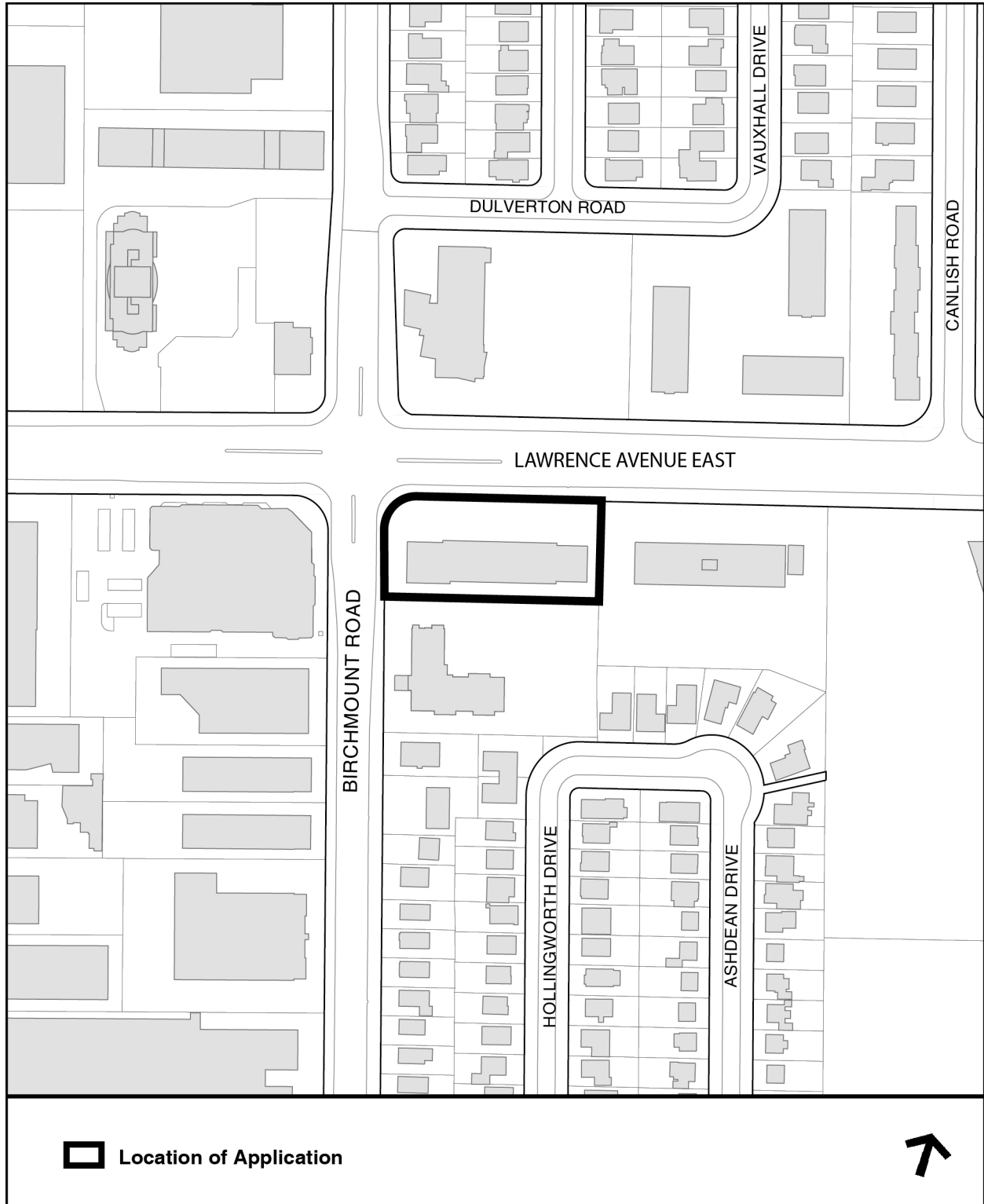
Parking and Loading

Parking Spaces:	264	Bicycle Parking Spaces:	395	Loading Docks:	1
-----------------	-----	-------------------------	-----	----------------	---

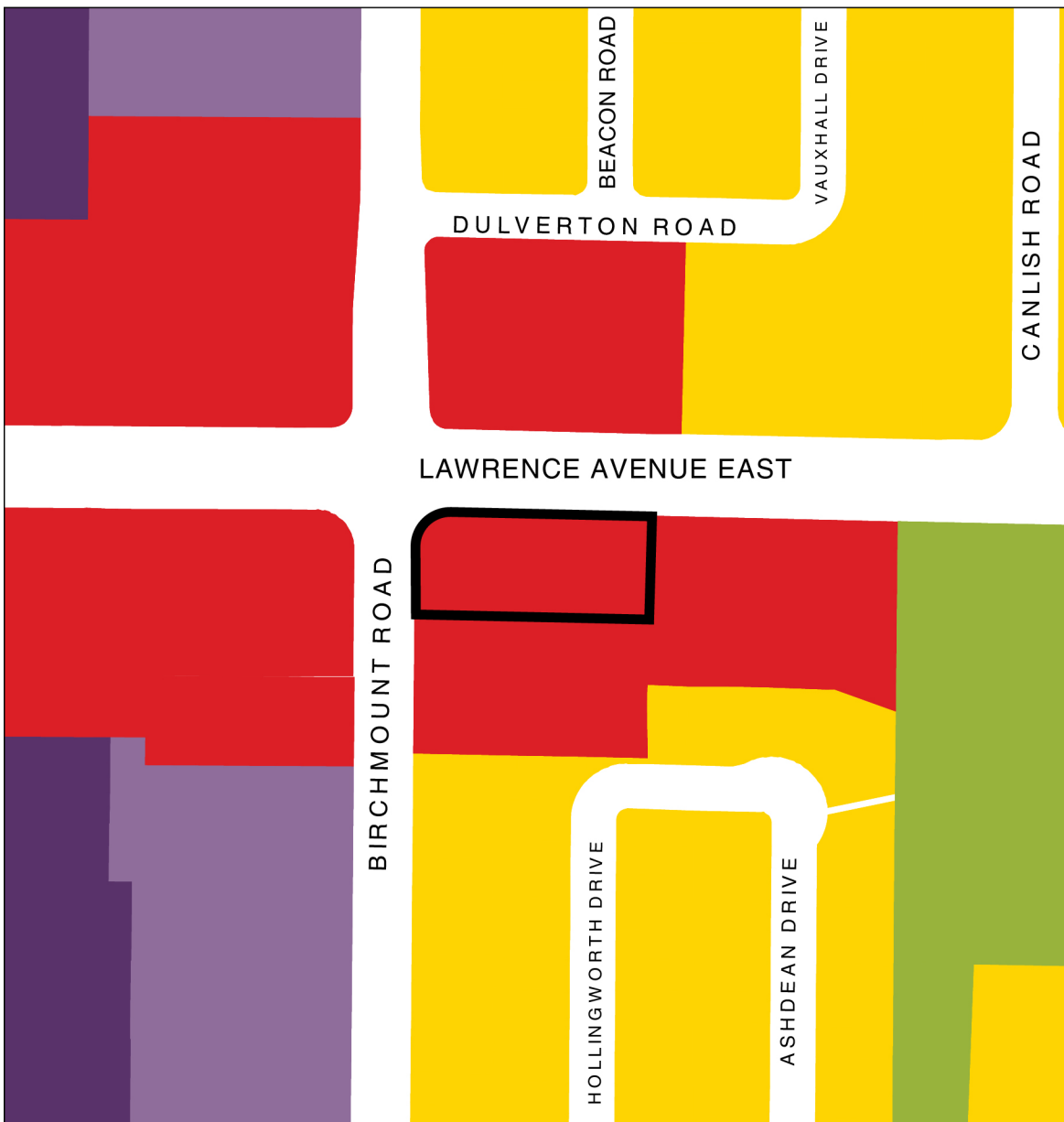
CONTACT:

Tommy Karapalevski, Planner, Community Planning
416-392-4336
Tommy.Karapalevski@toronto.ca

Attachment 2: Location Map






Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #20

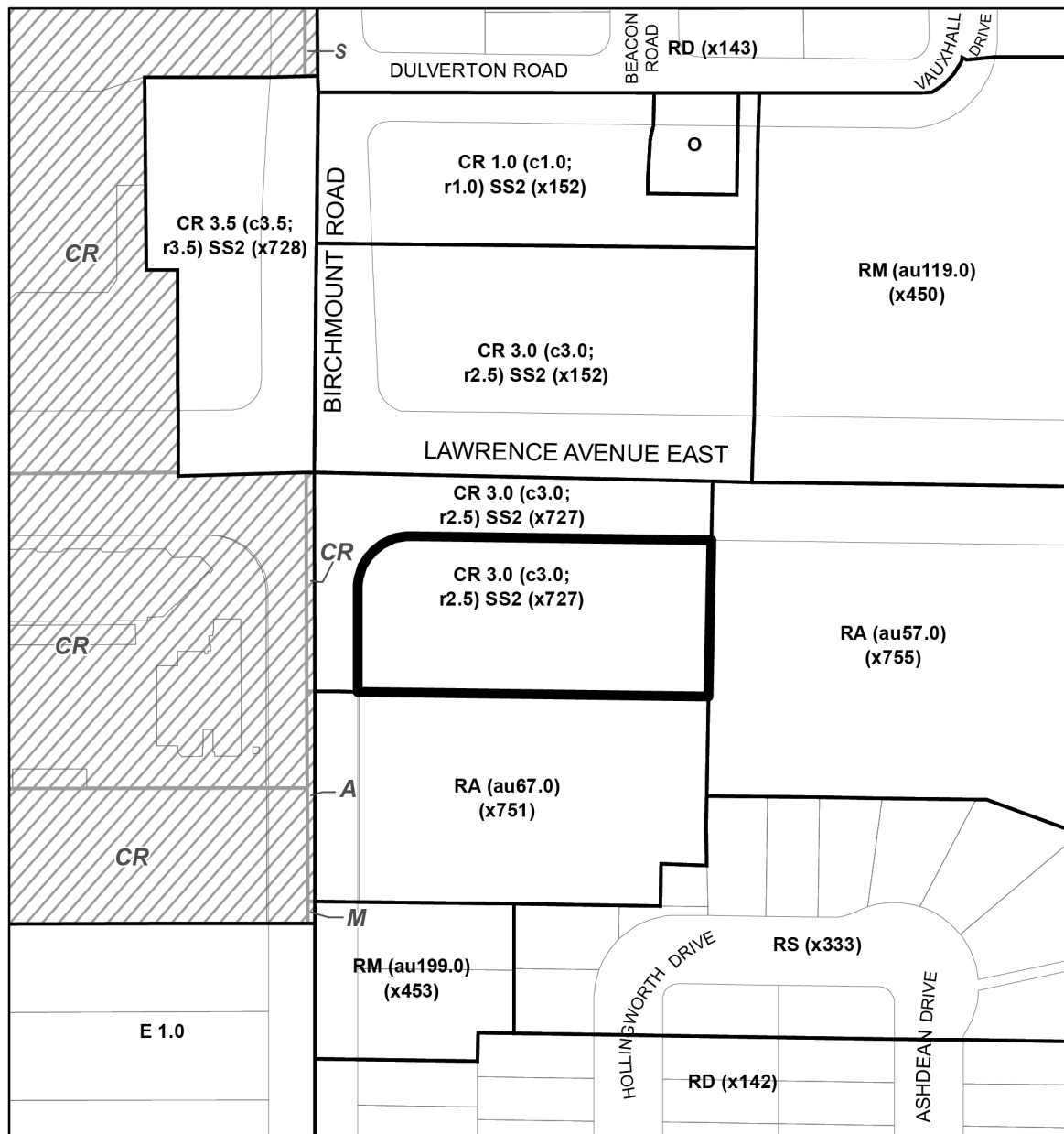
2157-2183 Lawrence Avenue East

File # 23 205666 ESC 21 02

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


 Not to Scale
 Extracted: 09/26/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2157-2183 Lawrence Avenue East

File # 23 205666 ESC 21 0Z



Location of Application



See Former City of Scarborough Dorset Park Community By-law No. 9508
See Former City of Scarborough Wexford Community By-law No. 9511

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple
RA Residential Apartment
CR Commercial Residential
E Employment Industrial
O Open Space

S Single-Family Residential
M Multiple-Family Residential
A Apartment Residential
CR Commercial-Residential

See Former City of Scarborough Employment District By-law No. 24982 (Wexford)
CR Commercial/Residential Zone

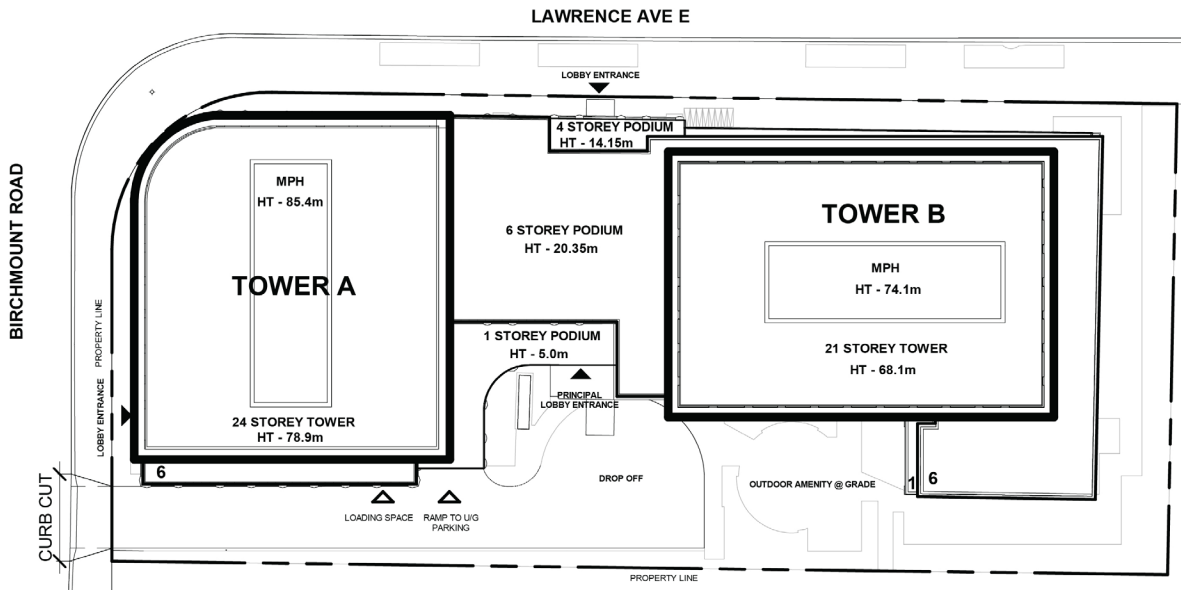


Not to Scale
Extracted: 10/06/2023

Attachment 5: Draft Zoning By-law Amendment

(To be attached separately as a PDF)

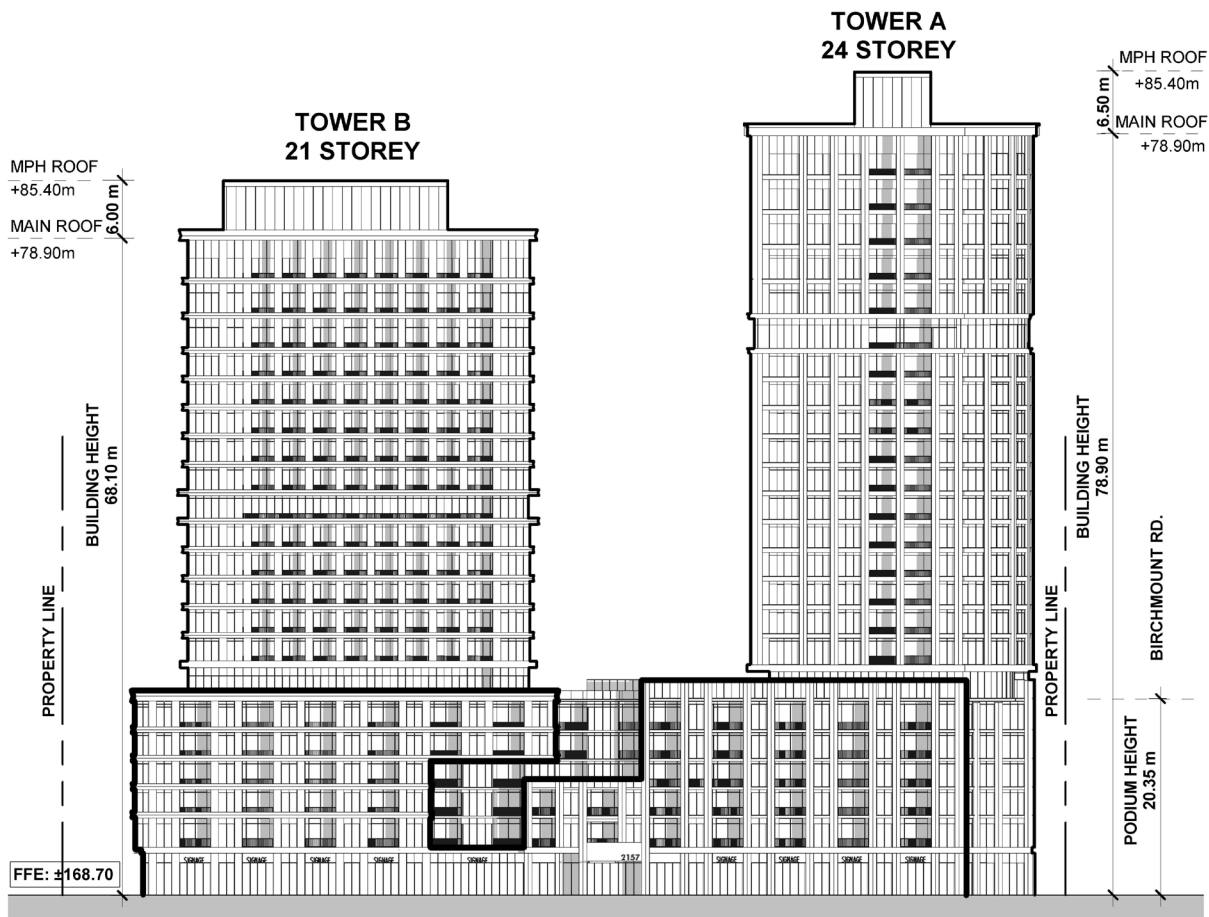
Attachment 6: Applicant Original Site Plan



Site Plan



Attachment 7: Applicant Original North Elevation



Simplified North Elevation

1 : 600

