

2740 Lawrence Avenue East– Part Lot Control Exemption Application – Decision Report – Approval

Date: October 11, 2024

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 21 – Scarborough Centre

Planning Application Number: 24 150489 ESC 21 PL

Related Application Number: 19 242185 ESC 21 SB

SUMMARY

This application is requesting exemption from the Part Lot Control provisions of the *Planning Act* for a portion of the lands municipally known as 2740 Lawrence Avenue East. The exemption request is to facilitate the creation and conveyance of 65 three-storey townhouse units with maintenance easements for the development within Blocks 37, 38, 39, 40, 41, 42, 43, 44 and 45 on Plan 66M-2589. The plan of subdivision including a public street was registered on April 11, 2023 (Attachment 2).

The proposed development is consistent with the Provincial Policy Statement (2020) and the Provincial Planning Statement (2024) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms with the City's Official Plan. The lifting of Part Lot Control is appropriate for the orderly development of the lands.

This report reviews and recommends approval of a Part Lot Control Exemption By-law that would be in effect for a maximum of two years.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council enact a Part Lot Control Exemption By-law with respect to a portion of the subject lands at 2740 Lawrence Avenue East, as generally illustrated on the Part Lot Control Exemption Plan on Attachment 3, substantially in accordance with the Draft Part Lot Control Exemption By-law attached as Attachment 5, to be prepared to the satisfaction of the City Solicitor and to expire two years following enactment by City Council.

2. Prior to the introduction of the Part Lot Control Exemption Bill for enactment, City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor.
3. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to Draft Part Lot Control Exemption By-law as may be 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.

DECISION HISTORY

Zoning By-law Amendment application (File No. 19 242 173 ESC 21 OZ) and Draft Plan of Subdivision application (File No. 19 242185 ESC 21 SB) was submitted on October 28, 2019. These applications proposed to facilitate the construction of 65 townhouse units and 35 single detached units on a new public street with a public park to be dedicated through a plan of subdivision.

On July 14, 2021, City Council adopted staff recommendations to approve the Zoning By-law Amendment application at 2740 Lawrence Avenue East. In the Decision, it was also noted that City Council required a Section 37 agreement be entered into by the applicant, and outlined conditions to be satisfied prior to final approval and the release of the Plan of Subdivision for registration. The City Council decision can be found here: [Agenda Item History - 2021.SC25.2 \(toronto.ca\)](#).

A Site Plan Application (File No. 20 21 221026 ESC 21 SA) was submitted on October 4, 2021, and was approved and closed on November 6, 2023. The application for sixty-five (65) townhouse units was comprised of nine (9) dual frontage townhouse units fronting Lawrence Avenue East and fifty-six (56) street townhouse units internal to the site.

A Site Plan Agreement was entered into between the City and the Owner on April 11, 2023. The statement of approval was issued on May 9, 2023. A Subdivision Agreement was entered into between the City and the Owner on April 4, 2023. The plan of subdivision was registered on April 11, 2023 as Plan 66M-2589.

PROPOSAL

Application Details

The subject application seeks exemption from the Part Lot Control provisions of the *Planning Act* to facilitate the creation and conveyance of 65 three-storey townhouse units with maintenance easements for a residential freehold townhouse development within 9 blocks on Registered Plan 66M-2589. The exemption from the Part Lot Control provisions of the *Planning Act* would permit the creation of conveyable parcels for the development of the approved buildings, establish easements for shared access and servicing between the proposed buildings and allow for the construction financing and the registering of mortgages on the parcels.

The parcels to be created are as illustrated with associated details on the submitted draft Reference Plans contained in Attachment 3 to this report. Please refer to Attachment 4 for the Application Data Sheet.

Additional application details can be found on the Application Information Centre at the following link: [Application Information Centre - 2740 LAWRENCE AVE E \(toronto.ca\)](https://www.toronto.ca/application-information-centre/)

Site and Surrounding Area

The site is located on the north side of Lawrence Avenue East, east of Midland Avenue.

The subject lands are approximately 3.65 hectares (9 acres) in size and have approximately 118 metres of frontage on Lawrence Avenue East with a depth of approximately 290 metres. The former David and Mary Thomson Collegiate Institute, previously on the subject site, has now been demolished. A temporary sales center has been erected at the front of the property.

Surrounding uses include:

North: To the north is an existing low density residential neighbourhood, the new David and Mary Thomson Collegiate Institute school and Donwood Park Public School.

East: To the east is an existing residential neighbourhood consisting largely of semi-detached dwellings. East of Brimley Road is a hydro corridor containing a portion of Thomson Memorial Park, retirement homes and beyond that, the Scarborough General Hospital.

South: To the south across Lawrence Avenue East, a commercial plaza, a hydro corridor, and an existing residential neighbourhood beyond.

West: To the west are lands previously conveyed to the City of Toronto for a future City funded childcare facility and parkland south of the new David and Mary Thompson Collegiate Institute sports field, an existing 7 storey apartment building on Lawrence Avenue East and commercial and high-density residential uses beyond at Midland Avenue.

Agency Circulation Outcomes

The application together with the applicable plans 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 draft the Part Lot Control Exemption By-law. As the current application is consistent with the recently registered subdivision plan, no new concerns have been identified.

POLICY & REGULATION CONSIDERATIONS

Provincial Policy Statement and Provincial Plans

Provincial Policy Statement and Provincial Plans Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision, site plan agreements, and part lot control.

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) (PPS (2020)), and shall conform to provincial plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)), the Greenbelt Plan and others.

On October 20, 2024 the Provincial Planning Statement (2024) comes into effect and combines the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS 2024) and shall conform to provincial plans including the Greenbelt Plan (2017) and others.

Toronto Official Plan

The subject lands is designated *Neighbourhoods* on Map 23 - Land Use Plan of the Toronto Official Plan. *Neighbourhoods* are considered as physically stable areas primarily made up of low-density type residential uses, such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

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

Zoning

The subject lands are zoned under the former City of Scarborough Bendale Community Zoning By-law No. 9359, as amended, and are not currently subject to City of Toronto Zoning By-law No. 569-2013, as amended. The property is currently zoned School (SC) permitting only schools as defined under the *Education Act*, as amended, which includes educational uses, School Board administrative uses and secondary uses for community, cultural and recreational purposes. Day nurseries are also permitted.

Site Plan Control

A Site Plan Application (File No. 20 21 221026 ESC 21 SA) was submitted on October 4, 2021. A Site Plan Agreement was entered into between the owner and the City on April 11, 2023. Final approval from the Director, Community Planning, Scarborough was issued and registered on May 9, 2023. The Site Plan Control Agreement is subject to several post-approval conditions.

Plan of Subdivision

A Draft Plan of Subdivision was submitted on October 28, 2019. A Subdivision Agreement was entered into between the owner and the City on April 4, 2023 and registered on April 11, 2023 as Plan 66M-2589. All of the conditions associated with the Plan of Subdivision have been fulfilled.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), and conformity with the Growth Plan (2020). The proposal is consistent with the PPS (2024) and PPS (2020). In particular, the proposed land division will enable infill development consistent with the provincial policy objective of efficient development patterns and will facilitate the provision of additional housing options. In the opinion of Staff, the proposal conforms to the Growth Plan (2020) by enabling intensification within appropriate existing settlement areas, making more efficient use of existing urban land, services, and infrastructure through infill development in a more compact built form than previously existed on the subject lands.

Land Division

The applicant is proposing an application for Part Lot Control Exemption. The Part Lot Control exemption is to create parcels for 65 freehold townhouses with maintenance easements (Blocks 37, 38, 39, 40, 41, 42, 43, 44 and 45, Plan 66M-2589) on a public road within a new plan of subdivision.

Section 50(7) of the *Planning Act, R.S.O. 1990*, as amended, authorizes City Council to adopt a by-law exempting lands within a registered plan of subdivision from Part Lot Control. The subject lands are within a registered plan of subdivision. The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly development of the lands and will facilitate the development.

To ensure that the Part Lot Control Exemption does not remain open indefinitely, it is recommended that the By-law contain an expiration date. In this case, the By-law should expire two years following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

The land division for the remainder of the lands was undertaken through the registration of a Plan of Subdivision and secured lands via conveyance as future public park, the new public

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street and proposed public walkways in addition to creating lots for 35 single detached dwellings. The Plan of Subdivision was registered on April 11, 2023 as Plan 66M-2589.

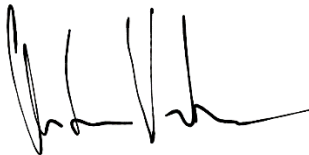
Conclusion

The proposal has been reviewed against the policies of the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and the PPS (2024) and conforms to the Growth Plan (2020), the Official Plan and performance standards established through the applicable zoning by-laws. Staff consider the exemption from Part lot Control to be appropriate for the orderly development of the lands. The proposal will provide much needed housing and family-sized dwelling units that are in line with the surrounding neighbourhood context. Furthermore, the proposal conforms to the Official Plan, particularly as it relates to land division. Staff recommend that Council support approval of the application. Staff recommend that the Part Lot Control Exemption application be approved by Scarborough Community Council.

CONTACT

Anastasia Abrazhevich, Assistant Planner, Community Planning, Scarborough District, Tel. No. 416-394-4936, E-mail: Anastasia.Abrazhevich@toronto.ca

SIGNATURE

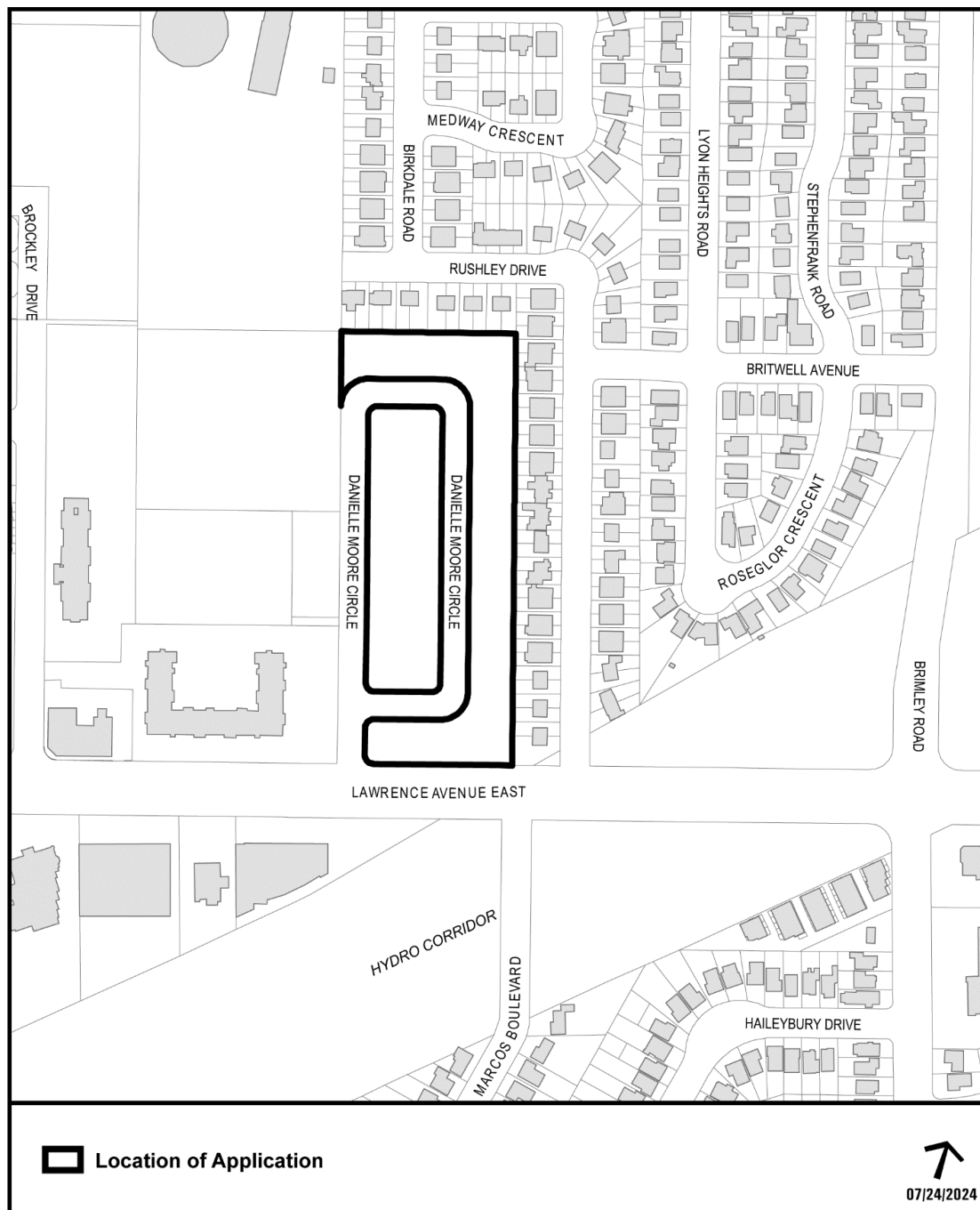


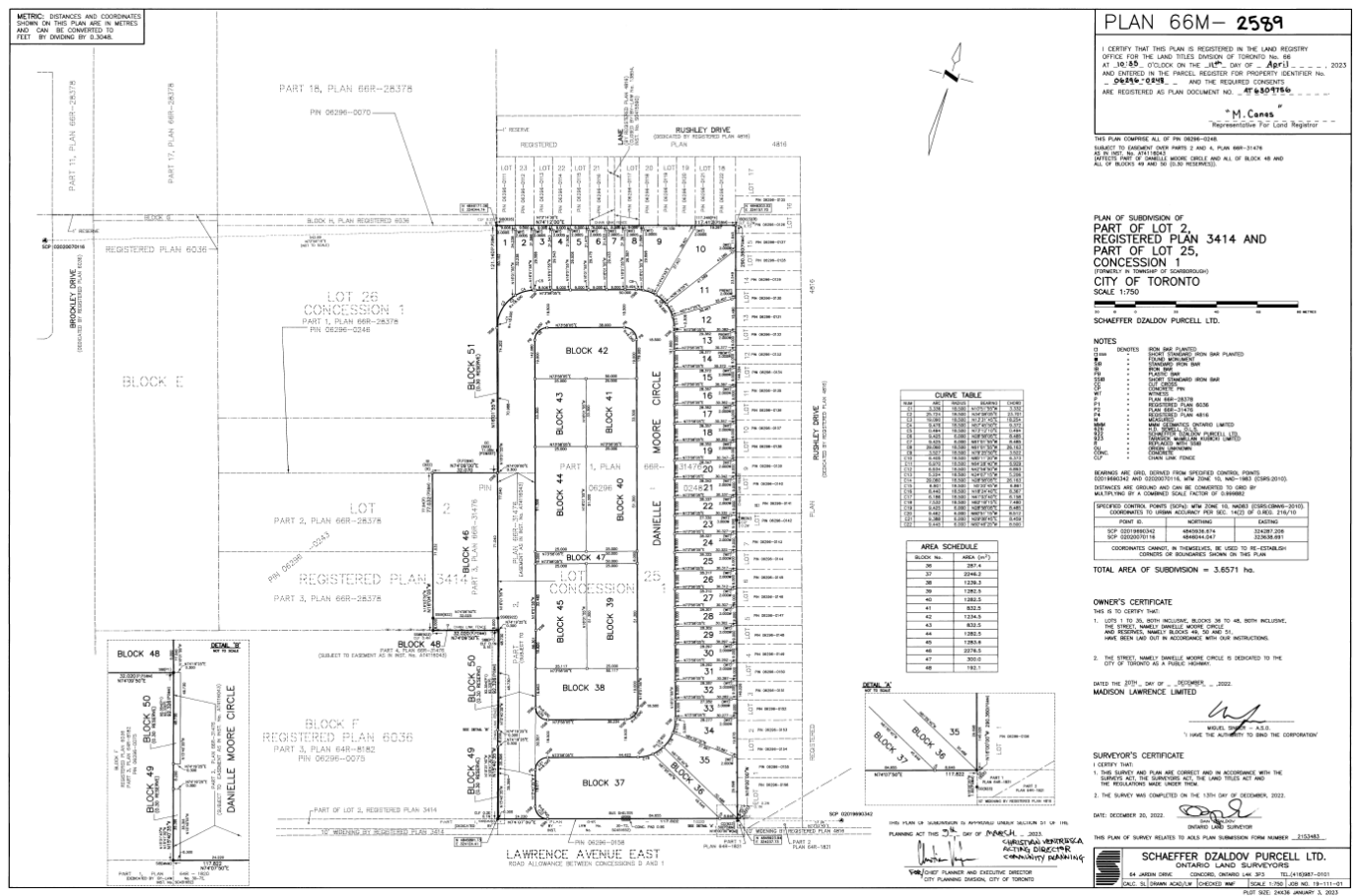
Christian Ventresca, MScPI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Registered Plan of Subdivision
- Attachment 3: Part Lot Control Exemption Plan
- Attachment 4: Application Data Sheet
- Attachment 5: Draft Part Lot Control Exemption By-law (and Schedule A)

Attachment 1: Location Map





Plan of Survey Blocks 40, 41, 42, 43, and 44, Plan 66R-34179



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Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2740 LAWRENCE AVE E **Date Received:** May 17, 2024

Application Number: 24 150489 ESC 21 PL

Application Type: Part Lot Control Exemption

Project Description: Part Lot Control exemption for the creation of 65 freehold townhouse units.

Applicant	Agent	Architect	Owner
MADISON LAWRENCE LIMITED			MADISON LAWRENCE LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods **Site Specific Provision:**

Zoning: RT (x323) **Heritage Designation:**

Height Limit (m): **Site Plan Control Area:** Y

PROJECT INFORMATION

Site Area (sq m): 36,567 **Frontage (m):** 118 **Depth (m):** 290

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	21,584			
Residential GFA (sq m):			19,658	19,658
Non-Residential GFA (sq m):	21,584			
Total GFA (sq m):	21,584		19,658	19,658
Height - Storeys:	2		3	3
Height - Metres:			9	9

Lot Coverage Ratio (%): 0 **Floor Space Index:** 0.54

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	19,658	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:			100	100
Condominium:				
Other:				
Total Units:			100	100

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					100
Total Units:					100

Parking and Loading

Parking Spaces: 200 Bicycle Parking Spaces: Loading Docks:

CONTACT:

Anastasia Abrazhevich, Assistant Planner
416-396-4936
anastasia.abrazhevich@toronto.ca

Attachment 5: Draft Part Lot Control Exemption By-law (and Schedule A)

Authority: Scarborough Community Council Item No. SC
_____, as adopted by City of Toronto Council on
_____, 2024

CITY OF TORONTO

Bill

BY-LAW _____ -2024

To exempt a portion of lands municipally known as 2740 Lawrence Avenue East from Part lot Control.

Whereas authority is given to Council by Section 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

The Council of the City of Toronto hereby enacts as follows:

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, does not apply to the lands described in Schedule "A" attached hereto.
2. This By-law expires two years after its enactment by Council.

Enacted and passed on _____, 2024

Frances Nunziata,
Speaker

John Elvidge,
City Clerk

(Seal of the City)

SCHEDULE "A"

Municipal Address

2740 Lawrence Avenue East

Legal Description

Blocks 37, 38, 39, 40, 41, 42, 43, 44 and 45, Plan 66M-2589