

2102 Lawrence Avenue East and 1 Ellington Drive – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report – Approval

Date: November 20, 2024

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 21 - Scarborough Centre

Planning Application Number: 22 118270 ESC 21 OZ

SUMMARY

This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit the construction of a 12-storey building at 2102 Lawrence Avenue East and 1 Ellington Drive. The proposal involves demolition and alterations to the designated heritage property at 2102 Lawrence Avenue East, a portion of which would be integrated into the proposed development, while retaining and respecting the existing cemetery on site.

The building would contain 148 residential rental units, including 46 affordable units, with a total gross floor area of 10,158 square metres. This would result in a density of 1.96 times the area of the site. A total of 10 studio units, 88 one-bedroom units, 33 two-bedroom units and 17 three-bedroom units are proposed. The proposed development would be supported by a total of 126 vehicular parking spaces, as well as 146 bicycle parking spaces.

The proposed development is consistent with the Provincial Planning Statement (2024), and conforms to provincial plans. The proposed development also conforms to the City's Official Plan. It provides residential intensification on a site that benefits from frequent bus service along Lawrence Avenue East while incorporating an existing heritage structure and delivering much needed affordable housing units.

This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit the proposed development. The recommended Zoning By-law amendment will include a Holding Provision required to address servicing matters.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 2102 Lawrence Avenue East and 1 Ellington Drive substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands municipally known as 2102 Lawrence Avenue East and 1 Ellington Drive substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
4. City Council require the Owner to provide and implement an acceptable Tenant Relocation and Assistance Plan to the satisfaction of the Chief Planner and Executive Director, City Planning for Eligible Tenants of the one existing rental dwelling unit proposed to be demolished, addressing financial compensation and other assistance to lessen hardship, including the provision of rent gap payments.
5. Before introducing the necessary Bill to City Council for enactment, require the Owner to:
 - a. provide a legal undertaking with the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Relocation and Assistance Plan required by Part 4 above; and,
 - b. provide a legal undertaking with the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, to secure the implementation of the Tenant Relocation and Assistance Plan required by Part 4 above.

FINANCIAL IMPACT

In 2021, City Council authorized Open Door incentives for up to 500 affordable rental housing units across seven sites through a memorandum of understanding with the United Property Resource Corporation (2021.PH21.5). 46 units are proposed to be affordable rental homes constructed on the subject lands within the scope of this development.

Open Door incentives include exemption from the payment of development charges, a waiver of all planning application and building permit fees and parkland dedication fees, unless already exempted by applicable Provincial Statute, as shown in Table 1 based on current rates.

City staff will report to Council at a future date for authority to provide property tax exemptions on the affordable units once the timing is determined and the finalized unit composition is confirmed.

Table 1: Open Door Incentives

Affordable Rental Homes	Estimated Affordability Period	Estimated Development Charges*	Estimated Planning Fees and Charges**	Estimated Total Value of Incentives
46	40	\$1,629,674	\$862,877	\$2,492,551

* Calculated using June 2024 DC rates

** Includes estimated 2024 building permit fees of \$54,837, 2024 planning fees of \$118,040, and parkland dedication fees of \$690,000.

*** Incentives noted above previously approved through 2021.PH21.5.

Capital investments in new affordable housing have an operational impact on Housing Secretariat administration and oversight of the funding agreements. Future operational staffing requirements will be addressed as part of the Housing Secretariat's annual budget process.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

Affordable Housing Partnership with United Property Resource Corporation

At its meeting on March 10, 2021, City Council authorized the Executive Director, Housing Secretariat to negotiate and enter into, on behalf of the City, a Memorandum of Understanding with the UPRC (the "MOU"), to enable the development of up to 500 affordable rental housing units across seven sites including the subject lands.

The MOU was drafted on terms and conditions to the satisfaction of the Executive Director, Housing Secretariat and in a form approved by the City Solicitor and outline how additional agreements or arrangements with the city would secure financial support from the Open Door Affordable Rental Housing Program. For details and City Council's decision see the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH21.5>

THE SITE AND SURROUNDING LANDS

Description

The site is located along Lawrence Avenue East, between Warden Avenue and Birchmount Road in the Wexford Community. The lands abut Lawrence Avenue East to the south, Ellington Drive to the west which provides vehicular access to the site. Attachment 2 contains a Location Map. The property at 2102 Lawrence Avenue East is designated under Part IV of the Ontario Heritage Act. The historic chapel was constructed in 1876 and contains subsequent post-war additions. A cemetery dating back to 1842 is situated at the east end of the heritage property.

The lot is irregular in shape, measuring 5,261 square metres in area with a frontage of approximately 87 metres along Lawrence Avenue and 63 metres along Ellington Drive.

Existing Uses

The site currently contains the Wexford Heights United Church on the 2102 Lawrence Avenue East and a cemetery generally along the eastern boundary. The Heritage Chapel on the site was constructed in 1876. The lands at 1 Ellington Drive contain a single detached dwelling. Much of the place of the existing place of worship, with the exception of the original Heritage Chapel, will be demolished along with the single detached dwelling.

Surrounding Uses

North: Located to the north of the site are low-rise residential dwellings.

South: Located to the south of the subject property are a mix of uses including commercial, residential and employment uses.

East: Located to the east of the property are a mix of uses including commercial, low-rise and midrise buildings.

West: Located to the west of the site are a mix of uses including commercial, and low-rise dwellings.

THE APPLICATION

Description: A multifaceted residential apartment building is proposed containing a 12-storey (40.05 metres) component running parallel to Lawrence Avenue East, a 6 storey component oriented north-south towards Ellington Drive and the integration of the existing original heritage chapel on site. Please refer to the Site Plan at Attachment 7. The total residential gross floor area proposed is 10,158 square metres.

Density: The proposal has a density of 1.96 times the area of the lot.

Residential Component: The proposal includes a total of 148 rental dwelling units, inclusive of 46 affordable housing rental dwelling units. The dwelling units are distributed as follows: 10 studio (6.76%) units, 88 one-bedroom (59.46%) units, 33 two-bedroom (22.30%) units, and 17 three-bedroom (11.48%) units.

Access, Parking and Loading: Pedestrian access is proposed from multiple points along the Lawrence Avenue East frontage. Vehicular access will be from Ellington Drive.

The proposal includes a total of 124 vehicular parking spaces. A total of 120 (6 accessible residential, 108 residential and 6 visitor) will be located underground, while 4 (1 accessible visitor and 3 visitor) of the vehicular parking spaces will be located on the ground floor. All vehicular parking spaces are Electric Vehicle Supply Equipment (EVSE) ready.

A total of 146 bicycle parking spaces (130 long-term and 16 short-term), and 1 loading space (1 Type 'G') are provided with both located on the ground floor.

Additional Information

The report attachments contain the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5065473&pid=18316&title=2102-LAWRENCE-AVE-E>

Reasons for Application

The proposal requires an Official Plan Amendment to redesignate the lands at 1 Ellington Drive from *Neighbourhoods* to *Mixed Use Areas* to bring the entire property to *Mixed Use Areas* designation to allow for the development of the proposed apartment building. Through the review of the application it was determined appropriate to redesignate the cemetery lands as described below.

A Zoning By-law Amendment is required on the entire property to replace the current Institutional Place of Worship (IPW) Zone with Commercial Residential (CR) Zone to permit the proposed residential development. The Zoning By-law application also seeks to amend various performance standards on the entire property under Zoning By-law 569-2013, as amended including setbacks, parking, and height.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on July 28, 2021. The Planning Application Checklist Package resulting from the PAC meeting is available

<https://www.toronto.ca/city-government/planning-development/application-details/?id=5065473&pid=18316&title=2102-LAWRENCE-AVE-E>

The current application was submitted on March 1, 2022 and deemed completed on March 29, 2022. Staff conducted a Community Consultation Meeting for the application on June 27, 2023. Community consultation is summarized in the Comments section of this report.

All submitted materials are available on the Application Information Centre (AIC):
<https://www.toronto.ca/city-government/planning-development/application-details/?id=5065473&pid=18316&title=2102-LAWRENCE-AVE-E>

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 Official Plan amendments and Zoning By-law amendments, including associated conditions of approval.

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 Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies this segment of Lawrence Road as an *Avenue* and Map 3 (Right-of-Way Widths Associated with Existing Major Streets) identifies Lawrence Avenue East in this location as a Major Street with a planned right-of-way width of 36 metres. The site fronts Lawrence Avenue East which is identified by the Official Plan as part of the Enhanced Surface Transit Network (Map 5).

The lands at 1 Ellington Drive are designated *Neighbourhoods* and the lands at 2102 Lawrence Avenue East are designated *Mixed Use Areas* on Land Use Map 20 of the Official Plan (see Attachment 3 for an excerpt). 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.

Zoning

The subject site is zoned Institutional Place of Worship (IPW) Zone under Zoning By-law 569-2013, as amended (see Attachment 4). The Institutional Place of Worship Zone permits Municipal Shelter, Park, Place of Worship, Religious Education Use and Religious Residence. Residential Uses are not permitted in an Institutional Place of Worship (IPW) Zone.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

A Virtual Community Consultation Meeting on the subject application was hosted by City staff on June 27, 2023. The meeting was attended by the Ward Councillor, the applicant and members of the public.

Comments, questions and concerns raised by members of the public included:

- Concerns regarding parking
- Concerns regarding traffic
- Whether the building was geared towards seniors
- Support for the proposal was expressed by some in attendance
- Concern about the impact of property values
- Timelines of construction from start to finish
- Concerns regarding height and massing
- Support for the affordable housing component of the development
- Availability of on-site car share
- Density impacts on Taylor Massey Creek
- Impacts on local school enrollment
- How affordable housing is being measured
- Any plans to change overnight parking by-laws

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear 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

Provincial Planning 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 PPS (2024). Staff find the proposal consistent with the PPS (2024).

Land Use

This application has been reviewed against the Official Plan policies described in the Policy Consideration Section of the Report, as well as the policies of the Toronto Official Plan as a whole.

The proposed redesignation of the parcel located at 1 Ellington Drive to *Mixed Use Areas* reflects an appropriate land use category for the subject proposal. The site is well positioned to accommodate this level of intensification as it is well serviced by public transit along a priority surface transit route. Lawrence Avenue East is characterized by a number of residential apartment buildings and low-rise residential dwellings with corresponding *Mixed Use Areas* designations. The lands immediately to the east of the subject site are also designated *Mixed Use Areas* to a depth from Lawrence Avenue East that is similar to the depth of the designation of the subject site once 1 Ellington Drive is incorporated.

A redesignation of the existing Zion Wexford Cemetery is proposed from *Mixed Use Areas* to *Other Open Space Areas* to reflect the land use. With the removal of the existing place of worship function through the proposed redevelopment, the cemetery will become a stand-alone interment site rather than one that would be permitted through its association with a place of worship. As such these lands are also recommended to be rezoned to permit the existing cemetery and otherwise restrict uses to those appropriately permitted in that location.

Given the planned context for the subject property and the surrounding area, the proposal is consistent with the Official Plan's policy intent of accommodating intensified residential uses.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This infill proposed development would result in a 12-storey building and a 6-storey component with 148 residential rental units of which 46 units (approximately 31% of total units) will be affordable units in accordance with the City's MOU with United Property Resource Corporation, and with a unit mix that meets the Growing Up Guidelines.

Tenant Relocation and Assistance Plan

The proposed development requires the demolition of one existing three-bedroom rental dwelling unit. The Tenant Relocation and Assistance Plan is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood. The tenant who resides in the rental dwelling unit at the time this application was submitted is eligible for the Tenant Relocation and Assistance Plan. The plan would assist eligible tenants in finding and securing alternative accommodation and would require the following:

- Financial compensation equal to one month's rent or an alternative unit acceptable to the tenant, as required under the *Residential Tenancies Act, 2006* when a tenant receives a notice of termination to terminate their tenancy for the purposes of demolition;
- Additional financial compensation, above and beyond the requirements of the *Residential Tenancies Act, 2006*, in the form of a rent gap payment to assist tenants in transitioning to market rents;
- A moving allowance to cover expenses for moving into alternative accommodation;
- Special needs compensation for applicable tenants; and,
- Upon request, make a rental leasing agent available to provide tenants with a list of rental vacancies in the neighbourhood, co-ordinate referrals and references from the current landlord, and provide similar assistance commensurate with tenant needs.

The applicant and staff will continue to work together to finalize the details of the Tenant Relocation & Assistance Plan. Staff recommend that the bills be withheld until the owner has provided a legal undertaking that secures the implementation of the Tenant Relocation & Assistance Plan.

Density, Height, Massing

The proposal conforms with the applicable Official Plan policies with respect to built form and massing and meets the overall intent of the City's Midrise Building Guidelines.

The proposed 12-storey (40.05 metres) residential building and the 6-storey massing component of the development provides an appropriate distribution of height and transition to the neighbourhood areas to the north of the subject site. Similarly, articulation in massing and architectural treatment is provided to ensure the retained Heritage asset is provided appropriate prominence as a feature on site while being integrated into the new development.

The proposed 12-storey massing on Lawrence Avenue East provides good scale and relationship to the adjacent major street which is also an important surface transit route with multiple routes offering frequent bus service. The development supports a comfortable pedestrian environment.

Staff are satisfied with the built form and massing of the proposed building and that the proposal conforms to the policies of the Official Plan and meets the intent of the Midrise Building Guidelines.

Heritage Conservation

The property at 2102 Lawrence Avenue East is designated under Part IV of the *Ontario Heritage Act* by By-law No.17450, passed by the Corporation of the Borough of Scarborough in 1977 and included on the City of Toronto Heritage Register. The Zion Wexford United Church, constructed in 1876, is important for its architectural and historical significance. The development proposal aims to conserve the 1876 church while demolishing post-war additions to the west and north. Modifications to the church include a new doorway, alterations to windows, and the removal of religious iconography on the rear elevation. No changes are planned for the primary south or east facades or the cemetery.

A Heritage Impact Assessment was submitted by the applicant in support of this Official Plan and Zoning By-law Amendment application. Heritage Planning staff are supportive of the proposal to alter the designated heritage property at 2102 Lawrence Avenue East to allow for the construction of the new 12-and 6-storey residential complex submitted in connection with the development applications and a Heritage Permit application.

Public Realm

The Official Plan requires that new development enhance the existing streetscape by massing new development to define edges of streets with good proportion with attention given to the streetscape to ensure that these areas are attractive, comfortable and functional for pedestrians. This can be achieved through landscaping and setbacks that create attractive transitions from the public to private realms.

The proposed development will provide an enhanced public realm that will help connect the site to its surrounding context, expanding convenient access to frequent transit, foster a highly pedestrianized and greatly improved public realm at street level. Staff have reviewed the application in the context of the applicable public realm policies of the Official Plan as well as the relevant design guidelines that apply to this site and are satisfied that the proposed elements contribute to a high-quality public realm and conform with the City's Official Plan policies.

Shadow Impact

The applicant submitted shadow studies to demonstrate the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21) and the solstices (June 21) between 9:18 a.m. and 6:18 p.m. On March 21st and September 21st, the new building will cast limited shadows on the four lots to the northwest of the site from 9:18 a.m. to 10:18 a.m. The new building will cast shadows on the lot just north of the subject site from 10:18 a.m. to 2:18 p.m. The new building will cast shadows on the cemetery and commercial properties to east of the site from 2:18pm to 6:18pm. The shadow impact on the sidewalk on the east side of Lawrence Avenue East is only from 5:18 p.m. and 6:18 p.m. Based on the above review, staff have determined that the shadow impacts are acceptable.

Servicing

Engineering Review staff have reviewed the submitted materials and have identified several outstanding items for further submission and review. A Holding provision is recommended to be applied and removed when all outstanding servicing issues are

resolved to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. Staff are working with the applicant to resolve the outstanding engineering concerns in an expedient fashion.

Road Widening

In order to satisfy the Official Plan requirement of a 36 metre right-of-way for this segment of Lawrence Avenue East a 36 metre road widening dedication along the Lawrence Avenue East frontage of the site is required and is proposed to be conveyed to the City in the context of the site plan approval process. Other required road widenings, if any, will be identified and confirmed by the City's Transportation Services during the site plan approval process.

Transit

An existing Toronto Transit Commission (TTC) bus stop (#5263) on Lawrence Avenue East at Ellington Drive is located on the frontage of the subject site servicing westbound buses on all local routes. To provide adequate room to operate the accessible ramp for buses, and to accommodate both standard and articulated buses, TTC requires the applicant that the concrete sidewalk is 2.4 metres wide and free of obstructions for a distance of at least 16 metres from the stop marker. The TTC also require the applicant to ensure that there is adequate space for a bus shelter at this stop location.

To accommodate Wheel-Trans service to the site, TTC require a landing area that is at least 2.1 metres in length and 2.4 metres in width from the curb to enable deployment of the vehicles' side ramp. This landing shall be located at a new Wheel-Trans stop on the Lawrence Avenue East frontage of the site, east of existing bus stop #5263. These improvements will all be secured during the site plan approval process.

Traffic Impact

Transportation Services staff reviewed the Urban Transportation Considerations Report submitted in support of the proposed development and accepts the methodology and conclusion of the report related to vehicular traffic.

The consultant estimate that the proposed development will generate 25 new trips during the weekday morning and afternoon peak hours. Given this level of estimated trip generation, the consultant concludes that the proposed development will have minimal traffic impact at the intersections within the study area. The study concludes that the transportation elements of the project including vehicle parking and loading facility provisions are appropriate and will support the proposed development.

Access, Vehicular and Bicycle Parking and Loading

Pedestrian access to the subject site will be provided through the following: 3 pedestrian access points from Lawrence Avenue East, 3 pedestrian access points from Ellington Drive and 2 pedestrian access points from the north side of the building. Through the site plan control process, staff will ensure that there are no conflicts between pedestrian and vehicular movements on site.

Vehicular access will be taken from the northwest side of the site on Ellington Drive via a single shared driveway. The proposal includes a total of 124 vehicular parking spaces. A total of 120 (6 accessible residential, 108 residential and 6 visitor) will be located underground, while 4 (1 accessible visitor and 3 visitor) of the vehicular parking spaces will be located on the ground floor. All vehicular parking spaces are EVSE ready. The proposed parking supply satisfies the requirements of Zoning By-law 569-2013.

A total of 146 bicycle parking spaces (130 long-term and 16 short-term) are proposed on the ground floor. The proposed bicycle parking supply satisfy the Zoning By-law requirement.

There is 1 loading space (1 Type 'G') proposed for the development. The proposed loading space is acceptable. The loading space is located at the northwest area on the ground floor, and it can be accessed through the vehicular access of the building.

School Boards

The Toronto District School Board (TDSB) staff reviewed the submitted materials and advised that local schools currently assigned to this development are Manhattan Park Junior Public School, Buchanan Public School and Wexford Collegiate School for the Arts. TDSB staff determined that there is sufficient capacity to accommodate students from the new development at the local schools.

Toronto Catholic District School Board (TCDSB) staff reviewed the submitted materials and noted that this development falls within the fixed attendance boundary of St. Kevin Catholic School and the closest Secondary schools serving this area are Senator O'Connor College School and St Joan of Arc Catholic Academy. The TCDSB staff concluded that, at this time, sufficient space exists within the local elementary school to accommodate additional students from the development as proposed.

Parkland

In accordance with Section 42 of the *Planning Act*, the Owner is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. 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.

Per Toronto Municipal Code Chapter 415-30. A. (14), affordable rental housing units secured under a Municipal Housing Project Facility Agreement are exempted from parkland dedication. The Agreement must be executed before the exemption can apply.

Archaeological Assessment

Heritage Planning staff have reviewed the Stage 1 Archaeological Resource Assessment and Stage 3 Archaeological Assessment (Cemetery Investigation) submitted by the applicant in support of this Official Plan and Zoning By-law Amendment application and have determined that they have no further concerns regarding the Official Plan Amendment and Zoning By-law Amendment Application for

the subject property. Heritage Planning staff also provided archaeological advisory comments related to any future impacts to the cemetery lands on the property.

Tree Preservation

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

An Arborist Report and Tree Protection Plan were submitted in support of the application. As proposed, this project would require the removal of 4 privately-owned trees and the injury of 5 privately-owned trees and 2 City-owned trees.

The applicant is to submit a tree planting deposit to ensure the planting and survival of 10 new City trees, a tree injury/removal permit application and associated fee, and a tree protection guarantee to ensure that existing City trees to be injured continue to survive well after construction. In addition, Staff require the planting of a minimum of 4 new private trees to replace the 4 poor-condition private trees proposed for removal. The Landscape Plans propose a total of 16 new private trees, which is satisfactory to Urban Forestry.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed Zoning By-law Amendment include:

1. The owner or applicant, at their sole cost and expense has submitted revised Servicing and Stormwater Management Reports to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services demonstrating that the existing municipal infrastructure and any required improvements to it has adequate capacity to accommodate the development of the lands; and
2. If the satisfactory and accepted Servicing and Stormwater Management Reports from Item 1 above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a. the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Servicing and Stormwater Management Reports to support the development, in a financially secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or,
 - b. the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Servicing and Stormwater Management Reports in Item 1 above are

constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and

c. all necessary approvals or permits arising from 2a) or 2b) above are obtained, where required, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council. A new application to lift the “H” will be required and a decision on the application will be made by the Executive Director, Development Review or their designates once satisfactory material has been submitted and reviewed.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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.

The applicant has indicated that they will pursue Tier 3 of the TGS and may be eligible for a post-construction development charge refund. This will be further reviewed and secured through the Site Plan Control process.

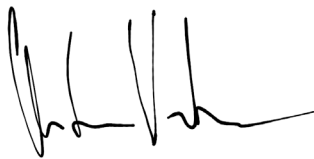
Conclusion

The application has been reviewed against the policies of the PPS (2024), the Official Plan and applicable City guidelines intended to implement Official Plan policies. The proposal intensifies a site fronting a Major Street with housing opportunities, including a significant component of affordable units, while retaining and integrating an existing heritage asset. The proposal demonstrates appropriate conformity with the Official Plan policies for built form as outlined in the Council-adopted Urban Design Guidelines for the Midrise buildings providing an attractive public realm that supports pedestrian trips and respects the existing cemetery to the east. This report recommends that the City Council approve the Official Plan and Zoning By-law Amendments necessary to implement the proposal.

CONTACT

Kwasi Kankam, Planner, Community Planning, Scarborough District, Tel. No. 416-396-7040, E-mail: Kwasi.kankam@toronto.ca

SIGNATURE



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

ATTACHMENTS

City of Toronto Information/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 Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: West Elevation
- Attachment 9: South Elevation

Attachment 10: North Elevation

Attachment 11: East Elevation

Attachment 11: 3D Massing Model Looking Northwest

Attachment 12: 3D Massing Model Looking Southeast

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2102 LAWRENCE AVE E **Date Received:** March 1, 2022

Application Number: 22 118270 ESC 21 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: The proposed redevelopment includes demolition of a portion of the existing church, retention of the heritage portion of the existing church and cemetery, and the addition of an 11-storey rental apartment building and two rows of 3-storey townhomes. A total of 100 residential units are proposed.

Applicant	Agent	Architect	Owner
ANDREW HANNAFORD			WEXFORD HEIGHTS UNITED CHURCH

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: PW & (IPW (x19)) Heritage Designation:

Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 5,261 Frontage (m): 87 Depth (m): 63

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,191	208	1,617	1,825
Residential GFA (sq m):	158		10,153	10,153
Non-Residential GFA (sq m):	1,032	395		395
Total GFA (sq m):	1,190	395	10,153	10,548
Height - Storeys:	1		12	12
Height - Metres:	15		40	40

Lot Coverage Ratio (%): 34.69 Floor Space Index: 2

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,522	26
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	395	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			148	148
Freehold:	1			
Condominium:				
Other:				
Total Units:	1		148	148

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		10	88	33	17
Total Units:		10	88	33	17

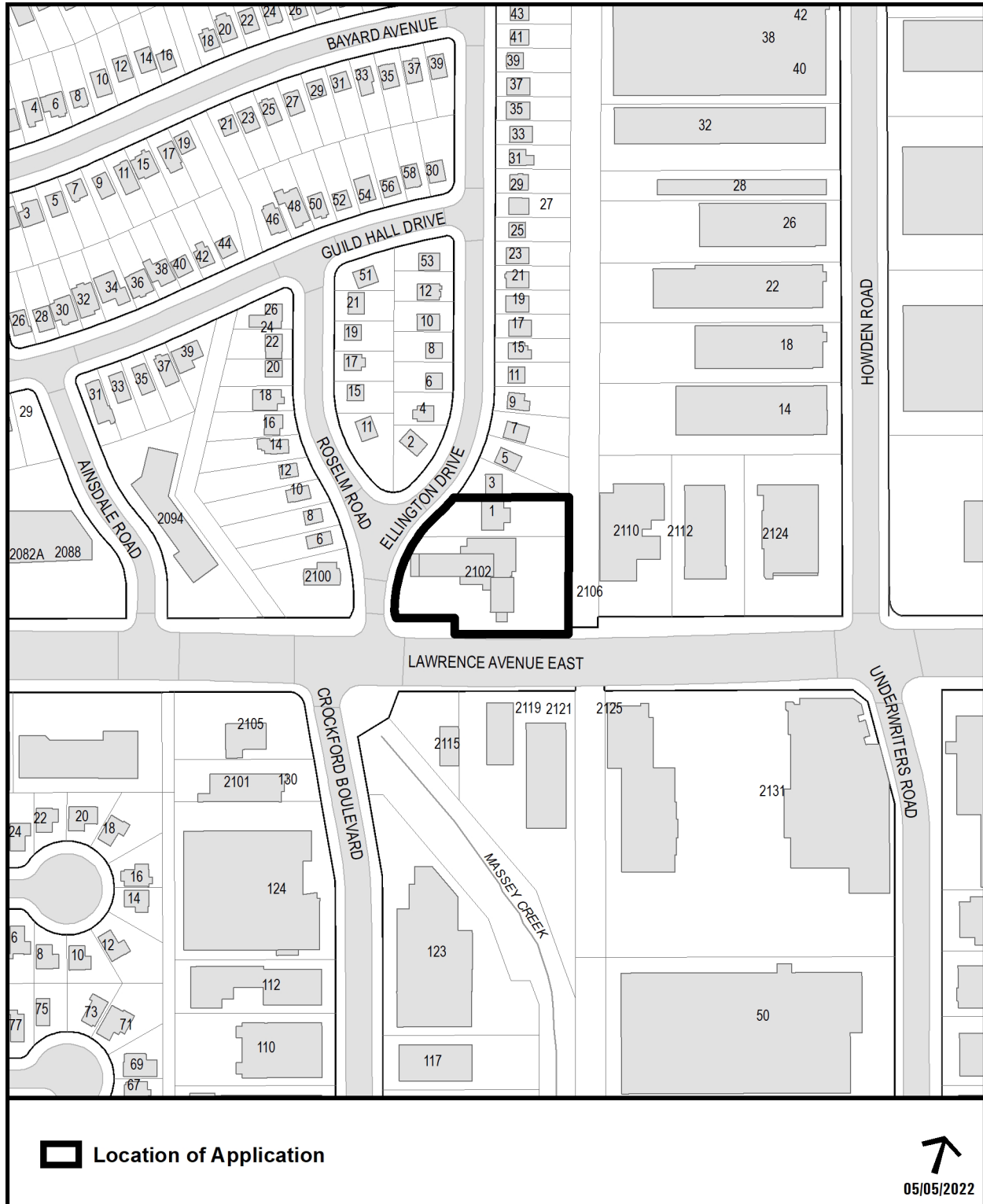
Parking and Loading

Parking Spaces: 124 Bicycle Parking Spaces: 146 Loading Docks: 1

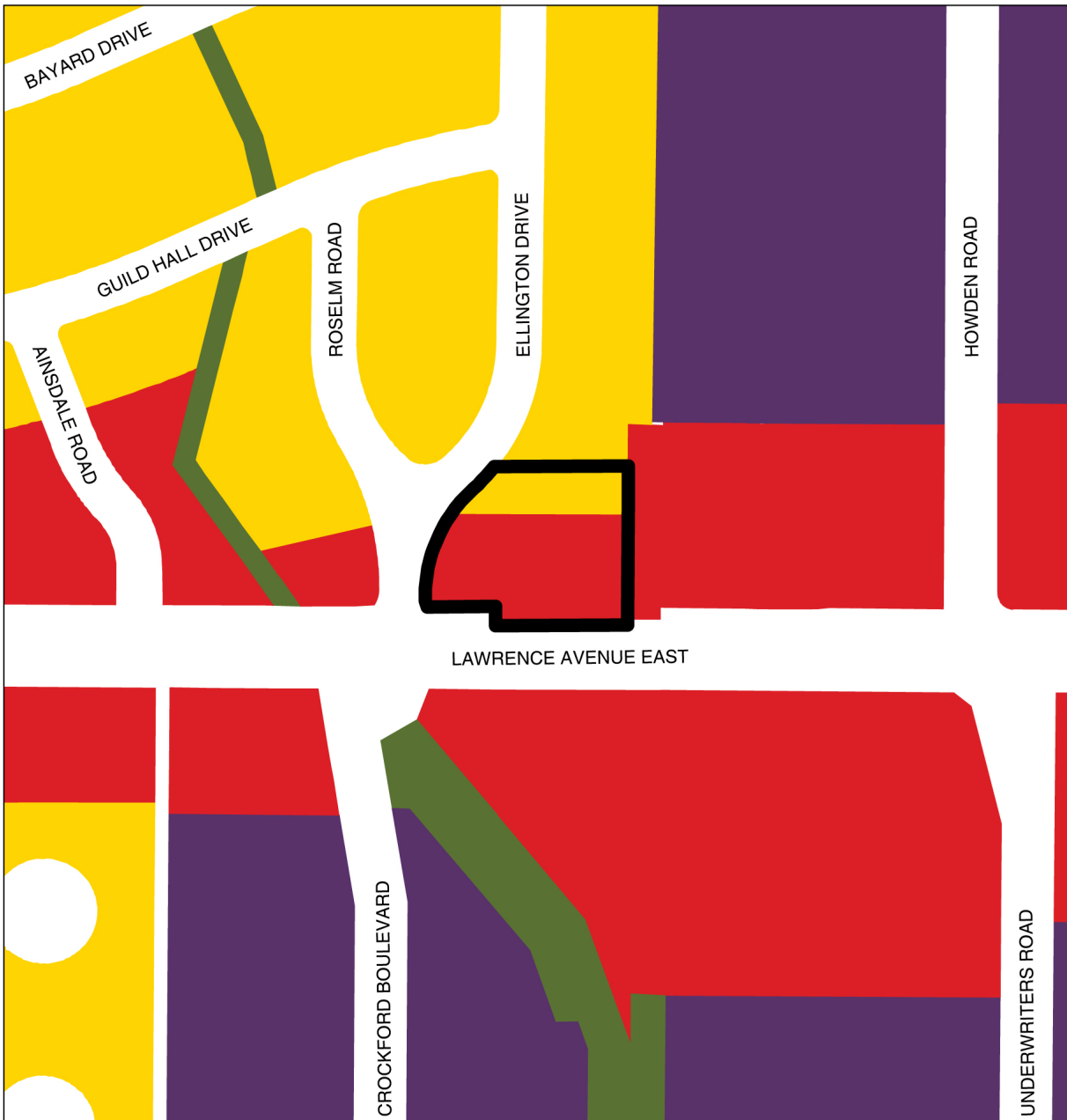
CONTACT:

Kwasi Kankam, Planner, Community Planning
416-396-7040
Kwasi.kankam@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



2102 Lawrence Avenue East & 1 Ellington Drive

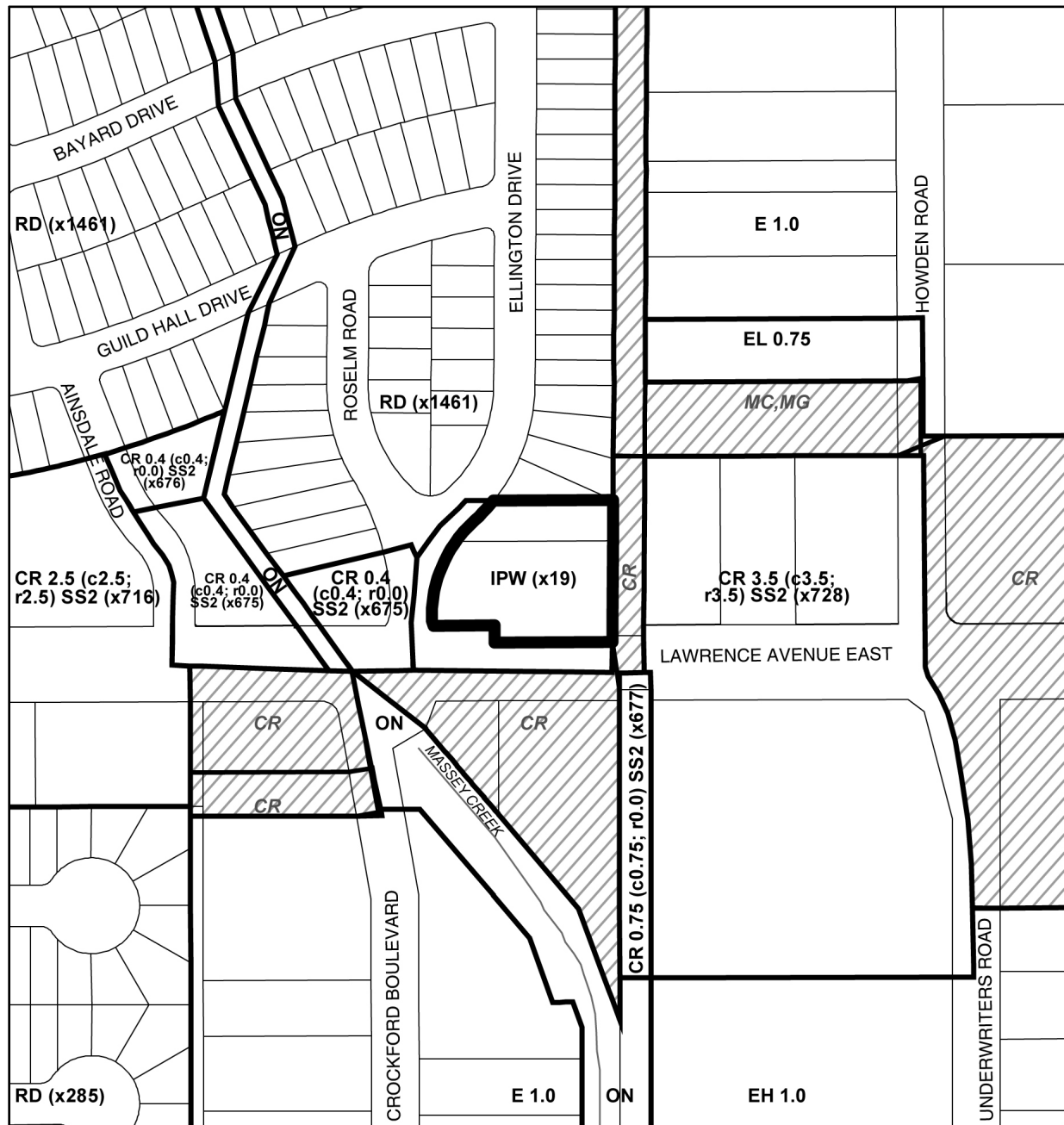
Official Plan Land Use Map 20

File # 22 118270 ESC 21 0Z



Not to Scale
11/08/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2102 Lawrence Avenue East & 1 Ellington Drive

File # 22 118270 ESC 21 0Z



Location of Application



See Former City of Scarborough Wexford Community By-law No. 9511 and Wexford Employment District By-law No. 24982

RD Residential Detached
CR Commercial Residential
EL Employment Light Industrial
E Employment Industrial
EH Employment Heavy Industrial

IPW Institutional Place of Worship
ON Open Space Natural

M Multiple-Family Residential
CR Commercial-Residential
PW Place(s) of Worship
MG General Industrial Uses
MG General Industrial Zone

CR Commercial/Residential Zone
MC Industrial Commercial Zone
VS Vehicle Service Zone



Not to Scale
11/08/2024

Attachment 5: Draft Official Plan Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt Official Plan Amendment 783
for the City of Toronto
respecting the lands known municipally in the year 2023, as
1 Ellington Drive and 2102 Lawrence Avenue East**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 783 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

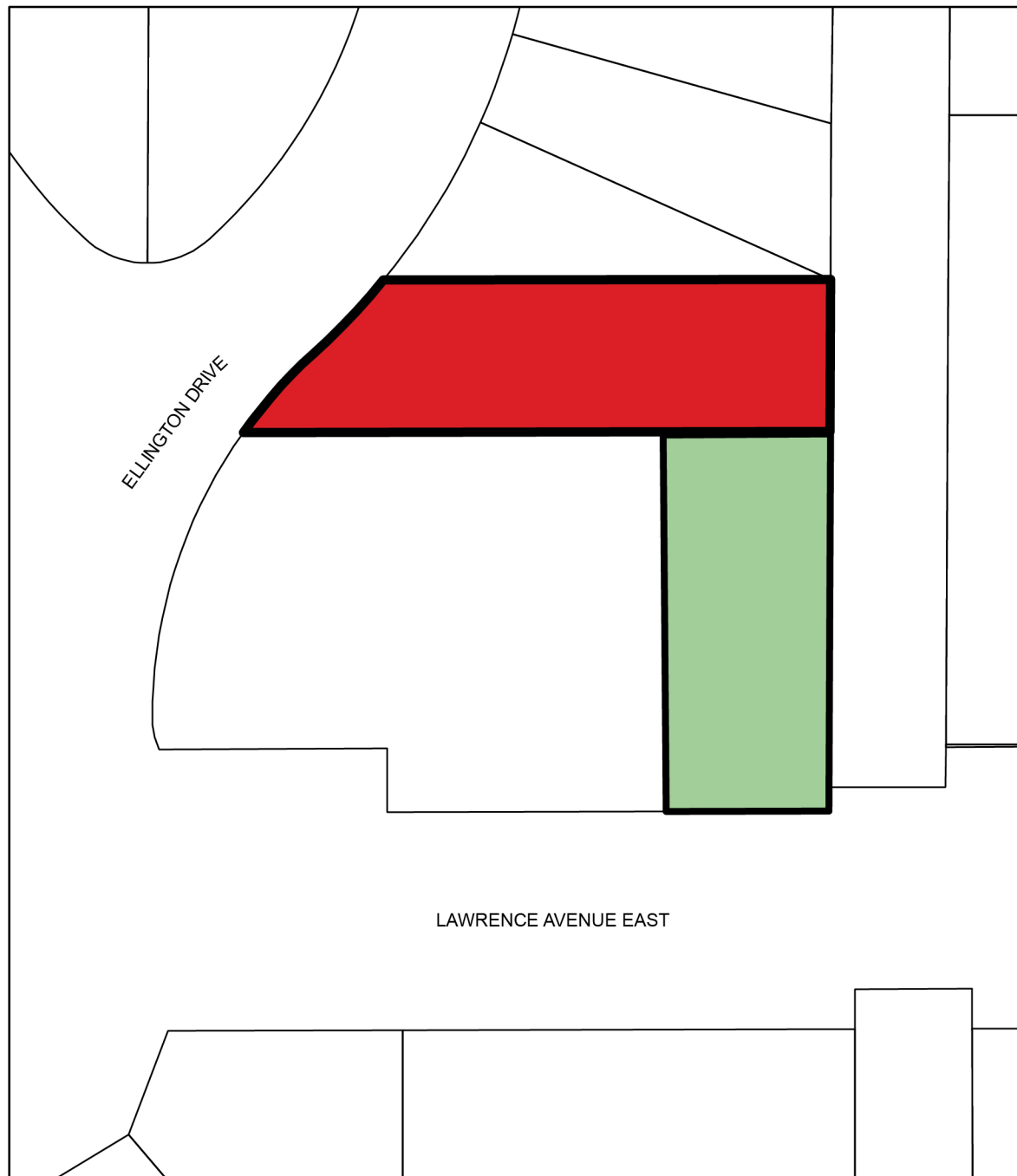
AMENDMENT NO. 783 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 2102 LAWRENCE AVENUE
EAST AND 1 ELLINGTON DRIVE**

The Official Plan of the City of Toronto is amended as follows:

1. Map 20, Land Use Plan, is amended by re-designating the lands known municipally as 1 Ellington Drive, from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Appendix '1'.
2. Map 20, Land Use Plan, is amended by re-designating a portion of the lands known municipally as 2102 Lawrence Avenue East from *Mixed Use Areas* to *Open Space Areas*.

Appendix '1'



Official Plan Amendment #783

Proposed revisions to Land Map 20 to redesignate lands from *Neighbourhoods* to *Mixed Use Areas*, from *Mixed Use Areas* to *Open Space Areas*.

**1 Ellington Drive and
2102 Lawrence Avenue East**

File # 22 118270 ESC 21 0Z

 Mixed Use Areas

 Open Space Areas



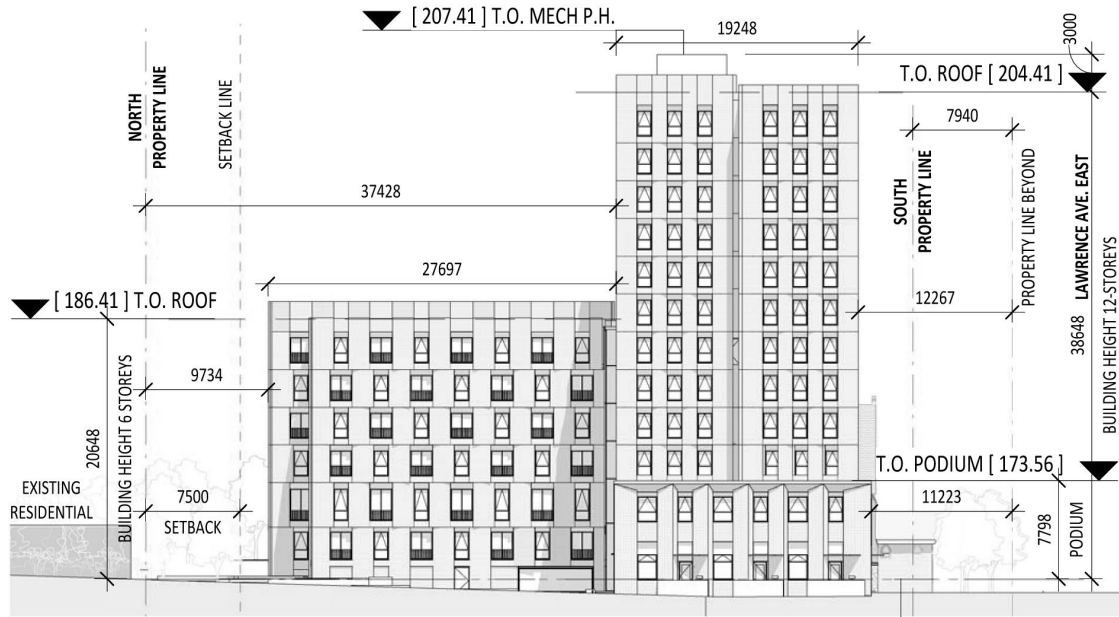
Not to Scale
11/14/2024

Attachment 6: Draft Zoning By-law Amendment

(Attached separately as a PDF)

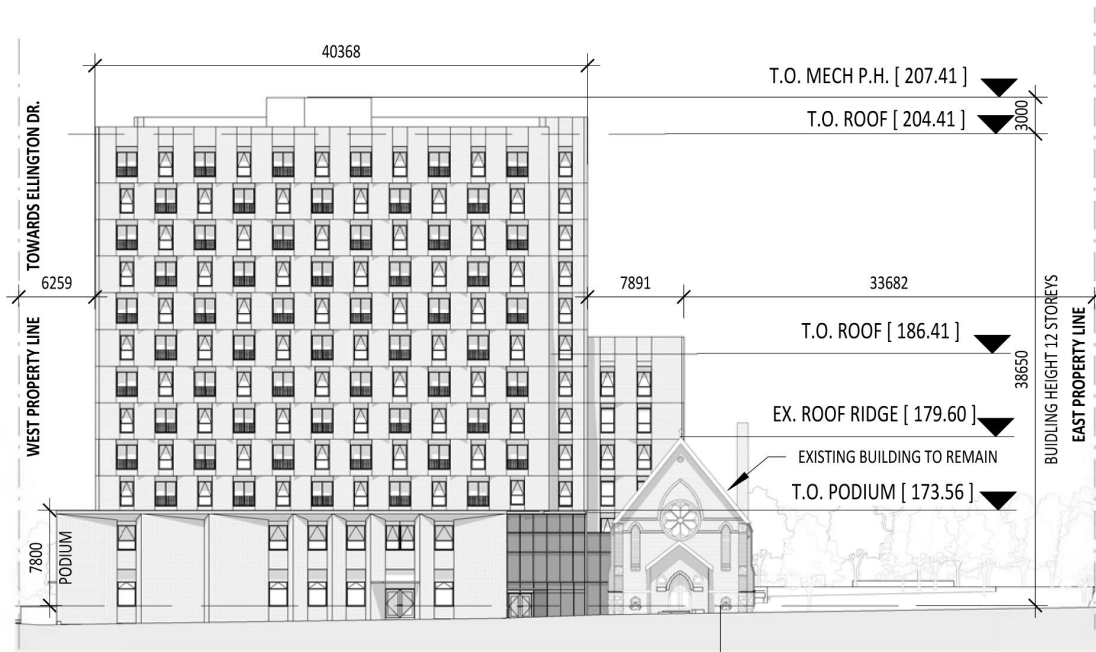
[illegible]

Attachment 8: West Elevation



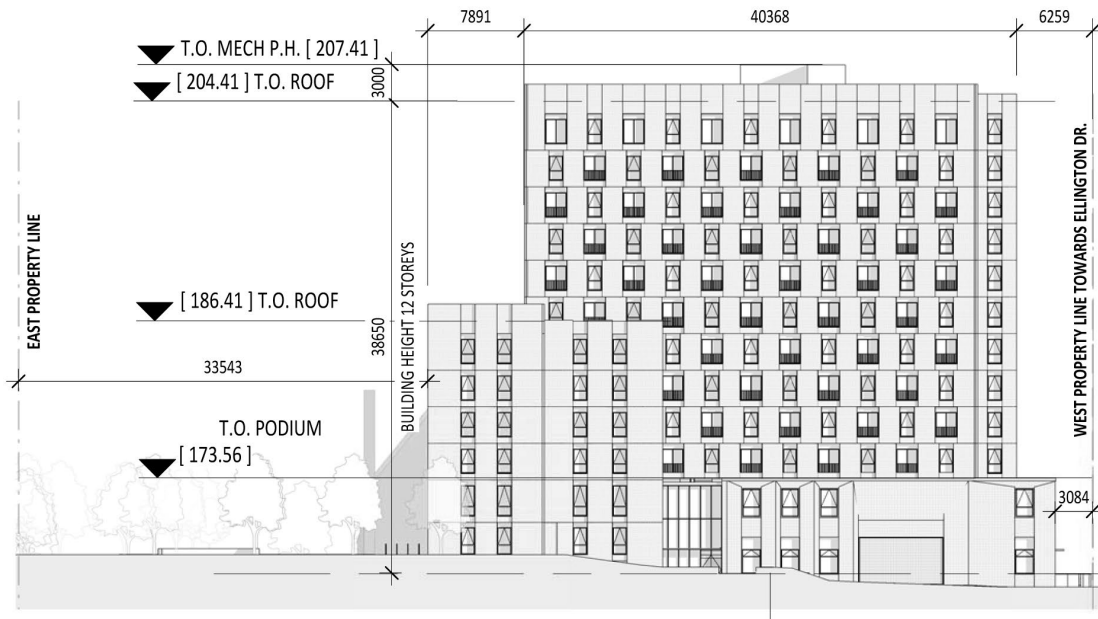
West Elevation

Attachment 9: South Elevation



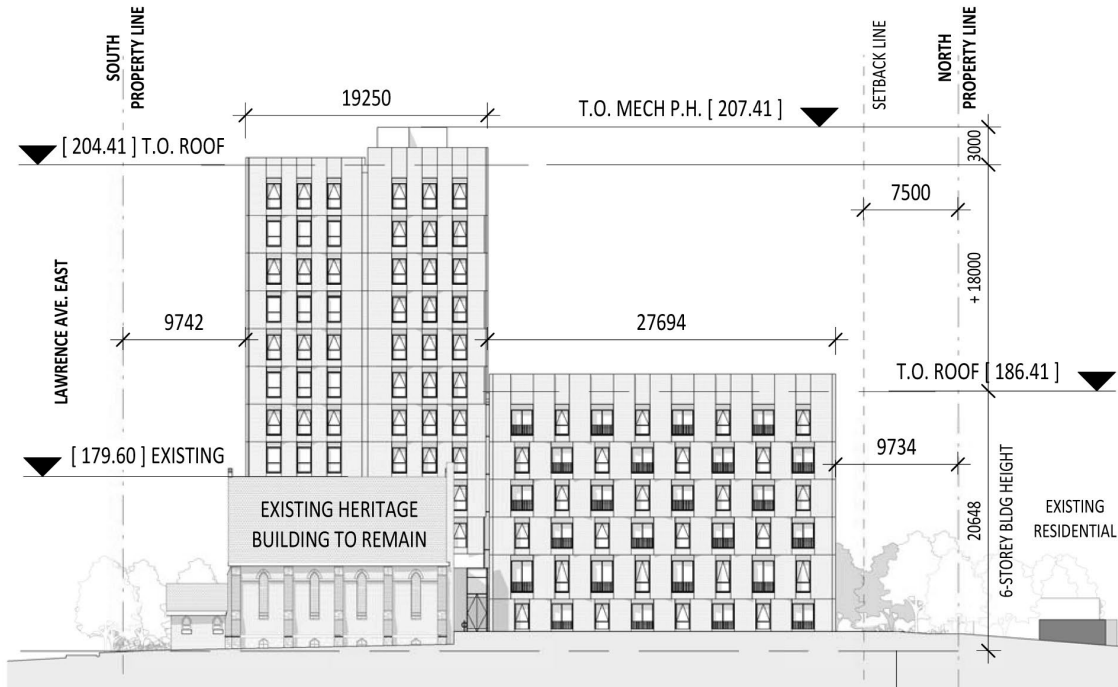
South Elevation

Attachment 10: North Elevation



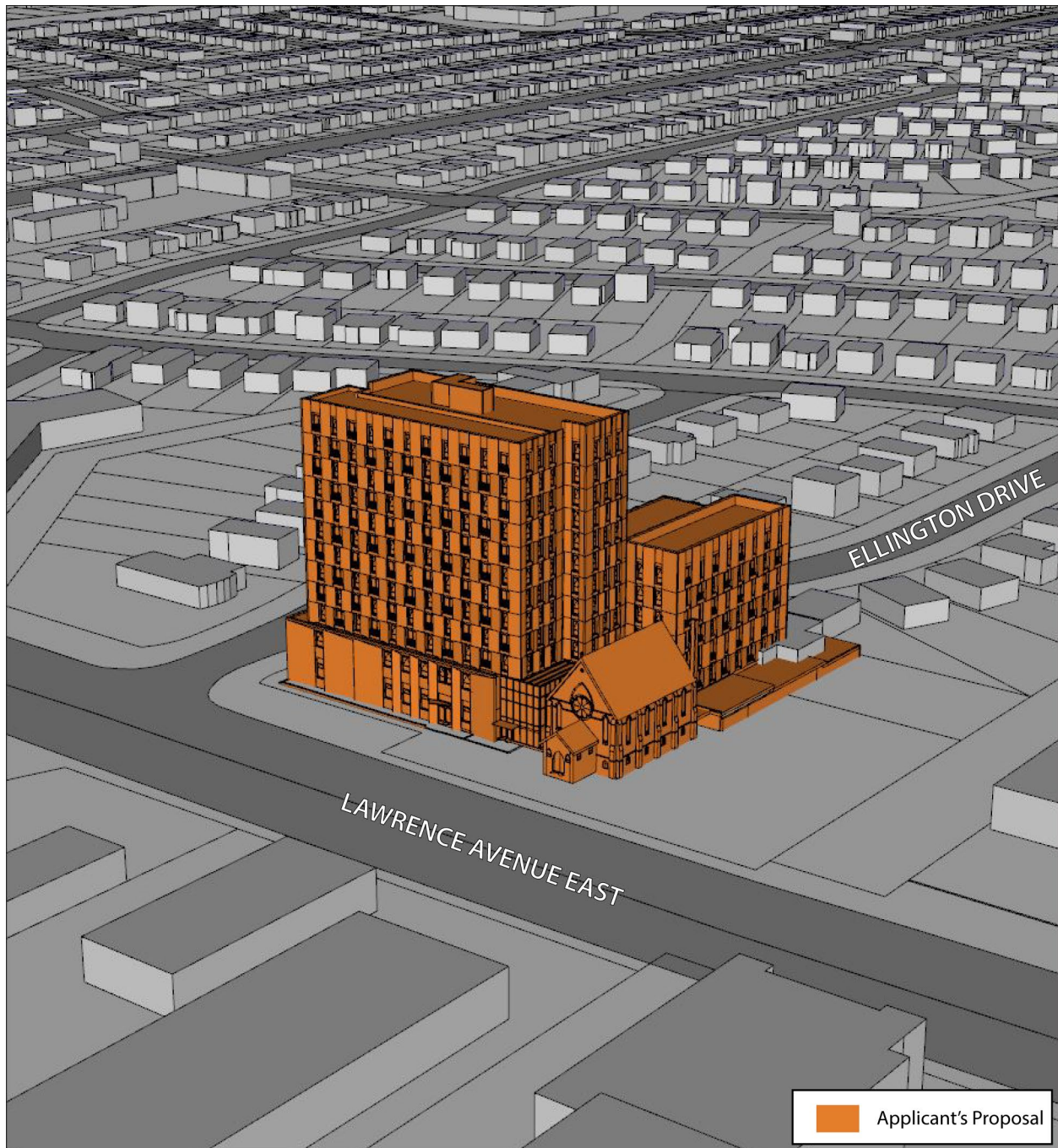
North Elevation

Attachment 11: East Elevation



EastElevation

Attachment 12: 3D Massing Model Looking Northwest

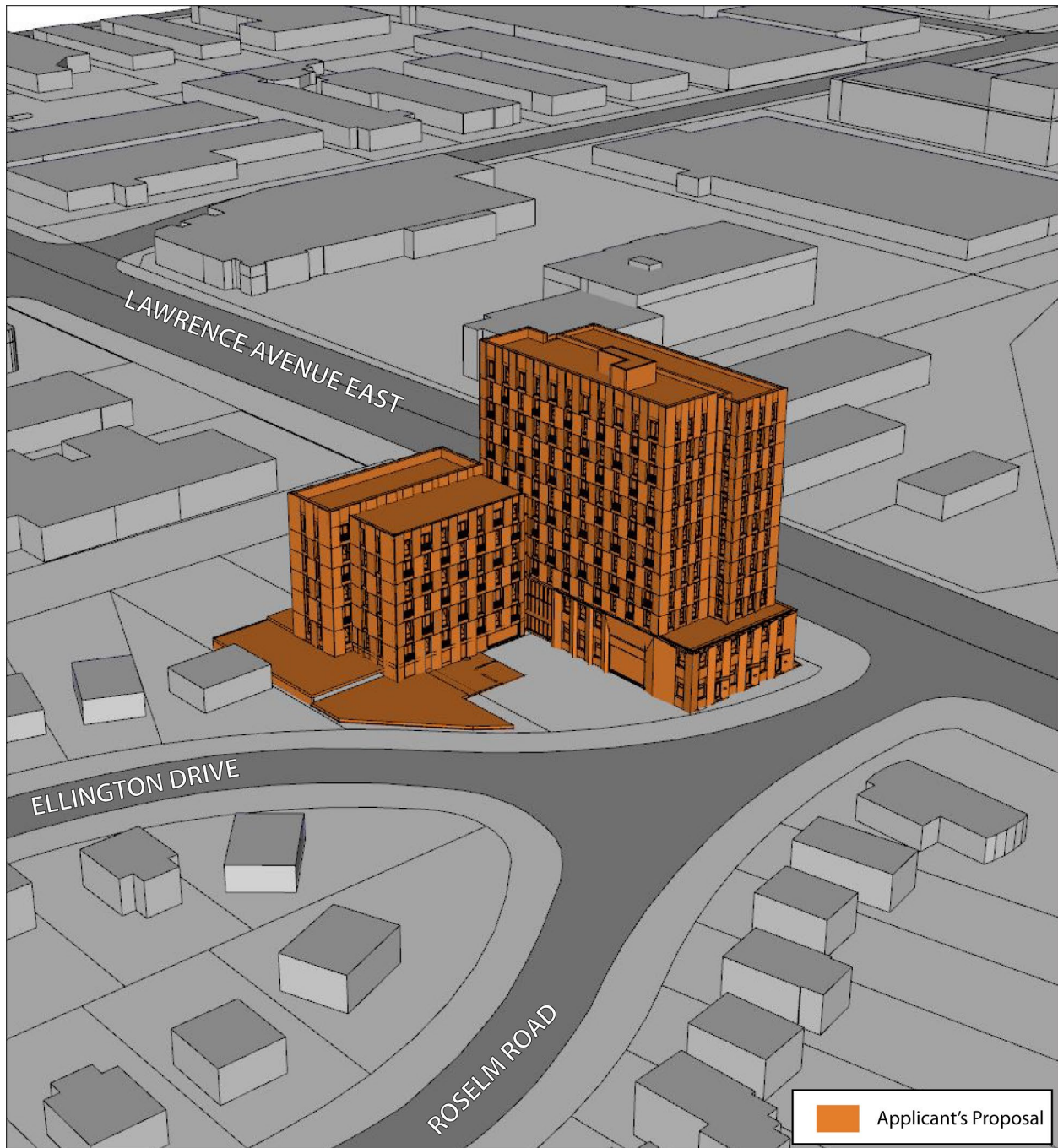


View of Applicant's Proposal Looking Northwest



11/14/2024

Attachment 13: 3D Massing Model Looking Southeast



View of Applicant's Proposal Looking Southeast



11/14/2024