

895 Lawrence Avenue East – Official Plan Amendment and Zoning By-law Amendment – Supplementary Report

Date: April 25, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 16 - Don Valley East

Planning Application Number: 22 180913 NNY 16 OZ

SUMMARY

On July 27, 2022, an Official Plan Amendment and Zoning By-law Amendment application (OZ application) was submitted to permit the development of a mixed-use building comprised of two towers atop a shared podium. The towers were proposed to be 17 and 22 storeys tall (59 metres and 74.4 metres plus 8 metres mechanical penthouses) and the shared podium was proposed to be 6 storeys tall (23.75 metres). The proposal provided 438 dwelling units throughout the building and 1,513 square metres of retail space within the base building.

Subsequently, the subject site and associated OZ application were sold. On December 10, 2024, the new owners submitted revised materials under the same OZ application with a new proposal for the City's consideration ("Revised Proposal").

The Revised Proposal proposes to redevelop the site with 3 residential towers, of which one tower (the East Tower) would provide retail space at the ground floor. The revised application proposes 1,194 residential units throughout the 3 towers and 496.26 square metres of retail space.

The proposed heights of the 3 towers are as follows:

- North Tower: 26 storeys (85.05 metres plus 8 metres mechanical penthouse)
- East Tower: 32 storeys (103.05 metres plus 8 metres mechanical penthouse)
- South Tower: 34 storeys (109.25 metres plus 8 metres mechanical penthouse)

All three towers are proposed to have podiums of 7 storeys (25.15 metres).

A privately owned publicly accessible space (POPS) is proposed at the northeast corner of the site, abutting the intersection of Lawrence Avenue East and The Donway West. Two north/south pedestrian paths are proposed within the development: one through the middle of the site and one at the western limit of the site.

On April 10, 2025, Staff submitted a report to North York Community Council titled 895 Lawrence Ave East – Official Plan Amendment and Zoning By-law Amendment – Decision Report – Refusal which recommends that Council refuse the application to amend the Official Plan and zoning by-law. On April 23, 2025, Staff submitted a revised version of the report with minor corrections.

On April 14, 2025, the applicant appealed the OZ application to the Ontario Land Tribunal (the “OLT”) due to Council not making a decision within the statutorily prescribed time frame in the Planning Act.

This report deletes the original recommendations and replaces them with new ones as set out in this report given the OZ application has been appealed. Staff now recommend that the City Solicitor, with the appropriate City staff, attend the OLT hearing and oppose the application in its current form and continue discussions with the applicant to resolve outstanding issues.

RECOMMENDATIONS

The Recommendations in the report from the Director of Community Planning North York dated April 10, 2025 (Item 23.9) be deleted in their entirety and replaced with the following:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal (OLT) in opposition to the current application regarding the Official Plan Amendment and Zoning By-law Amendment appeal for the lands at 895 Lawrence Avenue East and to continue discussions with the applicant to resolve outstanding issues.
2. In the event that the OLT allows the appeal, in whole or in part, City Council authorize the City Solicitor to request that the issuance of any Final Order be withheld until such time as the City Solicitor advises that:
 - a. The final form and content of the draft Official Plan Amendment and Zoning By-law Amendments are to the satisfaction of the City Solicitor and the Executive Director, Development Review;
 - b. The owner has submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
 - c. The owner has secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development,

according to the Engineering Reports accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water unless otherwise secured through a holding provision in the by-law;

- d. The owner has ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required.
 - e. The owner has submitted a revised Pedestrian Level Wind Study, including an updated wind tunnel test with the identification of any required mitigation measures to be secured in the Zoning By-law Amendment and through the Site Plan Control Process, to the satisfaction of the Chief Planner, City Planning.
 - f. The owner has submitted an elevation drawing or rendering of the north/front elevation (looking south) showing the proposed development and the adjacent heritage building in their entirety with reference datum lines of the adjacent listed building, as well as a revised Heritage Impact Assessment (HIA), to the satisfaction of the Senior Manager, Heritage Planning.
 - g. The owner has submitted a revised Transportation Impact Study, Supplementary Transportation Analysis, Travel Demand Management Plan, and Parking Study all to the satisfaction of the Chief Planner, City Planning and the General Manager, Transportation Review.
 - h. The owner has submitted a revised Arborist Study, Tree Preservation Plan, Soil Volume Plan, Landscape Plan, and Planting Plan, to the satisfaction of the General Manager, Urban Forestry.
 - i. The owner has submitted an updated complete Toronto Green Standards (TGS) Checklist and Statistics Template, to the satisfaction of the Executive Director, Development Review.
3. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

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.

COMMENTS

The applicant filed an appeal of the application on April 14, 2025, after staff had submitted a report to North York Community Council recommending refusal of the application but prior to the consideration of the report by North York Community Council at its meeting of April 30, 2025. The application was appealed on the basis that City Council did not make a decision within the statutorily prescribed time frame in the *Planning Act*.

As the appeal has been filed prior to Community Council considering the recommendations contained in the report, staff now require different direction from that outlined in the report.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the application in its current form and continue discussions with the applicant in an attempt to resolve outstanding issues.

CONTACT

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SIGNATURE

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