

3434 Lawrence Avenue East, Zoning By-law Amendment Application - Decision Report – Approval

Date: May 19, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 24 - Scarborough-Guildwood

Planning Application Number: 21 250150 ESC 24 OZ

Related Planning Application Numbers: 21 250160 ESC 24 SA and 21 250159 ESC 24 SB

SUMMARY

This report recommends approval of the application to amend Zoning By-law 569-2013, as amended, to permit the construction of two L-shaped residential buildings with heights ranging from 10 to 23 storeys at 3434 Lawrence Avenue East. A total of 855 units are proposed within a total gross floor area of approximately 59,794 square metres. A total of 559.5 square metres of ground floor non-residential floor area is also proposed. A new north-south public road located on the western boundary of the site and a new public park located to the east of the site would also form part of the proposed redevelopment.

The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan.

This report recommends a Holding (H) provision on the subject site to ensure that the identified infrastructure matters are addressed to the satisfaction of the Chief Engineer, Engineering Construction Services.

The site is also subject to a Draft Plan of Subdivision application for which a future report will be brought forward to Scarborough Community Council.

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 municipally known as 3434 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council approve that in accordance with Section 51 of the *Planning Act* as a component of the Registration of Plan of Subdivision, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 968 square metres, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.

4. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks and Recreation and the Executive Director, Corporate Real Estate Management.

5. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation (P&R). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, P&R, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

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.

THE SITE AND SURROUNDING LANDS

Description

The subject site is a rectangular shaped lot located on the north side of Lawrence Avenue East, west of Markham Road (see Attachment 2 for the Location Map). The subject site has an area of 11,622 square metres, with a frontage of 95.16 metres on Lawrence Avenue East and 88.98 metres on Greenbrae Circuit.

Existing Uses

The subject site currently consists of two single-storey commercial buildings with a combined gross floor area of approximately 3,420 square metres. The building located at the north end of the subject site was occupied by Fit 4 Less and retail uses including Healthy Planet and Mark's Work Warehouse. These uses have been relocated to Cedarbrae Mall, located south of Lawrence Avenue East. One of the existing units on site is currently occupied by a retail store. The building that is located at the southwest corner of the subject site fronting Lawrence Avenue East is occupied by retail and medical uses including Hearing Life Canada and LE Dental Office, as well as a sales centre.

Surrounding Uses

North: To the immediate north of the subject site is Greenbrae Circuit, with a residential neighbourhood to the north that is comprised of one and two-storey dwellings as well as Greenbrae Parkette.

South: On the south side of Lawrence Avenue East is Cedarbrae Mall consisting of one and two-storey buildings located along the frontage of Lawrence Avenue East. The larger retail stores include Canadian Tire, No Frills, Winners and Fit 4 Less. The majority of the Lawrence Avenue East frontage of the site contains surface parking located at a lower grade than the public sidewalk and associated streetscape.

East: To the east of the site is Cedarcourt Plaza, consisting of four one and two-storey commercial buildings. Further east of the site is the Shell gas station that is located at the intersection of Markham Road and Lawrence Avenue East.

West: The lands directly west of the site consist of two, one-storey commercial buildings containing retail/medical uses and surface parking (fronting onto Lawrence Avenue East). There are also a 13-storey residential apartment building located on the north portion of the site (65 Greenbrae Circuit).

THE APPLICATION

Description

This application proposes to amend the Zoning By-law to permit the construction of two L-shaped development blocks containing 2 buildings each. The proposed building height ranges from 10 to 23 storeys (73.39 metres and 79.64 metres including the mechanical penthouse). A new public park of 986 square metres is proposed to be located fronting Lawrence Avenue East, and a new public street would be created along the western boundary of the subject lands. The development will be phased, with Phase 1 including Building A and B, followed by Phase 2 to include Buildings C and D (refer to Attachment 6 - Site Plan)

Density

The proposal has a gross floor area of 59,722.8 square metres, resulting in a density of 7.0 times the area of the lot.

Dwelling Units

The proposal includes 855 apartment dwelling units, consisting of 626 one-bedroom and studio units (73.2%), 141 two-bedroom units (16.5%), and 88 three-bedroom units (10.3%). Grade-related townhouse-style units (22 units in total) are proposed within all buildings.

Non-Residential Uses

The proposal includes 559.5 square metres of retail space on the ground floor fronting onto Lawrence Avenue East which is deployed in four units on the ground floor of Building D, fronting onto Lawrence Avenue East.

Amenity

A total of 3,420.03 square metres of amenity space is proposed, with 2,386.95 square metres of interior amenity space and 1033.08 square metres of outdoor amenity space. This results in an overall ratio of 4.0 square metres of amenity space per dwelling unit.

Access, Bicycle Parking, Vehicle Parking and Loading

The proposal includes a total of 564 parking spaces including 84 visitor parking spaces. Vehicular access is provided from the new public street via a driveway into the site located on the west side of the property. One parking garage entrance is proposed within Building A, which provides access to a three level underground garage that is shared between all proposed buildings.

A total of 642 bicycle parking spaces are provided, including 582 long-term spaces (located on Level P1) and 60 short-term spaces (located on the ground floor).

Two Type G loading spaces are proposed within Building A and C, on the ground floor. Four Type C loading spaces are proposed, three are located on Parking Level 1, and one is located on the Ground Floor.

A new public north-south street is proposed with an overall right-of-way (ROW) width of 18.5 metres which includes a sidewalk, landscaping and roadway. To obtain the full 18.5 metre width, the ROW is positioned such that a future portion is to be located on the adjacent property to the west and will be constructed when the adjacent property is redeveloped in the future. Additional details will be provided in a future report to Scarborough Community Council for the related Draft Plan of Subdivision application.

Additional Information

Refer to the Attachments of this report for the Application Data Sheet, Location Map, a 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/3434-LAWRENCE-AVE-E>.

Reasons for Application

A Zoning By-law Amendment application is required to facilitate the proposed mixed-use development and to establish the appropriate zoning provisions for the site to regulate the development under the City's Zoning By-law 569-2013, as amended. This meeting at Scarborough Community Council represents the statutory public meeting required for the Zoning By-law Amendment.

APPLICATION BACKGROUND

Application Submission Requirements

A pre-application consultation (PAC) meeting was held in February 2021. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on December 21, 2021 and deemed complete on February 21, 2022, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: <https://www.toronto.ca/3434-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 Zoning By-law amendments.

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) (the "PPS"). As of October 20, 2024, the PPS has replaced A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and the former Provincial Policy Statement (2020).

Official Plan

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 subject lands are designated *Mixed Use Areas* on Official Plan Land Use Map 23. See Attachment 3 of this report for an excerpt from the Official Plan Land Use Map.

The Official Plan Urban Structure Map 2 identifies Lawrence Avenue East as an 'Avenue'. Map 3 (Right-of-Way Widths of Existing Major Streets) of the Official Plan identifies Lawrence Avenue East as a *Major Street* with a right of way width of 36 metres. Furthermore, Lawrence Avenue East is identified on Map 5 (Enhanced Surface Transit Network) as a Transit Priority Segment.

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 0.4 (c0.4; r0.0) SS3 (x421)), under Zoning By-law 569-2013, as amended. The Commercial Residential zoning category permits a variety of uses which include apartment buildings, service shops, retail stores, eating establishments and townhomes, with maximum height of 11 metres and a maximum coverage of 33%. The site exception includes a maximum building setback along Lawrence Avenue East of 21 metres; a rear building setback of 7.5 metres, and includes places of worship as a permitted use. 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
- Mid-Rise Building Performance Standards
- Bird-Friendly Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/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.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application was submitted on December 21, 2021 and is currently under review by City staff (File No. 21 250160 ESC 24 SA).

Draft Plan of Subdivision

A Draft Plan of subdivision application was submitted on December 21, 2021 for the conveyance of the new public road and public park (21 250159 ESC 24 SB), which is currently under review.

PUBLIC ENGAGEMENT

Community Consultation

A virtual community consultation meeting was hosted by Development Review staff on May 16, 2023. Approximately 10 members of the public attended the meeting as well as the Ward Councillor and applicant team.

The following comments, questions and concerns were raised by members of the public at the meeting as well as through written correspondence include:

- Concerns about the proposed height of the buildings;
- Concerns about increased traffic in the area;
- Questions regarding the relocation of existing retail stores;
- Concerns about local school capacity;
- Questions regarding the tenure of units;
- Concerns regarding increased noise and air pollution;
- Concern regarding impact on existing infrastructure; and
- Concern regarding increased shadows and wind impacts.

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 been given 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

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).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report.

Land Use

The subject site is designated *Mixed Use Areas* in the Official Plan and is located along an *Avenue*.

Mixed Use Areas are described as areas anticipated to accommodate much of the City's retail, office and service employment, as well as much of the new housing. In accordance with the Official Plan Policy, development in *Mixed Use Areas* on an *Avenue* that precedes the completion of an Avenue Study will, amongst other matters, support and promote transit use and contribute to a range of housing options in a mixed use community with an attractive and safe pedestrian environment that supports and strengthens local retailing.

The application proposes a total gross floor area (GFA) of approximately 59,794 square metres A total of 559.5 square metres of retail is proposed. While this does not represent a full replacement of the existing non-residential floor area currently on the subject lands, the four proposed retail units would all front Lawrence Avenue East in a form that will provide an improved, pedestrian oriented retail environment, and are considered of an adequate size to support smaller businesses.

The applicant has submitted an Avenue Segment Study which demonstrates, that the site is well positioned to accommodate this level of intensification due to its location on Lawrence Avenue East, a major street which is well served by public transit along a priority surface transit route. The proposal also includes ground floor retail/commercial space to animate the streetscape, creating a pedestrian-oriented development that will be supported by future transit improvements.

The proposal therefore adheres to Official Plan Policy 3.5.3.3 with respect to supporting retail opportunities in a form that promotes pedestrian and transit use. The proposal also conforms with the intent of Official Plan Policy 4.5 of the Official Plan by providing a range of retail/commercial and residential, within the proposed mixed-use buildings.

Site Organization & Public Realm

The Official Plan states that the public realm is the fundamental organizing element of the City and its neighbourhoods. The Official Plan policies also acknowledge that the

scale and massing of buildings define the edges of, and give shape to, the public realm. The way in which buildings are sited to frame and support adjacent streets, lanes, parks, and open spaces to promote civic life and the use of the public realm, and to improve safety, pedestrian comfort, interest and experience.

The proposal responds to this direction by providing vehicular access to the buildings using a new north-south public street which would connect Lawrence Avenue East to Greenbrae Circuit. The new public street will have a 2.1 metre sidewalk, allowing appropriate pedestrian access to the proposed buildings. Pedestrian access is also provided into the central courtyard, with seating and landscaped areas available. The loading areas and parking ramp area are all internalized within Building A and are appropriately screened as provided for by the Official Plan. Tree planting and landscape areas around the site will contribute to the enhancement of the public realm and further details will be secured as part of the site plan application.

The proposed public park fronts onto Lawrence Avenue East, and together with the proposed retail units, provide active uses along Lawrence Avenue East and contribute to enhancing the public realm. These features are considered significant improvements from the existing condition which currently features single-storey commercial buildings and surface parking. As part of the future site plan application, 2.1 metre sidewalks will also be secured along Lawrence Avenue East, the new public street and Greenbrae Circuit. As detailed below, a new public park on the Lawrence Avenue East frontage will similarly enhance and expand the public realm within an intensifying environment.

Staff consider the proposal to provide for activation of the public realm along Lawrence Avenue East, Greenbrae Circuit and the new public street, enhancing the pedestrian experience with the ground floor retail uses along the street frontage, as well as a new public park fronting Lawrence Avenue East.

Density, Height, Massing

Staff have reviewed the proposal against policies from the Official Plan, the Tall Buildings Guidelines and the Mid-Rise Guidelines, including the Mid-Rise Building Design Guidelines Draft Update 2024 as described in the Policy Considerations section of this Report.

Through the application review process, and in consideration of the comments received from the public, the following revisions were made to the built form:

Through the review process, the application was revised as follows:

- Changes to building height:
 - Building A height: 10 Storeys to 11 Storeys
 - Building B height: 8 Storeys to 21 Storeys
 - Building C height: 29 Storeys to 23 Storeys
 - Building D height: 13 Storeys to 10 Storeys
- The proposed gross floor area was increased from 53,048.4 square metres to 59,722.8 square metres.

- The proposed total number of residential units increased from 642 to 855 units.
- The proposed retail area increased from no retail space to 559.5 square metres.

The revisions include a redeployment of heights across the site and an increase in density, but also reduce the maximum building height from 29 storeys to 23 storeys. The lowest building height proposed remains at 10 storeys in height. The tallest heights are located central to the site which minimizes the built form impacts on the low-rise residential neighbourhood on Greenbrae Circuit. Furthermore, the addition of retail uses in the revised proposal is supported by staff due as the initial submission did not include any non-residential gross floor area.

Two L-shaped development blocks containing 2 buildings each are proposed. Buildings A and B are connected in one block with heights of 11 (Building A) and 21 storeys (Building B) and shared amenity areas on level 6. Building A is located on the south side of Greenbrae Circuit and Building B is located adjacent to the eastern property line. The base building has a front yard setback of 4 metres, allowing for pedestrian activity, landscaping and access to the building. The ground floor of both L-shaped forms contain townhouse units, each with individual accesses. Building B includes step backs at the 3rd floor, 9th floor and 11th floors, providing for articulation of the building and reducing the impact of the building on the public realm and adjacent park.

Buildings C and D are connected, with a shared amenity space at the 7th floor. Building C abuts the new public street and is the tallest building at 23 storeys in height (73.39 metres, excluding mechanical penthouse). The base building is located between two and three metres from the new street. Appropriate step backs are located on the east side of Building C at the 6th and 23rd floors are proposed. Terraces are proposed at the north side of the building at floors 7 and 22. Balconies are proposed at the 6th, 21st and 23rd floors.

Building D is located at the corner of the new public street and Lawrence Avenue East with a front yard setback of 3 metres from Lawrence Avenue East which provides an adequate area for pedestrian activity and landscaping, contributing to an enhanced public realm. The building features step backs at the 5th, 9th, 10th and 11th floors fronting onto Lawrence Avenue East to minimize the impact on the public realm and improve pedestrian comfort on the adjacent sidewalk.

Building D contains four retail units with a frontage of approximately 40 metres along Lawrence Avenue East. The proposed height of the ground floor retail units is approximately 6 metres, which exceeds the minimum 4.5 metre requirement in the Tall Building Design Guidelines.

The massing of the two tallest buildings (Building B and C) are located central to the site, and meet the minimum separation distance of 25 metres outlined within the Tall Building Guidelines. Moreover, the proposed floor plates of 750 square metres also comply with the Tall Building Guidelines.

Official Plan Policy 4.5.2 states that development of new Buildings should create a good transition between areas of different intensity and scale providing appropriate setbacks

and/or stepping down of heights. The proposed buildings incorporate appropriate massing using the setbacks, façade articulation and step backs of height to achieve an appropriate amount of built form within the site and surrounding context.

Overall, the proposed location of height and massing across the site results in an appropriate level of intensification. Given the location of the site within a *Mixed Use Areas* designation and in an area with a tall building context on Lawrence Avenue East, the proposed scale of the development including the siting of the buildings framing the existing and proposed streets, is considered an appropriate built form for the surrounding context.

Shadow Impact

The Official Plan requires new development to be designed in a manner that adequately limits the impact of shadowing on the public realm and provides comfortable wind conditions for neighbouring streets and open spaces.

The applicant has submitted a Sun/Shadow Study in support of the application and have incorporated revisions to the buildings to reduce the shadow impacts on the adjacent low-rise neighbourhood on Greenbrae Circuit and existing sidewalk on the north side of Greenbrae Circuit. At the spring and fall equinox, shadows from the proposed development will start to fall on a portion of the dwellings and driveways on Greenbrae Circuit and Six Nations Avenue and sidewalk, however, the shadowing incrementally shifts to the east, away from the existing dwellings and onto the existing commercial uses. The potential sun and shadow impacts of the proposal on the adjacent properties and the adjacent streets are acceptable to staff as the shadowing impacts from the proposed development on nearby lands, are adequately limited in accordance with the Official Plan with respect to providing a minimum of 5 hours of sunlight onto the sidewalks. Step backs, and variations in height contribute to limited shadows on the neighbouring community. Step backs such as terraces and balconies contribute to the overall limited shadows on the existing neighbourhood.

Staff have reviewed the submitted shadow study and consider the shadow impacts to be acceptable.

Wind Impact

The applicant has submitted a Pedestrian Level Wind Study in support of the application. The study describes and assesses the wind conditions within and surrounding the site. During the summer, wind conditions are generally expected to be comfortable for sitting and standing at all areas assessed. In the winter months, wind conditions are comfortable for walking or better at most locations around the proposed buildings. Uncomfortable wind conditions in the winter months are anticipated at the north west corner of Building A, a vertical screen element will be incorporated as part of the site plan application to alleviate this. The grade level areas are deemed acceptable for pedestrian activity year round. The terraces for each building are also deemed to have acceptable wind conditions.

Unit Mix

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. Furthermore, the Growing-up Guidelines requires a minimum of 25% of all units to be two and three-bedroom units. There will be a mix of units types, with grade-related townhouse units and varying sizes of apartment units.

A total of 855 units are proposed, of which 626 units are one-bedroom and studio units (73.2%), 141 units are two-bedroom units (16.5%), 88 units are three-bedroom units (10.3%). The mix of units types and sizes allow for different unit types on site and meets the minimum number of two and three bedroom units, conforming to the Growing Up Guidelines.

Access and New Public Street

Vehicular access to the building is provided from the new public north-south street located adjacent to the western property boundary. The new street connects Lawrence Avenue East to the south and to Greenbrae Circuit to the north. Transportation Review staff have reviewed the cross sections, sightline analysis and the vehicle maneuvering diagram for the proposed street is considered acceptable.

The public street will have a 18.5 metre right-of-way width, which transitions to a width of 15.5 metres adjacent to Building C, as an interim condition until the full 18.5 metre right-of-way can be implemented through a future redevelopment of the site to the west.

Transportation Review staff have no concerns with the initial cross-sections for the proposed public street and interim condition. Further details related to the right-of-way design and streetscape will be determined through the review of the Draft Plan of Subdivision and site plan applications.

Road Widening

A 0.40 m widening is required along the Greenbrae Circuit frontage of this property to satisfy the requirement of a 27 m wide right-of-way. A 5.0 metre radius corner rounding is required at the northwest corner of the property, along with a 6.0 metre radius corner rounding at the southwest corner of the property at the corner of the new public street and Lawrence Avenue East. There are no additional land conveyances required for Lawrence Avenue East.

Traffic Impact

The submitted Traffic Impact Study (TIS) report and addendum estimates that the project will generate approximately 180 two-way trips during the a.m. (35 inbound, 145 outbound) and 170 two-way trips during the p.m. peak hours (110 inbound and 60 outbound). Based on the previous existing site trip generation of 15 am p.m. peak hour trips and 120 trips in the p.m. peak hour, the net trip changes for the site can be estimated to be net 165 trip increase in the a.m. peak hour and 50 trip increase in the p.m. peak hour. Staff have reviewed the TIS and have no concerns with the traffic analysis.

The applicant's consultant prepared two separate analyses considering both a full-moves intersection at Lawrence Avenue East as well as a right-in/right-out scenario at Lawrence Avenue East. In either scenario, the intersections of the new north-south road were unsignalized. In both future total scenarios, the traffic impacts resulting from the development were projected to be acceptably accommodated at all intersections with the signal timing plan optimized under future background conditions within the existing cycle length. The study recommends that the intersection of the proposed north-south road at Lawrence Avenue be configured as a full-moves intersection to reduce traffic along Greenbrae Circuit and to decrease potential infiltration to neighborhoods to the north. Staff reviewed the analysis of the TIS and conclude that the traffic generated by the site is expected to have minimal impacts on the surrounding networks. Further details will be reviewed at the Draft Plan of Subdivision application and Site Plan Application.

Staff are satisfied with the TIS analysis, as additional details being reviewed as part of the other applications submitted with the City.

Vehicle Parking, Loading and Bicycle Parking

The Zoning By-law requires a maximum of 649 parking spaces and 87 visitor spaces (total 736). The applicant is providing 564 parking spaces, including 84 visitor parking spaces (total 648). A total of 20 accessible parking spaces will be provided as well as 113 EV parking spaces, included within the total number of parking spaces for the site. Additionally, four car-share spaces, will be included within the site-specific Zoning Bylaw (refer to Attachment 5). The parking provided is consistent with the Zoning By-law, providing for totals that do not exceed the maximum requirement of the Zoning By-law.

A total of 582 long term bicycle parking and 60 short term bicycle parking are provided on site. The long-term bicycle parking is located on level P1 of the underground garage and on the ground floor of Building C and short-term bicycle parking is located on the ground floor of Building A. Bicycle repair facilities are located on the ground floor in Building D and within P1. Staff are satisfied with the proposed bicycle facilities, as they meet the intent of the City-wide Zoning By-law 569-2013.

A total of two Type G loading spaces and four Type C loading spaces are proposed to support the development. The proposed loading spaces exceed the Zoning By-law requirement.

Transportation Demand Management (TDM)

The Transportation Impact Study submitted in support of the application, was reviewed by Transportation Review staff and includes a number of transportation demand measures, including the following:

- A minimum of 4 car share parking
- One annual car share and/or bike share membership per unit offered in the first year of occupancy.
- A minimum of 1 bike repair station provided in each long-term bicycle parking room.

- Provide 1 Presto card per unit, pre-loaded with the value of a TTC monthly pass, offered in the first year of occupancy.
- A minimum of two bike repair stations provided on site.
- Real time Transportation Screen - provide a transit screen displayed in the lobby of each building showing real time schedules, walking and cycling routes among other items.

Transportation Review staff find these strategies to be acceptable and these will be secured through either the Zoning By-law Amendment, Draft Plan of Subdivision and/or Site Plan Approval application.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report and Hydrogeological Report in support of the application, which was reviewed by Development Engineering staff. A revised Functional Servicing Report is required to be submitted to confirm the capacity in the existing sanitary infrastructure to accommodate the proposed development and to determine if any sanitary infrastructure improvements are required. To ensure that the subject site can be appropriately serviced, staff recommend that a Holding (H) provision in the site-specific Zoning By-law be included as described in greater detail below.

Parkland

The City of Toronto Parkland Strategy (PLS) is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the city.

According to the 2022 draft update to the PLS methodology, the development site is currently in an area with 12 - 28 square metres of parkland per person, which is less than the City-wide average provision of 28 square metres of parkland per person (2022). Given the future expected growth both on the development site itself and surrounding sites, the existing parkland will be further stressed if no new parks are created. This anticipated parkland deficit must be addressed through the creation of new parks to serve the future population.

In accordance with Section 42(3) of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10% of the development site as the site is less than five (5) hectares, with the non-residential uses subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 945 square metres.

The Owner is required to satisfy the parkland dedication requirement through the provision of an on-site public park. The proposed site plan demonstrates an on-site parkland dedication of 968 square metres with a minimum frontage of 25 metres on Lawrence Avenue East, thereby meeting the requirement and complying with Official Plan Policy 3.2.3.8. This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for

Above Base Park Improvement to be provided by the Owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, P&R, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges Bylaw, as may be amended from time to time. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works. Further details will be determined through the subsequent Draft Plan of Subdivision and Site Plan applications.

Tree Preservation

The application is required to comply with the tree planting elements of the Toronto Green Standard (TGS) Version 3, which based on the area of the site (8,530.3 square metres), requires 1,551 cubic metres of soil volume. The submitted landscape plans specify soil volumes meeting this requirement. A detailed review of the soil volume plans will be reviewed as part of the site plan application.

A total of 37 trees were inventoried on the property or within 6 metres of the property line and 11 of these trees are subject to removal to accommodate the proposed development. Six of the trees being removed are to accommodate Building D retail units located within the property boundary. Two of these trees being removed, within the property boundary, are to implement the new north-south road access. Three trees being removed at Greenbrae Circuit and along Lawrence Avenue are City trees, these removals are to accommodate the new access to the new north-south road. The remaining trees can be successfully protected using the recommendations outlined in the arborist report in accordance with City standards.

School Boards

The Toronto Catholic District School Board (TCDSB) has advised that the local Catholic schools have sufficient space to accommodate students from the proposed development. The Catholic schools serving the area are St Richard Catholic School, St. Mother Teresa Catholic Academy, Francis Libermann Catholic High School and St. John Paul II Catholic Secondary School.

The Toronto District School Board (TDSB) has determined that there is sufficient capacity to accommodate students from this new residential development, based on data available at this time. The local TDSB schools include Tredway Woodsworth Public School and Cedarbrae Collegiate Institute.

Amenity Space

Official Plan Policy 3.1.2.6 requires that every significant new multi-unit residential development provide for indoor and outdoor amenity space for residents of the new development.

A total of 3,420.03 square metres of amenity space is proposed, with 2,386.95 square metres of interior amenity space and 1033.08 square metres of outdoor amenity space. This results in an overall ratio of 4.0 square metres of amenity space per dwelling unit. Staff consider this ratio to be acceptable. A majority of the resident amenity space is located within the building ensuring that residents have this area to utilize. A new public park is proposed on site providing additional outdoor amenity for the overall neighbourhood and residents, adding to the overall public realm.

Buildings A and B share amenity areas on Floor 6, including an outdoor terrace and Buildings C and D share an amenity area on Floor 7, including an outdoor terrace.

The proposed outdoor amenity spaces are in locations that are adjacent to the indoor amenity spaces, therefore complying with the requirements of the Zoning By-law 569-2013. City Staff are satisfied with the size and locations of the proposed amenity space.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a Holding (H) 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 By-law include:

- The City has received, reviewed and accepted an engineering submission (comprised of a revised Functional Servicing Report, Sanitary Capacity Analysis report, and Hydraulic Analysis Report) demonstrating that the City requirements can be met, and sufficient sanitary and watermain capacity exists to accommodate the proposed development and what, if any, sanitary and infrastructure improvements are required, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
- Should the engineering submission identify the need for upgrades or improvements to existing municipal infrastructure, and/or new municipal services, those upgrades, improvements and/or new services shall be designed, financially secured and constructed through an appropriate development agreement(s) and be operational all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Until such time that the "H" symbol is removed, the subject site shall not be used for any purposed other than those uses and buildings that currently exist on the site. Any new uses or buildings will not be permitted until such time that the holding provision has been removed. The Executive Director, Development Review and their designate have authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS, Version 3. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Approval process.

Conclusion

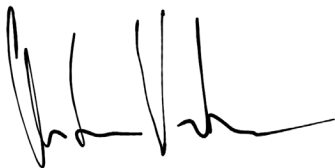
The proposal has been reviewed against the policies of the PPS (2024) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024) and conforms to the Official Plan, particularly as it relates to the development criteria for *Mixed Use Areas*. The proposal also meets the intent of the Tall Building Guidelines.

The proposal provides for an appropriate level of mixed-use intensification on an *Avenue*, provides a variety of housing options, supports the use of transit, positively contributes to the public realm with the introduction of a new public street, at-grade retail and new public park. Furthermore, the proposed development is considered an appropriate built form on *Mixed Use Areas* designated lands and is compatible with the surrounding context. Staff recommend that Council support approval of the application.

CONTACT

Rosanna Punit, Senior Planner, Community Planning, Scarborough District, Tel. No. (416) 396-4138, E-mail: Rosanna.Punit@toronto.ca

SIGNATURE



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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: North Elevation

Attachment 8: South Elevation

Attachment 9: West Elevation

Attachment 10: East Elevation

Attachment 11: 3D Massing Model Looking Northwest

Attachment 12: 3D Massing Model Looking Southwest

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 3434 LAWRENCE AVE E Date Received: December 20, 2021

Application Number: 21 250150 ESC 24 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: The proposal contemplates 2 L-shaped buildings with building elements ranging in height from 10 storeys to 23 storeys. A total of 855 residential units are proposed comprised of 626 one-bedroom and studio units (73.2%), 141 two-bedroom units (16.5%), and 88 three-bedroom units (10.3%). A total of 3420.03 square metres of indoor and outdoor amenity area (2386.95 square metres indoor amenity and 1033.08 square metres outdoor amenity area). A total of 560 square metres of ground floor retail is proposed fronting onto Lawrence Avenue East. The applicant proposes 564 vehicular parking spaces, 642 bike parking spaces (582 long term and 60 short term) as well as 6 loading space. Lastly, the proposal contemplates the creation and conveyance of two blocks (namely a public street & public park).

Applicant
BRIXEN
DEVELOPMENTS
INC

Agent

Architect

Owner
FIRST CAPITAL
(3434 LAWRENCE)
CORPORATION

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: HC and (CR 0.4 (c0.4; r0.0) SS3 (x421)) Heritage Designation:

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

PROJECT INFORMATION

Site Area (sq m): 11,622 Frontage (m): 95 Depth (m): 125

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,420		3,911	3,911
Residential GFA (sq m):			59,163	59,163

Non-Residential GFA (sq m):	3,540	560	560
Total GFA (sq m):	3,540	59,723	59,723
Height - Storeys:		23	23
Height - Metres:		73	73

Lot Coverage Ratio (%)	33.65	Floor Space Index:	5.14
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	59,163	
Retail GFA:	560	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			855	855
Other:				
Total Units:			855	855

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	328	298	141	88	
Total Units:	328	298	141	88	

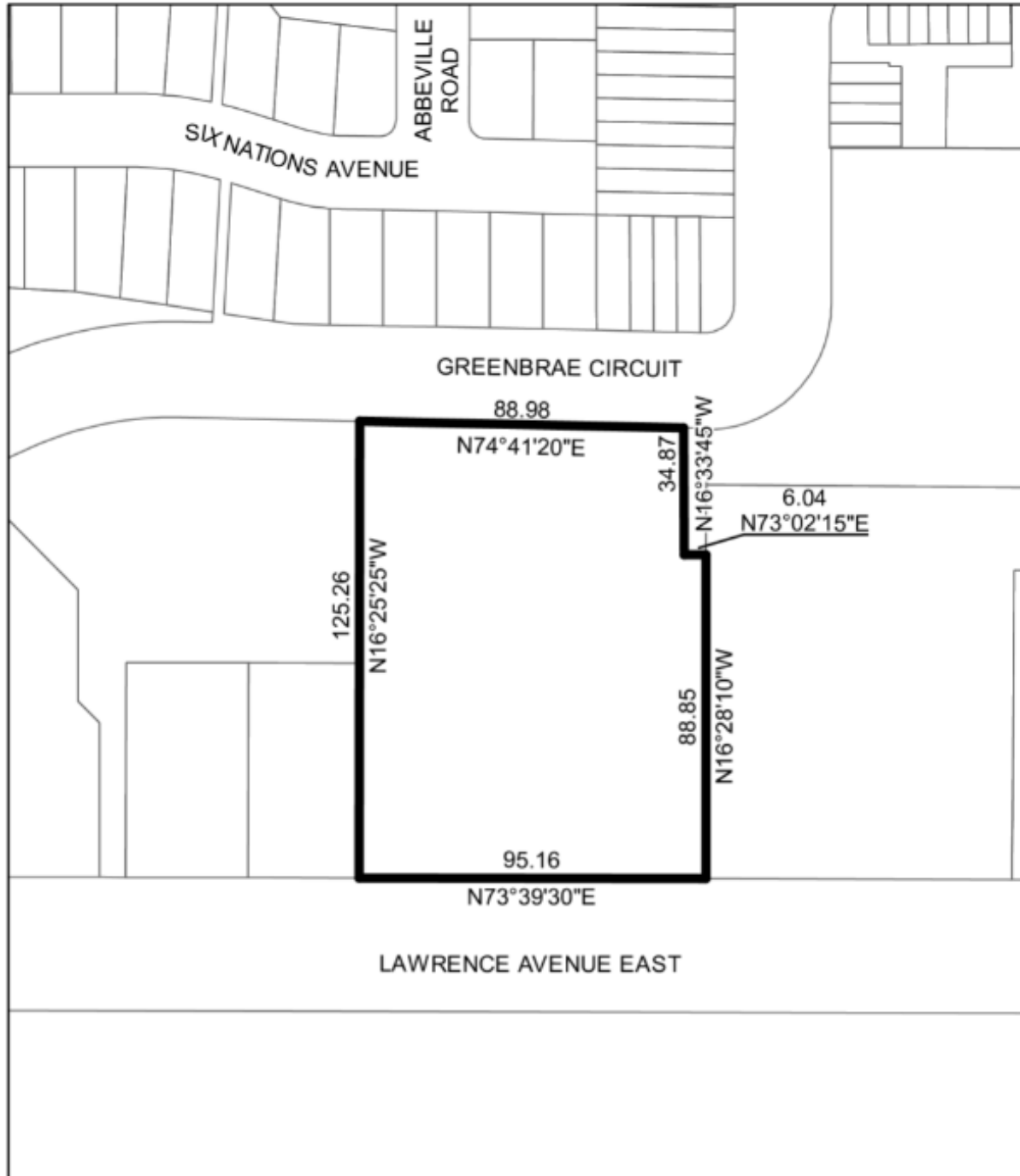
Parking and Loading

Parking Spaces:	564	Bicycle Parking Spaces:	642	Loading Docks:	6
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CONTACT:

Rosanna Punit, Senior Planner
4163964138
Rosanna.Punit@toronto.ca

Attachment 2: Location Map



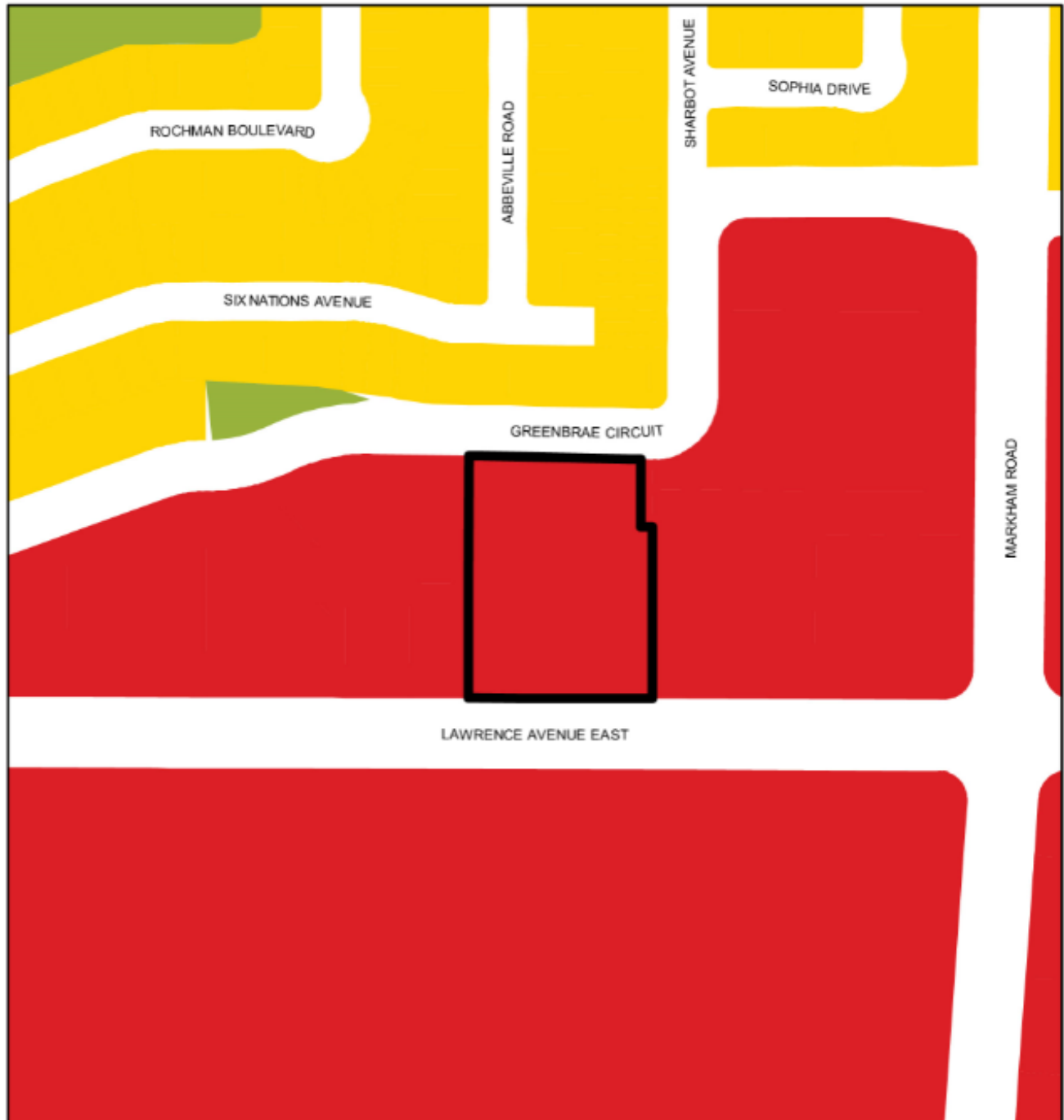
 **TORONTO**
Diagram 1

3434 Lawrence Avenue East

File # 21 250150 ESC 24 02


City of Toronto By-law 569-2013
Not to Scale
02/26/2025

Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 23

3434 Lawrence Avenue East

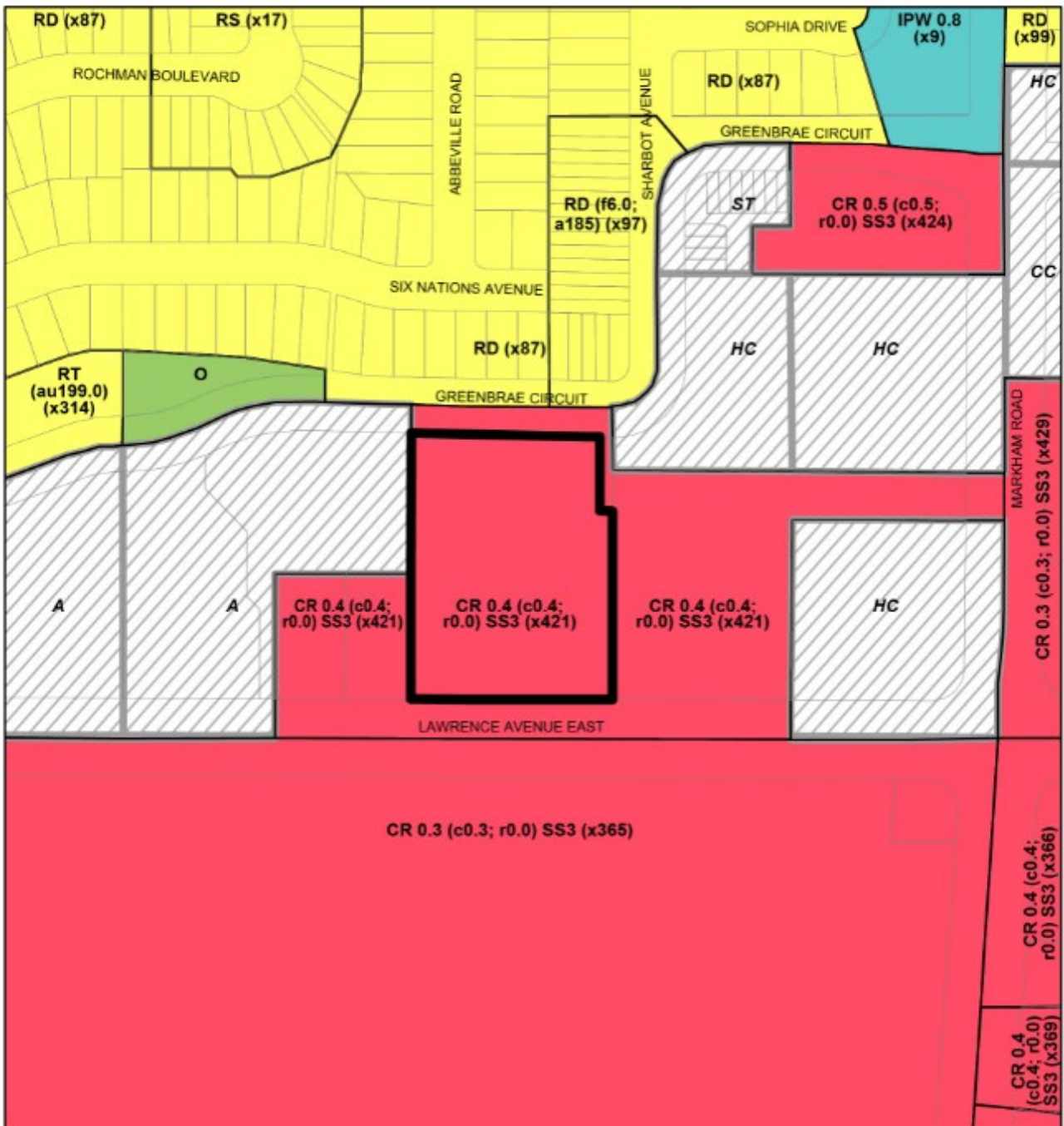
File # 21 250150 ESC 24 02

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks



Not to Scale
Extracted: 02/24/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

3434 Lawrence Avenue East

File # 21 250150 ESC 24 02

	Location of Application		Institutional Place of Worship
	Residential Detached		Open Space
	Residential Semi-Detached		
	Residential Townhouse		
	Commercial Residential		

	See Former City of Scarborough Woburn Community By-law No.9510
	Street Townhouse Residential
	Multiple-Family Residential
	Apartment Residential
	Community Commercial
	Highway Commercial
	Place(s) of Worship

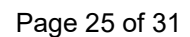


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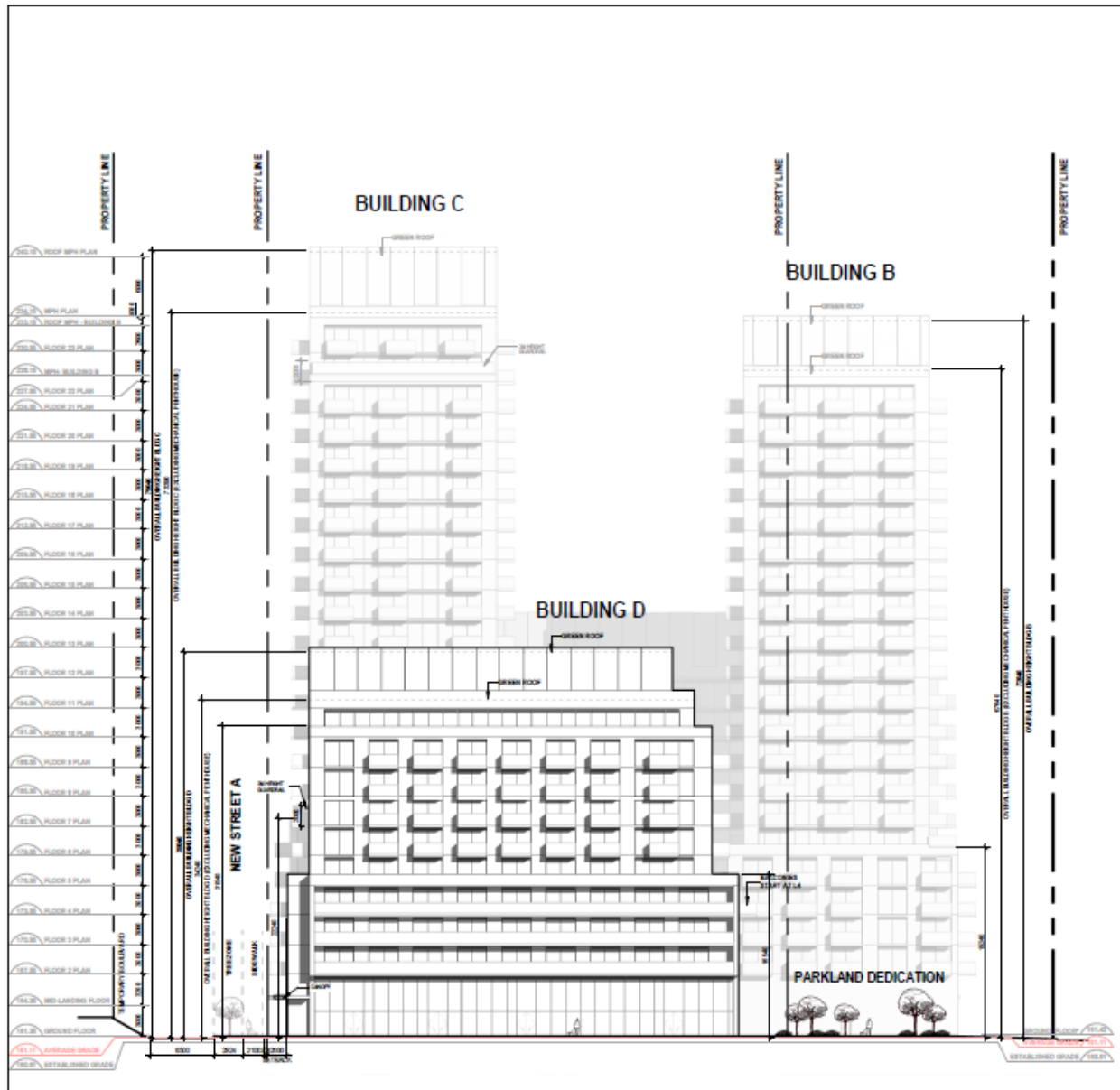
Attachment 5: Draft Zoning By-law Amendment

(Attached separately as a PDF)

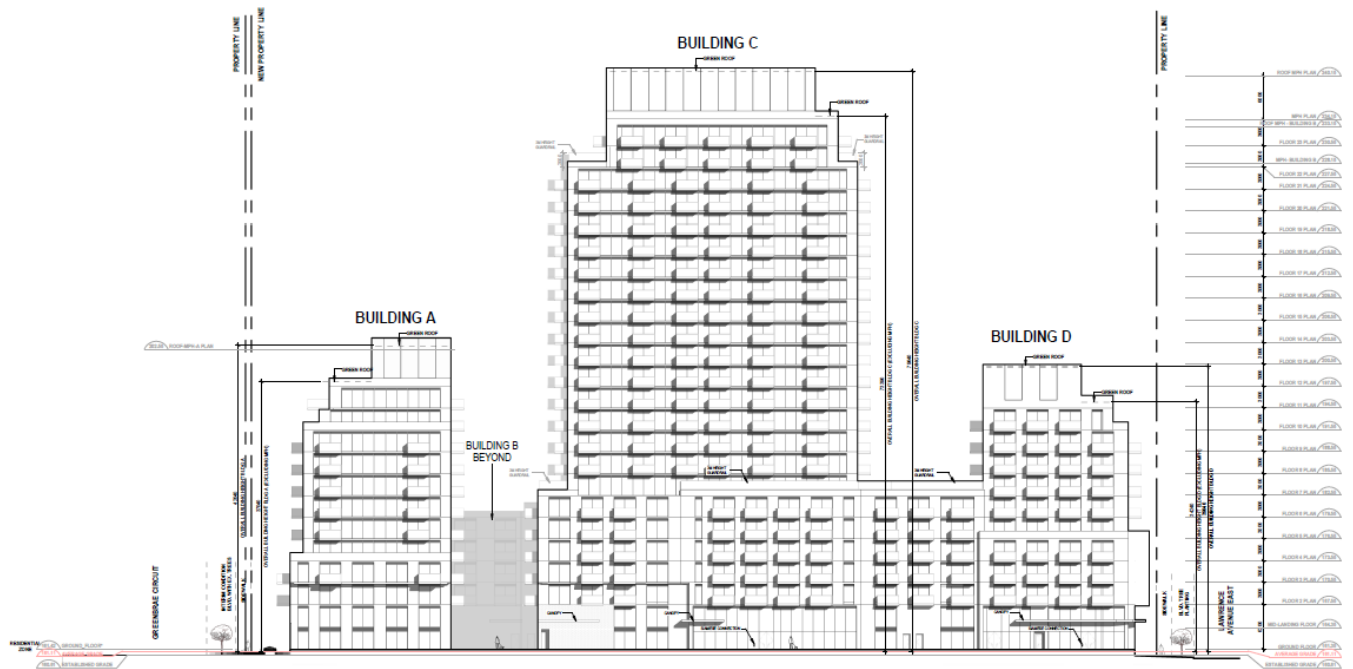
Decision Report - Approval - 3434 Lawrence Avenue East



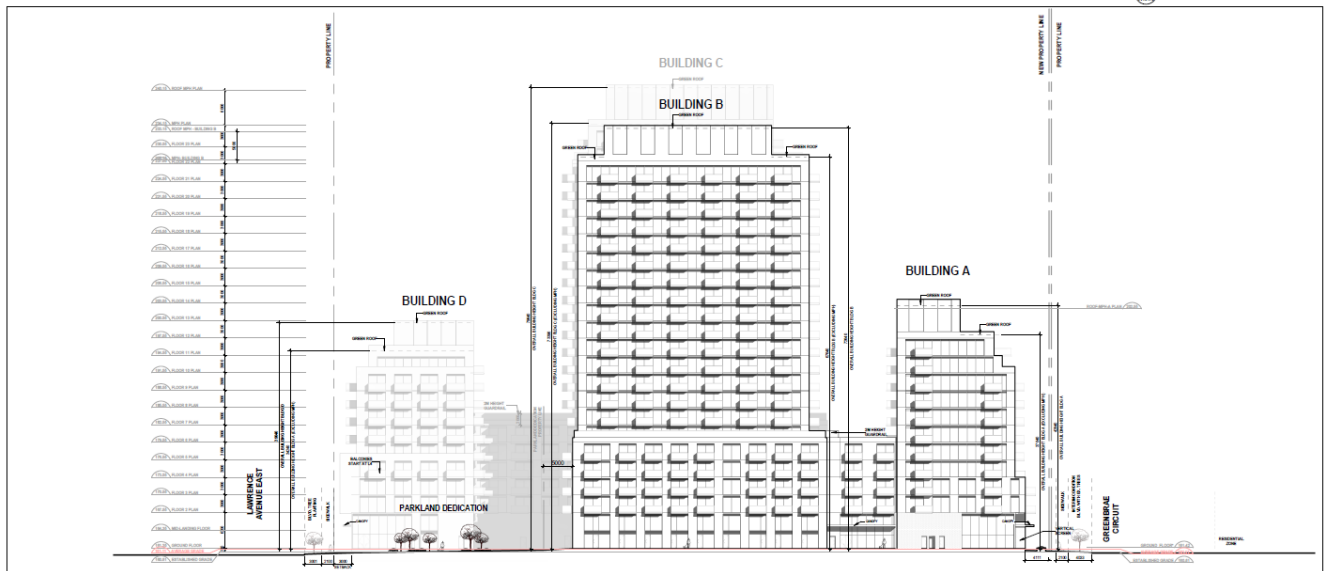
Attachment 8: South Elevation



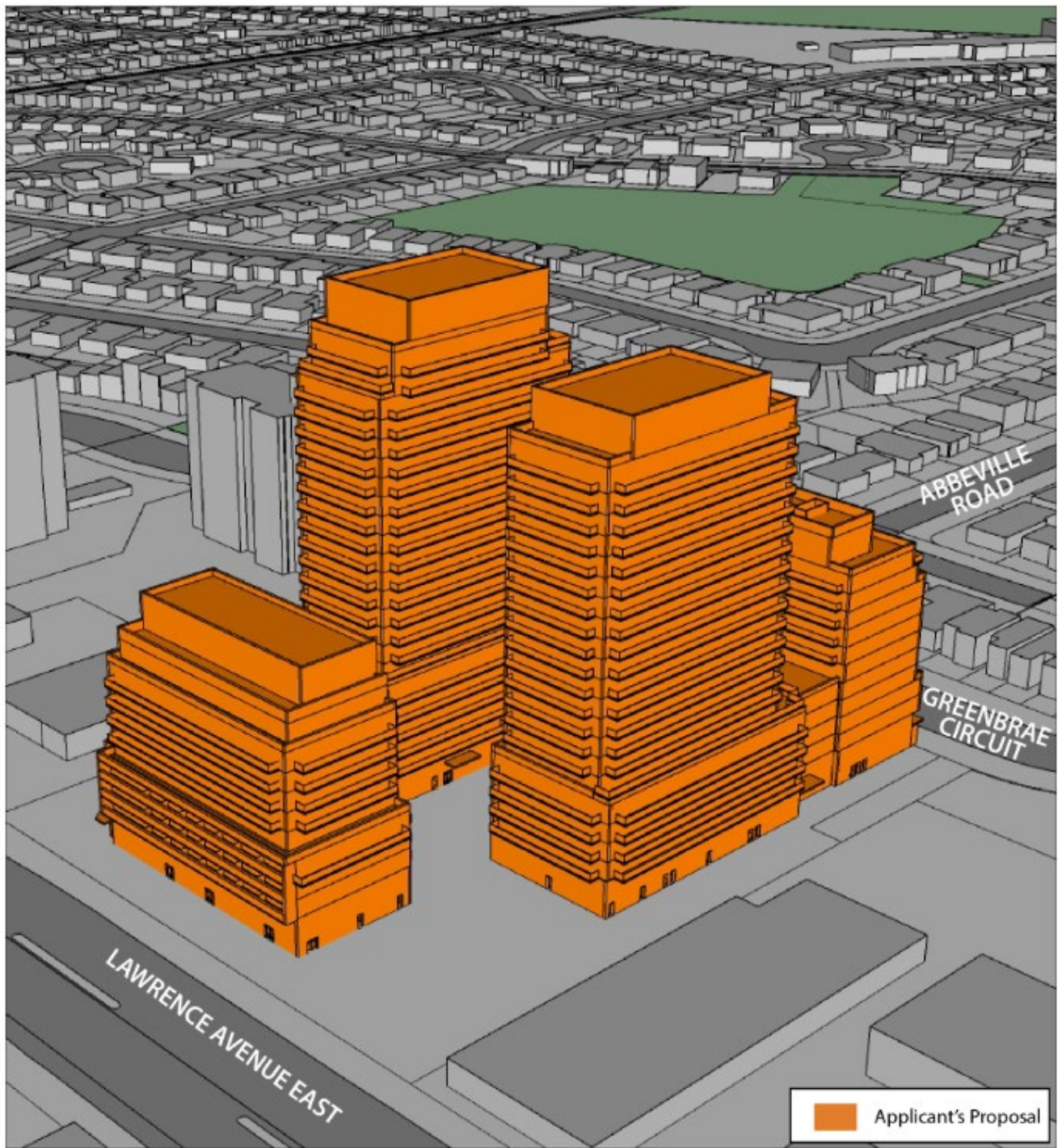
Attachment 9: West Elevation



Attachment 10: East Elevation



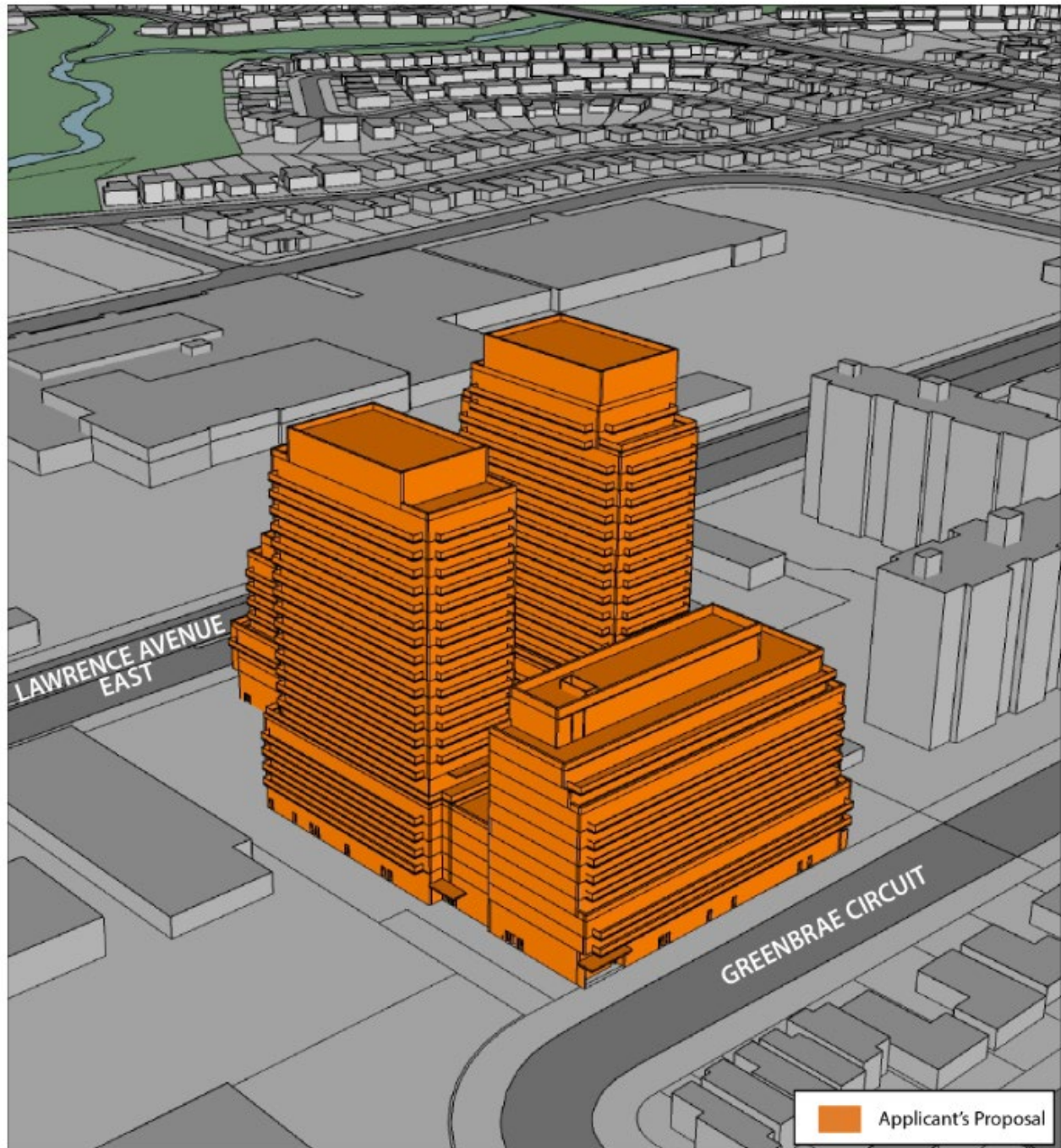
Attachment 11: 3D Massing Model Looking Northwest



View of Applicant's Proposal Looking Northwest

↗
05/14/2025

Attachment 12: 3D Massing Model Looking Southwest



View of Applicant's Proposal Looking Southwest

