

59-81 Lawton Boulevard – Zoning By-law Amendment – Appeal Report

Date: November 10, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 25 121716 STE 12 OZ

SUMMARY

On February 14, 2025, a Zoning By-law Amendment application was submitted to permit a 129.8 and 142.6-metre (38 and 43 storeys), excluding mechanical penthouse, residential building containing 706 dwelling units. The proposed development also includes a 353 square metre on-site Parkland Dedication.

On July 14, 2025, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal (OLT) due to Council not making a decision within the time frame in the Planning Act.

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

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District, recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Zoning By-law Amendment appeal for the lands at 59-81 Lawton Boulevard.
2. City Council direct the City Solicitor and appropriate City staff to continue discussions with the applicant in an attempt to resolve outstanding issues.

3. If approved, in accordance with Section 42 of the Planning Act prior to the issuance of the first above grade building permit, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 353 square metres, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.

a. The acceptance of on-site parkland dedication is 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.

4. City Council authorizes 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.

THE SITE

Description: The site is located on the east side of Lawton Boulevard approximately 450 metres from the Yonge Street and St. Clair Avenue West intersection. The site is irregular in shape, forming a rectangular site that narrows towards the southern portion of the site and has an approximate area of 3,533.3 square metres, with a frontage of 103.99 metres on Lawton Boulevard. See Attachment 1 for the Location Map.

Existing Uses: The site is occupied by 12 single detached residential buildings.

Surrounding Context: To the north of the site fronting Lawton Boulevard, and continuing along Brentdale Drive and Lascelles Boulevard are 12 apartment buildings ranging from about 9 to 17 storeys in height. To the north of these apartment buildings is Kay Gardner Beltline Trail, the TTC Line 1 Subway Yard connected to Davisville Station and Oriole Park.

To the east of the site is an open green space the slopes towards Yonge Street and an open portion of the TTC tracks that lead into the TTC tunnel. Directly east of Yonge Street is the Mount Pleasant Cemetery.

To the west of the site, there is a variety of different dwelling types, largely comprised of single-detached dwellings with three low-rise apartment buildings fronting the west side

of Lawton Boulevard. Beyond Lawton Boulevard to the west is comprised primarily of single-detached dwellings.

To the south of the site is a low-rise rental apartment building at 57 Lawton Boulevard, next to an office building at 55 Lawton Boulevard. To the east of the office building is the Lawton Parkette which narrows and intersects with Yonge Street and Lawton Boulevard.

Further to the south, along Yonge Street, are a number of approved and under construction developments. East of Yonge Street and south of Heath Street, at 1481-1485 Yonge Street, 1-31 Heath Street East, 30-36 Alvin Avenue and 22 St. Clair Avenue East, is an approved four tower block development plan of 13, 27, 39 and 44 storeys. On the west side of Yonge Street at 1 Deslie Avenue, is an approved and under construction development for a 44 storey tower.

Other development approvals in the area include, 45 St. Clair Avenue West (51 storeys), 1406-1428 Yonge Street (50 storeys), 1366 Yonge Street (49 storeys) and 29-39 Pleasant Boulevard (50 storeys).

THE APPLICATION

Description: The application proposes a two tower residential building comprised of a 129.8-metre 'North Tower' and a 142.6-metre 'South Tower' (38 and 43 storeys), excluding mechanical penthouse.

New Park: A 353 square metre on-site park.

Density: Approximately 46,219 square metres of gross floor area is proposed, resulting in a floor space index of 14 times the area of the lot.

Dwelling Units: The proposal includes 706 dwelling units, comprised of 410 one-bedroom (58%), 226 two-bedroom (32%) and 70 three-bedroom (10%).

Amenity Space: The proposal contains 1,413 square metres of indoor amenity space and 1,031 square metres of outdoor amenity space. The total amenity space proposed is 2,444 square metres (3.5 square metres per dwelling unit). The amenity space, as proposed, will be provided on the ground floor and level 2 of both towers, with additional amenity space on level 3 and 39 of the North Tower and level 43 of the South Tower. Outdoor amenity space is provided primarily of level 2 of both towers, connected to the indoor amenity space, with additional outdoor space proposed on level 39 of the North Tower and 43 of the South Tower.

Access, Parking and Loading: The proposal includes a total of 226 vehicular parking spaces provided in a four-level below grade parking garage with access from Lawton Boulevard at the north side of the North Tower. A total of 788 bicycle spaces are

proposed, which includes 636 long term spaces and 152 short term spaces. One Type 'G' and two Type 'C' loading spaces are proposed, with access from Lawton Boulevard. The center courtyard between the North and South Towers will function as a pick-up and drop-off area with a loading entrance to the South Tower.

Additional Information: See Attachments 2, 3 and 4 of this report for the application data sheet, 3D models of proposal in context and a site plan respectively. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre.

Reasons for Application:

The Zoning By-law Amendment Application proposes to amend former City of Toronto Zoning By-law 569-2013 to vary performance standards, including gross floor area, building height, setbacks and amenity space, to establish appropriate standards to regulate the built form on the site.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects planning matters shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

The site is designated Apartment Neighbourhoods on Land Use Map 17. See Attachment 5 of this report for the Official Plan Land Use Map.

Yonge-St. Clair Secondary Plan

The site is subject to the Yonge-St. Clair Secondary Plan. The site is subject to the Urban Structure Plan (Map 6-1) which highlights a Potential View Terminus at the south of Lawton Parkette to provide views of the Downtown along Yonge Street as well as the Landscape Edge which highlights the open space between the site and Yonge Street.

The Secondary Plan identifies various policy directives for new developments in Section 3.2, including providing high quality landscape spaces, coordinated streetscape and open space improvements and achieving harmonious relationships to their built form context through building height, massing, setback, stepbacks, roofline and profile, architectural expression and vehicle access and loading.

Protected Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area. Specifically, the site is within 500 metres of the St. Clair Station PMTSA, associated with SASP 721 in Chapter 8 of the Official Plan.

Zoning

The site is zoned R (d22.0)(x906) under Zoning By-law 569-2013 as amended. The residential zone allows for a mix of residential building types including apartment buildings. The maximum permitted height is 10.0 metres. The total maximum permitted density is 2.0 times the lot area.

See Attachment 6 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; and,
- Growing Up Guidelines Planning for Children in New Vertical Communities.

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.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on May 15, 2025. The meeting was attended by approximately 100 members of the local community, as well as the representative from the Councillor's office and the applicant team. At the meeting, City staff and the applicant's team gave presentations and answered questions from participants. The following issues were raised at the meeting:

- Overall scale and massing, including the height;
- Impacts to vehicular and pedestrian traffic along Lawton Boulevard;
- Capacity of infrastructure and community facilities;
- Number of proposed vehicle parking spaces;
- Design of proposed pick up and drop off;

- Size and design of the new park;
- Environmental impacts of the proposal;
- Construction timeline impact on the neighbourhood;
- Tenure and affordability of the proposal;
- Need for small scale retail at ground level;
- Community benefit contribution; and
- Need for new housing in close proximity to transit.

The issues raised through community consultation, as well as through discussions and emails with members of the public have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcasted 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 have reviewed the current proposal for consistency with provincial policy and provincial plans.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, SASPs, Secondary Plan policies, and planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Built Form

Staff have reviewed the proposed built form, including the scale and massing, against the policies of the Official Plan, as well as the relevant design guidelines.

Height

The site is located outside of the Mixed Use height node at the intersection of Yonge Street and St. Clair Avenue West. The site is designated Apartment Neighbourhoods which requires that new development locate and mass new buildings to provide a transition between areas of different development intensity and scale.

The proposal in its current form does not demonstrate an appropriate transition from existing and planned heights within the Mixed Use Areas around the Yonge Street and St. Clair Avenue West intersection and does not provide an adequate transition to the Neighbourhood areas to the west of the site.

Base Building

Improved building setbacks are needed to the proposed on-site park to the south, and front yard setback from Lawton Boulevard. The building as proposed would be setback approximately 2.3 metres from the new park. The proposed 2.3-metre setback does not meet requirements for setbacks related to parkland dedication.

Along Lawton Boulevard, the proposed building is setback approximately 2.1 metres from the property line, providing for approximately 6.5 metres from the building face to the centre line of Lawton Boulevard.

To the south of the site, the proposed development is setback 17.57 metres from the adjacent property. To the north of the site, the proposed development is setback 8.8 metres from the adjacent property.

Tower Components

The proposed tower setbacks and separation distance align with the Tall Building Guidelines and the policies of the Official Plan. The proposed towers are setback 5.5 metres from the property line, providing for approximately a 13.7-metre separation from the tower to the centre line of Lawton Boulevard. To the north of the site, the proposed development provides a 12.5-metre setback from the tower to the property line. The two proposed towers will have a separation distance of 25.0 metres.

Public Realm

The proposed building is setback approximately 2.1 metres from the property line, providing for approximately 6.5 metres from the building face to the centre line of Lawton Boulevard. New street trees have been proposed along Lawton Boulevard, as well the incorporation of the courtyard component, that separate the two towers, may provide further opportunities to limit the impact from the development and enhance the public realm along Lawton Boulevard.

Parkland Dedication

The owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be located at the south end of the site and comply with Policy 3.2.3.8 of the Toronto Official Plan. 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 hectares, with the non-residential uses subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 353 square metres.

The applicant has proposed an on-site parkland dedication of 353 square metres in size at the southern end of the site, with a 2.3-metre setback proposed between the northern park boundary and adjacent building face. As discussed above this setback is deficient.

Noise and Vibration

A Noise and Vibration Study was submitted in support of the application. The study recommends all units should be provided with forced air heating, with a provision for future air conditioning by the owner and that all units within the development need to be supplied with Warning Clause Type B in their Agreements of Purchase and Sale or Lease.

Vibration control is not required as vibration levels from the TTC's Line 1 subway are lower than the applicable limits. The standard TTC warning clause is required in all Agreements of Purchase and Sale or Lease.

Tree Preservation

Two healthy City-owned trees measuring 45 and 32 centimetres in diameter are proposed for removal to allow for the construction of the development. Urban Forestry does not support the removal of these healthy City owned trees. The applicant should provide revised plans and an arborist report that allows for the preservation of these trees.

Shadow Impact

Staff have reviewed the Shadow Impact Study and do not have concerns.

Wind Impact

Staff have reviewed the Pedestrian Level Wind Study and do not have concerns.

Unit Mix

Staff are satisfied with the proposed unit mix. The proposed development would meet or exceed the requirements in the Growing Up Guidelines. The residential unit mix would consist of a minimum of 15% two-bedroom, and 10% three-bedroom units.

Amenity Space

Staff are satisfied with the location and size of amenity space.

Traffic Impact, Access, Parking

The Transportation Impact Study concludes that the projected traffic would have minimal impacts on area intersections and can be accommodated on the adjacent road

network. Transportation Review accepts the report's methodology and conclusions given the proposed reduced parking supply and site context.

Servicing

Engineering and Construction Services staff have reviewed the Functional Servicing and Stormwater Management Report and associated plans and require further revisions to the reports and drawings and the provision of a satisfactory set of engineering reports that provide confirmation of water, sanitary, and stormwater capacity to the Executive Director, Development Review, including implementation of any required upgrades which may be secured through the use of holding provisions.

Further Issues

Staff will continue to receive additional information regarding this application as the result of ongoing review by City commenting divisions, materials submitted in support of the proposal, and through deputations made by members of the public to Community Council.

Should staff be required to evaluate supplementary or revised materials submitted by the applicant after the date of this report, additional issues may be identified.

CONTACT

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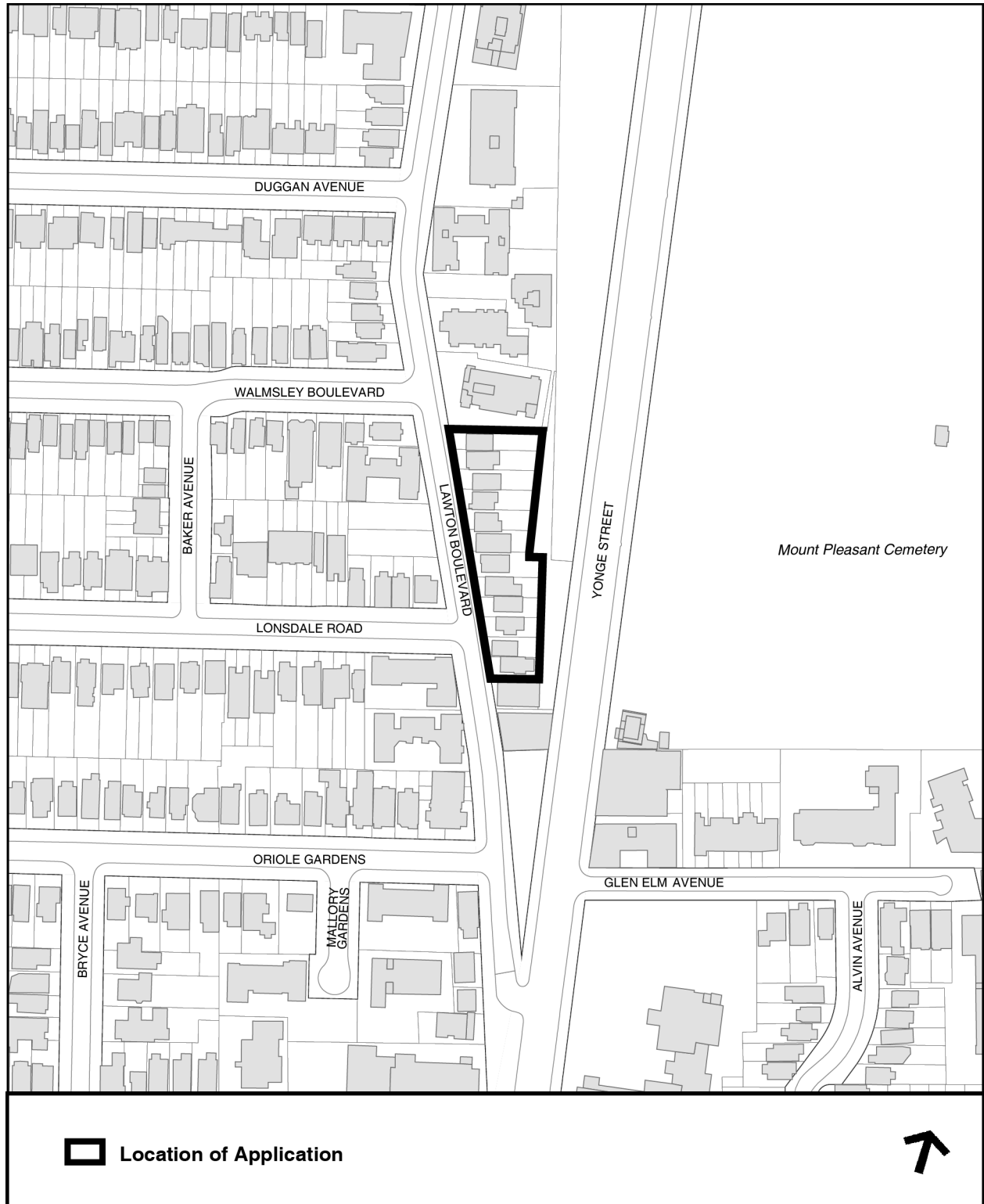
SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: 3D Models of Proposal in Context
Attachment 4: Site Plan
Attachment 5: Official Plan Land Use Map
Attachment 6: Existing Zoning By-law Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 59-81 Lawton Boulevard
Application Number: 25 121716 STE 12 OZ
Application Type: Rezoning

Date Received: February 14, 2025

Project Description: Proposal for a 129.8 and 142.6-metre (38 and 43 storeys)

Applicant
Lawton Dev LP

Architect
Architects Alliance

Owner
Lawton Dev LP

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhoods

Zoning: R (d22.0)(x906)

Height Limit (m): 10

Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 3,533 **Frontage (m):** 114 **Depth (m):** 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,635	1,635
Residential GFA (sq m):			46,219	46,219
Non-Residential GFA (sq m):				
Total GFA (sq m):			46,219	46,219
Height - Storeys:	2		38 & 43	38 & 43
Height - Metres:			129.8 & 142.6	129.8 & 142.6

Lot Coverage Ratio (%): 46

Floor Space Index: 13.08

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)**Residential GFA:** 46,219**Residential Units
by Tenure Proposed Total****Rental:****Freehold:****Condominium:****Other****Total Units:** 706 706**Total Residential Units by Size**

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			410	226	70
Total Units:			410	226	70

Parking and Loading**Parking Spaces:** 266 **Bicycle Parking Spaces:** 788 **Loading Docks:** 3**CONTACT:**

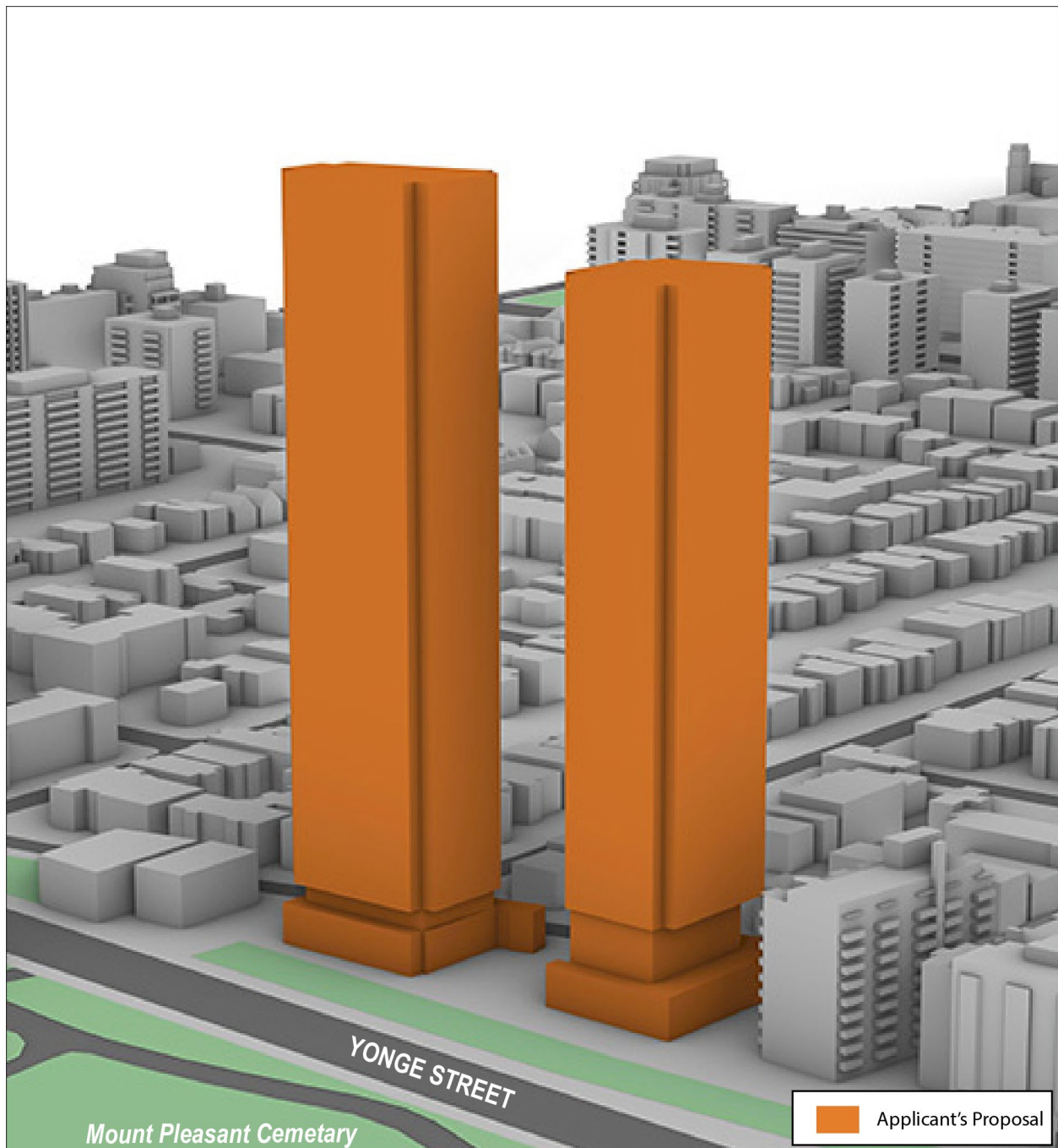
Cameron Williamson, Planner

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Attachment 3: 3D Models of Proposal in Context



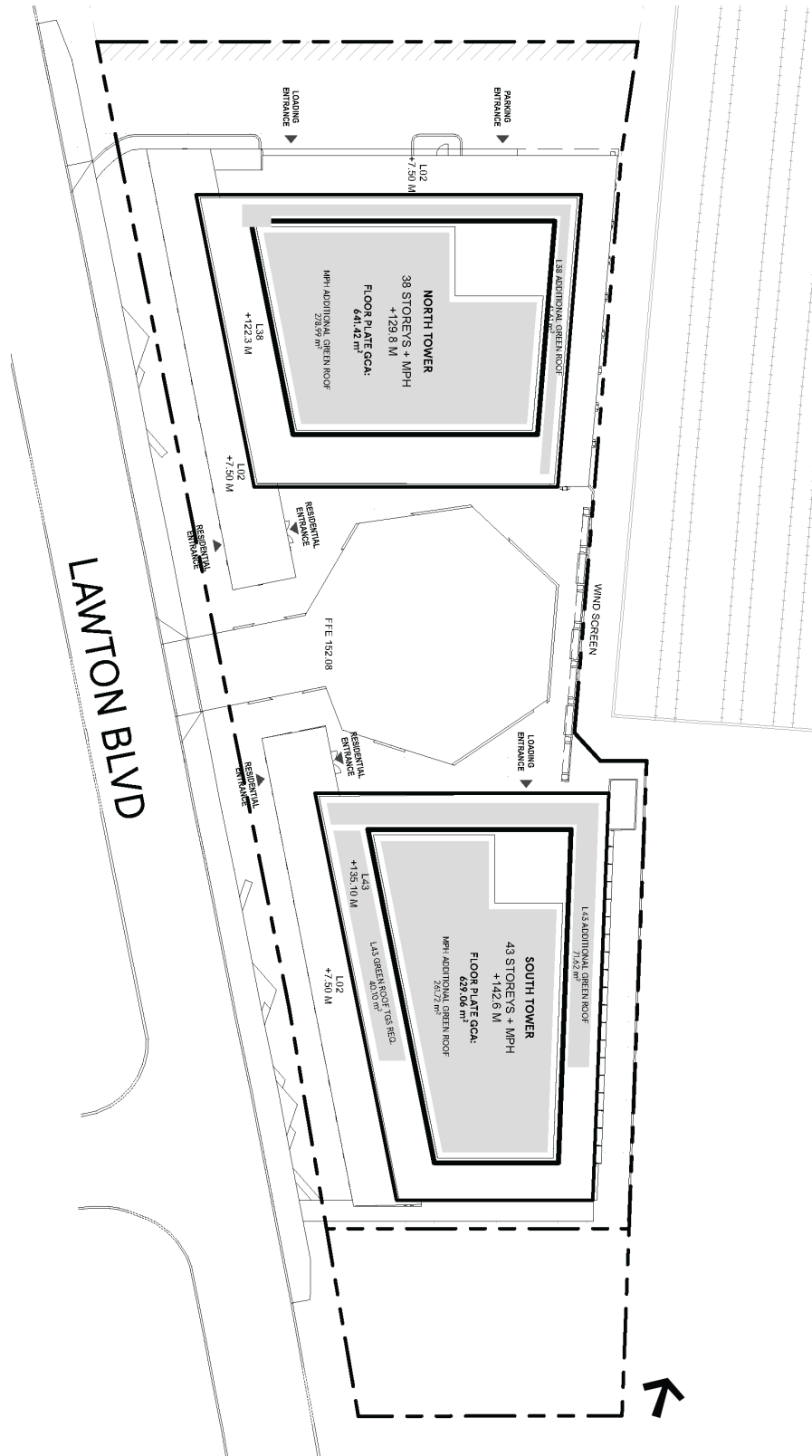


View of Applicant's Proposal Looking Southwest

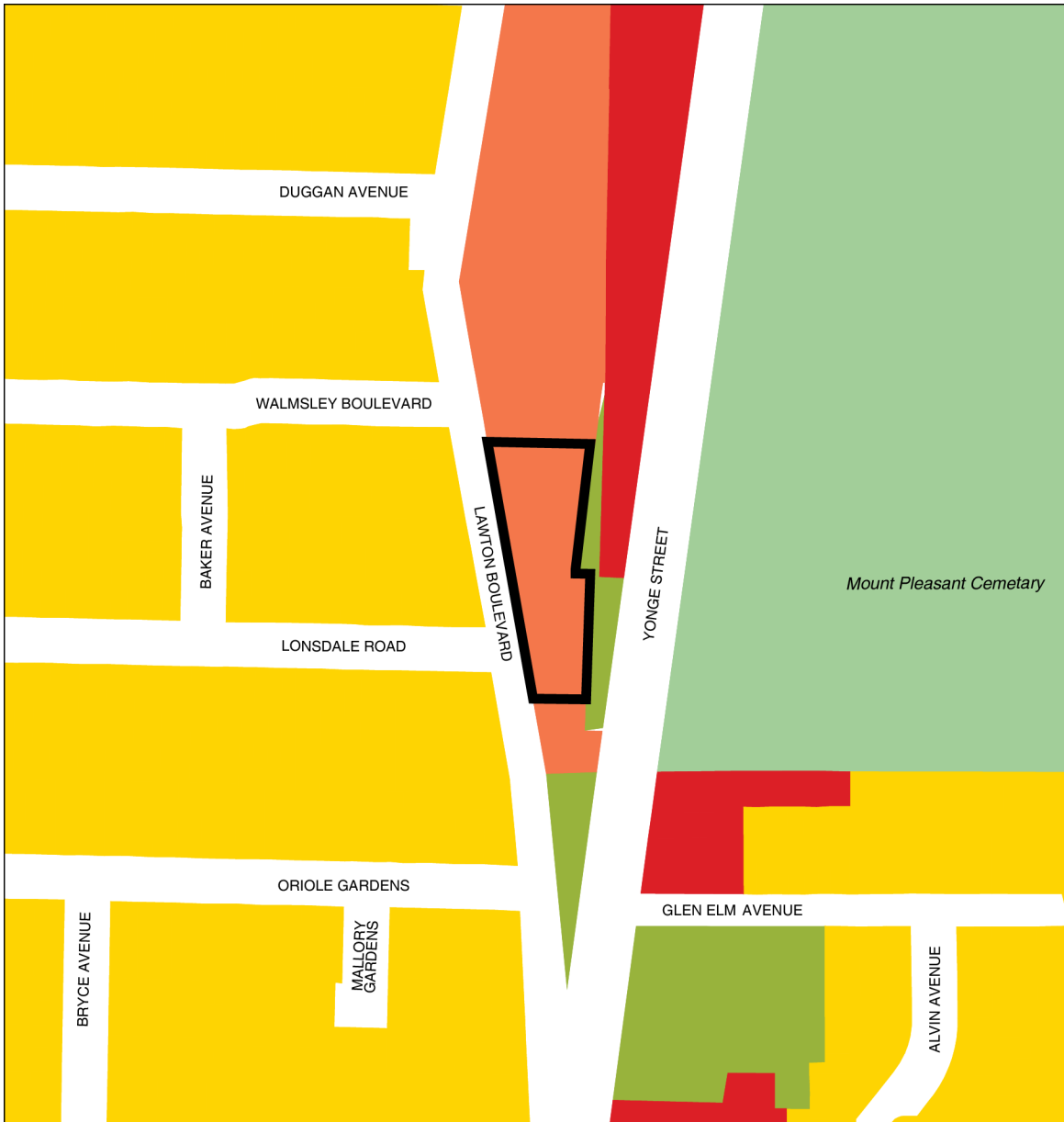


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Attachment 4: Site Plan



Attachment 5: Official Plan Map




Official Plan Land Use Map 17

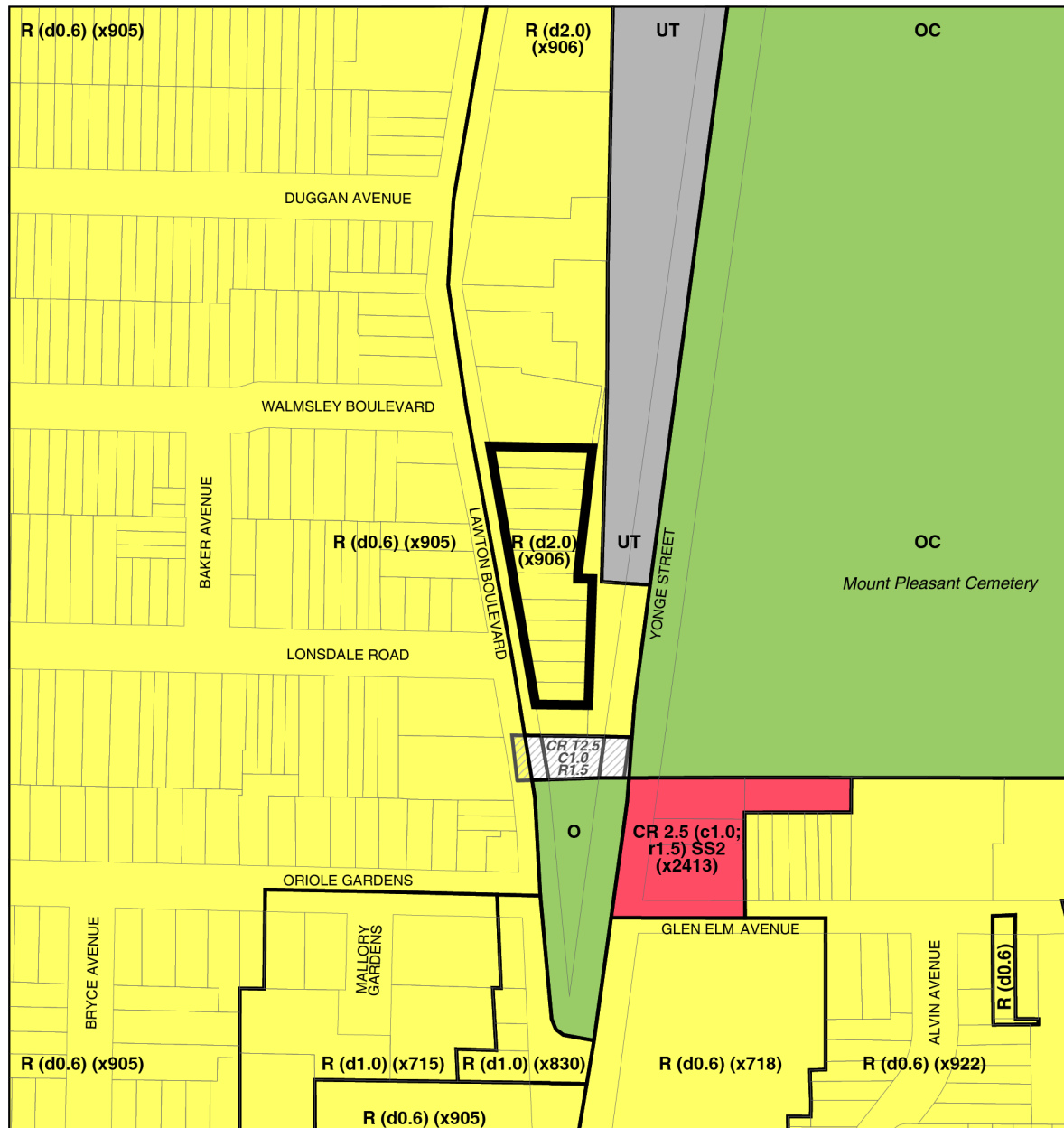
59 - 81 Lawton Boulevard

File # 25 121716 STE 12 02




 Not to Scale
 Extracted: 03/03/2025

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

59 - 81 Lawton Boulevard

File # 25 121716 STE 12 0Z

Location of Application

R Residential
 CR Commercial Residential
 O Open Space
 OC Open Space Cemetery

UT Utility and Transportation

See Former City of Toronto By-law No. 438-86

CR Mixed-Use District



Not to Scale
 Extracted: 03/03/2025