

## **605, 607, 609, 611, 613, 615 and 617 Lawrence Avenue West – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** June 17, 2026

**To:** North York Community Council

**From:** Director, Community Planning, North York District

**Ward:** 8 - Eglinton-Lawrence

**Planning Application Number:** 25 189462 NNY 08 OZ

**Related Planning Application Number:** 25 246303 NNY 08 RH

### **SUMMARY**

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This Report recommends approval of the application to amend the Official Plan and Zoning By-law with a holding provision to permit a 13-storey mixed-use building (42.45 metres plus 4.5 metre mechanical penthouse) with 266 units (including 8 rental replacement units), a total gross floor area (GFA) of 18,524 square metres (including 82 square metres of non-residential commercial GFA), resulting in a Floor Space Index (FSI) of 5.90 at 605, 607, 609, 611, 613, 615 and 617 Lawrence Avenue West.

The Official Plan Amendment is required in order to redesignate the lands from *Neighbourhoods to Mixed Use Area*.

The site is located within the Lawrence West Protected Major Transit Area (PMTSA), and is within the boundaries of the Growing Marlee-Glencairn Study Area.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The proposed Official Plan Amendment and Zoning By-law Amendment application is consistent with the Provincial Planning Statement (PPS 2024) and conforms to the City's Official Plan including site and area specific policies that apply.

## **RECOMMENDATIONS**

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The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 605, 607, 609, 611, 613, 615 and 617 Lawrence Avenue West 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 for the lands municipally known as 605, 607, 609, 611, 613, 615 and 617 Lawrence Avenue West 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 Amendment as may be required.
4. City Council direct the City Solicitor to withhold the necessary Bills for enactment until City Council has approved the Rental Housing Demolition Application Number 25 246303 NNY 08 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 8 existing rental dwelling units at 605, 607, 609, 611, 613, 615 and 617 Lawrence Avenue West.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## **DECISION HISTORY**

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On July 18, 2019 City Council adopted Official Plan Amendment 433 by By-law 1163-2019 with respect to 38 detached dwelling lots located along the south side of Lawrence Avenue West, generally between Shermount Avenue to the west and Glenmount Avenue to the east. The purpose of OPA 433 was to implement a Site and Area Specific Policy (SASP 559) to provide for a variety of housing typologies and development design standards for low-rise built forms, restricting heights and prescribing angular planes, rear setbacks and landscape buffers to adjacent Neighbourhood properties to the south, as well as promoting a vibrant, animated, and safe public realm along Lawrence Avenue West. The implementing By-law 1163-2019 can be found here: <https://www.toronto.ca/legdocs/bylaws/2019/law1163.pdf>

On June 15 and 16, 2022, City Council adopted OPA 583 which was approved by the Minister on September 2, 2025. OPA 583 includes updated Official Plan policies related to the environment and climate change as a component of the City's Growth Plan conformity exercise and the Municipal comprehensive Review (MCR).A link to

background report can be found here:

<https://www.toronto.ca/legdocs/bylaws/2022/law0580.pdf>

On June 28, 2022, North York Community Council directed staff to retain a consultant team to initiate a planning study in order to further study and delineate a future Major Transit Station Area (MTSA) at the Glencairn Subway Station, as this station did not meet the minimum provincial target. The subject lands are within the *Growing Marlee-Glencairn Study Area*. A link to the Study website can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/growing-glencairn/>

On February 5, 2025 City Council adopted OPA 778. OPA 778 was appealed to the Ontario Land Tribunal (OLT), which ordered that it has substantially come into force and effect as of March 14, 2025. OPA 778 updated the *Avenue* policies of the Official Plan. Lawrence Avenue West has been included as a 'new' *Avenue* on Map 2 of the Official Plan. OPA 778 states that Avenues will change and grow to provide a full range of housing options supported by high quality transit services and design practices that create safe and attractive Avenues for all users. A link to OPA 778 can be found here:

<https://www.toronto.ca/legdocs/bylaws/2025/law0103.pdf>

On May 21, 2025, Council adopted *the Growing Glencairn Emerging Vision and Guiding Principles* and directed the Vision and Guiding Principles be considered in the review of all current and future development applications within the Primary Study Area (Growing Marlee-Glencairn Study Area). The Phase 1 report can be found here: [Growing Glencairn Phase 1 Report: Emerging Vision and Guiding Principles](#)

On August 15, 2025, the Minister of Municipal Affairs and Housing approved six OPAs bringing new policies for 25 MTSAs and 95 PMTSAs into force and effect. The subject lands are subject to OPA 570 - Lawrence West Protected Major Transit Station Area, Site and Specific Policy 714, found here: [9528-city-planning-official-plan-review-mtsa-decision-opa-570.pdf](#)

On September 11, 2025, the OLT issued a decision resolving the appeal of the EHON Major Streets Study, which allows apartments along major streets to increase in height up to six-storeys. The implementing By-law 1062-2025 can be found here:

<https://www.toronto.ca/legdocs/bylaws/2025/law1062.pdf>

## THE SITE AND SURROUNDING LANDS

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### Description

The site is located on the southeast corner of Lawrence Avenue West and Englemount Avenue. The site consists of seven lots fronting onto Lawrence Avenue West, municipally known as 605, 607, 609, 611, 613, 615 and 617 Lawrence Avenue West. The seven lots have consistent lot frontages and sizes, each with 15.2 metres of frontage on Lawrence Avenue West and a depth of approximately 29.3 metres. The site is approximately 3,131 square metres in size and rectangular in shape, with approximately 107 metres of frontage on Lawrence Avenue West and a depth of approximately 29.3 metres. The land is generally flat. See Attachment 2 for the Location Map.

### Existing Uses

The site currently has 7 detached houses that contain 8 rental dwelling units. Each house has one rental dwelling unit, except for 611 Lawrence Avenue West which contains 2 rental dwelling units: a ground floor unit and a separate basement unit.

### Surrounding Uses

The surrounding context includes the following:

North: Lawrence Avenue West and John Polanyi Collegiate Institute, and a 6-storey apartment building. The lands are located within the Lawrence Allen Secondary Plan.

South: One to two-storey single detached dwellings with frontage on Fairholme Avenue.

East: Approved Zoning By-law amendment located at 589-599 Lawrence Avenue West, to permit a 3-storey (13.1 metres excluding mechanical penthouse) Kollel and a 4-storey (13.6 metre excluding mechanical penthouse) residence, including six replacement rental dwelling units with a density of 1.46 times the lot area (city file no. 22 192793 NNY 08 OZ) found here: [Approved Zoning Bylaw Amendment](#)

West: Immediately west are low-rise residential dwellings fronting Lawrence Avenue West which are generally similar in size and form to those located on the subject lands. Further west is a 10-storey apartment building at 650 Lawrence Avenue West



## THE APPLICATION

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### Description

The application proposes to amend the Official Plan and Zoning By-law for the properties at 605, 607, 609, 611, 613, 615 and 617 Lawrence Avenue West to permit a 13-storey mixed-use building (42.45 metres plus 4.5-metre mechanical penthouse). The development proposes 266 units (including 8 rental replacement units) with a total gross floor area of 18,524 square metres, which includes 82 square metres of non-residential retail gross floor area at ground level. Vehicular parking will be provided in a single level below-grade parking structure (See Attachments 7 to 10).

### Density

The proposal has a density of 5.90 times the area of the lot.

### Residential Component

The proposal includes 266 dwelling units of which 8 are rental replacement units. The unit mix consists of 146 one-bedroom (54.9%), 91 two-bedroom (34.2%), and 29 three-bedroom+ units (10.9%). The existing 8 rental units are to be replaced within the proposed building, including 2 two-bedroom, 2 three-bedroom, and 4 four-bedroom units. The tenure of the net new dwelling units is still to be determined.

### Non-Residential Component

The proposal includes 82 square metres of retail use located in the northeast corner of the ground floor near the intersection of Lawrence Avenue West and Englemount Avenue.

### Access, Parking and Loading

The proposal includes 51 parking spaces, including 11 visitor parking spaces located on one level of underground parking. The proposal includes a total of 293 bicycle parking spaces, including 239 residential long-term spaces and 54 residential short-term spaces. Two at-grade pickup/drop off (PUDO) spaces are located at the rear of the building, along with one Type 'G' loading space. Vehicular parking and loading are accessed by private drive via Englemount Avenue to the east of the site.

### Application Revisions

As referenced in the table below, the application was revised as follows:

| Original Application - July 2025       | Revised Application - May, 2026        |
|----------------------------------------|----------------------------------------|
| 15-storeys (47 metres)                 | 13-storeys (42.45 metres)              |
| 246 units (incl. 8 rental replacement) | 266 units (incl. 8 rental replacement) |

| Original Application - July 2025             | Revised Application - May, 2026              |
|----------------------------------------------|----------------------------------------------|
| 17,607 sq. m GFA                             | 18,524 GFA (incl. 82 sq. m. of non-res)      |
| 53 vehicle parking spaces (incl. 14 visitor) | 51 vehicle parking spaces (incl. 11 visitor) |
| 271 bicycle parking spaces                   | 293 bicycle parking spaces                   |
| FSI 5.6                                      | FSI 5.90                                     |

### Additional Information

See the attachments of this Report for 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: [www.toronto.ca/605LawrenceAveW](http://www.toronto.ca/605LawrenceAveW)

### Reasons for Application

An application for an Official Plan Amendment was submitted to redesignate the subject lands from *Neighbourhoods to Mixed Use Areas* and to remove the subject lands from Site and Specific Area (SASP) 559. A Zoning By-law Amendment was submitted to permit the proposed land use and to create an appropriate set of performance standards to accommodate the proposed built form, density, building setbacks and other site specific development standards.

## APPLICATION BACKGROUND

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A pre-application consultation (PAC) meeting was held on November 9, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on July 7, 2025 and deemed complete on October 21, 2025 following the submission of outstanding materials, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre.  
[www.toronto.ca/605LawrenceAveW](http://www.toronto.ca/605LawrenceAveW)

### Agency Circulation Outcomes

The application has 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 AND REGULATION CONSIDERATIONS

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### 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.

### Official Plan

The Official Plan Urban Structure Map 2 and Surface Transit Priority Network Map 5 identify the site as on an *Avenue and Transit Priority Segment* on Lawrence Avenue West, and designates the site as *Neighbourhoods*. See **Attachment 3** of this Report for the Official Plan and Land Use Map.

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.

### 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 centre point of the delineated Lawrence West PMTSA existing transit station associated with (SASP) 714 in Chapter 8 of the Official Plan. Map 2 of SASP 714 identifies this site as having a minimum 1.5 FSI.

The area is planned for a minimum population and employment target of 200 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right Zoning By-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Multiplexes and apartment buildings with heights up to six storeys are permitted on sites designated *Neighbourhoods* with frontage on a major street shown on Map 3, or when located within 200 metres of an existing or planned transit station.

Chapter 8 states that sites designated *Mixed Use Areas* located between 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6.0 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

## **(SASP) 559**

The lands are subject to SASP 559, which encompass 543 to 565 and 579 to 633 Lawrence Avenue West. SASP 559 encourages development that promotes a vibrant and walkable Lawrence Avenue West, frames the public realm at a human scale, and enhances the street's identity as a major street well served by public transit, while achieving an appropriate transition to the adjacent *Neighbourhoods* area to the south, through angular plane and setback restrictions, among other development standards. Development is restricted to detached houses, semi-detached houses, duplexes, triplexes, various forms of townhouses, and walk-up apartment buildings that are no higher than four-storeys.

## **OPA 778 - Avenue Policies**

OPA 778 updated the *Avenue* policies of the Official Plan and Lawrence Avenue West has been included as a 'new' *Avenue*. OPA 778 states that *Avenues* will change and grow to provide a full range of housing options supported by high quality transit services and design practices that create safe and attractive *Avenues* for all users.

## **Emerging Vision and Guiding Principles Analysis – Marlee-Glencairn Study**

On May 21, 2025, City Council directed staff to consider the *Emerging Vision and Guiding Principles* in the Growing Glencairn Phase 1 Report in the review of all current and future development applications within the Primary Study Area, [Growing Glencairn Phase 1 Report: Emerging Vision and Guiding Principles](#). The principles are as follows:

- Principle #1 A vibrant community with access to daily needs featuring pedestrian-oriented streets that support activity and public life, with a thriving Marlee Avenue as the commercial and community heart.
- Principle #2 A welcoming and connected public realm that supports residents' health and well-being for all ages and abilities.
- Principle #3 A safe, accessible and well-connected mobility network that builds on existing infrastructure and offers a range of viable travel options to enhance connectivity within Marlee-Glencairn and to the broader city and region.
- Principle #4 A full range of housing types and forms that continue to provide choice and variety to meet the needs of current and future residents in Marlee-Glencairn, including an aging demographic in Marlee-Glencairn, with growth supported by adequate and timely infrastructure.
- Principle #5 A range of community-focused services and facilities and placemaking opportunities that fulfill the community needs and cultivate health and well-being as the neighbourhood grows.
- Principle #6 A green and climate-resilient neighbourhood that incorporates best practices to contribute to long-term health and well-being of residents and facilitates adaptability and equity in the face of climate change.

The Study is now in Phase 3: Final Report and Implementation Strategy, where finalizing the preferred option and identifying a path to implement potential policy changes and initiatives will occur in the near future. On April 30, 2026, the City hosted an open house to consult on land use, mobility and public realm recommended option. The Study will continue to review comments received, review implications from City-

wide P/MTSA zoning initiative, and align work on soft and hard infrastructure implementation approaches.

## **Zoning**

The subject site is zoned RD (f15.0; a550) (x5) under Zoning By-law 569-2013. The Residential Zone category permits dwelling units, municipal shelters and parks, as well as a number of conditional uses if they comply with the specific conditions as defined in the by-law. Detached houses, duplexes, triplexes and fourplexes are permitted building types within the RD zone. Additionally, townhouses and apartment buildings are also permitted if the lot abuts a major street, which is applicable for the subject lands. 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:

- Mid-Rise Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Retail Design Manual
- Toronto Accessibility Design Guidelines

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of the application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information of the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

The Official Plan, including the policies referenced above, should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On December 10, 2025 a community consultation meeting took place. The meeting was attended by the local Councillor, City Planning staff, the applicant and their consultant team, and approximately 22 members of the public. Following presentations by City staff and the applicant, the following concerns were raised:

- Parking: The number of spaces proposed for residents, and whether there will be adequate visitor parking
- Building type and height not compatible with adjacent neighbourhood lands to south
- Increased traffic and congestion
- Existing basement flooding issues

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 North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **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), specifically as it relates to targeting Strategic Growth Areas as primary zones for development intensification, creating complete communities with transit supportive densities that are adjacent to frequent transit corridors.

Section 3.6 directs that growth should be accommodated in a manner that promotes the efficient use and optimization of existing municipal sewage services and that servicing and land use considerations are integrated throughout all stages of the planning process. Similarly a 'Holding' symbol is recommended to be implemented in the Zoning By-law amendment. The details of the 'Holding' provisions will be discussed further below in this report.

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, SASPs, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### **Land Use**

The Official Plan Amendment proposes to redesignate the site from *Neighbourhoods* to *Mixed Use Areas*. The *Mixed Use Area* policies in the Official Plan direct that development will locate and mass new buildings to provide a transition between areas of different development intensity and scale by providing appropriate setbacks and/or

stepping down of heights towards lower scale *Neighbourhoods*; limit shadow impacts, to frame edges of streets with good proportions and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets and open spaces; provide an attractive, comfortable and safe pedestrian environment take advantage of nearby transit services; screen service areas; provide indoor and outdoor recreation space for building residents; and provide opportunities for green infrastructure including tree planting, stormwater management systems and green roofs.

The site is also on an *Avenue*, which is an area envisioned for reurbanization and growth. Policies state that *Mixed Use Areas* along *Avenues* will generally be at a much higher scale with a residential emphasis that reduces automobile dependency and encourages a mix of uses, especially on sites near transit stations. The proposed redesignation would enable a midrise building typology that implements the *Avenues* policies. OPA 778 indicates that *Avenues* will provide appropriate uses to activate the ground floor. The application proposes 82 square metres of non-residential area on the ground floor.

The proposed Official Plan Amendment will also remove the subject site from SASP 559, which includes the lands 543-565 and 579 to 633 Lawrence Avenue West. This SASP implemented policies to direct small scale infill developments on *Neighbourhoods* designated lands. Given the proposal to redesignate the subject lands to Mixed Use Areas, it is appropriate to remove these lands from the SASP as it is no longer applicable.

The lands are located within the Marlee-Glencairn Study and the Emerging Visions and Guiding Principles are informative to consider. In this regard, the proposed development includes new residential and non-residential retail uses which are in line with the Study's findings to date.

Given the site's redesignation as Mixed Use Areas, its location fronting on *Avenues*, and its proximity to the existing Lawrence Avenue West subway station, the proposed uses are appropriate and align with the City's Official Plan subject to addressing the balance of the comments of this Report.

### **Natural Heritage Protection**

The site does not fall within or adjacent to the Natural Heritage System but is within the *Contributing Areas* layers identified on Map 9A. New OP policies, approved by the Minister with OPA 583 on September 2, 2025 outlines that new development within contributing areas should demonstrate a net increase in ecological function and biodiversity on the development site (2.3.1 Healthy Neighbourhoods, 3.4.14 The Natural Environment). An increase in ecological function could include but is not limited to maintaining and enhancing existing tree canopy and soft landscaping and encouraging other green infrastructure measures. The proposal has been reviewed by Environmental Planning (SIPA) who have confirmed there are no natural heritage concerns.

## **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 proposal would result in a unit mix that meets the Growing Up Guidelines, which outline that a minimum of 15% of the units in the proposal should be two-bedroom units and 10% of the units be three-bedroom units. City staff are satisfied that the proposal will provide a mix of unit types to meet the community's needs.

Of the 266 proposed dwelling units, 146 (54.9%) are one-bedroom, 91 (34.2%) are two-bedroom and 29 (10.9%) are three-bedroom+ units. Staff will continue to explore opportunities with the applicant to review unit size, layout and building design in keeping with the Growing Up Guidelines through the Site Plan Control application.

## **Rental Housing Demolition and Replacement**

A related Rental Housing Demolition application will be considered alongside this application at the July 7, 2026 North York Community Council meeting.

The Rental Housing Demolition Decision Report includes review and analysis of the rental housing demolition and replacement matters, including replacement of the existing rental housing and assistance to impacted tenants.

The 8 existing rental units are proposed to be replaced as part of the new development. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

## **Density, Height, Massing**

Through discussions with the applicant the proposal has been revised from a 15-storey (47 metre + 4.5 metre MPH) residential building to a 13-storey (42.45 metre + 4.5 metre MPH) mid-rise, mixed use building to minimize physical and visual impacts on the surrounding area, and to conform with *Avenue* policies that state the planned built form of Avenues are predominately mid-rise buildings, which are a transit-supportive form of development that provide good transition and predictable impacts on nearby low-scale areas while supporting growth.

The site is located in SASP 714 of the Lawrence West PMTSA. The proposal meets and exceeds the minimum required density of 1.5. Additionally, as the site is within 200-500 metres of the existing transit station. The proposed (FSI) of 5.90 times the area of the lot is appropriate and conforms to the City's policies.

The building is massed to generally meet the intent of Mid-Rise Building Design Guidelines. On the ground floor, the majority of the main building wall is setback 3.5 metres from the north property line fronting Lawrence Avenue West, with private residential terraces located within the proposed front yard setback, as shown on Attachment 8. The residential building entrance is setback 1.75 metres, increasing to 3.75 metres at the retail entrance in the northeast corner.



The proposed development has a cantilever out along the Lawrence West frontage for the third floor which reduces the north setback to 2.0 metre setback above the street. This setback is maintained until the seventh floor, at which time the building steps back an additional 3.0 metres for an overall north setback of 5.0 metres for floors 7-13.

Along Englemount Avenue to the east, the ground floor of the building's proposed retail space is setback 4.4 metres from the east side property line accommodating an at-grade outdoor retail terrace, with the mass of the building street wall cantilevering out 1.4 metres at the third-storey, maintaining a 3.0 metres setback for floors 3 to 6, before stepping back an additional 3.0 metres for a 6.0 metre east setback at storeys 7-13.

At the rear of the property adjacent to low-rise residential uses to the south, the building generally maintains a 7.5 metre minimum setback, as prescribed in the Mid-Rise Design Guidelines, from the building face to rear property line from floors 1-6. The seventh floor provides an additional step back of 2.5 metres, culminating in a minimum 10.0 metre setback on floors 7-13 from the rear (south) property line. Along the ground floor, outdoor amenity space is proposed which includes the installation of 6 trees, a pet relief area, private terraces for a portion of units, and a reduced at-grade setback of 6.3 metres to accommodate the entrance to the underground parking garage. Type 'G' loading space, two pick-up and drop-off spaces, and short term bicycle parking are also proposed in this area.

The west side yard setback adjacent to the existing detached dwelling designated *Neighbourhoods* is 4.0 metres whereas the previous proposal provided 2.2 metres in order to provide for an increased landscape buffer, with the building maintaining a 6-storey mass before stepping back an additional 2.0 metres at the 7th storey, maintaining a 6.0 metre setback up to the 13th-storey. The landscape buffer will be secured through the implementing zoning by-law amendment. Staff will address the appropriate design interface with the applicant through the Site Plan Control application. This includes exploring options such as stepping down the height of the underground garage to provide for additional soil volume to maintain tree plantings.

As the lands are located within the Marlee-Glencairn Study, the Emerging Visions and Guiding Principles are informative to consider. The proposed are in line with the Study's findings to date. Staff find the proposed massing, setbacks and stepbacks have appropriately implemented the built form policies of the Official Plan requiring development to provide a transition in scale between areas of differing intensity and fitting in with the existing and planned context.

## **Public Realm**

The proposed 13-storey midrise building proposes a 6-storey street wall along Lawrence Avenue West, which helps define the street at a pedestrian scale. A total of 6 curb cuts totaling approximately 20.2 metres will be removed as a result of the proposed development. The Lawrence Avenue West frontage preserves one street tree and proposes the installation of 11 newly planted street trees. The north elevation also includes the main building entrance, residential units at-grade, and retail space and entrance to activate the public realm facing Lawrence Avenue West as prescribed in the Official Plan Policies 3.1.3.5 to 3.1.3.10.

Along the east elevation fronting Englemount Avenue, the first and second floors are recessed, which delineate the small scale at-grade retail space entrance and patio. The Englemount Avenue frontage will also include the preservation of three street trees.

Specific details of the public realm improvements will be addressed at the site plan stage. Additionally, a future pedestrian walkway may be implemented on the east side of the property along Englemount Avenue, which aligns with the future Englemount streetscape sections developed to date through the Marlee-Glencairn Study. Further review through a future Site Plan control application will be needed to assess the implementation of the walkway while making efforts to preserve the trees along the street.

### **Shadow Impact**

The applicant submitted a shadow study for each equinox to illustrate the extent of shading for the proposed 13-storey development, overlaid with the as-of-right shadowing. Official Plan policies in *Mixed Use Areas* require development to locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes.

During the spring and fall equinoxes (March and September), shadows on the Neighbourhood-designated lands to the west (fronting Lawrence Avenue West) would occur only on the adjacent property, between 9:18 am and 11:18 am, and is comparable to the as-of-right development. Similarly, shadows on the *Neighbourhood*-designated lands to the east (also fronting Lawrence Avenue West) would not begin until 4:18pm. Shadowing is shown to extend to the rear yards of properties fronting Fairholme Avenue to the east at approximately 6:18pm which occurs in June as well.

Minimal shadow impacts are also shown in the spring and fall equinoxes at the John Polanyi Collegiate Institute fields, located on the north side of Lawrence Avenue West, directly across the street from the subject site to the north. The school has a vehicular turnaround at the main entrance, which fronts onto Lawrence Avenue West. This area of the school grounds and public realm along the north side of Lawrence Avenue West are subject to incremental shadowing during the spring and fall equinox from 9:18am to 1:18 pm and clearing by 3:18 pm. The related school fields are located further north of the school building and the analysis shows that during December 21, shadowing occurs across the playing fields from 9:18 am to 10:18 am.

Staff notes the revised building massing, along with the reduction of storeys from 15 to 13, improved the shadow impacts, and is acceptable in accordance with the Official Plan.

## **Wind Impact**

A Pedestrian Level Wind Study dated July 2, 2025 was submitted in support of the application for a 15-storey mixed use building. A revised study was submitted on April 20, 2026, for the currently proposed 13-storey building.

The revised Wind Study found that all grade-level areas within and surrounding the subject site are predicted to experience conditions that are considered acceptable for the pedestrian uses throughout the year, specifically conditions surrounding sidewalks, transit stops, drop-off area, drive aisle, and the vicinity of the loading bay and building access points.

With regard to building amenity areas the Wind Study found the conditions at the outdoor amenity at grade, and the retail patio suitable for mostly sitting during the typical use period (May to October). Additionally, wind comfort conditions within the Level 7 common amenity terrace are shown to be suitable for sitting throughout the year.

## **Road Widening**

A road widening dedication along the Lawrence Avenue West frontage of the site is not required. A 5.0 metre x 5.0 metre corner rounding is proposed at Englemount Avenue at the northeast corner of the site and will be secured through a future Site Plan Control application.

## **Access, Vehicular and Bicycle Parking and Loading**

The proposal includes one level of underground parking, with a total of 51 vehicular parking spaces, 40 electric vehicle (EV) spaces for residents (7 of which are accessible spaces) and 11 visitor spaces (including one accessible space and 3 EV spaces).

A total of 293 bike parking spaces are proposed. 239 long term bicycle spaces (10 of which are oversized) are located within the underground parking garage. A total of 54 short term bike parking spaces are proposed along the perimeter of the building at the ground floor. Staff note 9 bicycle parking spaces are to be provided in a secured room and 10 publicly accessible short term bicycle parking are to be provided. This will be secured through a future Site Plan Control application.

Two at-grade pickup/drop off (PUDO) spaces are located at the rear of the building, along with one Type 'G' loading space. Vehicular parking and loading are accessed by private drive off of Englemount Avenue to the east of the site.

The Planning Act prohibits minimum parking requirements in the Protected Major Transit Station Area. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

The proposed Zoning By-law meets the applicable zoning requirements related to loading space provision with one Type "G" loading space proposed. Access to the loading spaces, parking garage and pick-up drop-off spaces will be via private drive from Englemount Avenue.

Staff acknowledge that minor and temporary vehicle encroachment associated with waste collection operations may occur at the site access. Additional review and comments pertaining to the detailed design and operation of the proposed site access, driveway geometry, vehicle maneuvering, and site circulation may be provided through the future Site Plan Control process.

### **Traffic Impact**

A Transportation Response Letter dated April 10, 2026, by WPE Engineering Ltd., was submitted as a Transportation Impact Study (TIS) Addendum to the original Transportation Impact Study dated May, 2025, in support of the proposed development.

The TIS estimates the proposed development will generate 73 new two-way vehicle trips in the weekday morning peak hours and 88 new two-way vehicle trips in the weekday afternoon peak hours. Staff notes the revised proposal increases the number of residential units from 246 to 266 and introduces a small amount of ground-floor retail space. While these revisions are not anticipated to drastically change the transportation conclusions of the study, the applicant's consultant is requested to update the trip generation table and corresponding site traffic volumes for consistency with the current proposal statistics.

The consultant concludes that traffic generated by the proposed development will have a minor impact on the overall operation of the other network signalized and unsignalized intersections. Staff notes that the Transportation Study report will need to be revised in order to address a number of issues which include: existing traffic, future background and future signal timing, mitigation measures, signal warrant analysis and signal optimization. As such, staff recommends a holding provision that the City has received, reviewed and accepted the updated Transportation Impact Study, to the satisfaction of the General Manager, Transportation Services.

### **Transportation Demand Management**

A Transportation Demand Management (TDM) Plan was included in the TIS, which is intended to help reduce reliance on single-occupant vehicles. Some TDM measures include a travel information package and bicycle repair station. The extent of the application for other proposed measures (such as pre-loaded transit passes and monetary contributions for bike-share stations) have not yet been deemed acceptable to the City and require further revisions to be coordinated through the Site Plan Control application.

### **Parkland**

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. 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.

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant submitted a revised Arborist Report and Tree Preservation Plan (dated April 13, 2026), and Landscape Plan (dated April 13, 2026) prepared by MNBC Planning Urban Design & Landscape Architecture, in support of the application, which was reviewed by Urban Forestry staff. The proposed development will result in the removal of 20 By-law regulated trees; of which 10 are City-owned and 10 are privately-owned. The 3 existing City trees along the Englemount right-of-way and 1 existing City tree along the Lawrence Avenue West right-of-way will be protected and retained. To satisfy the conditions of the Tree By-law, the applicant is required to plant 10 large-growing shade trees along the municipal right-of-way and 30 large-growing shade trees on site. A total of 11 trees have been proposed along Lawrence Avenue West while 6 trees are proposed on private property. Urban Forestry will accept cash-in-lieu for the remaining 24 trees not being planted on site. Tree preservation and replacement details will be secured as part of the Site Plan Control application.

## **Amenity Space**

Official Plan Policies 3.1.3.11 to 3.1.3.13 state that new indoor and outdoor shared amenity spaces will be provided as part of any multi-unit residential development. The amenity space should be high quality, well designed and consider the needs of residents. Through application revisions, the amenity area has increased from 998 square metres to 1,106 square metres. A total of 609 square metres of indoor amenity area and 497 square metres of outdoor amenity area are proposed. Outdoor amenity spaces are proposed at grade and on the 7th floor. This results in an indoor amenity rate of 2.2 square metres per unit and an outdoor amenity rate of 1.8 square metres per unit. These policies are in part implemented through the City-wide Zoning By-law 569-2013, which requires a minimum combined 4.0 square metres per unit of indoor and outdoor amenity space. The proposal meets the requirements in By-law 569-2013.

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

## **Servicing**

The applicant has provided site servicing plans and Functional Servicing, Stormwater Management and Hydrogeological reports. Development Review staff have reviewed the submitted materials and identified outstanding items for review to determine whether there is sufficient sanitary service capacity. Staff are recommending that the Zoning By-law be subject to a holding provision subject to the revision, review and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review.

## **Holding Provision**

City staff recommend adopting 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 By-law include:

- i. The owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and;
- ii. If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) 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 Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
  - b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review; and
- iii. The City has received, reviewed and accepted the updated Transportation Impact Study, to the satisfaction of the General Manager, Transportation 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 City Council.

## **Conclusion**

The proposal is consistent with Provincial Planning Statement (2024), and conforms with the Official Plan, particularly as it relates to Chapter 8 P/MTSA policies and *Avenue* policies. The proposal provides for a mixed-use midrise building in close proximity to the Lawrence Avenue West subway station and will add housing stock to the Englemount-Lawrence neighbourhood. City staff recommend that City Council support approval of the Official Plan Amendment and Zoning By-law Amendment application as amended.

## **CONTACT**

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Kayla Sintz, Senior Planner, Community Planning, Tel. No. 416-394-8238, E-mail: Kayla.Sintz@toronto.ca

## **SIGNATURE**

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David Sit, MCIP, RPP  
Director, Community Planning  
North York District

## **ATTACHMENTS**

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### **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: Ground Floor Plan  
Attachment 9: Elevations  
Attachment 10: 3D Massing Model

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 605-617 LAWRENCE AVE W Date Received: July 7, 2025

Application Number: 25 189462 NNY 08 OZ

Application Type: OPA / Rezoning

Project Description: Official Plan and Zoning By-law amendment proposing a 13-storey mixed-use building with 266 units (including 8 rental replacement units), a total gross floor area (GFA) of 18,524 square metres (including 82 square metres of non-residential GFA) resulting in a Floor Space Index (FSI) of 5.90. 51 parking spaces and 293 bicycle spaces are proposed.

|           |       |           |                                               |
|-----------|-------|-----------|-----------------------------------------------|
| Applicant | Agent | Architect | Owner                                         |
| MHBC      |       |           | 605-609-613<br>LAWRENCE<br>AVENUE WEST<br>INC |

### EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhood Site Specific Provision:

Zoning: RD Heritage Designation:

Height Limit (m): Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq m): 3,131 Frontage (m): 106 Depth (m): 29

| Building Data               | Existing | Retained | Proposed | Total  |
|-----------------------------|----------|----------|----------|--------|
| Ground Floor Area (sq m):   | 896      |          | 1,255    | 1,255  |
| Residential GFA (sq m):     | 862      |          | 18,442   | 18,442 |
| Non-Residential GFA (sq m): |          |          | 82       | 82     |
| Total GFA (sq m):           | 862      |          | 18,524   | 18,524 |
| Height - Storeys:           | 1        |          | 13       | 13     |
| Height - Metres:            | 4        |          | 42.45    | 42.45  |

Lot Coverage Ratio (%) 56.2 Floor Space Index: 5.90



| Floor Area Breakdown     | Above Grade (sq m) | Below Grade (sq m) |
|--------------------------|--------------------|--------------------|
| Residential GFA:         | 18,442             |                    |
| Retail GFA:              | 82                 |                    |
| Office GFA:              |                    |                    |
| Industrial GFA:          |                    |                    |
| Institutional/Other GFA: |                    |                    |

| Residential Units<br>by Tenure | Existing | Retained | Proposed | Total |
|--------------------------------|----------|----------|----------|-------|
| Rental:                        | 8        | 8        | 258      | 266   |
| Freehold:                      |          |          |          |       |
| Condominium:                   |          |          |          |       |
| Other:                         |          |          |          |       |
| Total Units:                   | 8        | 8        | 258      | 266   |

#### Total Residential Units by Size

|              | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|--------------|-------|----------|-----------|-----------|------------|
| Retained:    |       |          |           |           |            |
| Proposed:    |       |          | 146       | 91        | 29         |
| Total Units: |       |          | 146       | 91        | 29         |

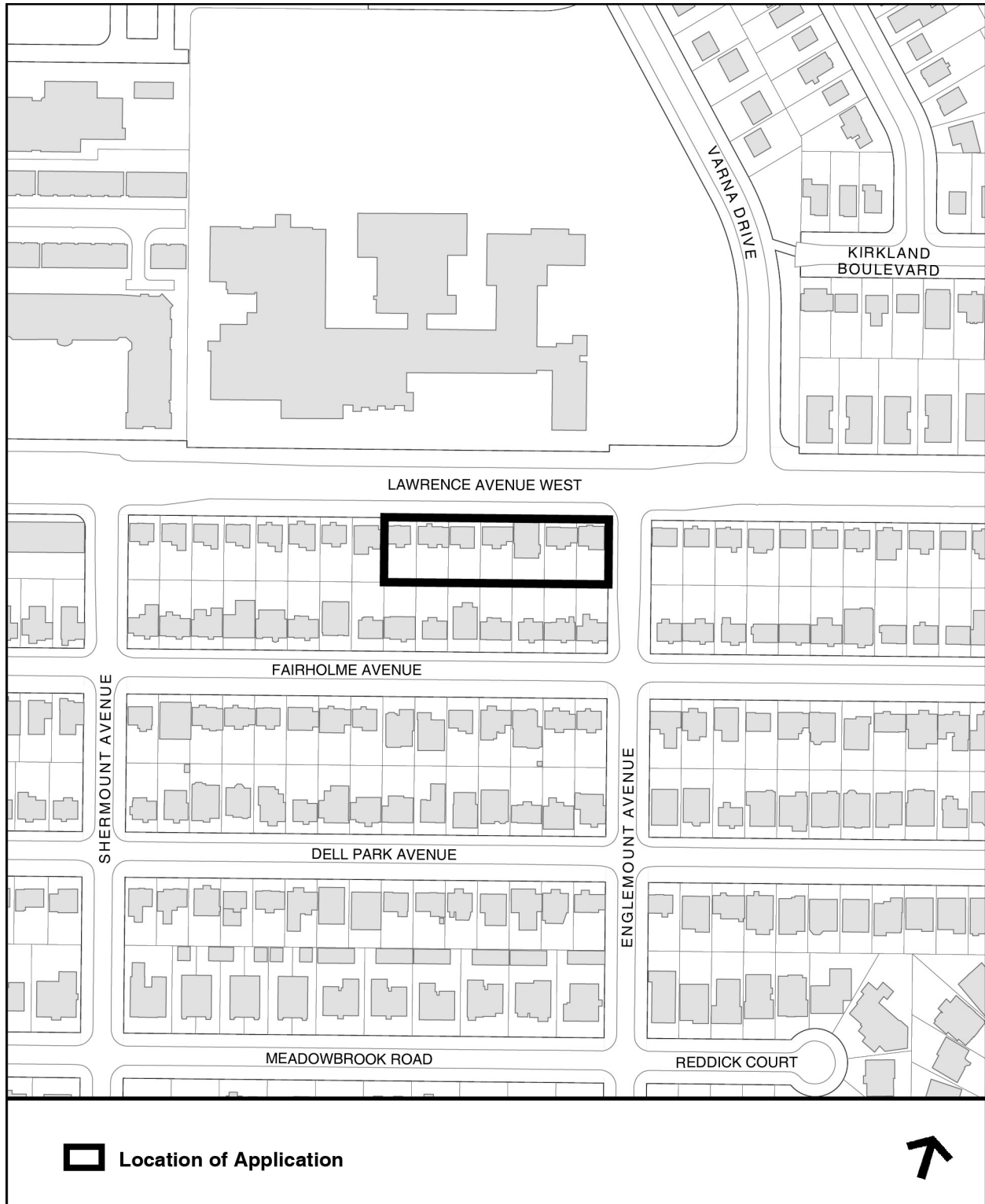
#### Parking and Loading

|                 |    |                         |     |                |   |
|-----------------|----|-------------------------|-----|----------------|---|
| Parking Spaces: | 51 | Bicycle Parking Spaces: | 293 | Loading Docks: | 1 |
|-----------------|----|-------------------------|-----|----------------|---|

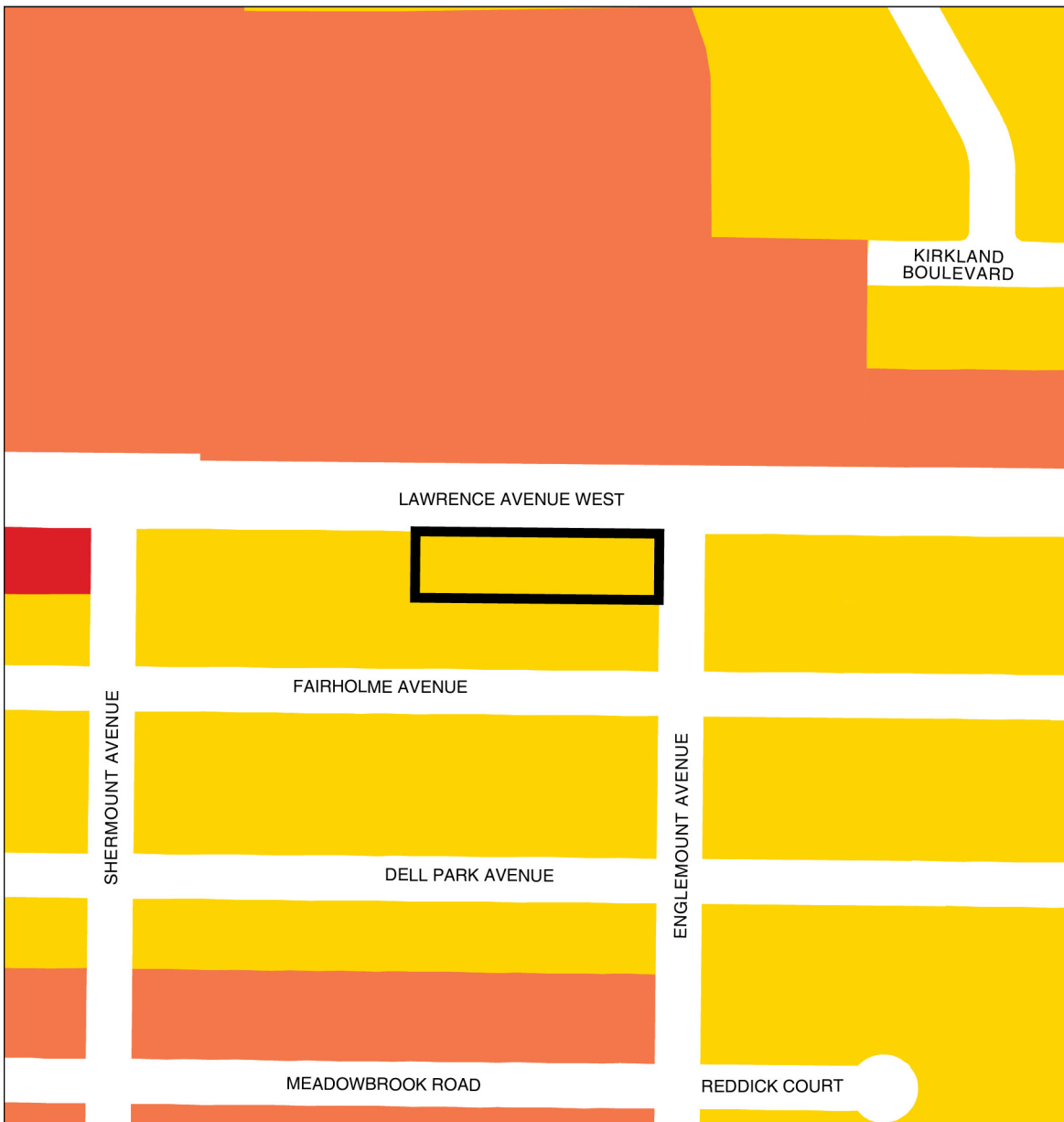
#### CONTACT:

Kayla Sintz, Senior Planner, Community Planning  
416-394-8238  
[Kayla.Sintz@toronto.ca](mailto:Kayla.Sintz@toronto.ca)

## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

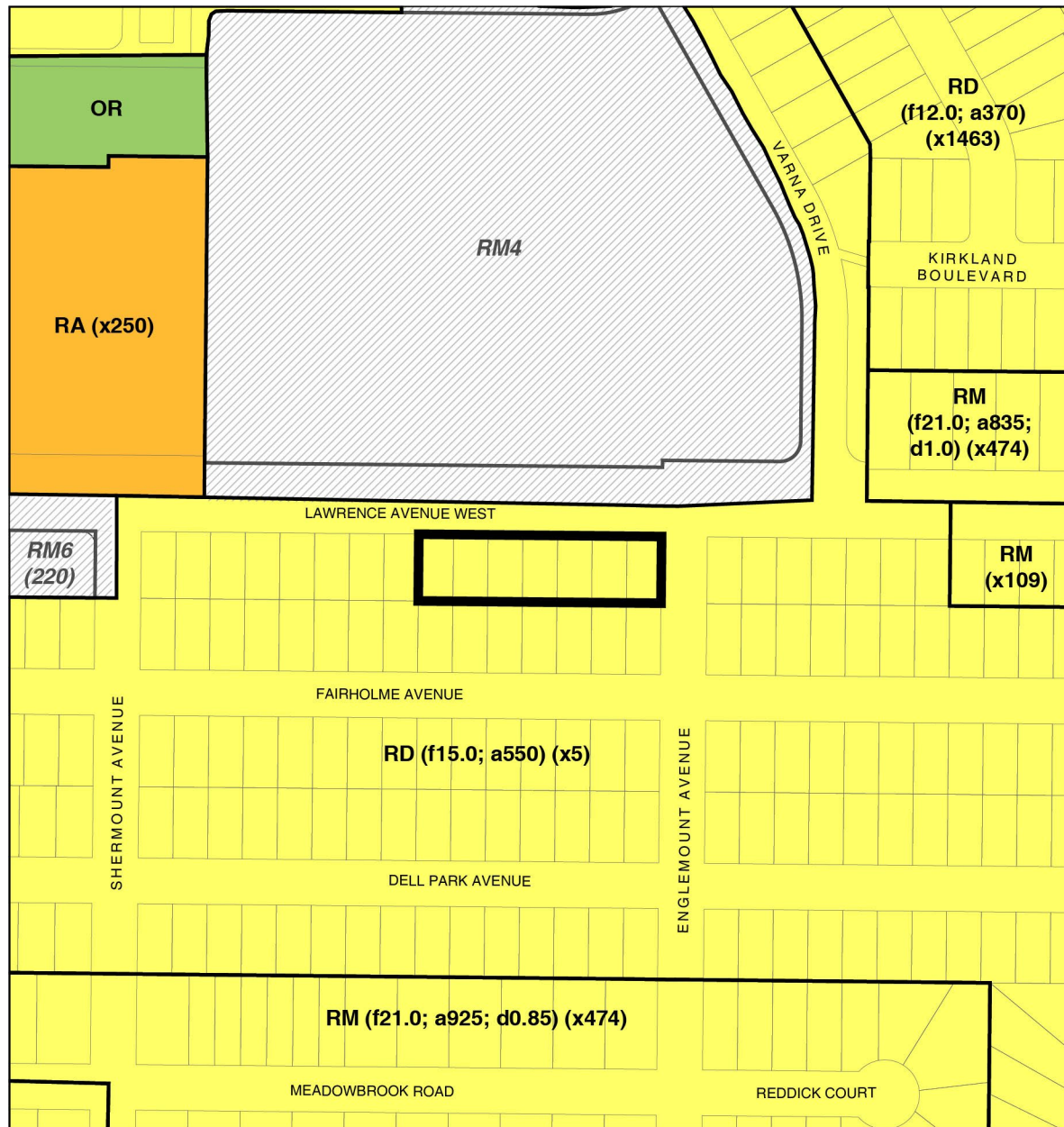
605-617 Lawrence Avenue West

File # 25 189462 NNY 08 0Z



↑  
Not to Scale  
Extracted: 07/14/2025

## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

605-617 Lawrence Avenue West

File # 25 189462 NNY 08 0Z



Location of Application

- RD** Residential Detached
- RM** Residential Multiple
- RA** Residential Apartment
- OR** Open Space Recreation



- See Former City of North York By-law No. 7625
- RM4** Multiple-Family Dwellings Fourth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone



Not to Scale  
Extracted: 07/14/2025

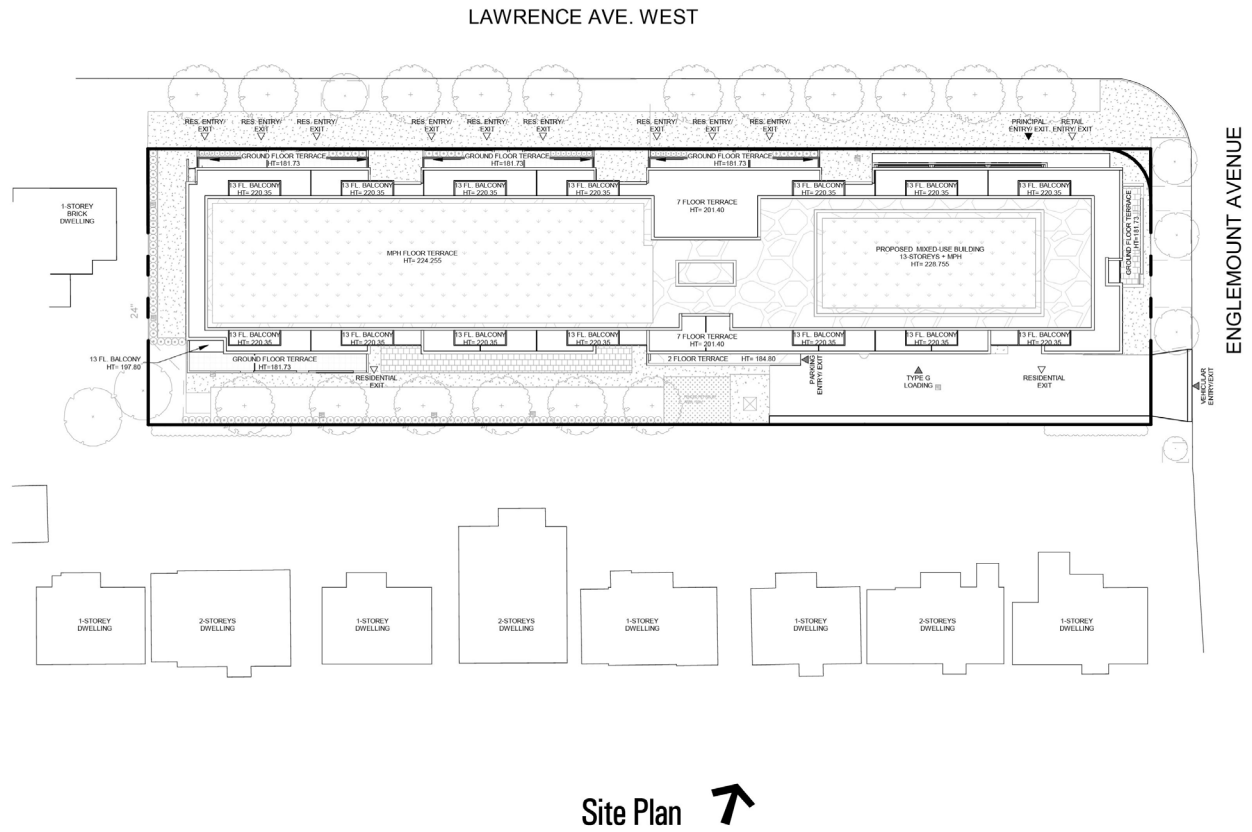
**Attachment 5: Draft Official Plan Amendment**

The Draft Official Plan Amendment will be made available prior to July 7, 2026

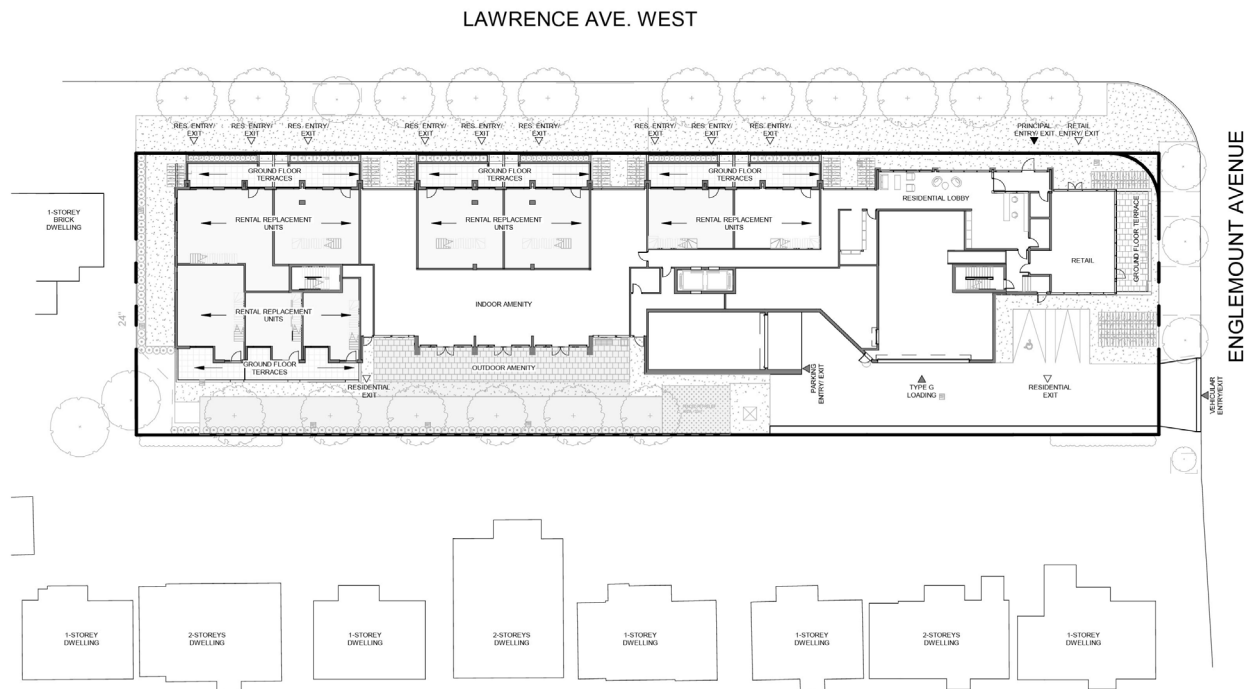
**Attachment 6: Draft Zoning By-law Amendment**

The Draft Zoning By-law Amendment will be made available prior to July 7, 2026.

## Attachment 7: Site Plan

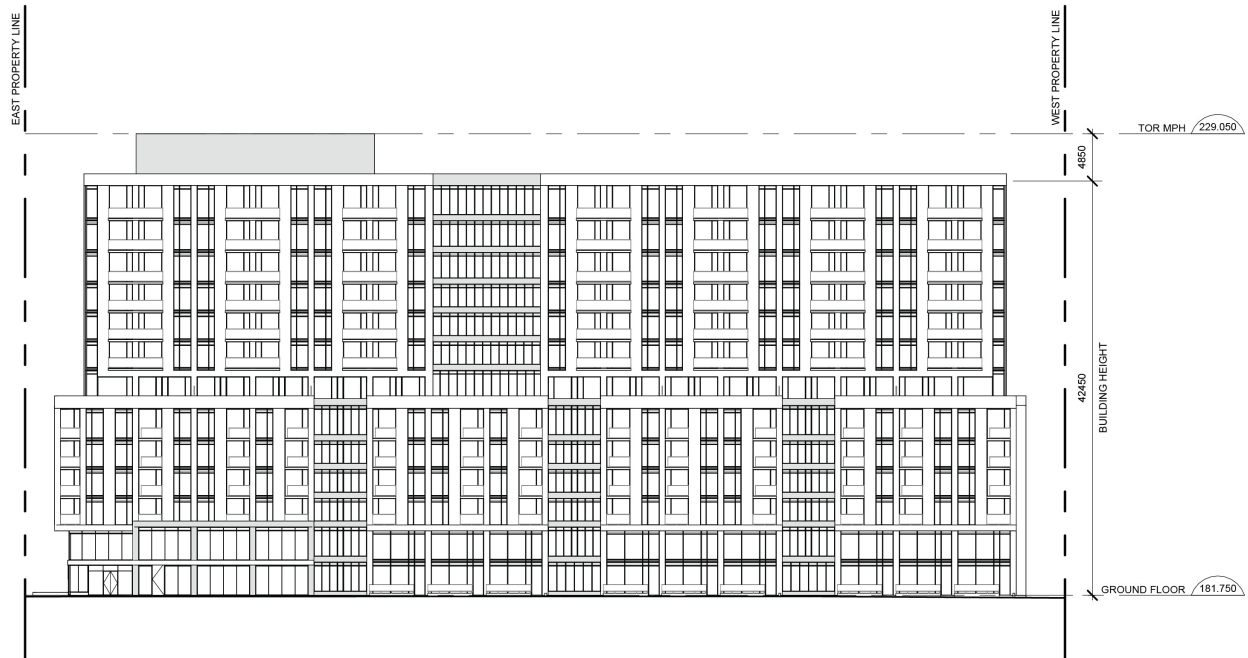


## Attachment 8: Ground Floor Plan

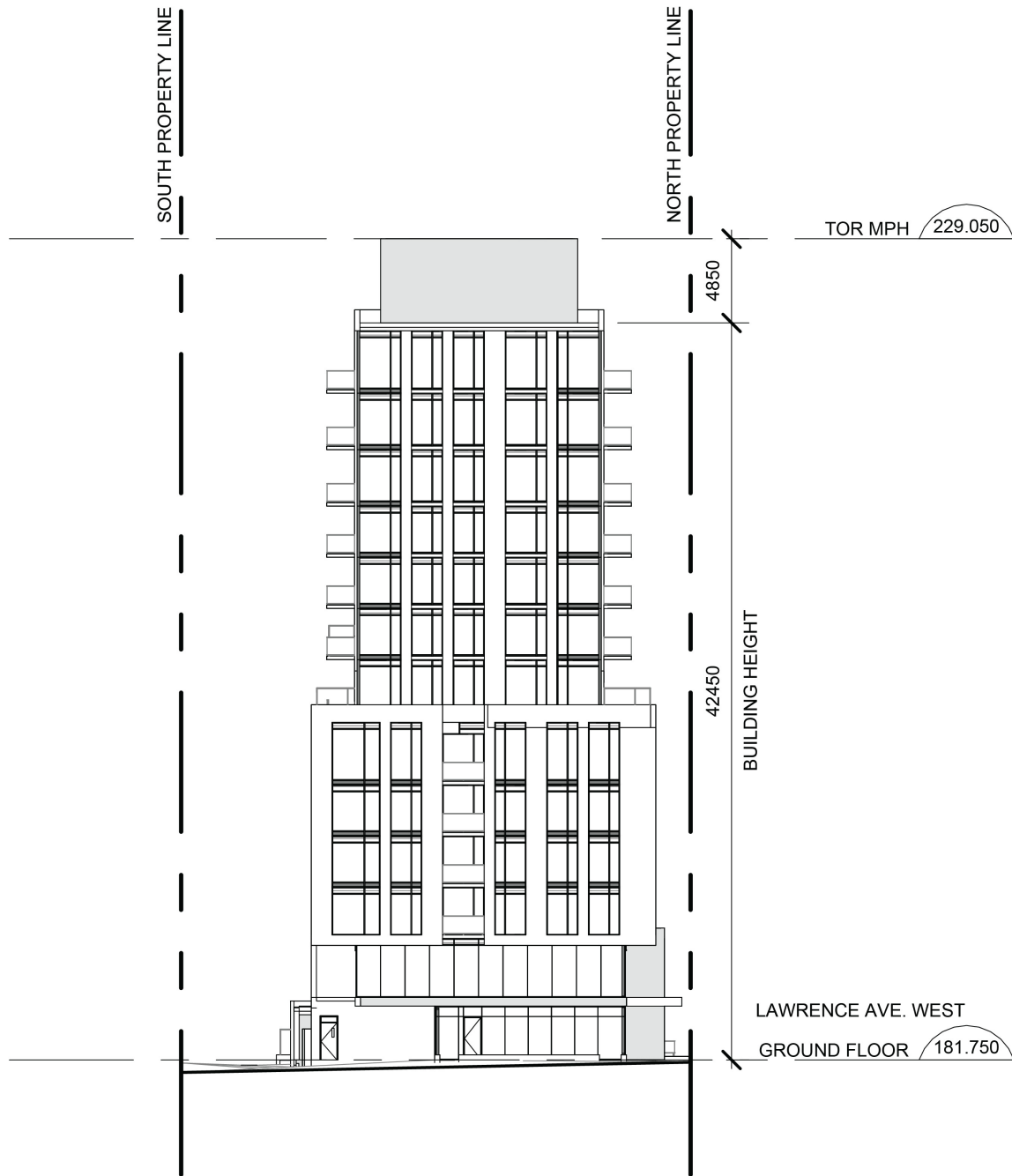




## Attachment 9: Elevations



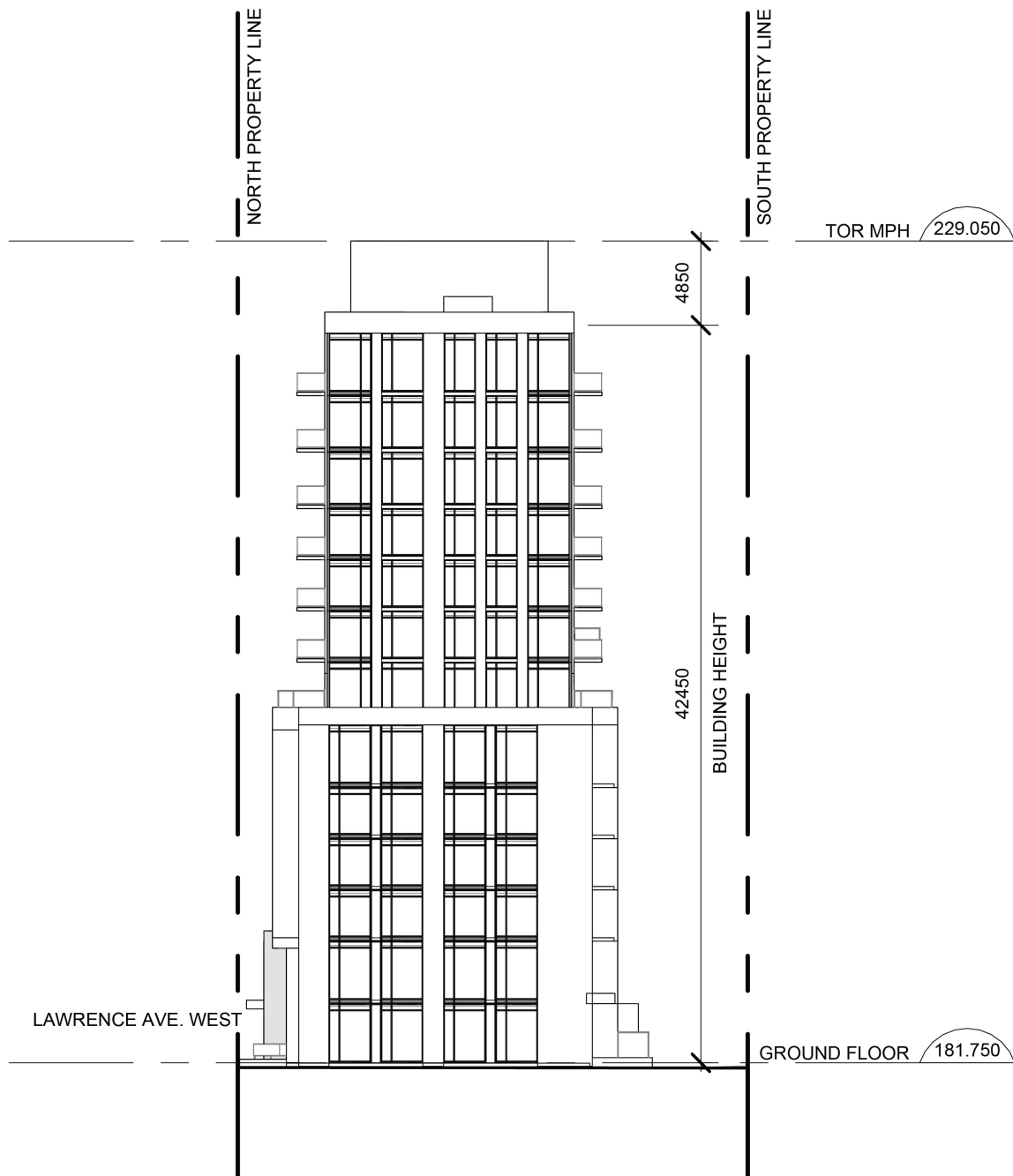
North Elevation



East Elevation



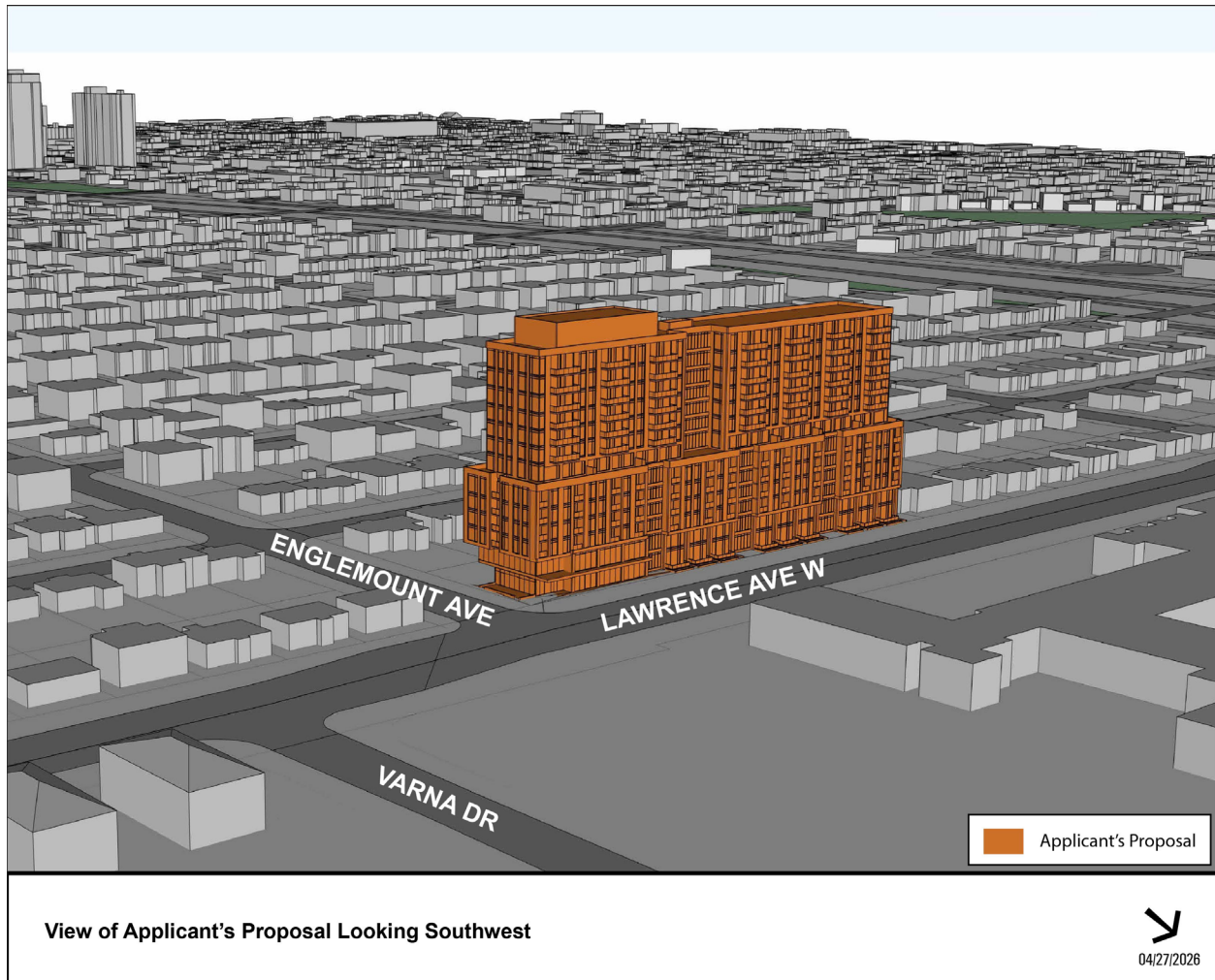
**South Elevation**



West Elevation

## Attachment 10: 3D Massing Model

View One



## View Two

