

## **2650 Lawrence Avenue East – Official Plan Amendment Application and Zoning By-law Amendment Application – Appeal Report**

**Date:** February 2, 2026

**To:** Scarborough Community Council

**From:** Director, Community Planning, Scarborough District

**Ward:** 21 – Scarborough Centre

**Planning Application Number:** 22 234848 ESC 21 OZ and 25 202217 ESC 21 OZ

### **SUMMARY**

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On November 30, 2022, a Zoning By-law Amendment application was submitted to permit the development of a 25-storey residential building and a 35-storey mixed-use building, each with an eight-storey podium, a shared three-level underground parking garage and a public park on a portion of the lands municipally known as 2650 Lawrence Avenue East. This application was subsequently revised in August 2025, increasing the proposed heights to 33 storeys and 43 storeys, along with an increased unit count and gross floor area while deleting the proposed park.

A separate Official Plan Amendment application was submitted on August 13, 2025, concurrently with the revised Zoning By-law Amendment application. The proposed amendment would apply to the entirety of the lands at 2650 Lawrence Ave East. It seeks to amend Official Plan Policy 3.4.8, which requires that development be set back from locations where flooding presents a significant risk to life and property by at least 10 metres or more, depending on the severity of existing or potential natural hazards.

On August 20, 2025, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal (the "OLT") due to City Council failing to make a decision within the prescribed time frames in the *Planning Act*.

On January 13, 2026, the applicant appealed the Official Plan Amendment application to the OLT due to City Council failing to make a decision within the prescribed time frames in the *Planning Act*.

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

## RECOMMENDATIONS

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The Director, Community Planning, Scarborough District recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the Zoning By-law Amendment application, in its current form, for the lands at 2650 Lawrence Avenue East.
2. City Council authorize the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the Official Plan Amendment application for the lands at 2650 Lawrence Avenue East.
3. City Council direct the City Solicitor and appropriate City staff to continue discussions with the applicant in an attempt to resolve outstanding issues.
4. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

## FINANCIAL IMPACT

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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.

## DECISION HISTORY

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On February 5, 2025, City Council adopted Official Plan Amendment 778 (OPA 778), which added 283 kilometres of *Avenues*, removed the Avenue Segment Review requirement, and strengthened the alignment of growth and transit to support complete communities: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.5>

OPA 778 was appealed to the OLT (OLT-25-000221). On July 24, 2025, the OLT scoped appeals to site-specific issues and confirmed that all other portions of OPA 778 came into effect on March 14, 2025. OPA 778 is in effect for the subject lands, as this segment of Lawrence Avenue East is identified as an *Avenue*.

## THE SITE AND SURROUNDING LANDS

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### Description

The subject site is part of a large one-storey retail plaza (Midland Lawrence Plaza), known municipally as 2650 Lawrence Avenue East, which is located at the northeast corner of Lawrence Avenue East and Midland Avenue. While the Zoning By-law Amendment is scoped to a portion of the lands located at the southwest corner of the subject site, the Official Plan Amendment application applies to the entirety of the plaza lands.

The subject site is bound by Midland Avenue to the west, Lawrence Avenue East to the south, Brockley Drive to the east, and a townhouse development along Archibald Mews to the north. The subject site is rectangular in shape and is approximately 25,805 square metres in size. It has approximately 162 metres of frontage on Lawrence Avenue East, 123 metres of frontage on Midland Avenue and 130 metres of frontage on Brockley Drive.

The portion of the subject site proposed to be rezoned is also rectangular in shape and is approximately 9,514 square metres in size. It has approximately 71 metres of frontage on Lawrence Avenue East and 77 metres of frontage on Midland Avenue. See Attachment 2 for the Location Map.

### Existing Use

The subject site is currently occupied by a large retail plaza that includes a one-storey commercial building at the southwest corner of the site (TD Bank) and a larger one-storey u-shaped commercial building towards the rear of the site that includes a Chalo Fresh Co. supermarket and other commercial uses, including office uses, restaurants, personal service shops, and retail stores. The balance of the site is occupied by paved surface parking areas flanking Midland Avenue, Lawrence Avenue East and Brockley Drive, along with private driveways throughout.

### Surrounding Uses

**North:** To the north, ten blocks of three-storey townhouses (60-70 Brockley Drive, 6-71 Archibald Mews, 1A-3B Treewood Street, 1481-1503 Midland Avenue and 6-15 Tiller Lane) front onto Archibald Mews and Tiller Lane.

**South:** At the southeast corner of Lawrence Avenue East and Midland Avenue is a one-storey gas station and accessory local convenience and take-out restaurant building (2611 Lawrence Avenue East).

**East:** At the northeast corner of Lawrence Avenue East and Brockley Drive is a three-storey commercial building (2680 Lawrence Avenue East), a 20-storey apartment building fronting Brockley Drive (5 Brockley Drive) and a seven-storey apartment building fronting Lawrence Avenue East (2700 Lawrence Avenue East).

**West:** At the northwest corner of Lawrence Avenue East and Midland Avenue, is a large mixed-use development with heights ranging from three to 22 storeys, which combines retail, office, residential and institutional uses. Further west, beyond Midland Avenue is a tributary of the West Highland Creek.

## THE APPLICATIONS

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### Description

The original Zoning By-law Amendment application for the southwest portion of the site proposed a 25-storey residential building and a 35-storey mixed-use building, each with an eight-storey podium (773 residential units, 57,019 square metres total gross floor area), together with a shared three-level underground parking garage as well as a public park.

The Zoning By-law Amendment application was subsequently revised to reduce the scope of the application area and increase the proposed heights of the buildings to 33 storeys and 43 storeys. The revised proposal would be comprised of 1,001 residential dwelling units (68,096 square metres of total gross floor area) and 1,940 square metres of non-residential gross floor area. It would be supported by 506 vehicular parking spaces in three levels of underground parking, 754 bicycle parking spaces and three loading spaces. The revised application no longer proposes a public park on the site.

A comparison between the original proposal and the revised proposal is shown in Table 1 below.

**Table 1 - Comparison of Original versus Revised Proposals**

	<b>November 30, 2022 Submission (Original Proposal)</b>	<b>August 13, 2025 Resubmission (Revised Proposal)</b>
<b>Height</b>	North Building: 25 storeys (89.6 metres, including the mechanical penthouse), with a 5 to 8 storey podium  South Building: 35 storeys (120.4 metres, including the mechanical penthouse), with a 5 to 8 storey podium	North Building: 33 storeys (112.9 metres, including the mechanical penthouse), with a 4 to 6 storey podium  South Building: 43 storeys (148.2 metres, including the mechanical penthouse), with a 6 to 8 storey podium
<b>Density (over lands subject to the rezoning application)</b>	5.99 times the area of the lot	8.62 times the area of the lot

	<b>November 30, 2022 Submission (Original Proposal)</b>	<b>August 13, 2025 Resubmission (Revised Proposal)</b>
<b>Gross Floor Area</b>	57,019 square metres	68,096 square metres
<b>Unit Mix</b>	773 total dwelling units 349 one-bedroom units (45%) 347 two-bedroom units (45%) 77 three-bedroom units (10%)	1,001 total dwelling units 493 one-bedroom units (49%) 407 two-bedroom units (41%) 101 three-bedroom units (10%)
<b>Non-Residential Uses (Retail)</b>	769 square metres	1,940 square metres
<b>Amenity Space</b>	Indoor: 1,572 square metres (2.03 per unit) Outdoor: 1,543 square metres (2.0 square metres per unit)	Indoor: 1,663 square metres (1.66 per unit) Outdoor: 2,383 square metres (2.38 per unit)
<b>Vehicle Parking</b>	A total of 350 vehicle parking spaces (278 for residents and 72 for visitors)	A total of 506 vehicle parking spaces (454 for residents and 52 for visitors)
<b>Bicycle Parking</b>	A total of 604 bicycle parking spaces (62 are short-term and 542 are long-term spaces)	A total of 754 bicycle parking spaces (72 are short-term and 682 are long-term spaces)
<b>Loading</b>	A Type 'G' loading space would be provided on the ground floor of the north building and Type 'B' and Type 'G' loading spaces are proposed on the ground floor of the south building	No Change
<b>Site Access</b>	Driveway access off of Lawrence Avenue East using an existing curbcut on the lands not subject to the rezoning application	No Change

### Reasons for Applications

The Zoning By-law Amendment application is required to facilitate site-specific permissions related to the proposed development, including density, building height, setbacks, and other performance standards

An Official Plan Amendment application was submitted in relation to City of Toronto Official Plan Policy 3.4.8 which requires that development be set back from locations where flooding presents a significant risk to life and property by at least 10 metres or more, depending on the severity of existing or potential natural hazards.

### **Additional Information**

See the attachments of this Report for the Application Data Sheet, Location Map, Site Plan 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: [toronto.ca/2650LawrenceAveE](https://toronto.ca/2650LawrenceAveE).

## **APPLICATION BACKGROUND**

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### **Agency Circulation Outcomes**

The application together with the submitted reports and studies have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

## **POLICY & 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) (the "PPS") and shall conform to any applicable provincial plans.

### **Official Plan**

The Official Plan Map 2, Urban Structure, identifies the Lawrence Avenue East adjacent to the subject site as an *Avenue*, the subject site is designated *Mixed Use Areas* on Map 21. See Attachment 3 of this Report for the 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.

Official Plan Amendment 778 (OPA 778) introduced updated *Avenues* policies that added 283 kilometres of new *Avenues* to Map 2, eliminated the Avenue Segment Review requirement, and specified that development along *Avenues* shall be mid-rise in scale, unless located within 800-metre walking distance of an existing or planned transit station shown on Map 4.

### **Zoning**

The subject site is zoned Commercial Residential CR 0.24 (c0.24; r0.0) SS3 (x1157) under Zoning By-law 569-2013. The CR zoning category generally permits a range of

residential and non-residential uses including dwelling units in apartment buildings and mixed-use buildings, as well as retail stores, service shops and offices. The 0.24 (c0.24; r0.0) zoning designation permits a maximum gross floor area of 0.24 times the area of the lot for non-residential uses, but since there is no value after the “r”, residential uses are not currently permitted. 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 Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual
- Streetscape Manual
- Bird Friendly Design Guidelines for High Density Communities
- Guidelines for the Design and Management of Bicycle Parking Facilities
- Toronto Accessibility Design Guidelines
- Toronto Green Standard v.4 (2022)
- Complete Street Guidelines
- Pet Friendly Design Guidelines
- Bird Friendly Best Practices Glass (2016)
- Pedestrian Level Wind Study Terms of Reference Guide, including Wind responsive Design Guidelines

The City of Toronto’s design guidelines are available online here:

<https://www.toronto.ca/city-government/planning-development/official-planguidelines/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 has not been submitted for the proposed development.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

Community consultation meetings were not held prior to the appeals of both the Zoning By-law Amendment and Official Plan Amendment applications, as significant revisions were anticipated following the initial Zoning By-law Amendment submission. These anticipated changes would alter the scope and details of the proposal, making it necessary to review the updated plans before engaging the community. Unfortunately, the revised application was resubmitted during the appeal period for the application, and both appeals were filed before a community consultation could be scheduled.

## **COMMENTS**

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### **Provincial Planning Statement**

City staff's review of the applications have had regard for the relevant matters of provincial interest set out in the *Planning Act*. City staff have reviewed the current proposal for consistency with the Provincial Planning Statement (2024) (PPS) and find the proposal to be inconsistent with the PPS.

The PPS directs that growth and development will be focused in Strategic Growth Areas and also indicates that the Official Plan is the most important vehicle for implementation of the PPS. The proposed development should be informed by the policy directions of the Official Plan in addressing the appropriate density and form within the strategic growth area, in addition to providing an appropriate mix of uses. The proposal has not adequately demonstrated how the type and scale of development appropriately transitions the built form to adjacent areas, as required by PPS and the Official Plan.

Additional information is also required to determine if the proposal promotes the efficient use and optimization of existing municipal sewage services and to demonstrate that there is adequate servicing capacity to support the proposed development as provided for by the PPS. Similarly, additional information is required to demonstrate the proposed Official Plan Amendment's consistency with PPS policy related to development in proximity to hazard lands associated with a river system.

### **Official Plan Policies and Design Guidelines**

The applications have been reviewed against the Official Plan policies and the various design guidelines described in the Policy and Regulation Considerations Section of this Report. City staff find the applications do not conform to the Official Plan for the following reasons.

## Site Organization

The Zoning By-law Amendment application is scoped to only a portion of the subject site without considering how the remainder of the lands will develop over time. The scope of the Zoning By-law Amendment would result in the demolition of the existing bank and a portion of the existing larger commercial plaza, however, no details have been provided regarding how the remainder of the plaza and lands would function if, and when the scoped development were to be undertaken. In addition, the Zoning By-law Amendment application identifies a new property line for the portion of the lands subject to this application that would be created through a future land division exercise. The proposed development relies on existing vehicle access from Lawrence Avenue East that currently serves the entire plaza but would be outside of this new proposed property line.

The *Planning Act* identifies the orderly development of safe and healthy communities and promoting a built form that is well-designed and provides for public spaces that are high quality, safe, accessible, attractive and vibrant as matters of provincial interest. The Official Plan directs that development fit within the planned context of the surrounding area. The application must consider the location and design of future buildings, public streets and parks to demonstrate how the proposed development will fit within the context of a fully built-out mixed-use community.

In the absence of a phasing plan, proposal for the ultimate build out or a draft plan of subdivision application, it is not clear how the entire lands will be built out to ensure appropriate scale of built form is designed throughout the site, appropriate vehicle and pedestrian site circulation, access and servicing is secured for the different phases of development, planning for and appropriately locating an on-site park and incorporating non-residential uses (including community and services uses). This clarity is required through the submitted applications to ensure the proposed redevelopment of the entire site is appropriately planned and phased to ensure its orderly development, the entire site is safe and accessible, and that the whole redevelopment contributes to building a complete community for current and future residents.

## Land Use

The application proposes residential uses with one retail unit on the ground floor. Redevelopment on lands designated *Mixed Use Areas* are meant to create a balance of high quality uses that reduce automobile dependency and meet the needs of the local community, and provide for new jobs, creating well-paid, stable, safe and fulfilling employment opportunities, among other matters. Furthermore, lands that are designated *Mixed Use Areas* along *Avenues* are meant to play a main street role, providing appropriate uses that activate the ground floor with the goal creating neighbourhood focal points, with attractive and busy sidewalks, and accessible services for residents.

City staff do not support the currently proposed mix of residential and commercial uses. Construction of the proposal would require the demolition of 3,851 square metres of non-residential gross floor area, while the application proposes 1,940 square metres of non-residential replacement gross floor area. This is an issue that staff could continue to

explore opportunities for additional non-residential gross floor area to serve both the existing community and future residents and contribute to a vibrant public realm and active street frontages.

### **Height, Built Form and Massing**

The Official Plan defines different building types, including mid-rise buildings and tall buildings, and requires that these buildings meet certain criteria, informed by citywide design guidelines, to ensure the proper form and fit with the existing and planned context. The Official Plan also establishes that development along *Avenues* will generally be at a much lower scale than in the *Downtown* and in the *Centres*.

OPA 778 provides direction that intensification along *Avenues* will be mid-rise (i.e. generally no taller than the width of their fronting right-of-way). OPA 778 further establishes that when development is located in *Mixed Use Areas* and within a 500 to 800-metre walking distance of an existing or planned subway station, light rail transit station, or GO rail station as shown on Map 4, development may go beyond the height and scale of a mid-rise building. In this case, the application is located within a 500 to 800-metre walking distance of a GO rail station identified on Map 4, where the Lawrence East RT Station was located. However, this GO Station was part the SmartTrack transit program and is no longer being pursued. As a result, Map 4 is planned to be updated to remove this station. Given the size of the entire site, opportunity exists to consider tall buildings at this location; however, this must be considered within the context and intent of the *Avenues* policies, which envision development fronting along this segment of Lawrence Avenue East to be mid-rise in scale.

The Official Plan also directs that development be massed to fit within the existing and planned context, frame the public realm with good street proportion, and ensure the public realm has access to direct sunlight and daylight. The application proposes two tall buildings that present concerns related to massing and built form, street proportion and diminishing sky views. The lack of buildings at this scale in the existing and planned context has the potential for a negative precedent towards the objective to transform Lawrence Avenue East into a vibrant main street.

The application proposes an eight-storey, 29.5-metre base building along Lawrence Avenue East, which would not appropriately frame the street. It also proposes a three-metre setback from both Lawrence Avenue East and Midland Avenue. Given the proportions and intensity of the development and the location of the application at the intersection of two major arterial roads, the proposed setbacks do not sufficiently support streetscape enhancement or the achievement of Complete Streets objectives.

The Tall Building Design Guidelines require towers to be set back a minimum of 12.5 metres from side and rear property lines. The application proposes a tower setback of 5.5 metres from the new north property line proposed for the portion of the site subject to the Zoning By-law Amendment application. As proposed, the reduced setback would result in an overly close relationship to the adjacent lands if they were redeveloped in

the future and does not sufficiently mitigate built form impacts on neighbouring properties or the public realm.

In addition, the Official Plan and Tall Building Design Guidelines require towers to be appropriately stepped back from the base of buildings along street and open space frontages, to reduce physical and visual impacts and to maximize sunlight access at the street level. The application proposes a 2.5-metre tower stepback, inclusive of balcony encroachments, along Lawrence Avenue East and Midland Avenue, which does not meet the minimum in the Guidelines.

As currently proposed, the application does not meet the height, built form and massing objectives of the Official Plan and its supporting design guidelines. The application is overly massive and would have negative impacts on both the public realm and surrounding properties. City staff are willing to explore opportunities to address these issues with the applicant.

### **Amenity Space**

The Official Plan directs that indoor and outdoor recreation space for building residents be provided in every significant multi-unit residential development. This policy is implemented through Zoning By-law 569-2013, which requires a minimum of 4.0 square metres of amenity space for each dwelling unit, of which at least 2.0 square metres per unit is indoor amenity space.

The application proposes at total 1,663 square metres of indoor amenity space, equating to approximately 1.66 square metres per residential unit. This does not meet the minimum requirements of Zoning By-law 569-2013 and thus does not conform to the Official Plan.

### **Unit Mix and Sizes**

The application proposes 1,001 dwelling units, consisting of 493 one-bedroom units (49%), 407 two-bedroom units (41%) and 101 three-bedroom units (10%). Staff are satisfied that the unit mix objectives of the Growing Up Guidelines have been met.

### **Wind and Sun/Shadow Impact**

The applications have been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report. Sun/shadow and wind impacts are reviewed to ensure access to adequate sunlight and suitable wind conditions. Sun/shadow and wind are impacted by the size, location, and shape of building floor plates, building height and building setbacks. The Official Plan requires that development minimize shadow impacts on the public realm and adjacent *Neighbourhoods*-designated lands, and that outdoor amenity spaces be designed to provide comfortable shadow conditions.

A Pedestrian Level Wind Study was submitted with the original proposal, with heights of 25 and 35 storeys, but no revisions were submitted with the revised proposal

contemplating additional height. A revised study is required to understand if there are any unsafe and uncomfortable wind conditions created by the proposed development and to understand whether mitigation measures are necessary and how they may be implemented.

In the event that the proposed development on the site is approved in principle by OLT, City staff would request that the OLT withhold its Final Order until the applicant has submitted a revised Pedestrian Level Wind Study and a Sun/Shadow Study would be required, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and Executive Director, Development Review Division.

### **Servicing**

A Functional Servicing and Stormwater Management Report, Hydrogeological Report and a Geotechnical Study and associated plans were submitted with the application. Development Engineering staff have indicated that revisions to the plans and reports, including the submission of additional information, is needed to complete their review of the application.

The applicant's proposed servicing strategy does not conform to the City of Toronto Servicing Requirements for Different Built Forms. The subject lands remain under single ownership, with no approved Draft Plan of Subdivision or Consent to Sever; accordingly, City policy requires the site to be serviced by one coordinated set of water, sanitary, and storm connections and a single stormwater management facility. The applicant has not provided adequate detail to demonstrate how the proposal will function as a separate property for servicing purposes and the feasibility of partial development cannot be assessed in the absence of appropriate land division. City policy does not support servicing arrangements whereby a retained commercial parcel is reliant on residential development infrastructure where separate ownership or condominium structures may result.

In the event that the proposal is approved in principle by the OLT, City staff would request that the OLT withhold its Final Order until the applicant demonstrates, to the satisfaction of the Director, Engineering Review, that the development can be adequately serviced in full compliance with City standards, including confirmation of sufficient water, sanitary, and stormwater capacity and any necessary system upgrades. Where compliance with City servicing policy is contingent on land division, servicing independence, or phasing, such matters would be required to be addressed through the approval of a Draft Plan of Subdivision or Consent to sever the lands. This requirement would necessitate the imposition of a Holding Provision on the lands through the Zoning By-law Amendment.

### **Traffic Impact, Access, Parking and Loading**

A Transportation Impact Study and associated plans were submitted with the application. Transportation Review staff have indicated that the proposed driveway access off of Lawrence Avenue East is not acceptable. Access to the site should be consolidated and located off of either Midland Avenue or Brockley Drive. Furthermore,

revisions to the plans and reports, including information on vehicle movements and signal timing adjustments, are needed to complete their review of the application.

In the event that the proposal is approved by the OLT, City staff would request that the OLT withhold its Final Order until the applicant submits a revised Transportation Impact Study to the satisfaction of the General Manager, Transportation Services.

## **Parkland**

In accordance with Section 42 of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is one hectare per 600 residential units to a cap of 10 per cent of the development site as the site is less than five hectares, with the non-residential uses subject to a two per cent parkland dedication rate. In total, the parkland dedication requirement for the portion of the site subject to the Zoning By-law Amendment application is 722 square metres. Furthermore, to maximize opportunities to obtain parkland, the dedication of land is preferred to a dedication of cash-in-lieu. As the site is further developed through subsequent phases, additional on-site dedication for each phase in full, expanding the initial 722 square metre dedication to create one, large consolidated park block would be required to contribute to building a complete community for existing and future residents and visitors.

The revised proposal does not propose any on-site parkland dedication, having removed the 951-square-metre public park originally proposed. Parks Development staff do not support this and require that the application be amended to satisfy the parkland dedication requirement through a full on-site dedication. Parks Development staff have indicated the park should be located in the northwest corner of the lands proposed to be rezoned with a minimum of 20 metres of frontage on Midland Avenue and be free of any encumbrances above and below grade. A minimum five-metre setback is required between the park boundary and any built form that abuts the park block.

## **Natural Hazards**

The subject property is located within a TRCA Regulated Area as it is located within and adjacent to the Regulatory Storm flood plain associated with Highland Creek Watershed (see Attachment 5: TRCA Regulated Area). In accordance with Section 28(1) of the *Conservation Authorities Act*, a permit is required from the TRCA prior to any development and/or site alteration taking place (at a minimum including site alteration, filling, regrading, construction of buildings, etc.) TRCA staff have noted that the proposed development is partially located within the flood hazard and the 10-metre buffer to the regulatory flood plain, which is located along Lawrence Avenue and Midland Avenue.

TRCA policies generally require redevelopment and intensification to occur outside hazardous lands, with appropriate setbacks. For properties within or adjacent to a flood hazard, it must be demonstrated that the proposal will not create off-site impacts and that safe access, meeting provincial standards, is achievable. TRCA staff strongly recommend that all buildings be located entirely outside the regulatory floodplain.

The Official Plan requires that areas within the floodplain only be used for activities that, among other criteria, do not result in unacceptable risks to life or property, and that development be set back from locations where flooding presents a significant risk to life and property by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards. The Official Plan Amendment application for the site proposes that the development on the site be exempt from this policy. Based on the information provided at this time, staff are unable to support an exemption which may permit development within the prescribed buffer.

### **Tree Planting and Preservation**

The Official Plan requires that sidewalks and boulevards be designed to provide safe, attractive, interesting and comfortable spaces for users of all ages and abilities by providing well designed and coordinated tree planting, among other matters. It also requires that the preservation, long-term growth and increase in the amount of healthy trees be a priority for all development.

The application would require the removal of nine By-law protected City street trees, located in the road allowances adjacent to Lawrence Avenue East and Midland Ave. There is also one additional dead City tree proposed for removal.

The nine City street trees proposed for removal include: four ginkgo trees measuring 4 – 6 centimetres in diameter, one honey locust tree measuring 7.5 centimetres in diameter, one pear tree measuring 10 centimetres in diameter, one Kentucky coffee tree measuring 12 centimetres in diameter, one red oak tree measuring eight centimetres in diameter, and one black locust tree of 17 centimetres in diameter. The proposed sidewalk and road allowance reconfiguration necessitate their removal.

The application is also required to comply with the tree planting elements of the Toronto Green Standard (TGS) Version 4, which based on the area of the development site (7,900.1 square metres), requires 1,436.4 cubic metres of soil volume to meet Tier 1 requirements. The submitted landscape plans specify soil volumes of 1,665.0 cubic metres, including a combined total of fifty-seven new trees on the private and public portions of the site. The Landscape Plans require revisions to be satisfactory to Urban Forestry.

In the event that the proposal is approved by the OLT, City staff would request that the OLT withhold its Final Order until the applicant has submitted a revised Arborist Report and Tree Preservation Plan to the satisfaction of the Executive Director, Environment, Climate and Forestry.

### **Noise Impact Study**

An Environmental Noise Feasibility Study has been prepared by Valcoustics Canada Ltd. in support of the rezoning application. In terms of the effect of the surrounding environment on the project, transportation noise sources that could impact the site are road traffic on Lawrence Avenue East and Midland Avenue, and rail traffic on the GO Transit Stouffville Line. The Noise and Vibration Feasibility Study that was submitted

with the application will be subject to a peer review process which has not yet been initiated.

In the event that the proposal is approved by the OLT, City staff would request that the OLT withhold its Final Order until the applicant has submitted a revised Noise and Vibration Feasibility Study that will be peer reviewed and is satisfactory to the peer reviewer, and any mitigation measures resulting from the peer review will be implemented.

### **Compatibility/Mitigation Study**

A Compatibility/Mitigation Study focusing on air quality, odour, and dust has been prepared by SLR Consulting (Canada) Ltd. in support of the Zoning By-law Amendment application. The assessment is intended to address the air quality, odour, and dust portions of the Terms of Reference of the City of Toronto OPA 231 requirements for Land Use Compatibility/Mitigation Studies. The assessment considers industrial air quality, odour, and dust emissions, as well as transportation related air pollution.

The Compatibility Study that was submitted with the application will be subject to a peer review process which has not been initiated yet due to the evolving built form.

In the event that the proposal is approved by the OLT, City staff would request that the OLT withhold its Final Order until the applicant has submitted a revised Compatibility/Mitigation Study that has been peer reviewed and is satisfactory to the peer reviewer, and any mitigation measures resulting from the peer review will be implemented.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the Toronto Green Standard (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. Should the application be approved in some form by the OLT, applicable performance standards required under Tier 1 would be secured in the site-specific zoning by-law and other through the Site Plan Control application.

### **Further Issues**

Development Review staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the proposal are made by the applicant, staff may report back to City Council as necessary.

### **Conditions to Any Tribunal Order**

Should the OLT allow the appeal, in whole or in part, the following is a preliminary list of conditions that should be required prior to the issuance of the Final Order on the Official Plan Amendment and Zoning By-law Amendment:

The final form and content of the draft Official Plan Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;

1. The final form and content of the draft Zoning By-law Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;
2. The owner has at its sole expense:
  - a. Submitted revised Functional Servicing and Stormwater Management Report, Hydrogeological Report and a Geotechnical Study and associated plans to demonstrate that there is sufficient capacity for the proposed to be adequately serviced, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
  - b. Submitted a revised Transportation Impact Study to the satisfaction of the Director, Engineering Review, Development Review;
  - c. Secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;
  - d. Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required;
  - e. Submitted a revised Pedestrian Level Wind Study and a Sun/Shadow Study, to the satisfaction of the Chief Planner & Executive Director, City Planning Division, and Executive Director, Development Review;
  - f. Submitted a revised Arborist Report and Tree Preservation Plan to the satisfaction of the Executive Director, Environment, Climate & Forestry.
  - g. Completed a peer review of the Noise and Vibration Study by a third-party consultant, to the satisfaction of the Executive Director, Development Review;
  - h. Completed a peer review of the Compatibility/Mitigation Study by a third-party consultant, to the satisfaction of the Executive Director, Development Review;
  - i. Made revisions to meet the Toronto Green Standard requirements to the satisfaction of the Executive Director, Development Review; and,
  - j. Any other conditions as may be deemed necessary and in the interest of the City.

## CONCLUSION

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The Official Plan Amendment and Zoning By-law Amendment applications have been reviewed against the policies of the PPS and the Official Plan. Staff are of the opinion that the proposal is not consistent with the PPS. Further, the proposal does not conform with the Official Plan, particularly as it relates to the Natural Environment and Built Form policies and the development criteria for *Mixed Use Areas*. The proposal, in its current form, does not represent good planning and is not in the public interest.

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

## CONTACT

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Tel. No. 416-396-7033, E-mail: [Amanda.DiGirolamo@toronto.ca](mailto:Amanda.DiGirolamo@toronto.ca)

Bram Bulger, Senior Planner, Community Planning, Scarborough District,  
Tel. No. 416-394-2945, E-mail: [Bram.Bulger@toronto.ca](mailto:Bram.Bulger@toronto.ca)

## SIGNATURE

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Christian Ventresca, M.Sc.PI, MCIP, RPP  
Director, Community Planning  
Scarborough 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: TRCA Regulated Area
- Attachment 6: Simplified Site Plan
- Attachment 7: 3D Model - Northeast View
- Attachment 8: 3D Model - Southwest View

## Attachment 1: Application Data Sheet

**Municipal Address:** 2650 LAWRENCE AVE E  
22 234848 ESC 21 OZ &  
**Application Number:** 25 202217 ESC 21 OZ

**Date Received:** November 30, 2022

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** Rezoning application to permit the development of a 33-storey residential building and a 43-storey mixed-use building with a total of 1,001 residential dwelling units. An appeal was received for the rezoning application on August 21st, 2025. The application has been submitted concurrently with a new OPA application in relation to the City of Toronto Official Plan Policy 3.4(8)(c) related to the 10.0 metre setback from flood hazards.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
CHRIS ATKINS			1137515 ONTARIO LIMITED

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 0.24 (c0.24; r0.0) SS3 (x1157)	Heritage Designation:	N
Height Limit (m):	17	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 9,514      Frontage (m): 83      Depth (m): 123

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	3,581		3,743	<b>3,743</b>
Residential GFA (sq m):			66,155	<b>66,155</b>
Non-Residential GFA (sq m):	3,581		1,940	<b>1,940</b>
<b>Total GFA (sq m):</b>	<b>3,581</b>		<b>68,095</b>	<b>68,095</b>
Height - Storeys:	1		35	<b>35</b>
Height - Metres:	10		114	<b>114</b>

Lot Coverage Ratio (%): 39.34      Floor Space Index: 8.62

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	66,155	
Retail GFA:	1,940	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			1,001	<b>1,001</b>
Other:				
<b>Total Units:</b>			<b>1,001</b>	<b>1,001</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:			493	407	101
<b>Total Units:</b>			<b>493</b>	<b>407</b>	<b>101</b>

#### **Parking and Loading**

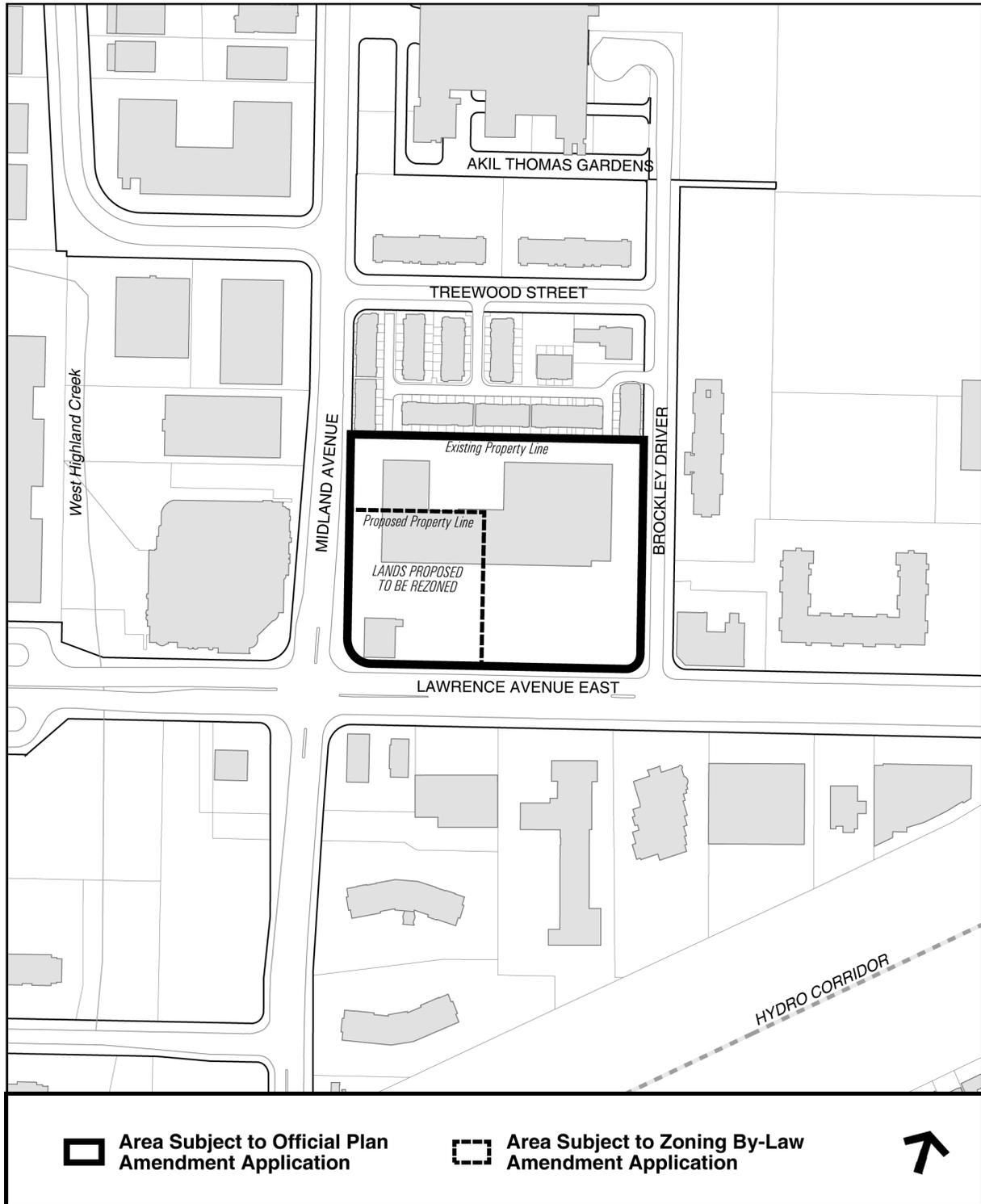
Parking Spaces: 506      Bicycle Parking Spaces: 754      Loading Docks: 2

#### **CONTACT:**

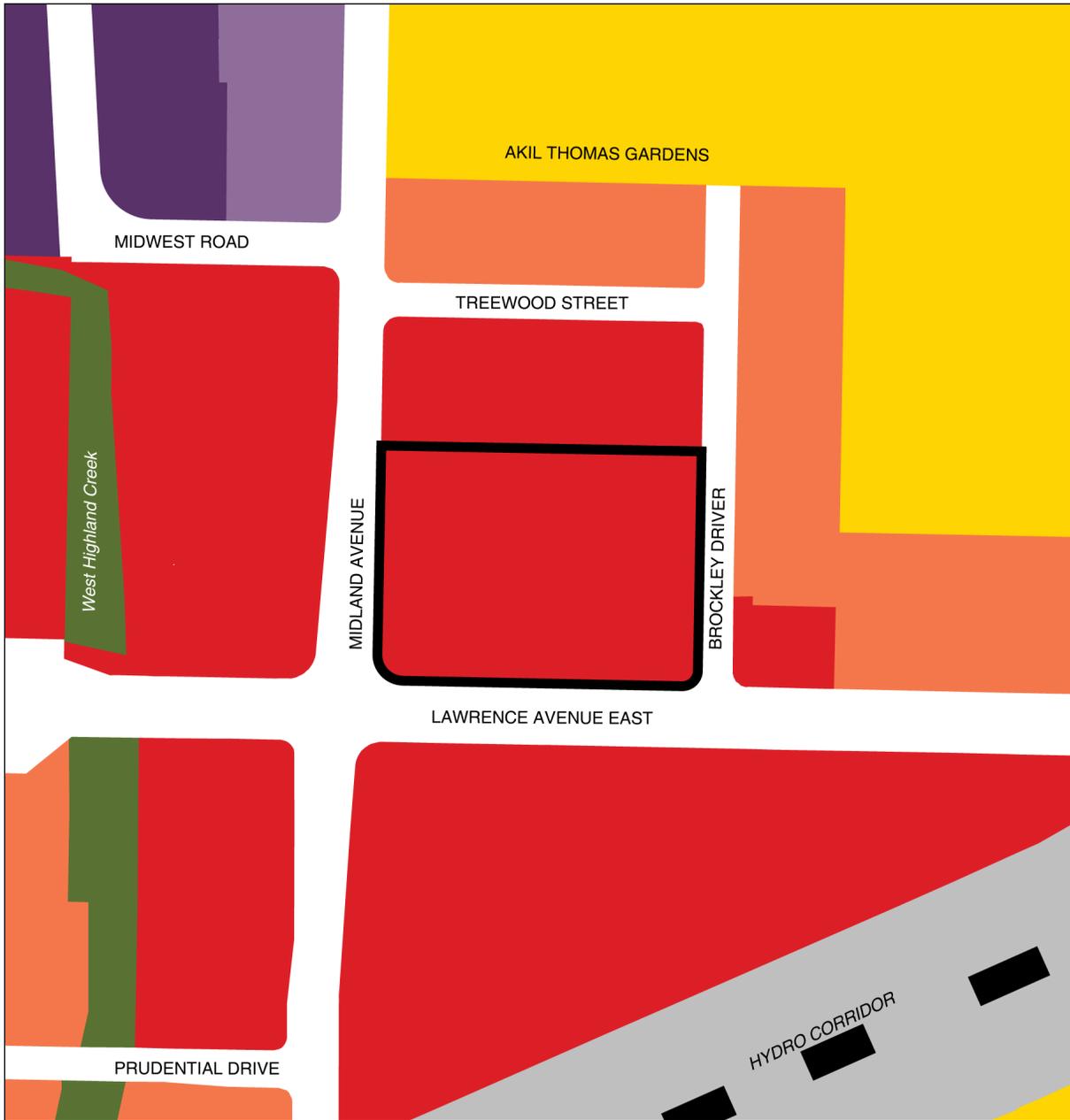
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# Attachment 2: Location Map



# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 20

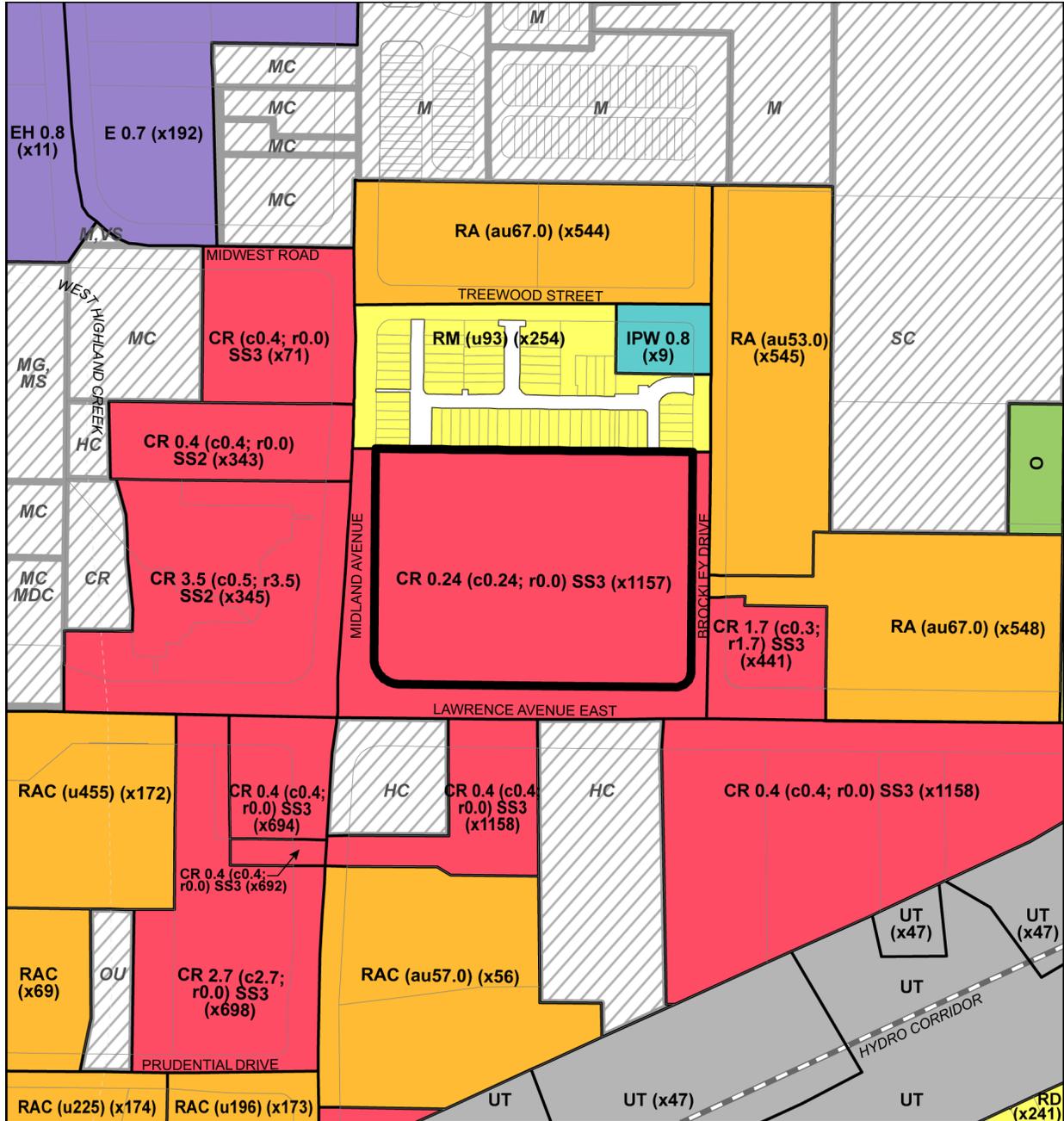
2650 Lawrence Avenue East

File # 22 234848 ESC 21 0Z

-  Subject Site
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Utility Corridors
-  General Employment Areas
-  Core Employment Areas

  
 Not to Scale  
 Extracted: 01/12/2026

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2650 Lawrence Avenue East

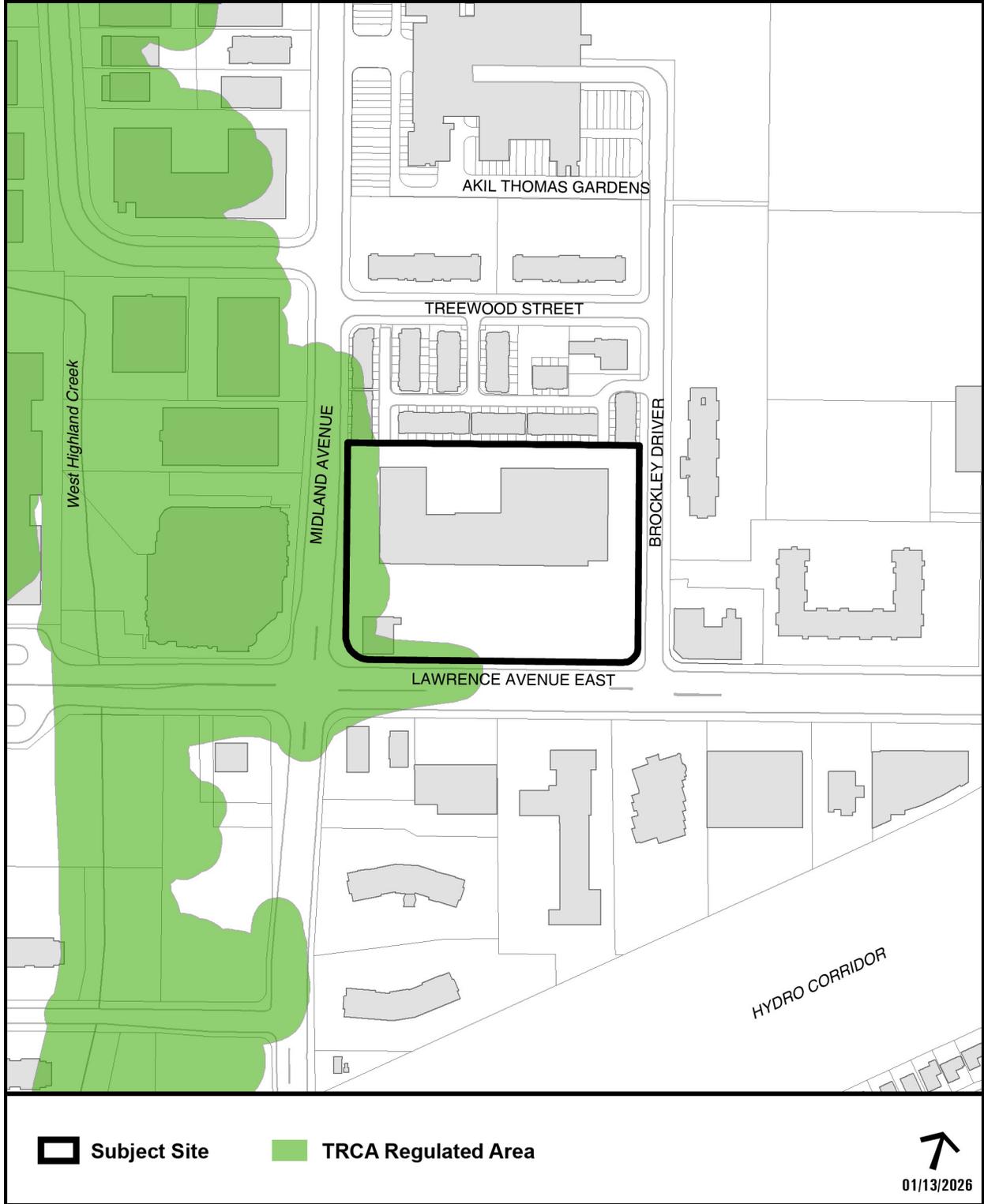
File # 22 234848 ESC 21 0Z

	Subject Site		See Former City of Scarborough By-laws Bendale Community No.9350, Eglinton Community No.10048, Dorset Park Employment District No.24982
	Residential Detached		Multiple-Family Residential
	Residential Multiple		Highway Commercial
	Residential Apartment		School
	Residential Apartment Commercial		Office Uses
	Commercial Residential		Industrial Commercial Zone
	Employment Industrial		Highway Commercial Zone
	Employment Heavy Industrial		Commercial/Residential Zone
	Institutional Place of Worship		Industrial District Commercial Zone
	Open Space		General Industrial Zone
	Utility and Transportation		Special Industrial Zone

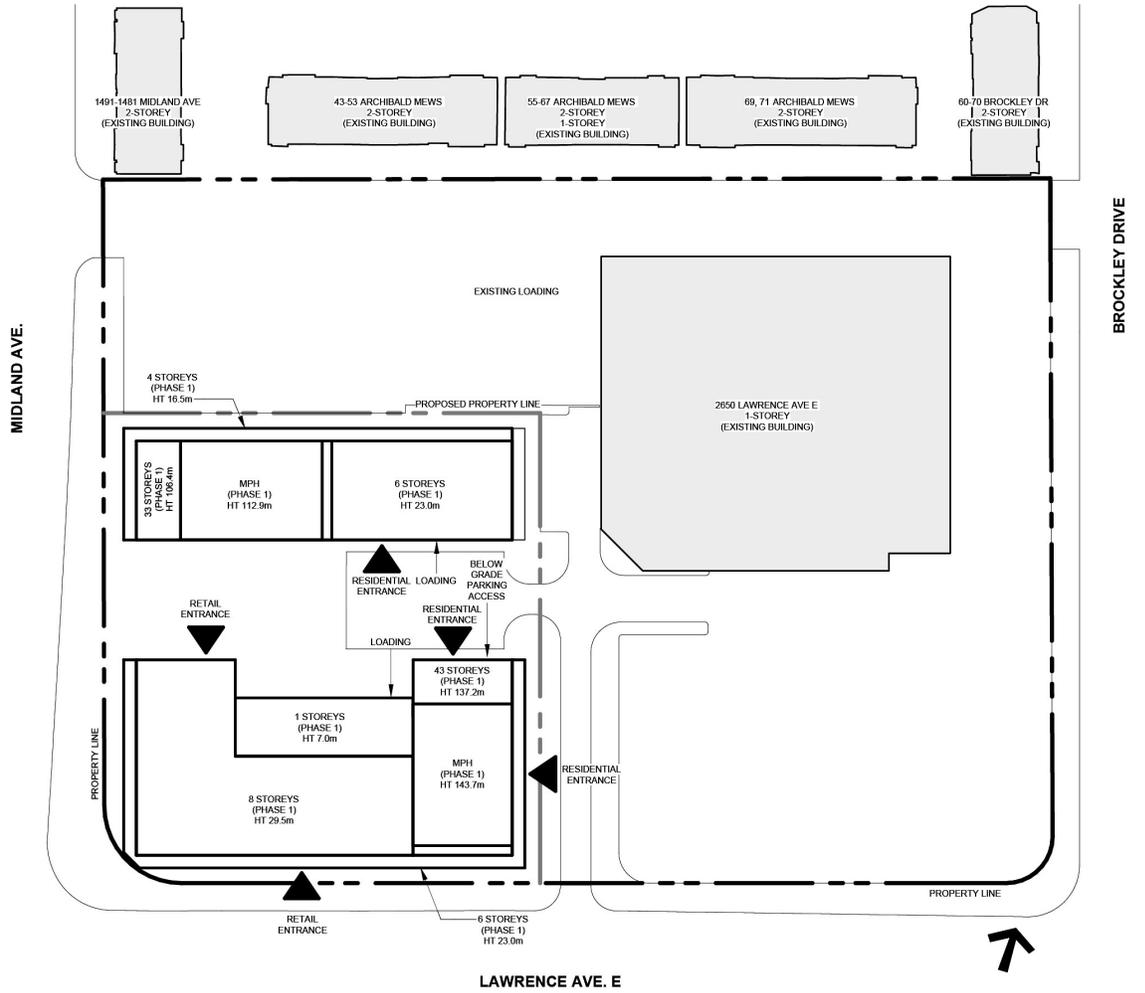


Not to Scale  
Extracted: 01/12/2026

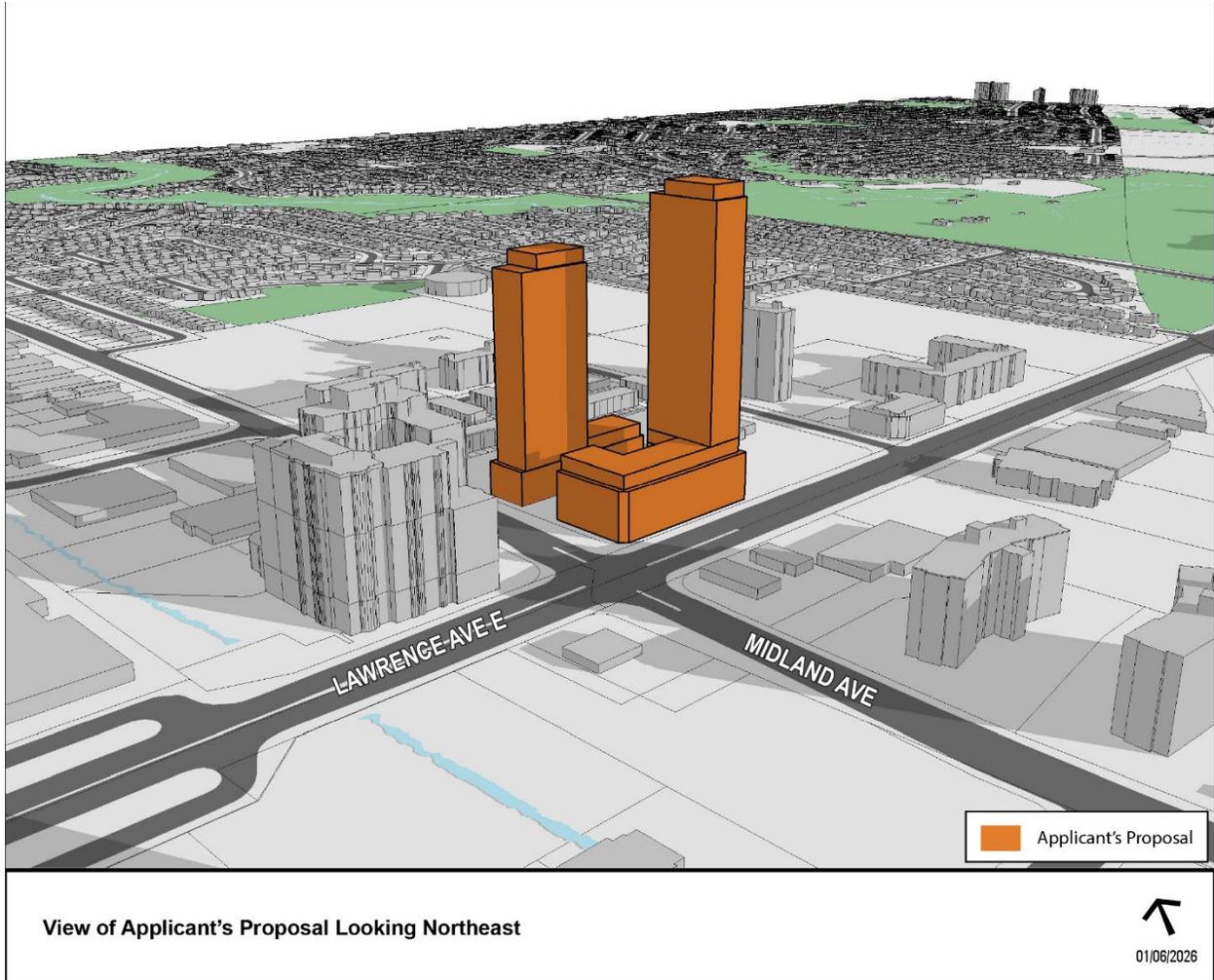
# Attachment 5: TRCA Regulated Area



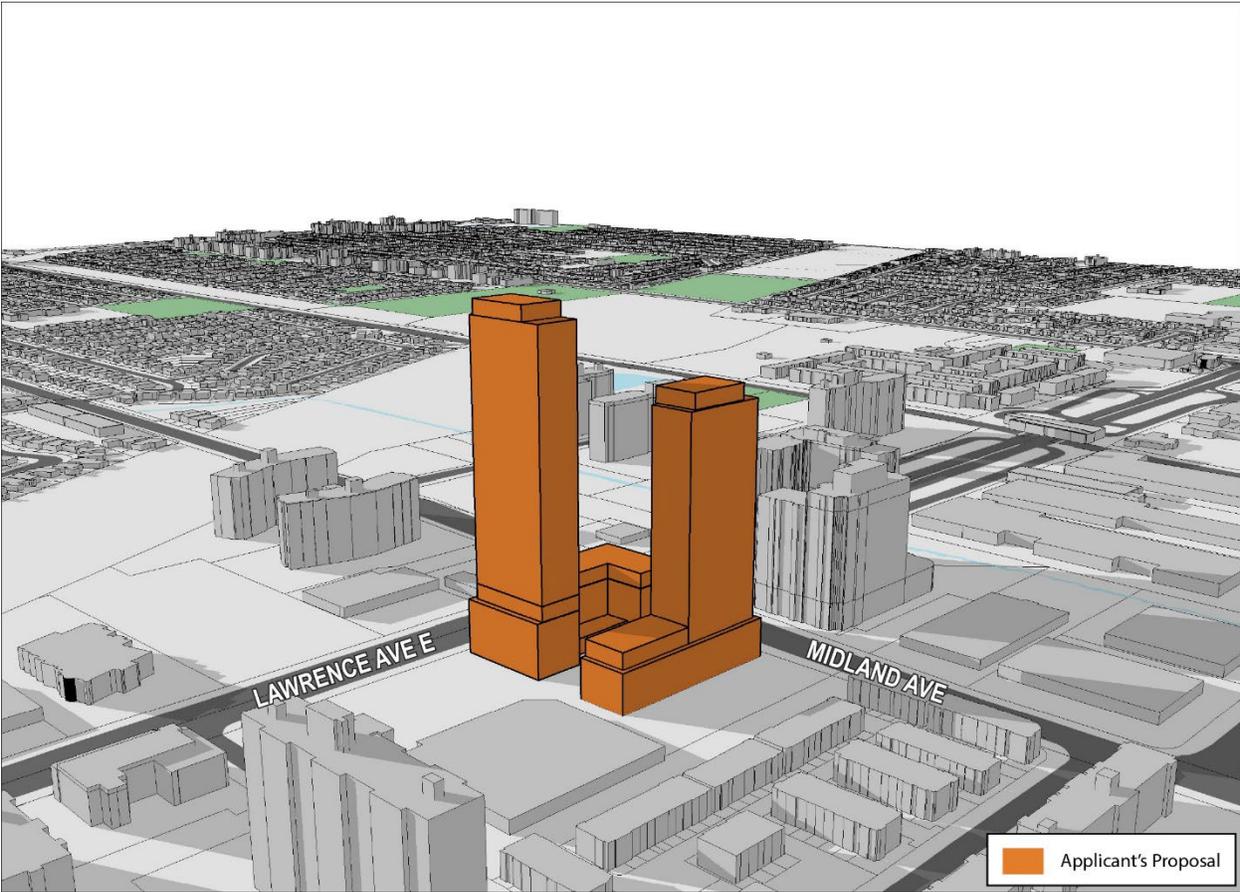
# Attachment 6: Simplified Site Plan



# Attachment 7: 3D Model – Northeast View



**Attachment 8: 3D Model – Southwest View**



**View of Applicant's Proposal Looking Southwest**

  
01/06/2026