

## **2740 Lawrence Avenue East – Part Lot Control Exemption Application – Decision Report – Approval**

Date: March 13, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 21 - Scarborough Centre

**Planning Application Number:** 25 258844 ESC 21 PL

**Related Planning Application Number:** 24 150489 ESC 21 PL, 19 242185 ESC 21 SB

### **SUMMARY**

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On November 14, 2024, City Council adopted the Part Lot Control Exemption Application Decision Report (2024.SC17.4) and enacted the associated Part Lot Control Exemption By-law (By-law 1201-2024) for the development located at 2740 Lawrence Avenue East. The intent of the Part Lot Control Exemption Application and associated by-law were to facilitate the creation and conveyance of 65 three-storey townhouse units with maintenance easements for the development within Blocks 37, 38, 39, 40, 41, 42, 43, 44 and 45 on Plan 66M-2589. The plan of subdivision including a public street was registered on April 11, 2023. The enacted By-law contained an expiry period of two years after enactment, a time period which the current application proposes to extend.

This Report recommends approval of the application to permit the exemption from Part Lot Control to be extended for an additional two years to facilitate completion of the development and to implement the necessary land transactions.

### **RECOMMENDATIONS**

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The Director, Community Planning Scarborough District recommends that:

1. City Council amend By-law 1201-2024 to extend the Part Lot Control Exemption for the lands municipally known as 2740 Lawrence Avenue East for an additional two year period from the date of the enactment of the By-law, substantially in accordance with the draft Part Lot Control Exemption By-law in Attachment 3 to this report from the Director, Community Planning, Scarborough District to be prepared to the satisfaction of the City Solicitor.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.
3. Prior to the enactment of the Amending Part Lot Control Exemption By-law, City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor.
4. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title to the lands municipally known as 2740 Lawrence Avenue East.

## **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 July 14, 2021, City Council adopted staff recommendations to approve the Zoning By-law Amendment application and conditions for a Draft Plan of Subdivision application at 2740 Lawrence Avenue East to permit to permit a new residential subdivision comprising 35 detached single-family dwellings and 65 street townhouses. The City Council decision can be found here: [Agenda Item History - 2021.SC25.2](#)

On November 14, 2024, City Council adopted the Part Lot Control Exemption Application Decision Report (2024.SC17.4) and enacted By-law 1201-2024 to exempt certain lands located at 2740 Lawrence Avenue East from Part Lot Control for a period of two years.

The report and by-law can be found here: [Agenda Item History - 2024.SC17.4](#)  
On December 18, 2024, City Council enacted By-law 1383-2024 to amend By-law 1201-2024, to make a technical amendment to correct a technical error in By-law 1201-2024. By-law 1383-2024 stated that By-law 1201-2024 would expire two years after its enactment, as amended, by City Council. Since the Amending

By-law 1383-2024 was enacted on December 18, 2024, By-law 1201-2024 is set to expire on December 18, 2026.

By-law 1201-2024 and Amending By-law 1383-2024 were registered on title to the lands municipally known as 2740 Lawrence Avenue East as Instrument AT6736001.

## **THE SITE AND SURROUNDING LANDS**

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### **Subject Site**

The site is located on the north side of Lawrence Avenue East, east of Midland Avenue. The subject lands are approximately 3.65 hectares (9 acres) in size and have approximately 118 metres of frontage on Lawrence Avenue East with a depth of approximately 290 metres. The former David and Mary Thomson Collegiate Institute, previously on the subject site, was demolished. The development is under construction, and some units have already been sold and are now occupied. Please see Attachment 1 to this report for the Location Map.

### **Surrounding Uses**

**North:** To the north is an existing low density residential neighbourhood, the new David and Mary Thomson Collegiate Institute and Donwood Park Public School.

**East:** To the east is an existing residential neighbourhood consisting largely of semi-detached dwellings. East of Brimley Road is a hydro corridor containing a portion of Thomson Memorial Park, retirement homes and beyond that, the Scarborough General Hospital.

**South:** To the south across Lawrence Avenue East, a commercial plaza, a hydro corridor, and an existing residential neighbourhood beyond.

**West:** To the west are lands previously conveyed to the City of Toronto for a future City funded childcare facility and parkland south of the David and Mary Thompson Collegiate Institute sports field, an existing 7 storey apartment building on Lawrence Avenue East and commercial and high-density residential uses beyond at Midland Avenue.

## **THE APPLICATION**

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### **Description**

The applicant is seeking an extension to the Part Lot Control Exemption By-law 1201-2024, enacted by City Council on November 14, 2024, for a period of two

years, to facilitate the creation and conveyance of 65 three-storey townhouse units with maintenance easements for a residential freehold townhouse development within 9 blocks on Registered Plan 66M-2589. The extension of the Part Lot Control Exemption By-law 1201-2024 would permit the creation of conveyable parcels for the development of the approved buildings, establish easements for shared access and servicing between the proposed buildings and allow for the construction financing and the registering of mortgages on the parcels.

### **Additional Information**

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5746879&pid=32079&title=2740-LAWRENCE-AVE-E> .

### **Reasons for Application**

The extension to Part Lot Control exemption is requested as the existing Part Lot Control Exemption By-law 1201-2024 will expire on December 18, 2026 which does not provide sufficient time for the completion of the development within the lands and the associated transfers. A two year would facilitate the completion of the development and associated transfers.

Please see Attachment 2 for illustration of the Part Lot Control Exemption Plans.

### **Agency Circulation Outcomes**

The application together with the applicable documentation submitted, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and drafting the Part Lot Control Exemption By-law amendment.

## **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) (PPS), and shall conform to the applicable provincial plans, including the Greenbelt Plan (2017) and others.

### **Official Plan**

The Official Plan identifies the subject site as *Neighbourhoods* on Map 20 - Land Use Plan of the Toronto Official Plan. *Neighbourhoods* are considered as

physically stable areas primarily made up of low-density type residential uses, such as detached houses, semi-detached houses, multiplexes and townhouses, as well as interspersed walk-up apartments.

## **Zoning**

The subject site is zoned Residential Townhouse Zone (x 323) under Zoning By-law 569-2013, as amended. The Residential Townhouse Zone zoning category permits detached house, semi-detached house, townhouse, duplex, triplex and fourplexes. The subject site has Site Specific Provision, Exception 323 which regulates building setback, parking, lot area, building height, landscaping, lot coverage, permitted maximum number of detached houses and townhouses, permitted number of storeys, and lot coverage.

## **Plan of Subdivision**

The site is subject to M-Plan 66M-2589, which was registered on April 11, 2023. The Executive Director, Development Review has delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended.

## **Site Plan Control**

A Site Plan Control Application (File No. 20 21 221026 ESC 21 SA) was submitted on October 4, 2021. A Site Plan Agreement was entered into between the owner and the City on April 11, 2023. Final approval from the Director, Community Planning, Scarborough was issued on May 3, 2023.

## **COMMENTS**

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Development Review staff consider the request for the extension of the Part Lot Control Exemption appropriate for the orderly development of the lands. Staff recommend that Council extend the term of the Part Lot Control Exemption by-law for an additional two-year period. This time frame is expected to provide sufficient time for the completion of the development and associated transfers

## **Provincial Planning Statement and Provincial Plans**

Development Review staff have reviewed this application for its has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff have reviewed the current proposal for consistency with the PPS. It is Staff's opinion that that the proposed extension is consistent with PPS as it continues to allow for enabling intensification within existing settlement areas, making efficient use of existing land, services, and infrastructure through infill development in a more compact built form than previously existed on the subject lands.

## Land Division

The existing Part Lot Control exemption in-effect for the site is to create parcels for 65 freehold townhouses with maintenance easements (Blocks 37, 38, 39, 40, 41, 42, 43, 44 and 45, Plan 66M-2589) on a public road within a new plan of subdivision.

Part Lot Control exemption is a method of land division to further subdivide lands within a registered plan of subdivision. Under Section 50(5) of the *Planning Act*, Part Lot Control allows only whole lots or blocks on a plan of subdivision to be transferred, subject to certain exceptions. Section 50(7) of the *Planning Act*, authorizes Council to adopt a by-law exempting lands within a registered plan of subdivision from Part Lot Control.

The subject lands are within a registered Plan of Subdivision 66M-2589. Section 50(7.4) of the *Planning Act* authorizes Council to amend a Part Lot Control Exemption by-law to extend the time period specified for the exemption at any time prior to the expiration of the by-law.

To ensure that the Part Lot Control Exemption By-law 1201-2024 does not remain open indefinitely, it was set to expire on December 18, 2026. The extension to the Part Lot Control Exemption By-law will add two years to this timeframe, with a new expiry date of December 18, 2028.

## CONCLUSION

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The proposal has been reviewed against the policies of the PPS and the Official Plan. Staff are of the opinion that the request for the extension of the Part Lot Control Exemption is appropriate for the orderly development of the lands.

Staff recommend that City Council extend the term of the Part Lot Control Exemption By-law for an additional two-year period on the lands municipally known as 2740 Lawrence Avenue East.

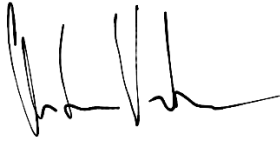
## CONTACT

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## **SIGNATURE**

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Christian Ventresca, M.Sc.PI, MCIP, RPP  
Director, Community Planning  
Scarborough District

## **ATTACHMENTS**

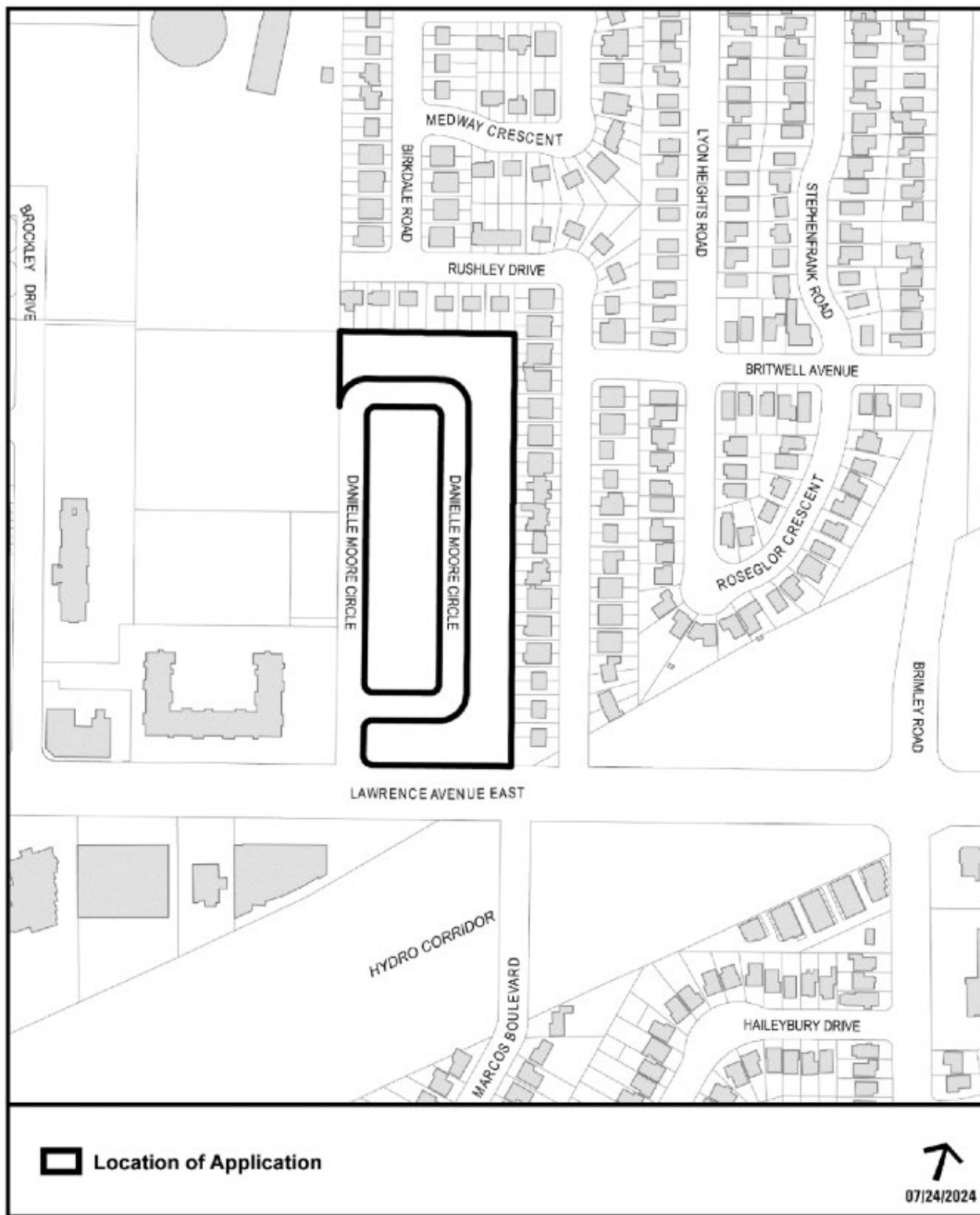
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Attachment 1: Location Map

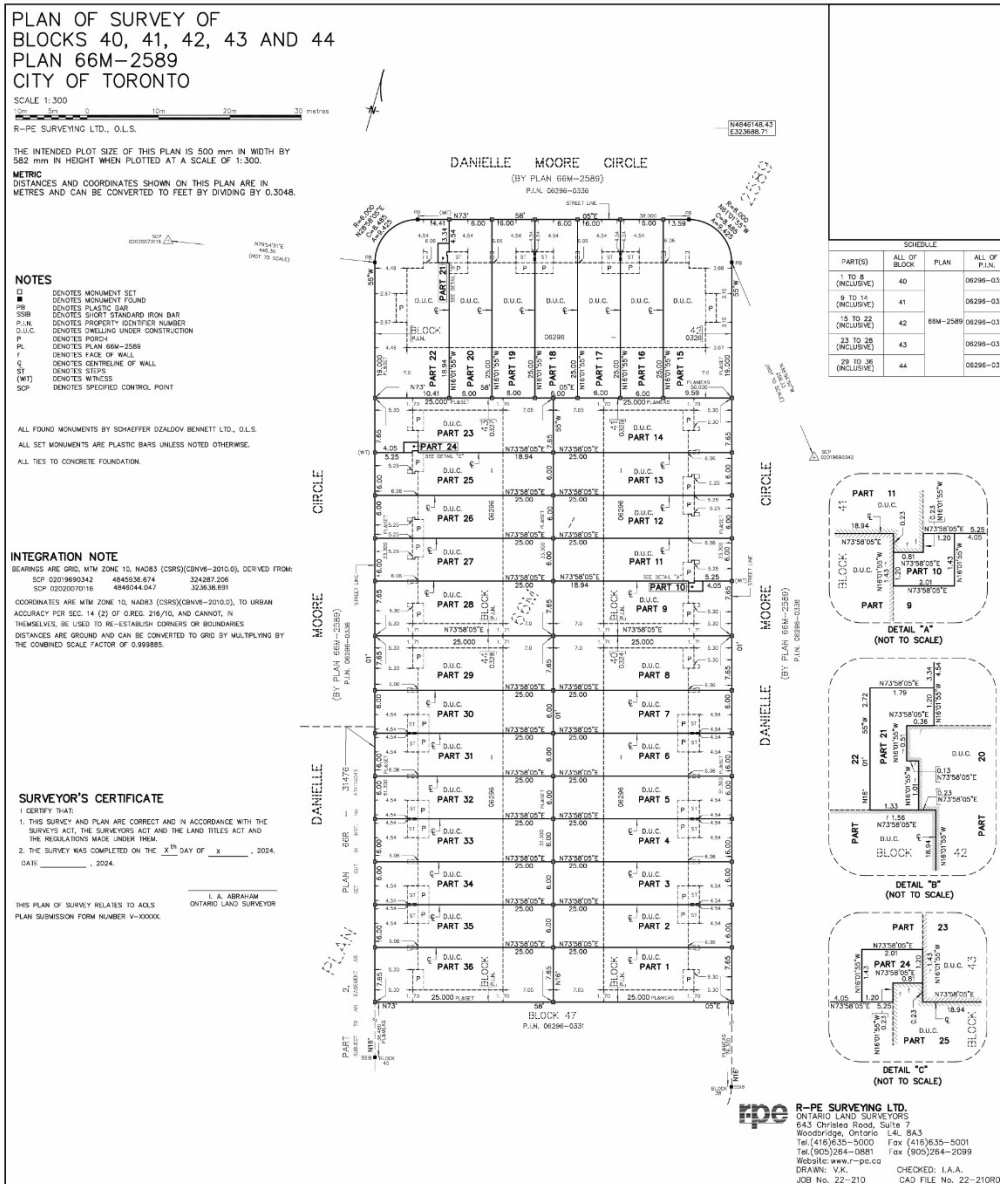
Attachment 2: Draft Part Lot Control Exemption Plan

Attachment 3: Draft Part Lot Control Exemption By-law and Schedule "A"

# Attachment 1: Location Map



# Attachment 2: Draft Part Lot Control Exemption Plan



Part Lot Exemption Plan (1)





### **Attachment 3: Draft Part Lot Control Exemption By-law and Schedule "A"**

Authority: Scarborough Community Council Item No. \_\_\_\_\_, as adopted by City of Toronto Council on \_\_\_\_\_ and Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City

#### **CITY OF TORONTO**

**Bill** \_\_\_\_

**BY-LAW** \_\_\_\_-2026

#### **To amend By-law 1201-2024 to extend the expiration of Part Lot Control exemption for the lands known as 2740 Lawrence Avenue East**

Whereas Council of the City of Toronto enacted By-law 1201-2024 on November 14, 2024, and By-law 1383-2024 on December 18, 2024, to exempt lands municipally known as 2740 Lawrence Avenue East from Part Lot Control with an expiry of December 18, 2026; and,

Whereas Council of the City of Toronto has the authority pursuant to Section 50(7.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law:

The Council of the City of Toronto hereby enacts as follows:

1. Section 2 of By-law 1201-2024 is deleted and replaced with the following:  
  
This By-law expires four (4) years from the date of its enactment, as amended, by City Council.
2. This By-law applies to the lands described in the attached Schedule "A".

Enacted and passed on April 2026.

Frances Nunziata,  
Elvidge,  
Speaker

John D.  
City Clerk

(Seal of the City)

## **SCHEDULE "A"**

### **Municipal Address**

2740 Lawrence Avenue East

### **Legal Description**

Blocks 37, 38, 39, 40, 41, 42, 43, 44 and 45, Plan 66M-2589