

4129, 4137 and 4139 Lawrence Avenue East – Zoning By-law Amendment – Decision Report – Approval

Date: June 22, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 24 - Scarborough-Guildwood

Planning Application Number: 26 132226 ESC 24 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit the development of a 13-storey mixed-use rental building at 4129, 4137 and 4139 Lawrence Avenue East. A total gross floor area of 18,297 square metres is proposed, consisting of 18,173 square metres of residential gross floor area (259 residential units) and 124 square metres of non-residential gross floor area, resulting in a floor space index (FSI) of 5.29 times the area of the lot. The proposal will contain 77 affordable rental units and 182 rent-controlled units. The anticipated affordability period, as secured through a Contribution Agreement with the Housing Development Office, will be 40 years.

The proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement (2024). The proposed development also conforms to the general intent of the City's Official Plan by proposing residential and retail/commercial uses. The proposal will intensify an underutilized site along an *Avenue* designated *Mixed Use Areas* and represents a compatible infill development consistent with the existing and planned context.

This report recommends a Holding (H) provision on the site to ensure that the identified archaeological assessments are addressed to the satisfaction of Senior Manager, Heritage Planning.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 4129, 4137, and 4139 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

This project has been approved for financial incentives under the Rental Housing Supply Program's Affordable Rental and Rent Controlled Housing Incentives (ARRCHI) Stream. A total of 259 units, of which 77 are affordable and 182 are rent-controlled units, are proposed at 4129, 4137 and 4139 Lawrence Avenue East. The anticipated affordability period, as secured through a Contribution Agreement with the Housing Development Office, is 40 years.

The provided financial incentives are not direct cash payments from the City but rather reflect forgone revenues in the form of waived or exempted fees and charges, including planning application fees and building permit fees, development charges (DCs), parkland dedications, community benefits charges (CBCs) and property taxes.

The total estimated value of financial incentives, based on 2026 rates, is \$36,195,830, as shown in Table 1. The final value of financial incentives may vary depending on the timing of development applications and eligibility for statutory exemptions from DCs, CBCs and parkland dedication requirements for non-profit housing developments under section 4.2 of the *Development Charges Act, 1997* and the *Planning Act* through Bill 23.

Table 1: Estimated financial incentives provided to the project

Forgone Fees & Charges	
Estimated Forgone Development Charges (A)	\$9,790,153
Estimated Forgone Permit and Planning Fees (B)	\$675,247
Estimated Forgone Parkland Dedication Fees and CBCs (C)	\$4,817,400
Subtotal - Forgone Fees & Charges (A+B+C)	\$15,282,800
Property Tax Exemption	
Estimated Net Present Value (NPV) of Property Tax Exemption - City portion	\$17,826,845

Forgone Fees & Charges	
Estimated Net Present Value (NPV) of Property Tax Exemption - Education portion*	\$3,086,185
Subtotal - Property Tax Exemption (NPV)	\$20,913,030
Total financial incentives provided (Forgone Fees & Charges and NPV of Property Tax Exemption)	\$36,195,830

*The education portion is a flow through to the Province, which the City would not collect or remit once the property tax exemption takes effect.

Forgone property tax revenue for the first year of occupancy in 2030 is estimated to be \$0.6 million (NPV), of which \$0.5 million represents municipal property taxes and the remaining \$0.1 million reflects the provincial education portion of property taxes.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

At its meeting on November 13 and 14, 2024, City Council approved financial incentives for the Rental Housing Supply Program through item 2024.EX18.2 – Build More Homes: Expanding Incentives for Purpose Built Rental Housing.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX18.2>

THE SITE AND SURROUNDING LANDS

Description

The subject site is located on the south side of Lawrence Avenue East, west of the Kingston Road and Lawrence Avenue East intersection in the West Hill neighborhood, known municipally as 4129, 4137 and 4139 Lawrence Avenue East. The site is rectangular in shape, with a frontage of 56.37 metres along Lawrence Avenue East, and has a total site area of 3,461 square metres. The site is occupied by two single-storey office buildings, which will be demolished to accommodate the proposed development.

See Attachment 2 for the Location Map.

Surrounding Uses

North: On the north side of Lawrence Avenue East are two 11-storey apartment buildings, St. Margaret's Public School, St. Margaret's Cemetery and Parkette and a townhouse complex to the east of the parkette.

South: The south side of the site contains a Commercial plaza, an automobile dealership, and a townhouse complex.

East: To the east of the subject site is a banking institution, and across Kingston Road is a take-out restaurant, a 13-storey apartment building and a townhouse complex.

West: To the west of the site is a 2-storey medical office building, two 2-storey office buildings, a funeral home, and a townhouse complex.

THE APPLICATION

Description

The proposed development is for a 13-storey apartment building (45.5 metres, excluding the mechanical penthouse) comprised of 259 residential units, 124 square metres of non-residential floorspace, and a total GFA of 18,297 square metres. .

Density

The proposal has a density of 5.29 times the area of the lot.

Residential Component

The proposed development includes a total of 259 dwelling units: 13 studio (5 percent), 165 one-bedroom (63.7 percent), 53 two-bedroom (20.5 percent), and 28 three-bedroom units (10.8 percent).

Non-Residential Component

The proposal includes 124 square metres of non-residential floorspace located on the ground floor fronting Lawrence Avenue East.

Access, Parking and Loading

Vehicular access to the site is via a driveway from Lawrence Avenue East on the west side of the site. The proposal includes a total of 85 vehicular parking spaces located at-grade and within one level of underground parking garage. The access ramp is situated at the rear of the site to leave spaces for outdoor amenity areas and minimize traffic activities along the site frontage. A total of 196 bicycle parking spaces is also proposed, including 19 short-term spaces and 177 long-term spaces, along with a bicycle repair

station. The proposed development will have one Type G loading space, accessible from the west side of the building.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, Land use map, Existing zoning 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: [4129LawrenceAveE](#)

Reasons for Application

An amendment to City of Toronto Zoning By-law 569-2013 is required to amend the site-specific performance standards on the subject property, such as the maximum building height, maximum lot coverage, and minimum building setbacks.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on October 10, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on March 20, 2026 and deemed complete on April 8, 2026 by satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at [4129LawrenceAveE](#).

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 Zoning By-law amendments, including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

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

Official Plan

The Official Plan's Urban Structure Map 2 identifies the site as *Avenues*, and Map 23 designates the site as *Mixed-Use Areas*. 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.

Zoning

The site is zoned Commercial-Residential (CR 0.4 (c0.4; r0.0)) under Zoning By-law 569-2013, as amended. The CR zone category generally permits dwelling units in a mixed-use building if residential density is provided for. In this case, with r0.0, no residential uses are currently permitted on site. The current by-law exception number 396 outlines site-specific permitted uses, minimum building setbacks, and parking rates. 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 Performance Standards
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Percent for Public Art Program
- 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 application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at: [Toronto Green Standard](#).

PUBLIC ENGAGEMENT

Community Consultation

A Community Consultation Meeting was held virtually on May 11, 2026. There were approximately 10 residents in attendance, in addition to the Ward Councillor, staff from the Ward Councillor's office, City staff, and the applicant's team. Community Planning staff presented the planning policy framework, the application review process, and the reasons for the application. The applicant presented the proposed development.

Comments and questions raised during this meeting and through further correspondence from the public include:

- Questions regarding the proposed parking ratio in relation to the number of residential and non-residential units;
- Questions regarding whether the non-residential unit is intended to function as a retail space;
- Concerns regarding shadow impacts on nearby properties and parks;
- Concerns regarding vehicular and pedestrian traffic through the site between Lawrence Avenue East and Kingston Road, as well as increased traffic impacts overall;
- Concerns regarding the proposed building setbacks in relation to the height of the building; and
- Concerns regarding whether the proposed building would negatively impact the existing character of the neighbourhood.

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

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (PPS) (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report. In particular, staff have reviewed the proposal with regard to the policies of Official Plan Amendment 778, which provide direction for site development and urban design along *Avenues*, including policies that support complete communities, transit-oriented development, and the provision of high-quality public realm improvements.

Land Use

The site is located on an *Avenue* (Map 2 of the Official Plan) and is designated *Mixed Use Areas* on Map 23 of the Official Plan (refer to Attachment 3) providing for a broad range of commercial, residential, institutional and open space uses to accommodate an increase in population and jobs along transit lines. *Mixed Use Areas* are areas anticipated to accommodate much of the City's retail, office and service employment, as well as much of the new housing.

Currently the subject lands contain only non-residential uses. The proposed development would introduce a mix of uses on an appropriately sized lot with frontage on Lawrence Avenue East, while responding to the significant need for affordable and supportive housing within the City of Toronto.

The proposed 13-storey mixed-use building represents a compatible built form that is anticipated within the *Mixed Use Areas* designation and is considered an appropriate level of intensification for the currently underutilized site, having regard for the surrounding context. The proposal therefore conforms to the intent of the Official Plan policies regarding land use, and in particular Policy 4.5.

Density, Height, Massing

The proposed 13-storey (45.8 metres, excluding mechanical penthouse) mixed use building would meet the intent of the Mid Rise Guidelines with respect to an appropriately scaled building that is proportionate to the width of the adjacent right-of way. The proposed ground floor height of 7.0 metres exceeds the Zoning By-law requirement of 4.5 metres to facilitate commercial uses at-grade and improve visibility. The mechanical penthouse has been set back from the frontage to reduce any further shadow impacts with opportunities for additional refinements on its size and location through detailed design.

The proposal would provide an appropriate separation distance of 5.5 metres to the neighboring properties from the side lot lines and a rear yard setback of between 7.5 metres and 10.4 metres to accommodate the outdoor amenity space and landscaping. The omission of balcony projections into the required setback areas will help reduce the perceived massing and visual impacts of the building. In addition, staff have reviewed the overall proposed setbacks and stepbacks of the proposed building, as illustrated in Diagram 3 of the draft Zoning By-law Amendment, and find them to be acceptable.

The proposed density, height and massing are considered appropriate for the surrounding context with existing similarly scaled buildings fronting Lawrence Avenue East in proximity to Kingston Road both well serviced by existing and planned transit networks.

Site Organization and Public Realm

The Official Plan requires that "new developments enhance the existing streetscape by massing buildings to define street edges in a well-proportioned manner, with attention to creating a comfortable, attractive, and safe environment for civic life and daily social interaction." This is achieved through appropriate landscaping and setbacks that provide a strong transition between the public and private realm.

Staff are satisfied with the proposed 2.1-metre wide pedestrian sidewalk and the 3-metre landscaped buffer along Lawrence Avenue East, as well as the proposed mid-block pedestrian connection of 2.1 metres in width on the east side of the site to improve connectivity from Lawrence Avenue East to the rear of the property and other outdoor amenity areas. The cantilever design on the west side of the building allows for the internalization of the access driveway, loading space and servicing activities and screening them from the public realm as provided for by Official Plan policy 3.1.3.4.

Appropriate at-grade and below-grade setbacks from the property lines are proposed to provide opportunities for additional soft landscaping while maintaining some of the existing healthy mature trees adjacent to the site and within the City's road allowance. In addition, the applicant is proposing 9 new trees within the City's road allowance and 11 new trees on the site to further enhance the site and the surrounding public realm.

Furthermore, to enhance activation along the Lawrence Avenue frontage, the proposal includes a prominent corner entrance to the building adjacent to the sidewalk. The frontage also includes non-residential space and several indoor amenity areas, including a multi-sport court for recreation and assembly uses, located along the façade at grade with extensive glazing and integrated landscape screening.

Staff have reviewed the application in the context of the applicable Official Plan public realm policies and relevant design guidelines and are satisfied that the proposed design will contribute to a high-quality public realm by fostering complete and well-connected walkable communities and supporting active transportation and public transit uses.

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. The proposed mid-rise mixed use building will provide a unit mix that meets the Growing Up Guidelines. Of the proposed 259 dwelling units 77 units are at affordable rents and 182 units are rent-controlled. The anticipated affordability period, as secured through a Contribution Agreement with the Housing Development Office, is 40 years.

The proposed rental apartment building will include 13 studios (5 percent), 165 one-bedroom units (63.7 percent), 53 two-bedroom units (20.5 percent), and 28 three-bedroom units (10.8 percent). Local tenants will be prioritized for the affordable rental units, with any remaining units being allocated to individuals experiencing homelessness, supporting the City's efforts to address housing insecurity and

homelessness. Tenants for the rent-controlled units will be selected in accordance with standard industry leasing practices.

Amenity Space

The proposal conforms to City-wide Zoning By-law 569-2013 by providing 566 square metres of indoor amenity spaces and 486 square metres of outdoor amenity spaces. The outdoor space would be programmed to include terraces with outdoor seating on multiple floors, a children's play area, a dog run, and a community garden at grade. It is staff's opinion that proposed development provides adequate amenity spaces that are appropriately and strategically located.

Archaeological Impact

The site is identified as having archaeological potential in the City of Toronto's Archaeological Management Plan, reflected in the searchable database on Toronto Maps. Accordingly, the applicant submitted the requisite Stage 1 Archaeological Assessment, which concluded that approximately 94% of the property does not retain any archaeological potential due to ground disturbances associated with residential and commercial developments over the years. The balance of the property was found to retain archaeological potential, and a Stage 2 Archaeological Assessment is required. This Stage 2 archaeological assessment had not been submitted to staff for review before the preparation of this report.

As a result, to ensure no adverse impacts to potential archaeological resources on the site, staff recommend that a Holding (H) provision in the site-specific Zoning By-law be included.

Prior to realizing the development permissions in the Zoning By-law Amendment, an application to lift the holding provision must be approved. The applicant must submit the required Stage 2 report, and must follow through on any recommendations to mitigate adverse impacts to any significant archaeological resources through Stage 3 and Stage 4 archaeological assessment, to the satisfaction of the Senior Manager, Heritage Planning.

Shadow Impact

In support of the proposal, a shadow study was submitted to demonstrate the potential shadow impacts from the 13-storey building during the spring and fall equinoxes, March and September.

The findings indicate that during the equinoxes, some shadowing from the proposed development will be cast onto Lawrence Avenue East between 9:18 a.m. and 12:18 p.m. From 2:18 p.m. to 5:18 p.m., shadows will be cast east of the development, extending toward the intersection of Lawrence Avenue East and Kingston Road until the end of the day.

The proposed building results in some shadow cast on a southern portion of St. Margaret's Parkette, to the north of the site, between 9:18 a.m. and 11:18 a.m. on the equinoxes. There are no shadowing impacts on the lands designated *Neighbourhoods* adjacent to the parkette.

Staff have reviewed the submitted Sun/Shadow Study and consider the resulting shadow impacts to be adequately limited. This conclusion is based on the existing mature tree canopy within the parkette, as well as the fact that shadows are anticipated to affect only a small portion of the parkette, likely containing a bus shelter, waste receptacle, and bench.

Wind Impact

A Pedestrian Level Wind Study was submitted in support of the application. The study described the anticipated wind conditions around the proposed development. The study confirmed that future wind conditions around the site are acceptable for pedestrian use throughout the year. However, wind conditions on the amenity terrace during winter months may be uncomfortable. As a result, 1.8-metre-high wind screens along the terrace-edge were recommended to mitigate the potential wind impacts. In addition, landscape elements and canopies were recommended around seating areas to provide additional wind protection. The mitigation measures were incorporated into the revised proposal.

Staff have reviewed the report and concur that the proposed mitigation measures will effectively address the identified wind impacts. Additional refinements to the building design and landscape plan to mitigate wind impacts along the Lawrence Avenue East frontage and at the entrance to the building will be determined through the Site Plan application process.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report and a Hydrogeological Report in support of the application, both of which were reviewed by Development Engineering staff. The proposed development will be serviced by existing municipal watermain and sewers located within the public right-of-way. A new sanitary service connection will be required.

The submitted reports concluded that there is sufficient capacity to service the proposed development without the need for upgrades to the municipal infrastructure. Development Engineering staff have reviewed the findings of the reports and have accepted the conclusions on available municipal servicing capacity to support the proposed development.

Access, Vehicular and Bicycle Parking and Loading

Vehicular access to the site is proposed from Lawrence Avenue East via a two-way driveway located on the west side of the subject lands. To accommodate the proposed development, the existing curb cut at 4129 and 4137 Lawrence Avenue East will be shifted slightly to the west, whereas the curb cut at 4139 Lawrence Avenue East will be removed. The driveway will provide access to the underground parking ramp at the rear of the site, as well as to one Type G loading space located at grade within the building. Pedestrian access will be provided directly from Lawrence Avenue East to the main residential lobby entrance, as well as to a separate entrance serving the commercial space.

A privately owned, publicly accessible mid-block pedestrian connection, measuring 2.1 metres in width, is proposed along the east side of the site, intended to connect Lawrence Avenue East to Kingston Road in the future, subject to the redevelopment of the adjacent lands to the south. Adjacent to the pedestrian connection is a 3.4-metre-wide landscaped buffer on the eastern side of the connection. In addition, a private rear pedestrian walkway is provided to access a secondary residential entrance, bicycle storage rooms, short-term bicycle parking, visitor parking spaces, and outdoor amenity areas, including a children's play area and a dog run.

Zoning By-law 569-2013 requires 14 visitor spaces and eight accessible spaces for this development and permits a maximum of 246 parking spaces. A total of 89 parking spaces are proposed, with 74 residential parking spaces, including seven accessible spaces, provided within the underground parking garage and 15 visitor parking spaces, including one accessible space, located at-grade. Transportation Review staff consider the proposed parking supply to be acceptable.

A total of 196 bicycle parking spaces is proposed. Of these, 177 long-term bicycle parking spaces are located within a dedicated storage room at grade, which also includes a bicycle repair station. In addition, 19 short-term bicycle parking spaces are provided on-site, including six spaces near the main entrance along Lawrence Avenue East and 13 spaces located near the secondary entrance at the rear of the site. Transportation Review staff consider the proposed bicycle parking provision to be acceptable.

Traffic Impact

In support of the proposal, a Transportation Impact Study was submitted for review. The study estimated that the proposed development would generate approximately 30 and 42 vehicular trips during the morning and afternoon peak hours, respectively. Based on this level of trip generation, the study concluded that the projected site traffic would have minimal impacts on the intersections within the local area and could be adequately accommodated within the adjacent road network.

Given the site context and transportation conditions, Transportation Review staff concur that the vehicular traffic impacts associated with the proposed development are minimal.

In addition, the following Transportation Demand Management (TDM) measures were identified to be provided to the residents.

- Short-term and long-term bicycle parking spaces;
- Information packages with public transit maps and timetables;
- On-site pedestrian infrastructure, including a covered vestibule and pedestrian-scale lighting; and
- Financial contributions to BikeShare Toronto for an off-site BikeShare station.

In addition, staff and the applicants are in active discussions regarding the provisions of pre-loaded transit passes for each resident to encourage public transit usage, and partnerships with a car-share service provider to provide onsite car-share facilities..

Parkland

In accordance with Chapter 415, Article III, Chapter 415-30.A. (14) of the Toronto Municipal Code, the 77 affordable rental housing units secured under a Municipal Housing Project Facility Agreement are exempt from parkland dedication. The Agreement must be executed before the exemption can apply. The Municipal Housing Project Facility (Contribution) Agreement was executed on March 20, 2026.

In accordance with Section 42 of the *Planning Act*, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu for the dwelling units that do not qualify as affordable rental nor as non-profit housing. 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 issuances of the first above-grade building permit for the land to be developed.

Tree Preservation

An Arborist Report and Tree Protection Plan were submitted in support of the application and indicates that a total of 16 by-law regulated trees on site were inventoried, including 6 privately-owned trees on the site, 7 privately-owned trees located on neighboring properties, and 3 city-owned trees along the Lawrence Avenue East frontage.

To facilitate the proposed development, a total of 8 by-law regulated trees are proposed to be removed, including all 6 privately-owned trees on the site, and 2 City-owned trees. All of which will require a permit to be removed. A total of twenty replacement trees will be planted, with nine trees located within the City's right-of-way and eleven on the site.

A total of 5 by-law regulated trees will be injured due to proximity to construction and 3 by-law regulated trees will be preserved and protected.

Urban Forestry staff have reviewed the submitted materials and support the proposed tree preservation plan and overall tree preservation and planting strategy.

School Boards

The Toronto District School Board (TDSB) schools currently assigned to this development are Galloway Road Public School and Sir Wilfred Laurier Collegiate Institute. TDSB staff have determined that there may be insufficient capacity at Laurier to accommodate students from new residential developments, based on the data available at this time. To address accommodation challenges, TDSB may propose to use portables to accommodate students or engage in studies to explore options for creating additional school space. These options include changing school boundaries, moving programs, or bussing new students to another school, among others.

The applicant is required to erect signs on the development site and include warning clauses in all offers of purchase and sale/lease/rental/tenancy agreements to inform new residents of the student accommodation situation. Applicants may also be required to provide estimated occupancy dates and a commitment for periodic updates on expected occupancy to provide TDSB with information for enrolment projections.

The Catholic schools serving this area including St. Martin de Porres Catholic School, St. John Paul II Catholic Secondary School, and St. Mother Teresa Catholic Academy. At this time, the local elementary school is operating at capacity and may not be able to accommodate additional students from the development as proposed. Sufficient space exists within the local secondary schools to accommodate additional students.

The Toronto Catholic District School Board advises that should the proposed development proceed, that warning clauses be included in the conditions of approval and subsequently within any agreements of purchase and sale for the proposed units in this plan. While the school boards have noted possible current capacity issues, school capacity may change by the time the development is constructed and occupied.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a Holding (H) provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law is:

1. The owner has submitted a Stage 2 Archaeological Assessment, prepared by a consultant archaeologist, licensed by the Ministry of Citizenship and Multiculturalism, under the provisions of the *Ontario Heritage Act*, and the owner has followed through on any recommendations to mitigate adverse impacts to any significant archaeological resources, through preservation on-site or resource removal and documentation, through applicable Stage 3 and Stage 4 Archaeological Assessments, all to the satisfaction of the Senior Manager, Heritage Planning.

The Executive Director, Development Review Division and their designates have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council. An application to lift the H will be required and a decision on the application will be made by the Executive Director, Development Review Division or their designate once satisfactory material has been submitted and reviewed.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024). The proposal conforms with the Official Plan, particularly as it relates to the development criteria for *Mixed Use Areas* designated lands, and considering the existing and planned context for the general vicinity.

The proposal would provide much needed affordable and supportive rental units to respond to the city's desperate need for cheaper and more adequate housing. It also creates a balance of high-quality commercial and residential uses that reduce automobile dependency and take advantage of nearby planned transit services.

Staff recommend approval of the Zoning By-law Amendment application, subject to the inclusion of a holding provision in the draft Zoning By-law Amendment as discussed in the report.

CONTACT

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SIGNATURE



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

ATTACHMENTS

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 Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: North Elevation
- Attachment 8: East Elevation
- Attachment 9: South Elevation
- Attachment 10: West Elevation
- Attachment 11: 3D Massing Model (Looking Northwest)
- Attachment 12: 3D Massing Model (Looking Southeast)

Attachment 1: Application Data Sheet

Municipal Address: 4129, 4137 & 4139 LAWRENCE AVENUE EAST Date Received: March 20, 2026

Application Number: 26 132226 ESC 24 OZ

Application Type: Rezoning

Project Description: Proposed 13-storey mixed-use rental building and one level of underground parking. It provides a total of 259 units of varying sizes. It has a combination of Affordable Rental and Rent-Controlled Rental Homes. Min. 30% of units at affordable rents; Min 20% of units meet accessibility standards. The development subjects to RHSP program, ARCHI stream, and PDRS stream.

Applicant	Agent	Architect	Owner
NEIGHBOURS COMMUNITY HOMES 175 Bloor Street West, Suite 1101 South, Toronto, ON M4W 3R8	WESTON CONSULTING 268 Berkeley Street., Toronto, ON Canada M5A 2X5	KIRKOR ARCHITECTS AND PLANNERS 20 De Boers Drive. Suite 400 Toronto, ON M3J 0H1	2699064 ONTARIO INC. 175 Bloor Street West, Suite 1101 South, Toronto, ON M4W 3R8

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 0.4 (c0.4; r0.0) SS3 (x396)	Heritage Designation:	N
Height Limit (m):	11.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	3,461	Frontage (m):	85	Depth (m):	41
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	517		671	671
Residential GFA (sq m):			18,173	18,173
Non-Residential GFA (sq m):	517		124	124
Total GFA (sq m):	517		18,297	18,297

Height - Storeys:	2	13	13
Height - Metres:		46	46

Lot Coverage Ratio (%)	65	Floor Space Index:	5.29
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	18,173	
Retail GFA:	124	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			259	259
Freehold:				
Condominium:				
Other:				
Total Units:			259	259

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	13	165	53	28	
Total Units:	13	165	53	28	

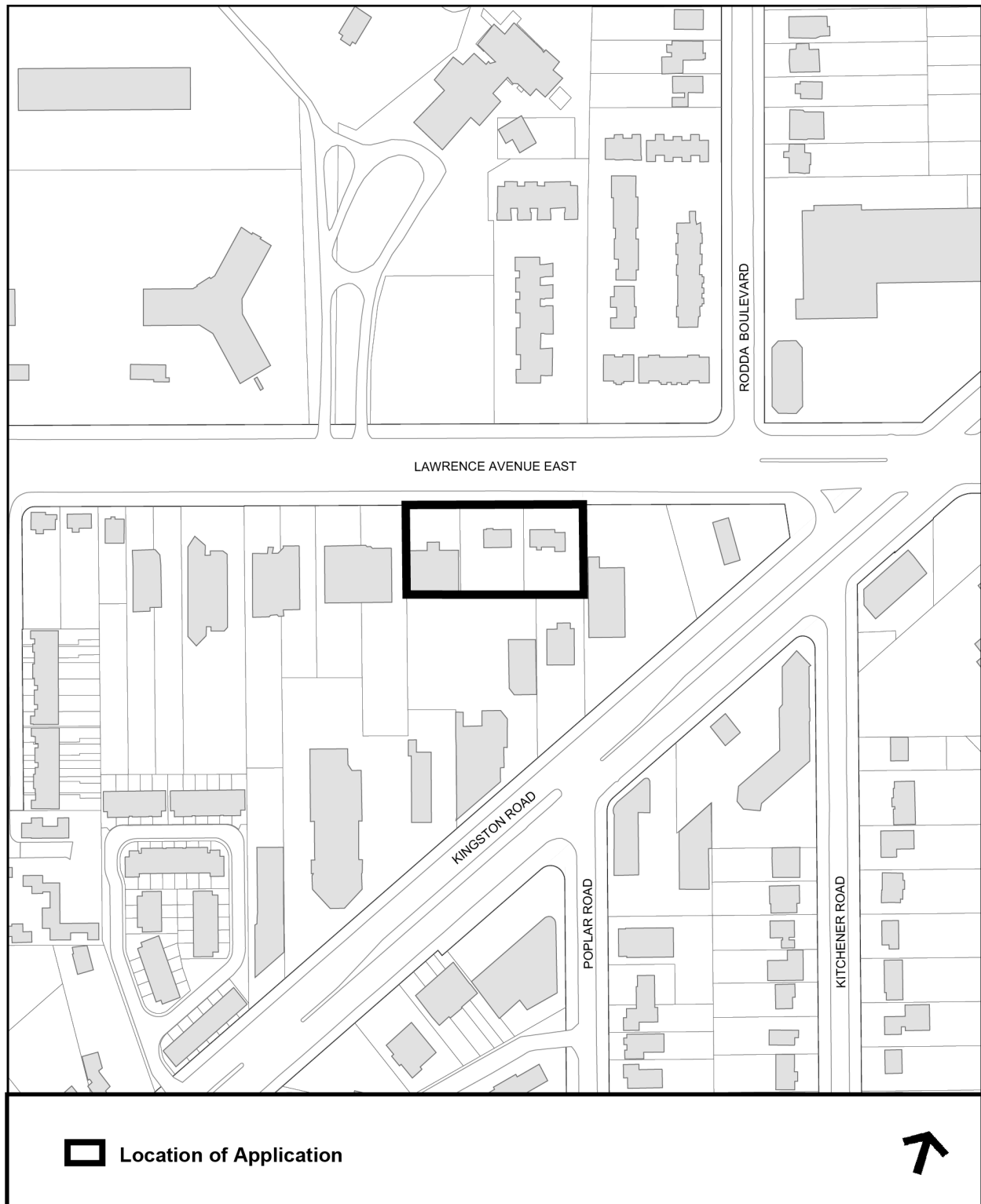
Parking and Loading

Parking Spaces:	89	Bicycle Parking Spaces:	196	Loading Docks:	1
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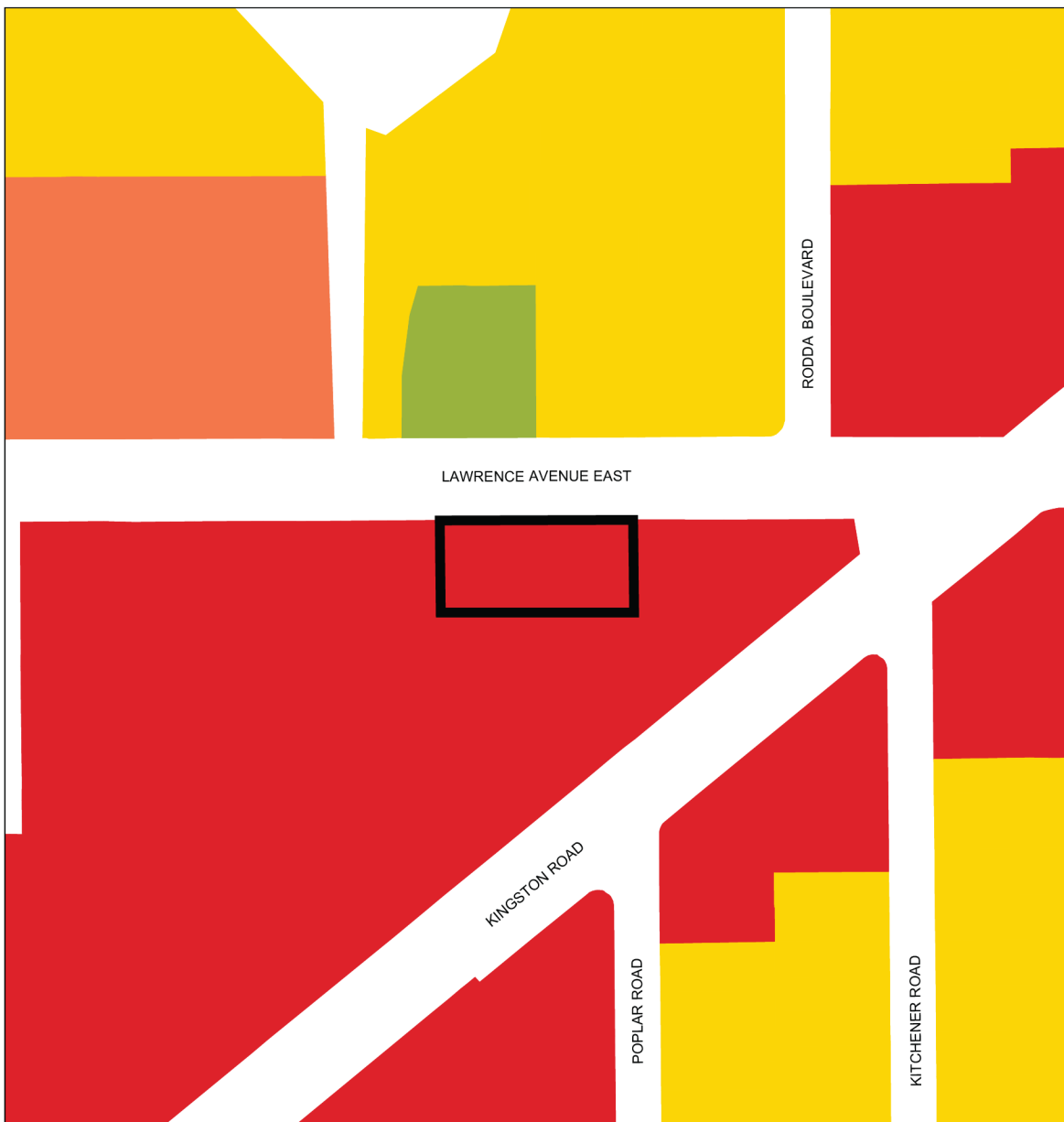
CONTACT:

Jayvis Wan, Community Planner
 416-396-7029
jayvis.wan@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



4129, 4137, and 4139 Lawrence Avenue East

Official Plan Land Use Map 23

File # 26 132226 ESC 24 02



Location of Application

Neighbourhoods

Apartment Neighbourhoods

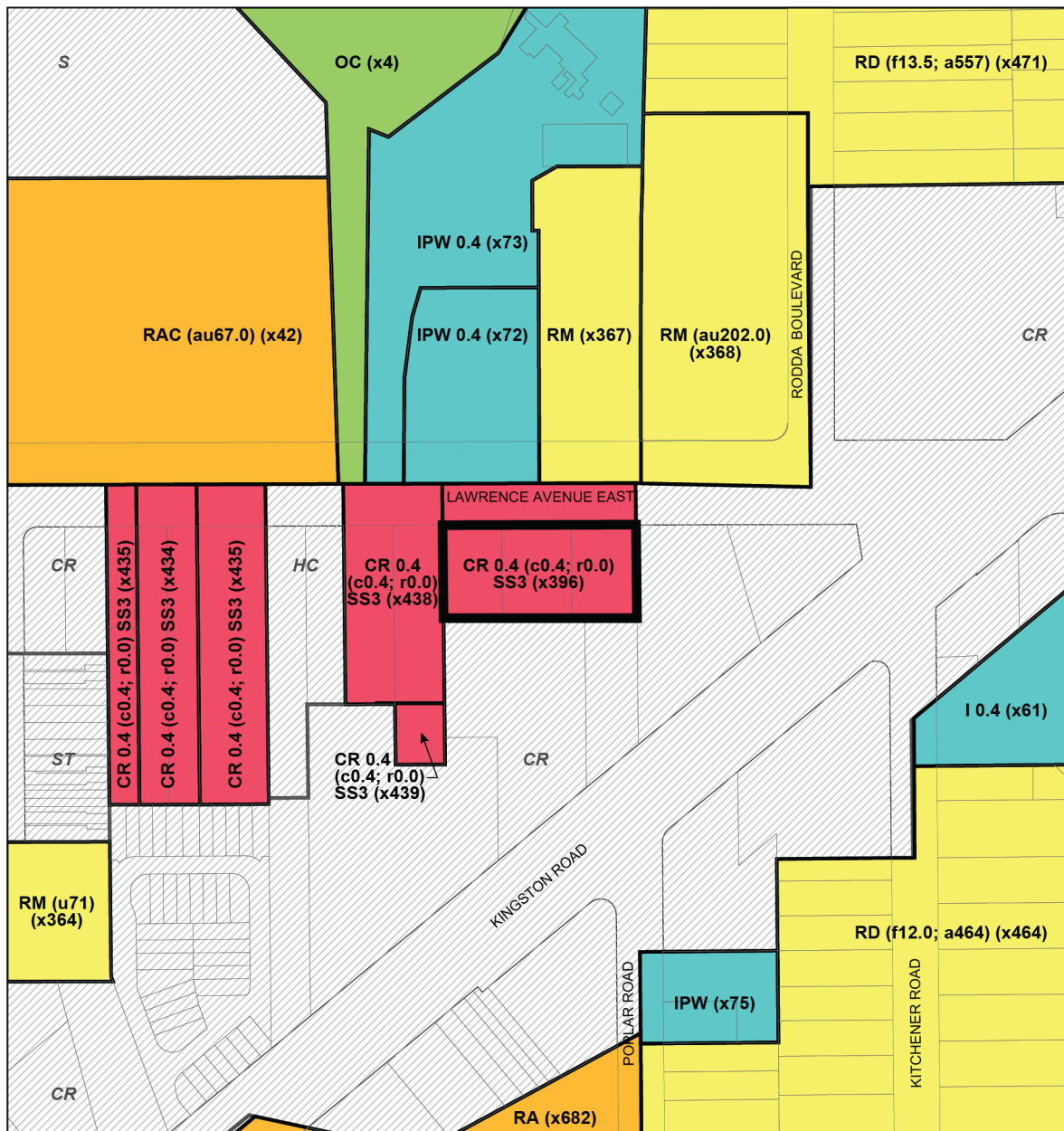
Mixed Use Areas

Parks



Not to Scale
Extracted: 03/23/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

4129, 4137, and 4139 Lawrence Avenue East

File # 26 132226 ESC 24 0Z

Location of Application

RD Residential Detached
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial

CR Commercial Residential
I Institutional
IPW Institutional Place of Worship
OC Open Space Cemetery

See Former City of Scarborough
 West Hill Community Bylaw No. 10327

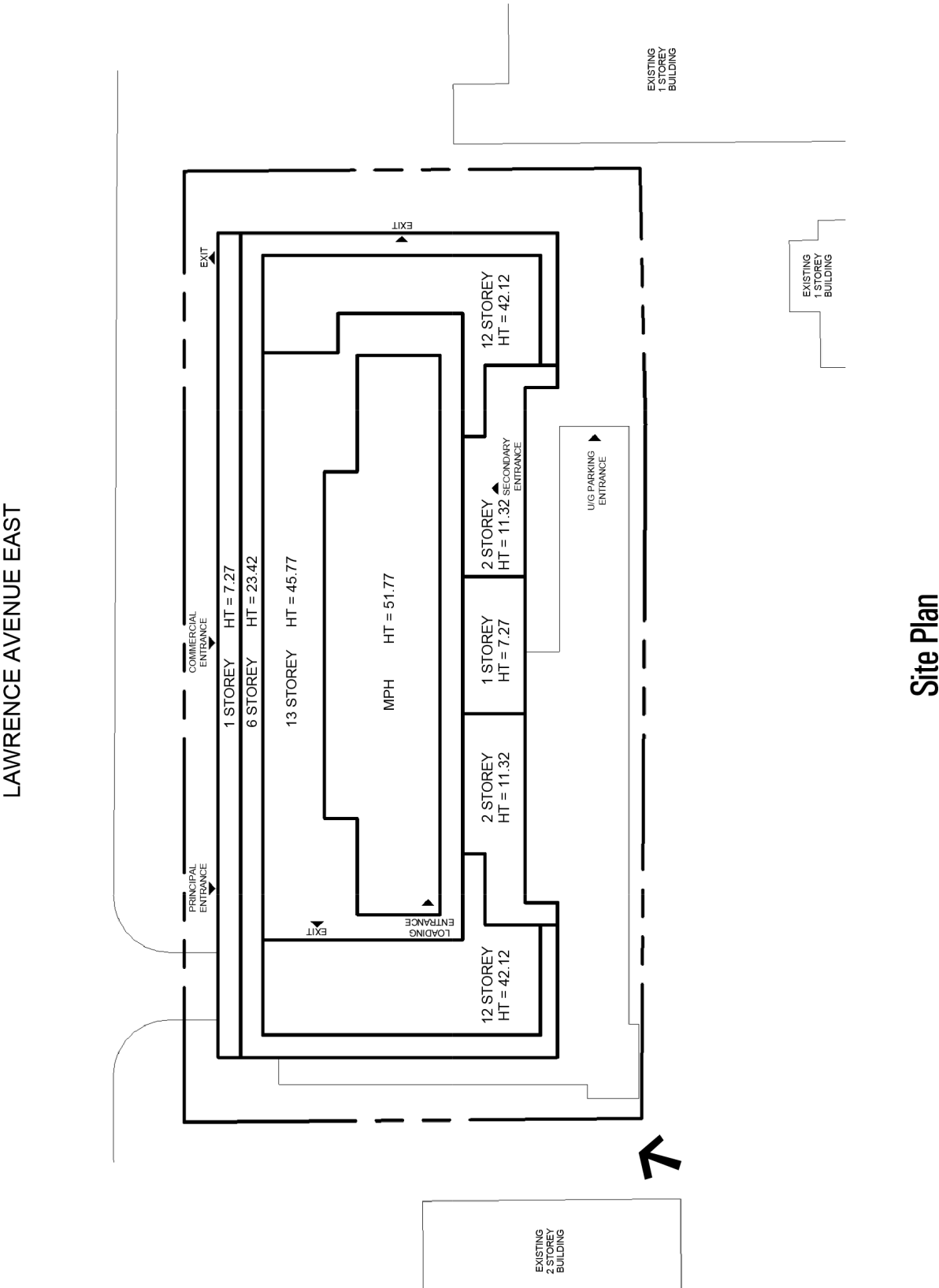
S Single-Family Residential
ST Street Townhouse Residential
CR Commercial-Residential
HC Highway Commercial

Not to Scale
 Extracted: 03/23/2026

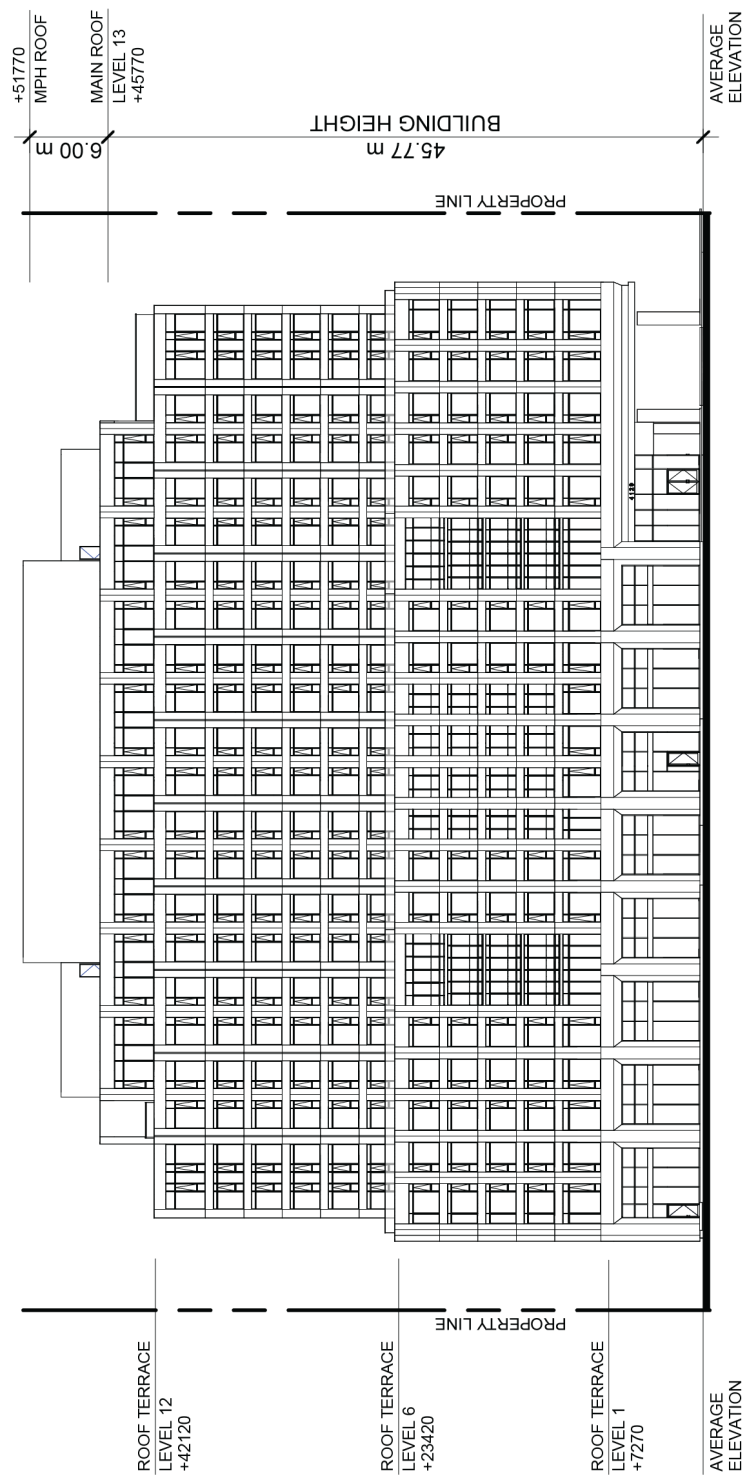
Attachment 5: Draft Zoning By-law Amendment

Attached separately to this report as a PDF.

Attachment 6: Site Plan

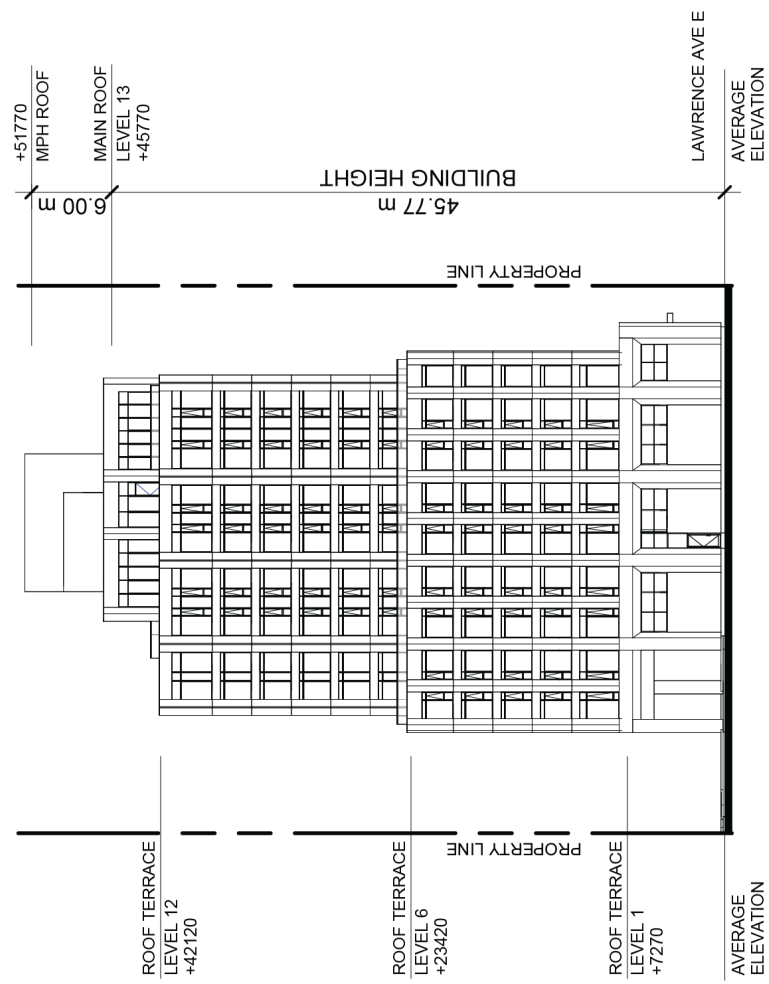


Attachment 7: North Elevation



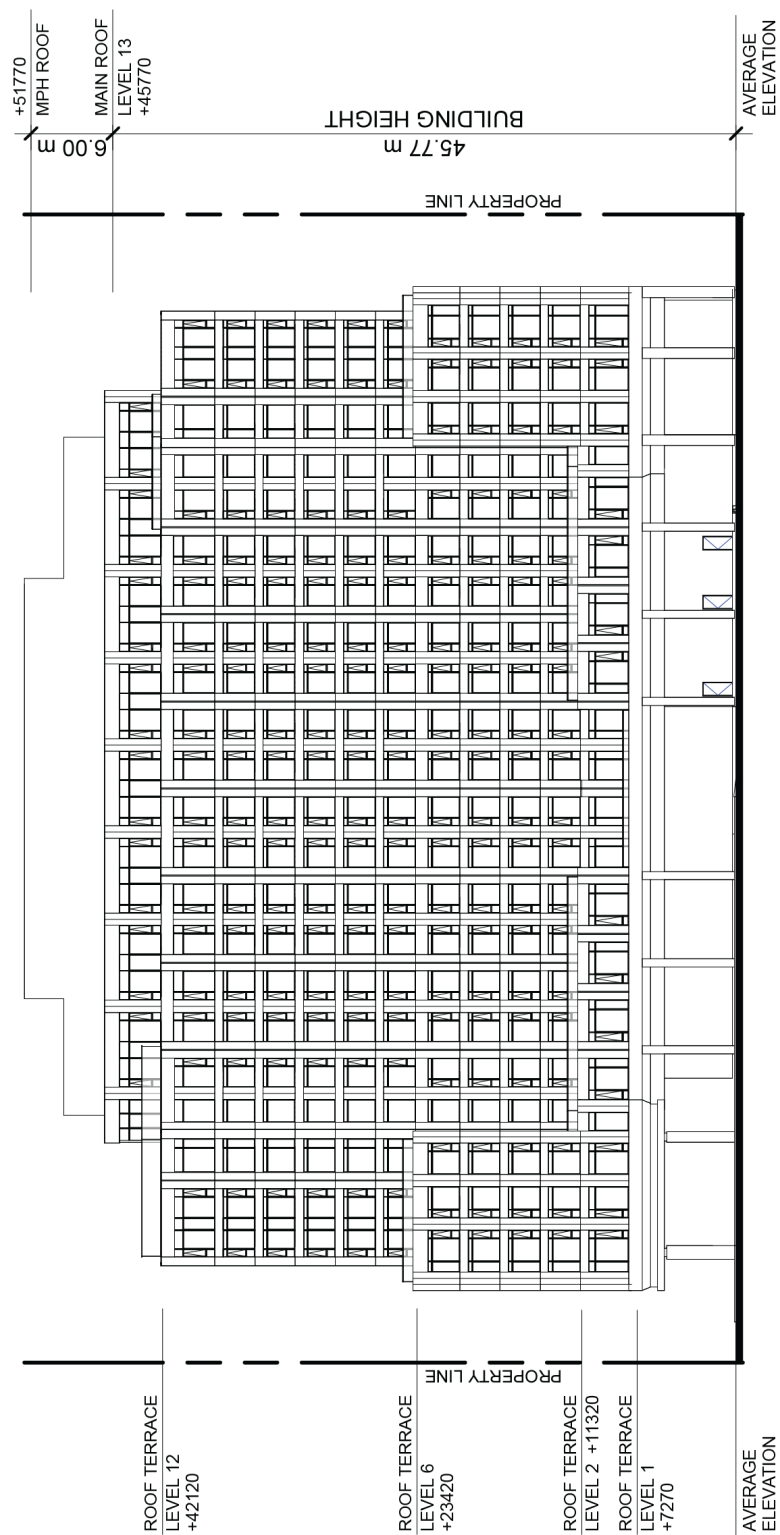
North Elevation

Attachment 8: East Elevation



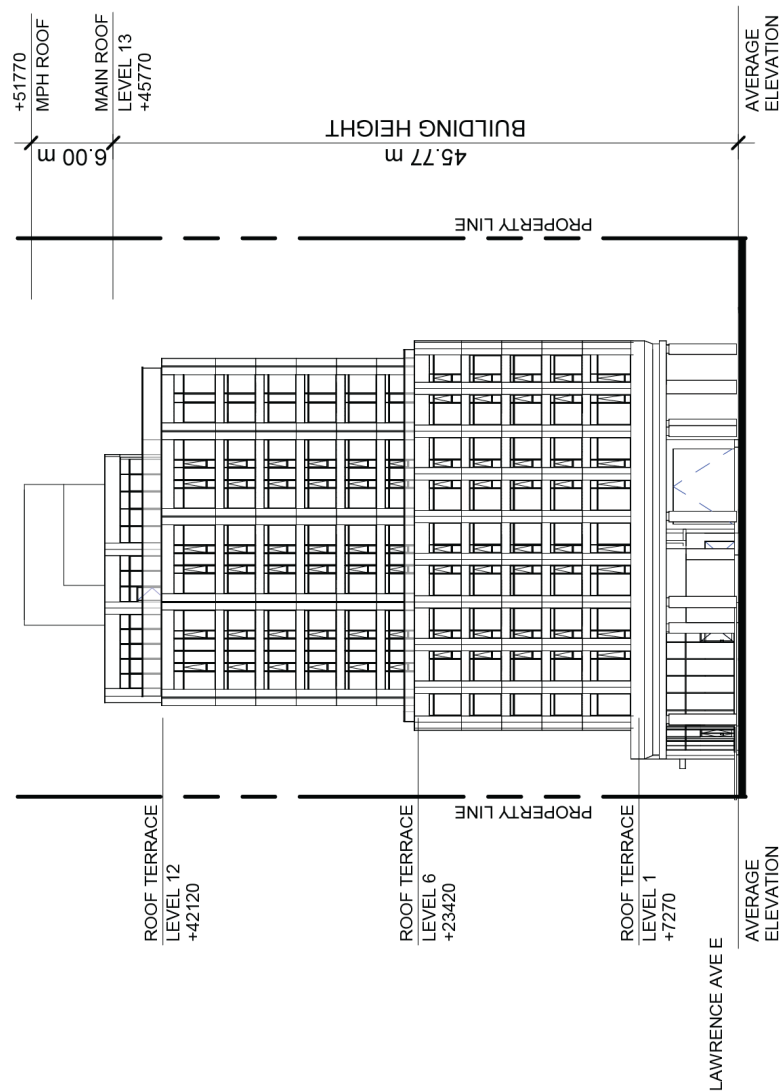
East Elevation

Attachment 9: South Elevation



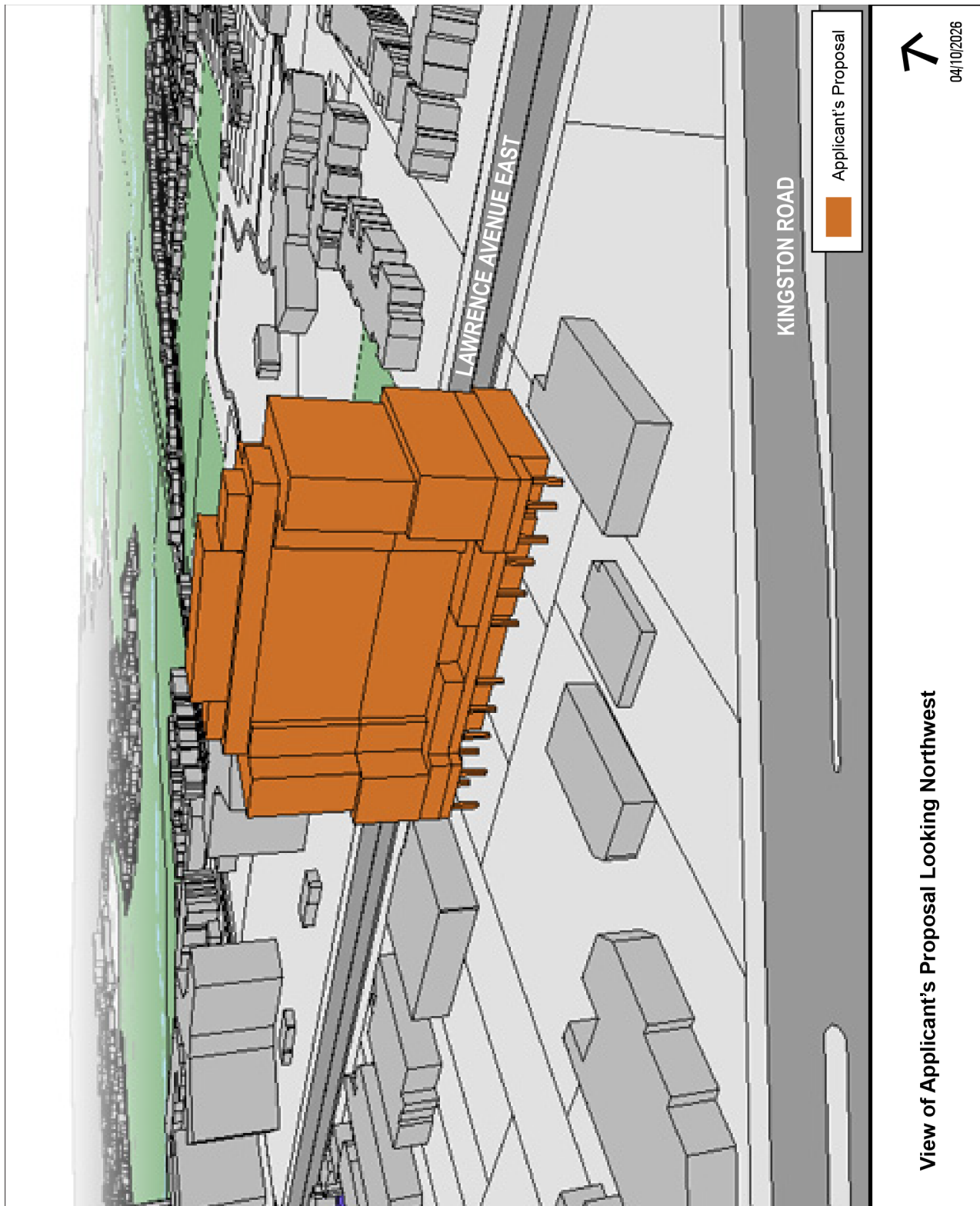
South Elevation

Attachment 10: West Elevation



West Elevation

Attachment 11: 3D Massing Model (Looking Northwest)



Attachment 12: 3D Massing Model (Looking Southeast)

