

2180 Lawrence Avenue East - Zoning By-law Amendment Application – Decision Report – Approval

Date: June 22, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 21 - Scarborough Centre

Planning Application Number: 25 224219 ESC 21 OZ

SUMMARY

This Report reviews and recommends approval of the application to further amend the site specific Zoning By-law, with a holding provision, at 2180 Lawrence Avenue East to permit the construction of four buildings: a 21-storey residential building (Building A) at the northeast corner of Lawrence Avenue East and Birchmount Road; an 8-storey mid-rise residential building (Building B) along Birchmount Road; a 7-storey mid-rise residential building (Building C) along Dulverton Road; and a 6-storey mid-rise residential building (Building D) on the eastern portion of the site. A total of 488 dwelling units are proposed within the development with a total gross floor area of 26,646 square meters, including 467 square metres of non-residential space.

The application will continue to be structured by the principles of development that were previously secured for the site via a site-specific Zoning By-law Amendment applications approved by City Council in 2021 and 2018): maintaining the 21-storey maximum height for Building A and maintaining the previously approved Privately Owned Publicly Accessible Space, while providing a larger on-site parkland dedication at the north-east corner of the site.

The recommended Zoning By-law Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. Overall, the proposed development represents balanced development designed to function together to provide a cohesive public realm and add new residential units and an active frontage along Lawrence Avenue East, and public amenities to this area.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-laws, 1137-2018, 1138-2018, 632-2021, 633-2021, and 569-2013 for the lands municipally known as 2180 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.
3. City Council approve that in accordance with Section 42 of the *Planning Act* prior to the first above grade building permit, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 948 square metres, to the satisfaction of the Executive Director, Development Review and the City Solicitor.
4. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition to the satisfaction of the Executive Director, Development Review and the City Solicitor. The owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the Executive Director, Development Review and the City Solicitor and the Executive Director, Corporate Real Estate Management.
5. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

FINANCIAL IMPACT

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

DECISION HISTORY

On July 23-30, 2018, City Council approved Zoning By-law Amendment Application No. 17 274213 ESC 37 OZ and enacted By-law Nos. 1137-2018 and 1138-2018 to rezone the subject property to Commercial Residential (CR), permitting 286 dwelling units in the form of a 21-storey apartment Building A at the northeast corner of Lawrence

Avenue East and Birchmount Road, a 7-storey mid-rise apartment Building B along Birchmount Road, 3 blocks of stacked townhouses and a new 500 square metre public park to be dedicated at the north-east corner of the site on Dulverton Road. The decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2018.SC32.4>

On June 8-9, 2021, City Council approved Zoning By-law Amendment Application No. 19 262428 ESC 21 OZ and enacted By-law Nos.632-2021 and 633-2021 to amend the original 2018 approval by increasing the residential unit count from 286 units to 429 units in a similar building massing of apartment and townhouse units. The decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.SC24.1>

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. OPA 778 is in effect for the subject lands, as this segment of Lawrence Avenue East is identified as an *Avenue*. The decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.5>

THE SITE AND SURROUNDING LANDS

Description

The subject site is located at the northeast corner of Lawrence Avenue East and Birchmount Road and is municipally known as 2180 Lawrence Avenue East. The rectangular subject site is approximately 9,481 square metres in size with frontages on Lawrence Avenue East (approximately 109.7 metres), Birchmount Road (approximately 84.9 metres) and Dulverton Road (approximately 121.5 metres). See Attachment 2 for the Location Map.

The subject site was previously occupied by a car dealership but is currently vacant. There is currently construction hoarding along all frontages of the subject site.

Surrounding Uses

North: On the north side of Dulverton Road, is a residential neighbourhood comprised of single-detached 1 to 2-storey dwellings Northwest of the subject site, on the west side of Birchmount Road and north of Dulverton Road, are lands designated *Employment Areas*.

South: On the south-east corner of Lawrence Avenue East and Birchmount Road is a 1 and 2-storey commercial plaza with surface parking areas directly adjacent to the intersection, which has zoning approval for a 34 and 11 storey mixed use development approved by City Council in March 2024. Further south are apartment buildings, townhouses and single detached dwellings.

East: Multiple townhouse developments consisting of 2-storey back-to-back townhouse blocks on the north side of Lawrence Avenue East, and a 12-storey slab apartment building on the south of the street.

West: On the north-west corner of Birchmount Road and Lawrence Avenue East, is a 1-storey Scotiabank building and 14, 17 and 19 storey apartment buildings. On the west side of Birchmount Road, south of Lawrence Avenue East are 12 storey and 14 storey mixed use buildings with *Employment Areas* further south west.

THE APPLICATION

Description

The application seeks to increase the number of permitted residential units from 429 units to 488 units, increase the residential gross floor area from 24,000 square metres to 26,646 square metres, introduce an 8th-storey to the mid-rise building (Building B), and increase the heights of the previously approved 3-storey buildings (Buildings C and D) where Building C is proposed to be a 7-storey mid-rise building and Building D a 6-storey mid-rise building. The application will continue to provide elements from the 2021 Rezoning (19 262428 ESC 21 OZ) and 2018 Rezoning (17 274213 ESC 37 OZ), including the 21-storey Building A and maintaining the previously approved Privately Owned Publicly Accessible Space.

A comparison between the original proposal and the revised proposal is included in Table 1 below and see Attachment 6 for the Site Plan.

Table 1: Comparison of Proposals

	2018 Council Approved Rezoning Application	2021 Council Approved Rezoning Application	Current Rezoning Application
Height	21-storeys (Building A) 7-storeys (Building B) 3-storeys (Buildings C) 3-storeys (Building D)	21-storeys (Building A) 7-storeys (Building B) 3-storeys (Buildings C) 3-storeys (Building D)	21-storeys (Building A) 8-storeys (Building B) 7-storeys (Buildings C) 6-storeys (Building D)
Density	2.5 times the area of the lot	2.5 times the area of the lot	2.81 times the area of the lot
Gross Floor Area	24,000 square metres	24,000 square metres	26,646 square metres

	2018 Council Approved Rezoning Application	2021 Council Approved Rezoning Application	Current Rezoning Application
Unit Mix	286 total dwelling units • 87 one-bedroom units (30.4%) • 164 two-bedroom units (57.4%) • 35 three-bedroom units (12%)	429 total dwelling units • 94 studio (21.91%), 173 one-bedroom (40.33%) • 118 two-bedroom (27.51%) • 44 three-bedroom units (10.26%)	488 total dwelling units • 111 studio (22.7%), 193 one-bedroom (39.5%) • 135 two-bedroom (27.6%) • 49 three-bedroom units (10%)
Non-Residential Uses	559 square metres of non-residential space within Building A permitted	None	467 square metres of non-residential space within Building A required
Parking	A total of 322 vehicle parking spaces	A total of 429 vehicle parking spaces	A total of 491 vehicle parking spaces
Public Park	395 square metres of on-site parkland dedication	500 square metres of on-site parkland dedication	948 square metres of on-site parkland dedication
POPS	395 square metres Privately Owned Public Space (POPS)	395 square metres Privately Owned Public Space (POPS)	395 square metres Privately Owned Public Space (POPS)

Access, Parking and Loading

The proposal includes a total of 491 vehicular parking spaces provided in three levels of underground parking and on the ground level, internal to the site. There will be 415 resident parking spaces provided (of which 14 are accessible spaces) and 76 visitor parking spaces (of which 3 are accessible spaces). A total of 378 bike parking spaces on the ground level and underground, with 332 spaces for residents and 46 spaces for visitors, and one Type 'G' loading space and Type 'C' loading space are proposed.

The application maintains the previously approved 6.0-metre-wide private driveway, that will provide vehicular access from Dulverton Road for all buildings. The driveway is located on the east side of Building B and on the west side of the proposed public park.

Additional Information

See the Attachments 1, 2 and 6 to 9 of this Report for the Application Data Sheet, Location Map, site plan, and elevations 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: <http://toronto.ca/2180LawrenceAveE>

Reasons for Application

An application to amend the Site-Specific Zoning By-law is required to permit the proposed increased heights for Buildings B, C and D, the additional 2,646 square metres of gross floor area, and the additional 59 residential units. The application is required to adjusting the performance standards previously approved in 2018 and 2021.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on July 25, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on September 15, 2025 and deemed complete on October 6, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre : <http://toronto.ca/2180LawrenceAveE>

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, including the Greenbelt Plan (2017), and others.

Official Plan

The [Official Plan](#) Urban Structure Map 2 identifies the site as the portion of Lawrence Avenue East adjacent to the subject site as an Avenue, and designates the site as *Mixed Use Areas* in Map 20. The *Mixed Use Areas* designation permits a broad range of residential, commercial, institutional and parks and open space uses, and includes

development criteria intended to ensure that new development is compatible with and supports the surrounding context. 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 directing that development along *Avenues* are intended to accommodate new growth, providing new housing, a mix of uses, and the development of complete communities. The *Avenues* policies require *Mixed Use Areas* along *Avenues* limit residential uses on the ground level, encouraging active uses along *Avenues* in mixed-use buildings, to help meet the needs of residents and animated streetscapes.

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 southern half of the site is zoned Commercial Residential (CR 3.0 (c3.0; r2.5) SS2 (x152)), the northern half of the site is zoned CR 1.0 (c1.0; r1.0) SS2 (x152), and the northeast corner of the site zoned as Open Space O, under Zoning By-law 569-2013.

Exception 152 (x152) provides site specific zoning, permitting the previously approved 2018 as amended in 2021 approvals. The in-effect zoning for the subject site permits 4 residential buildings with maximum heights of 21, 7, and 3-storeys, along with a total gross floor area of 24,000 square metres and 429 residential units on the lot. 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:

- Complete Streets Guidelines
- Tall Building Design Guidelines
- Mid-Rise Building Performance Standards
- Growing Up: Planning for Children in New Vertical Communities
- Design Guidelines for Privately Owned Publicly- Accessible Spaces (POPS)
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Retail Design Manual
- Toronto Accessibility Design Guidelines
- Toronto Green Standard
- Green Street Technical Guidelines
- Green Infrastructure Standards
- Streetscape Manual
- Design Options for Tree Planting in Hard Surfaces

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

On January 29, 2026, a community consultation meeting took place and was attended by 26 members of the public. At the meeting, City staff and the applicant's team gave presentations on the site context and an overview of the application.

The matters raised and questions relating to the application by the community and purchasers included:

- proposed timing for the development;
- timing for outstanding processes such as the Site Plan Control application submission and approval, building permit;
- reasons for the development delays and the need for additional amendments to previous approvals; and
- shadow impacts on the surrounding properties.

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

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024). 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 and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The proposed land use is appropriate, subject to addressing the balance of the comments of this Report.

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.

The previous approvals for the site only contemplated residential uses. Through discussion with the applicant, the proposal has been revised to include a minimum of 467 square metres of non-residential gross floor area along Lawrence Avenue East that is secured in the recommended Zoning By-law Amendment. This addition helps create a vibrant pedestrian environment along the street and provides additional activity adjacent to the previously secured POPS. The current proposal more appropriately implements the *Mixed Use Areas* and *Avenues* policies in the Official Plan as it will accommodate additional job opportunities through the proposed retail/commercial floor space on the site and provide for new homes for Toronto's growing population.

Density, Height, Massing

The proposed density, height and massing of Buildings B, C and D have been reviewed against the Official Plan policies as well as the design guidelines referenced in the Policy and Regulation Considerations Section of the Report. The proposed height and massing of Building A maintains what was approved by Council in 2018 and 2021. The proposed development conforms with the intent of the *Mixed Use Areas*, *Avenues*, Built Form and Public Realm policies within the Official Plan which emphasize the importance of creating vibrant communities that fit within the existing and planned context while limiting impacts on neighbouring streets, parks, and open spaces.

As outlined in Chapter 3 of the Official Plan, development is required to provide an appropriate transition in scale between low-rise neighbourhoods and more intense forms of development. Buildings B, C and D are designed to generally provide an appropriate transition from Building A at the intersection of Birchmount Road and Lawrence Avenue East to the existing low-rise surrounding *Neighbourhoods* to the north and lower scale buildings to the east.

The proposed building heights do not result in significant shadow or wind impacts on adjacent properties or the public realm, as the development has been designed to place

the tallest elements at the southwest corner of the site, away from adjacent *Neighbourhoods*. The proposed setbacks and transitions in scale provide sufficient space for access to sunlight and daylight within the new public amenities, such as the proposed public park.

The proposal provides a high quality compact built form which includes tall and mid-rise building forms, together with a new public park space on one site. The proposal supports an efficient use of land and provides a pedestrian-friendly community by improving the streetscape on the three adjacent streets and providing a new mid-block POPS space along Lawrence Avenue East acting as a public pedestrian connection to the proposed public park and residential neighbourhood north of Dulverton Road.

Public Realm

The proposed development has maintained the previously approved 4-metre setback from the south lot line along Lawrence Avenue East, 1.5 metre setback from the west lot line along Birchmount Road, and 3 metre setback from the north property line along Dulverton Road.

The setback from the south lot line allows for soft landscaping and tree growth along Lawrence Avenue East. The landscaped setbacks provided along the Lawrence Avenue East frontage expands the public realm and improve pedestrian comfort. The entrances for each building and shared outdoor amenity spaces are part of the internal site organization. The POPS fronts onto Lawrence Avenue East, to support and enhance a pedestrian friendly environment along Lawrence Avenue East. The proposed setbacks of Buildings A, B, C and D, to Birchmount Road, Lawrence Avenue East, and Dulverton Road are considered sufficient and generally align with those approved under the previous rezoning application.

In accordance with the Official Plan, POPS are spaces that contribute to the public realm but remain privately owned and maintained. POPS do not replace the need for new public parks and open spaces. The application maintains the previously secured 395 square metres of POPS, located between Buildings A and D, with public frontage onto Lawrence Avenue East. The POPS acts as a visual connection and as a pedestrian connection from Lawrence Avenue East to the proposed 948 square metre public park at the northwest corner of the site, fronting into Dulverton Road.

The previous commitments for the secured POPS will remain in place unchanged pursuant to the provisions of Section 37 agreement secured in 2018. Staff will address and secure the POPS, including its final design, through the Site Plan Control process.

Shadow Impact

The Official Plan requires new development to be designed in a manner that adequately limits the impact of shadowing on the public realm and provide comfortable wind conditions for neighboring streets and open spaces.

The applicant has submitted a Sun/Shadow Study in support of the application's additional heights proposed for Buildings B, C and D. According to the review of shadow studies, the proposed 7-storey building (Building C) casts shadows on the *Neighbourhoods* north of Dulverton Road during the Spring and Fall equinoxes between 9:18am to 11:18am. The previously approved Building A casts shadows on the lands directly east of the site in the Spring and Fall equinoxes between 4:18 pm to 6:18 pm. Shadowing on the public realm on Birchmount Road is unchanged from the previously approved application and would occur between 9:18 a.m. - 10:18 a.m. and shadowing on the proposed public park will take place in the Spring and Fall equinoxes between 5:18 pm to 6:18 pm.

Staff have reviewed the submitted shadow study and consider the shadow impacts to be acceptable and adequately limited in the circumstances.

Wind Impact

The applicant submitted a Pedestrian Level Wind Study, prepared by Gradient Wind, dated March 12, 2025. The Study found that the anticipated wind conditions at the base buildings access points, walkways, sidewalks, nearby transit stops, secured on-site park and POPS and outdoor terrace amenity spaces are acceptable such that there would be no unsafe conditions onsite throughout the seasons. An updated pedestrian level wind study with specific mitigation measures to be required and secured through the future Site Plan Control process.

Unit Mix

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 proposal includes 488 dwelling units, 193 one-bedroom (39.5%), 135 two-bedroom (27.6%), and 49 three-bedroom units (10%).

The proposed unit mix meets the unit mix directed through the Growing Up Guidelines.

Amenity Space

Official Plan Policy 3.1.2.6 requires that every significant new multi-unit residential development provide indoor and outdoor amenity space for residents of the new development.

A total of 1,952 square metres of amenity space is required, with 976 square metres of indoor amenity space (2 square metres per unit) and 976 square metres of outdoor amenity space (2 square metres per unit). This represents an overall ratio of 4 square metres of amenity space per unit, meeting the Zoning By-law requirements.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report, dated October 24, 2025. Additional information is needed for Staff to confirm if sufficient

servicing is available for the site given the additional density now proposed. The applicant is required to confirm and demonstrate that the existing sanitary sewer system and watermain to support the proposed density. The applicant will also need to confirm if any improvements servicing is required to have adequate capacity and supply to accommodate the proposed development's additional residential units from the amount previously approved.

The recommended Zoning By-law amendment in this Report includes a holding provision. This holding provision may be removed once the owner has provided supporting documents confirming that required easements meet minimum standards and properly accommodate existing municipal infrastructure, certification letters needed to validate fire flow assumptions tied to building construction and sprinkler systems are submitted, revised downstream sanitary capacity analysis pursuant to City guidelines has been completed, to the satisfaction of the Director, Engineering Review.

Traffic Impact

The applicant submitted a Transportation Impact Study, dated February 14, 2025. The study estimates that the increased residential units from the previously approved rezoning application would generate an additional 15 auto trips during peak times for a total of 150 and 130 two-way vehicular trips during the morning and the afternoon peak periods are proposed for the current application. The study concludes that traffic volumes generated by the proposed development can be accommodated on the area public road network with a westbound to southbound left-turning traffic lane on Dulverton Road.

Through the review of the site plan control application, the applicant will be required to provide an analysis for the entire Dulverton Road and Birchmount Road intersection to demonstrate that there are no potential conflicts with the proposed driveway on the site, the existing residential driveways on the north side of Dulverton Road, and the proposed westbound to southbound left-turn lane on Dulverton Road.

Access, Vehicular and Bicycle Parking and Loading

Vehicular access to the site is proposed from Dulverton Road, via a driveway aligned centreline to centreline with Beacon Road north of the site, and accessed from the existing intersection of Birchmount Road and Dulverton Road. This has been carried over from the previously approved development. The proposed 6 metre-wide private driveway continues to access the interior loading area, the underground parking ramp, and at-grade visitor parking all within the courtyard/roundabout internal to the site. Transportation Review staff support the location of the proposed driveway and require the driveway be constructed according to the City of Toronto Design Standard No. T-350-01.

A total of 491 parking spaces are proposed, of which 10 visitor spaces are provided at-grade, 66 visitor parking spaces are provided in the underground parking garage, and 415 resident parking spaces are provided in the underground parking garage. The total maximum allowable parking supply is 507 spaces (454 residential and 53 visitor). A total

of 17 accessible parking spaces are proposed, whereas a minimum of 13 accessible parking spaces are required. One EV charging station is provided in the visitor accessible parking space. The proposed accessible parking space supply will meet the requirements. Transportation Review staff support the overall total proposed parking space supply.

A total of 378 bike parking spaces are proposed consisting of 367 resident and visitor spaces in the underground parking garage and 10 visitor spaces at-grade. Transportation Review staff support the proposed bicycle parking supply of 378 spaces.

A total of two loading spaces are proposed for the overall development, including one Type 'G' and one Type 'C' loading spaces at-grade.

Parkland

In accordance with Section 42 of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is 948 square metres. The owner is required to satisfy the parkland dedication requirement through an on-site dedication.

The previous 2021 Council approval for the site secured a 500 square metre on-site parkland dedication with the remainder of the required parkland dedication to be provided through cash-in-lieu. With the proposed changes to Building D, including a reduction in its footprint, the current application proposes to provide the entire on-site parkland dedication of 948 square metres on the northeast portion of the site, abutting the existing municipal utility easement to the east, with 21 metre public frontage on Dulverton Road. The lands containing the utility easement will not form part of the required parkland dedication.

With the current development application, the owner satisfies the parkland dedication requirement through an on-site dedication. The proposed park would be located along Dulverton Road, and it complies with Policy 3.2.3.8 of the Official Plan.

Tree Preservation

The applicant submitted an Arborist Report and Tree Protection Plan in support of the application, where one tree is proposed for removal. Staff will work with the applicant at the Site Plan Control process stage to ensure trees can be replanted on-site. Outstanding staff comments regarding conflicts between the proposed tree plantings and underground utilities will be addressed through the Site Plan Control process.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied.

Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

1. The owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system (municipal infrastructure) and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review;
2. If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (1) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (1) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review;

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

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.

Section 37 community benefits secured through the previous site specific zoning in 2018 and 2021 will be maintained. Those benefits include financial contributions to McGregor Park, the Birchmount Hub, and on-site public art.

Conclusion

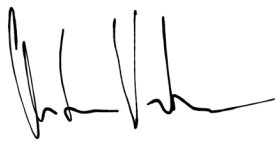
The proposal development and recommended Zoning By-law Amendment build on the previous approvals on the subject site and are consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. It meets the intention policies in both documents that support efficient development patterns, and a balanced mix of residential and non-residential uses.

Staff recommend that Council approval the Zoning By-law Amendment application.

CONTACT

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SIGNATURE



Christian Ventresca, 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
- Attachment 6: Site Plan
- Attachment 7: North Elevations
- Attachment 8: South Elevations
- Attachment 9: West Elevations

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2180 LAWRENCE AVE E **Date Received:** September 11, 2025

Application Number: 25 224219 ESC 21 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Application to amend the previously approved By-laws 1137-2018, 1138-2018 and 632-2021, 633-2021, to maintain the development of a 21-storey building (Building A on the north-east corner of Lawrence Avenue East and Birchmount Road, and to permit an 8-storey mid-rise building (Building B) along the Birchmount Road frontage, a 7-storey mid-rise building (Building C), and a 6-storey mid-rise building (Building D) internal to the site. Additionally, a 948 square metre public park is proposed along the Dulverton Road frontage.

Applicant	Agent	Architect	Owner
Jim Kotsopoulos			2504639 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 3.0 (c3.0; r2.5) SS2, CR 1.0 (c1.0; r1.0) SS2 (x152), O	Heritage Designation:	N
Height Limit (m):	71	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 9,481 Frontage (m): 110 Depth (m): 91

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	660		3,387	3,387
Residential GFA (sq m):			26,646	26,646
Non-Residential GFA (sq m):	660			
Total GFA (sq m):	660		26,646	26,646

Height - Storeys:	1	21	21
Height - Metres:	6	71	71

Lot Coverage Ratio (%)	35.73	Floor Space Index:	2.81
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Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 26,646

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:			488	488
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Other:

Total Units:			488	488
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	111	193	135	49	
Total Units:	111	193	135	49	

Parking and Loading

Parking Spaces:	491	Bicycle Parking Spaces:	378	Loading Docks:	2
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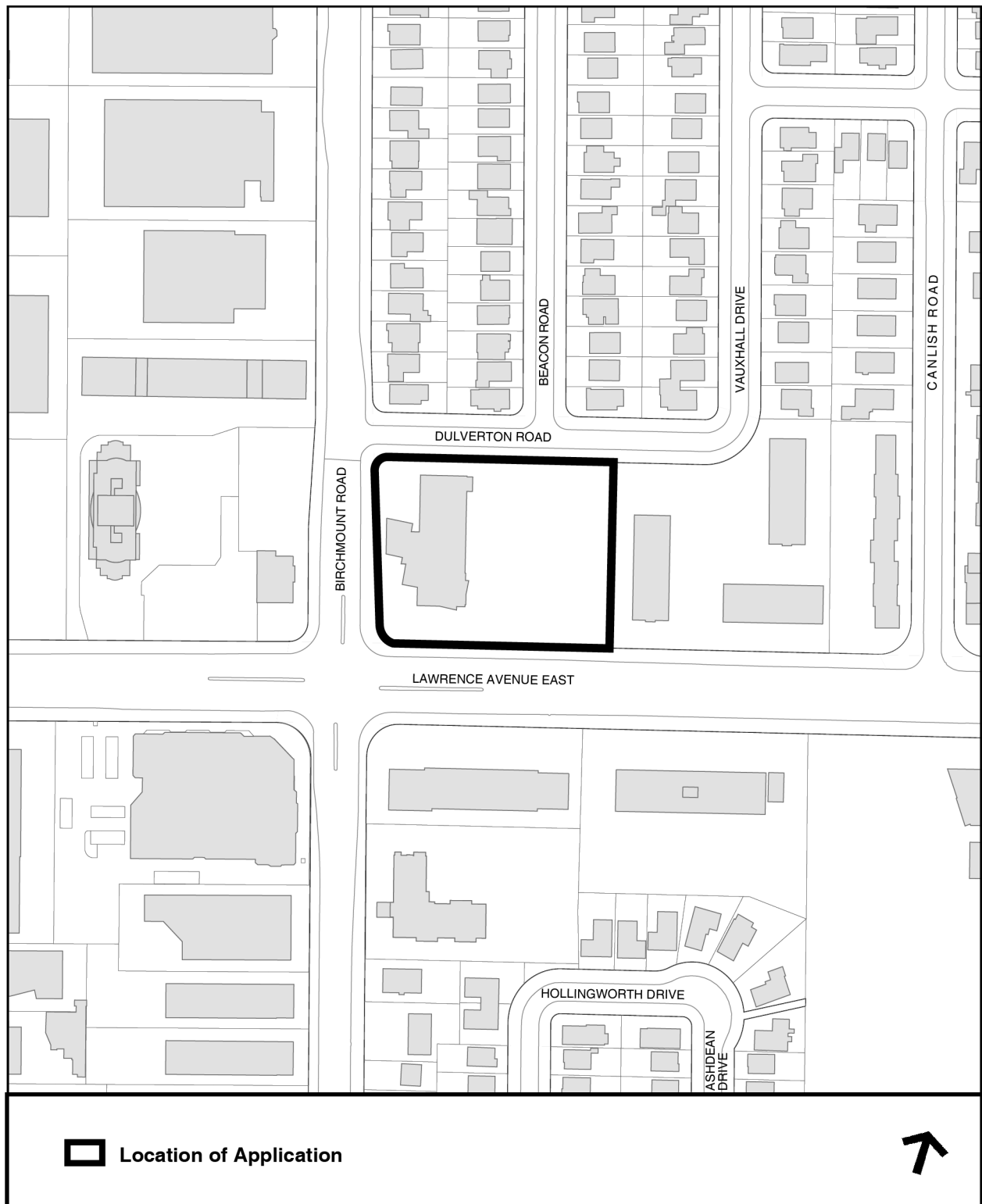
CONTACT:

Amanda DiGirolamo, Assistant Planner

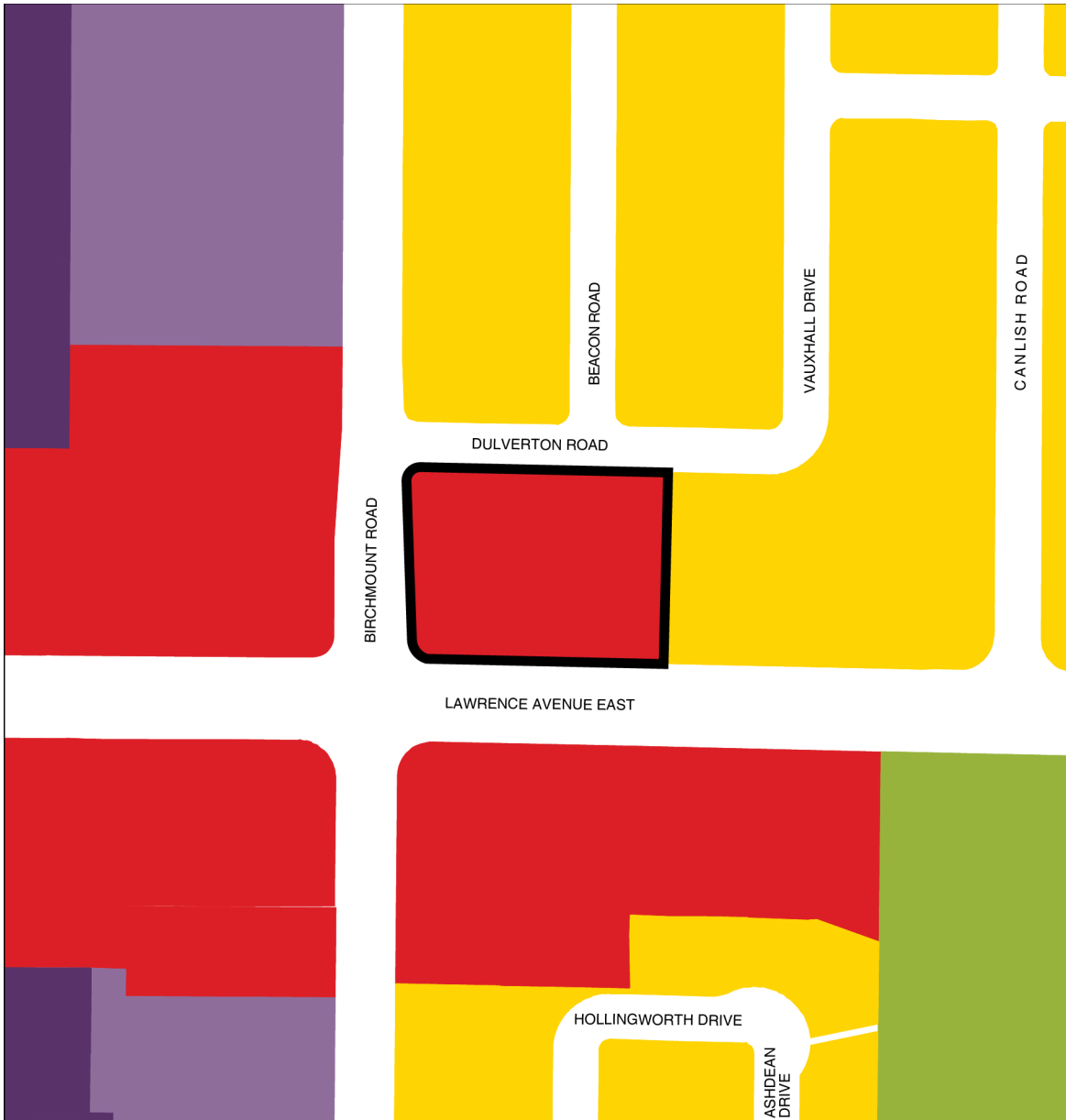
416-396-7033

Amanda.DiGirolamo@toronto.ca

Attachment 2: Location Map



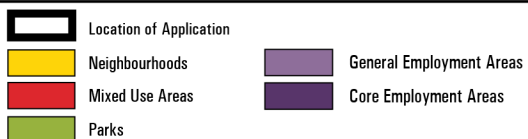
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 20

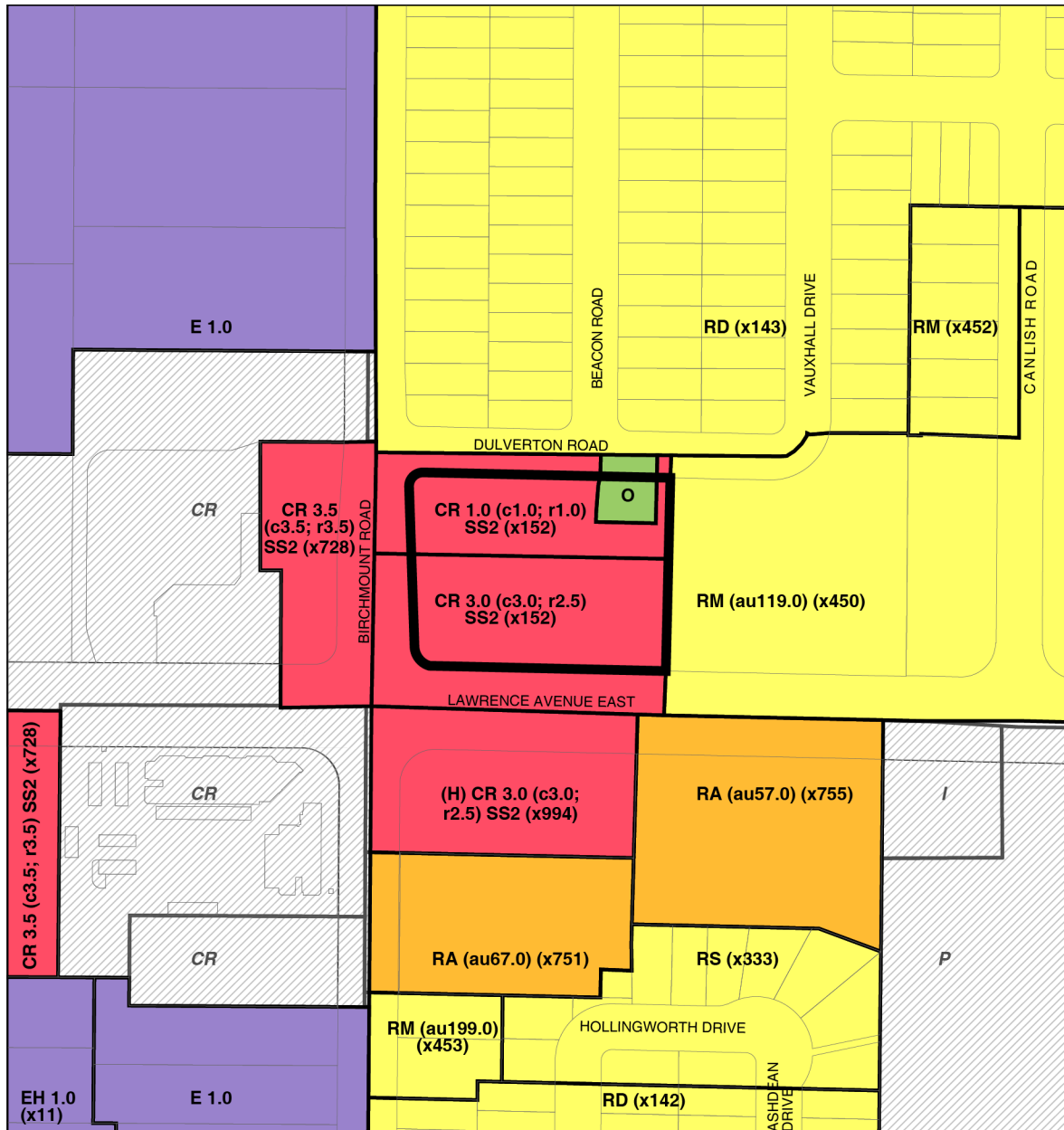
2180 Lawrence Avenue East

File # 25 224219 ESC 21 02




 Not to Scale
 Extracted: 09/15/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2180 Lawrence Avenue East

File # 25 224219 ESC 21 0Z

Location of Application

RD Residential Detached
 RS Residential Semi-Detached
 RM Residential Multiple
 RA Residential Apartment

CR Commercial Residential
 E Employment Industrial
 EH Employment Heavy Industrial
 O Open Space

See Former City of Scarborough Community By-laws Wexford No.9511, Dorset Park No.9508, Wexford Employment District No.24982

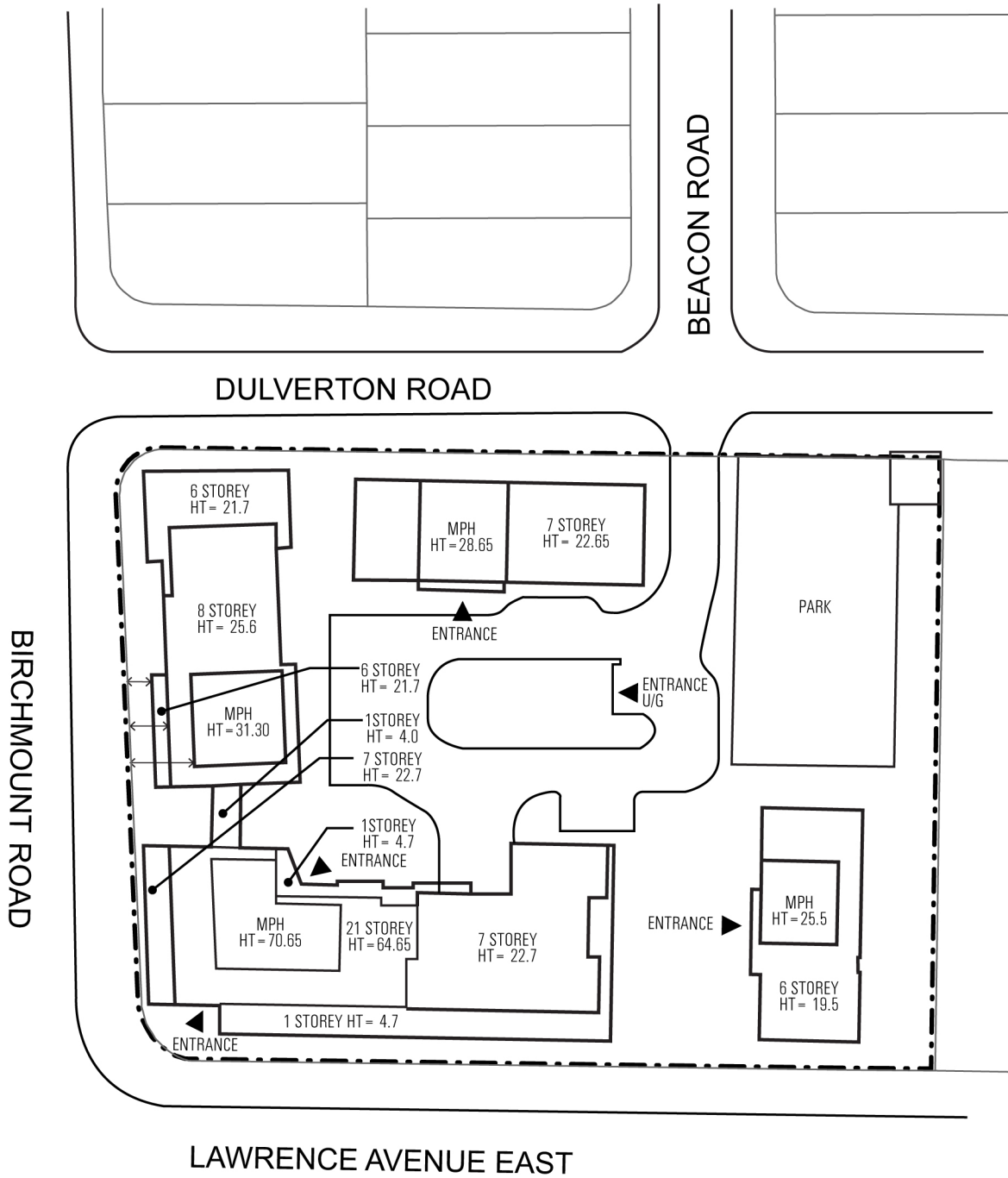
CR Commercial-Residential
 I Institutional Uses
 P Park

Not to Scale
 Extracted: 09/15/2025

Attachment 5: Draft Zoning By-law Amendment

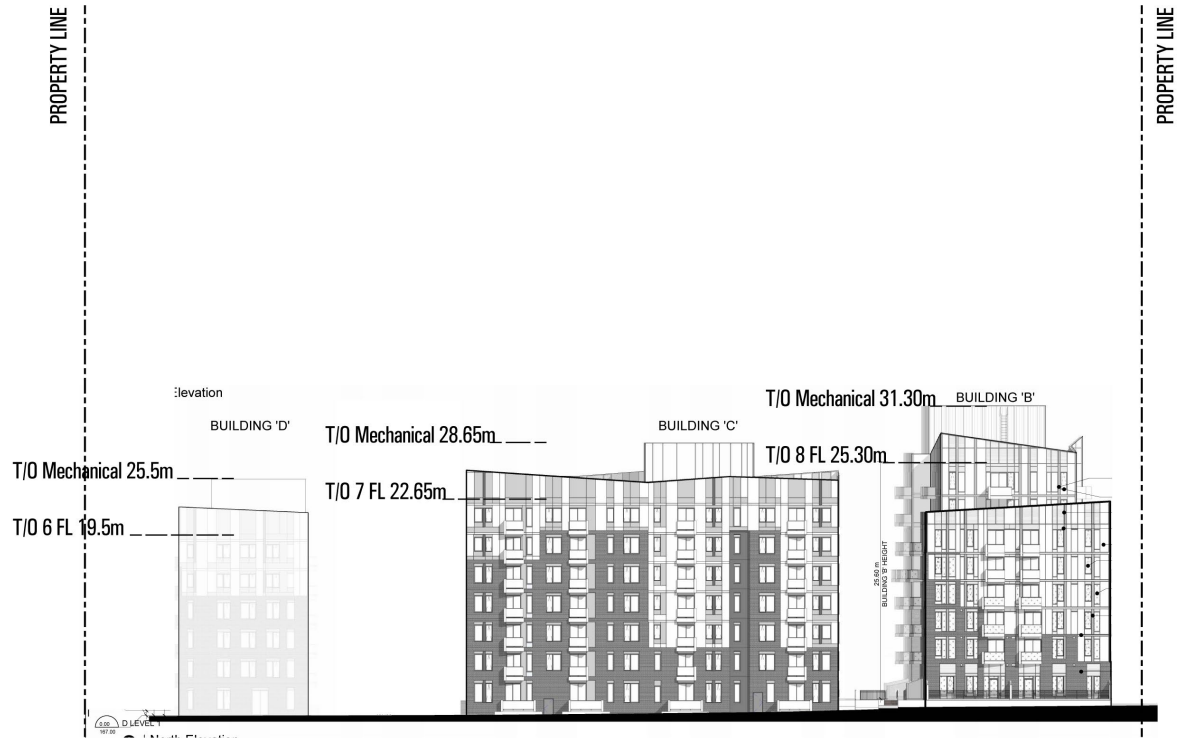
Attached separately to this report as a PDF.

Attachment 6: Site Plan



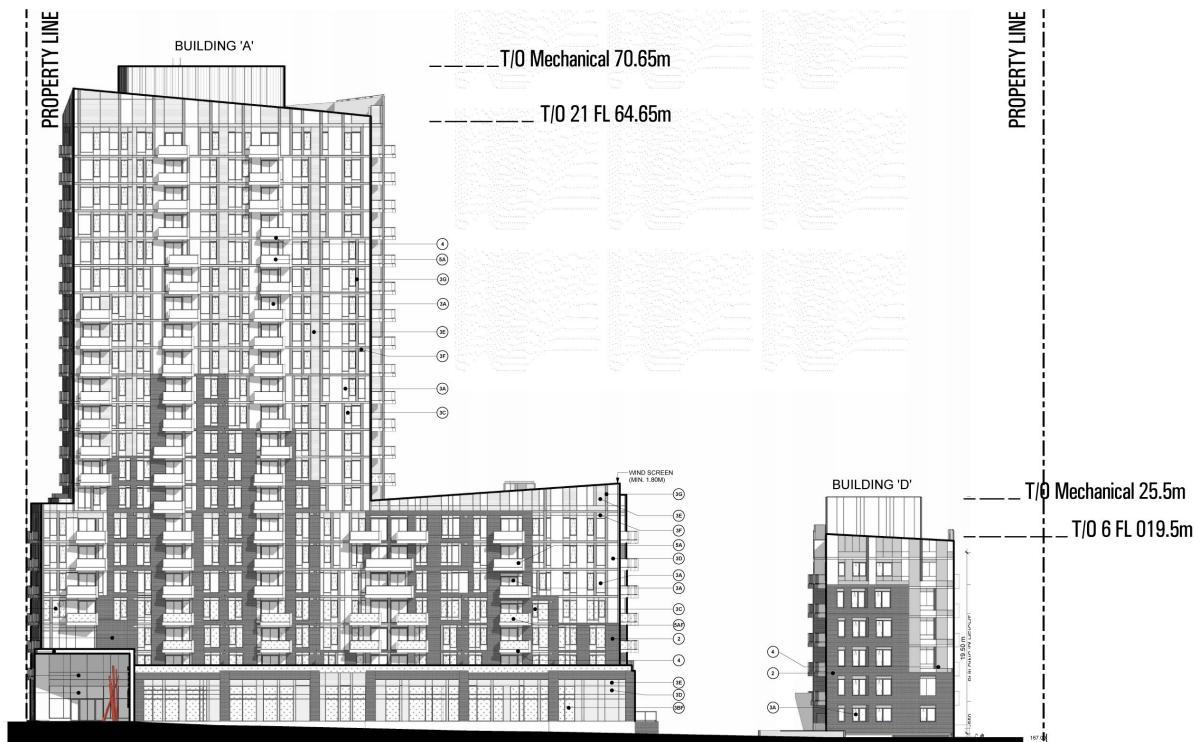
Site Plan 

Attachment 7: North Elevations



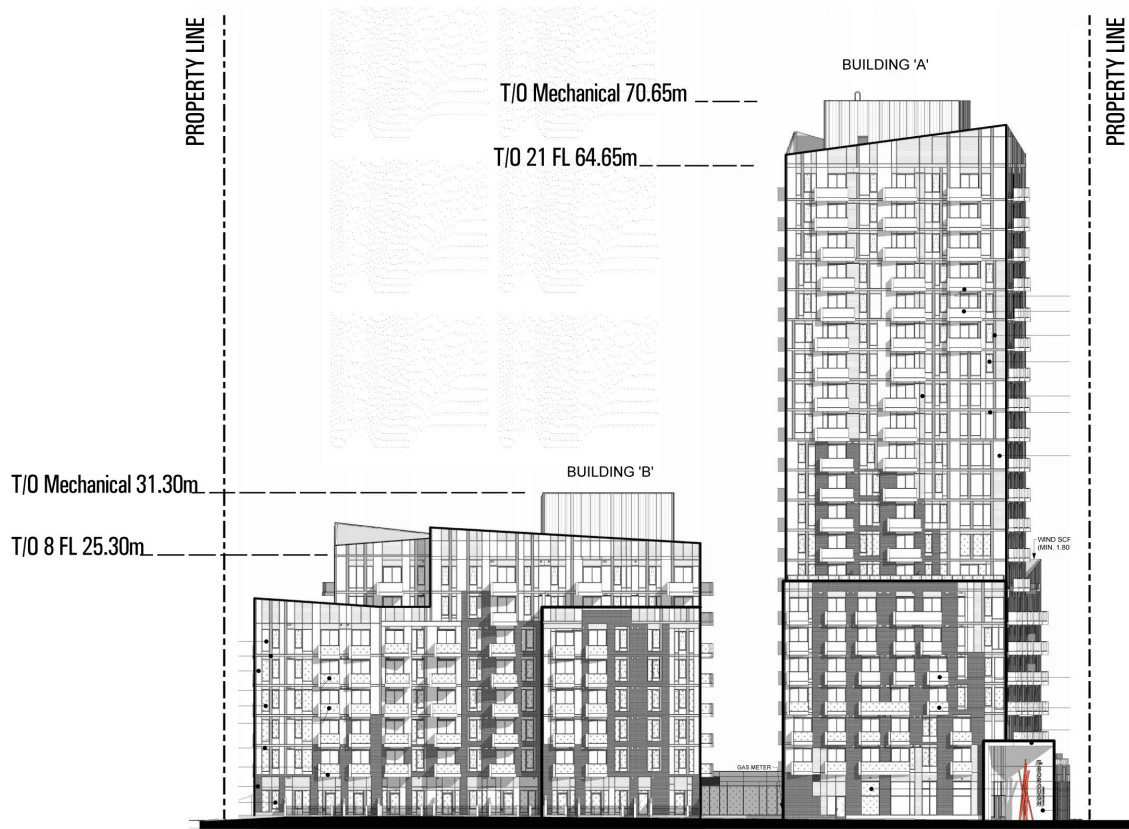
North Elevation

Attachment 8: South Elevations



South Elevation

Attachment 9: West Elevations



West Elevation