

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

Date: July 7, 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 Supplementary Report provides an update to the report titled 4129, 4137, and 4139 Lawrence Avenue East - Zoning By-law Amendment - Decision Report - Approval, dated June 17, 2026, from the Director of Community Planning, Scarborough District, to be considered by Scarborough Community Council on July 9, 2026 ([Item 2026.SC33.8](#)).

Since the finalization of that report staff received and reviewed additional information confirming that a holding (H) provision is no longer required to be incorporated into the Zoning By-law Amendment. This Supplementary Report recommends removing the holding symbol from the recommended draft Zoning By-law Amendment. There is no change to the proposed built form for the development.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council delete Scarborough Community Council Recommendation 1 from Item 2026.SC33.8 and replace it with the following:

"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 1 to this Supplementary Report, dated July 7, 2026, from the Director of Community Planning, Scarborough District."

FINANCIAL IMPACT

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

COMMENTS

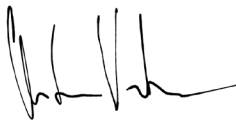
Through the review of the application, a Stage 2 Archaeological Assessment was required to be prepared to demonstrate no adverse impacts to potential archaeological resources on the site. The Decision Report - Approval for the subject lands dated June 17, 2026 recommended a Holding provision be incorporated into the Zoning By-law Amendment requiring the preparation of a Stage 2 Report be submitted to the satisfaction of the Senior Manager, Heritage Planning.

The applicant has since provided the required Stage 2 Archaeological Assessment which concluded there is no further archaeological concern for the site. This has been reviewed and accepted by Heritage Planning staff. As a result, the holding (H) provision is no longer required. The removal of this provision is reflected in the revised draft Zoning By-law Amendment attached to this Supplementary Report that is being recommended for approval.

CONTACT

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SIGNATURE



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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

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Attached separately to this report as a PDF.