

4129-4139 Lawrence Avenue East

Scarborough Community Council

July 9, 2026

9:30 AM

WESTON
CONSULTING



KIRKOR
ARCHITECTS AND PLANNERS

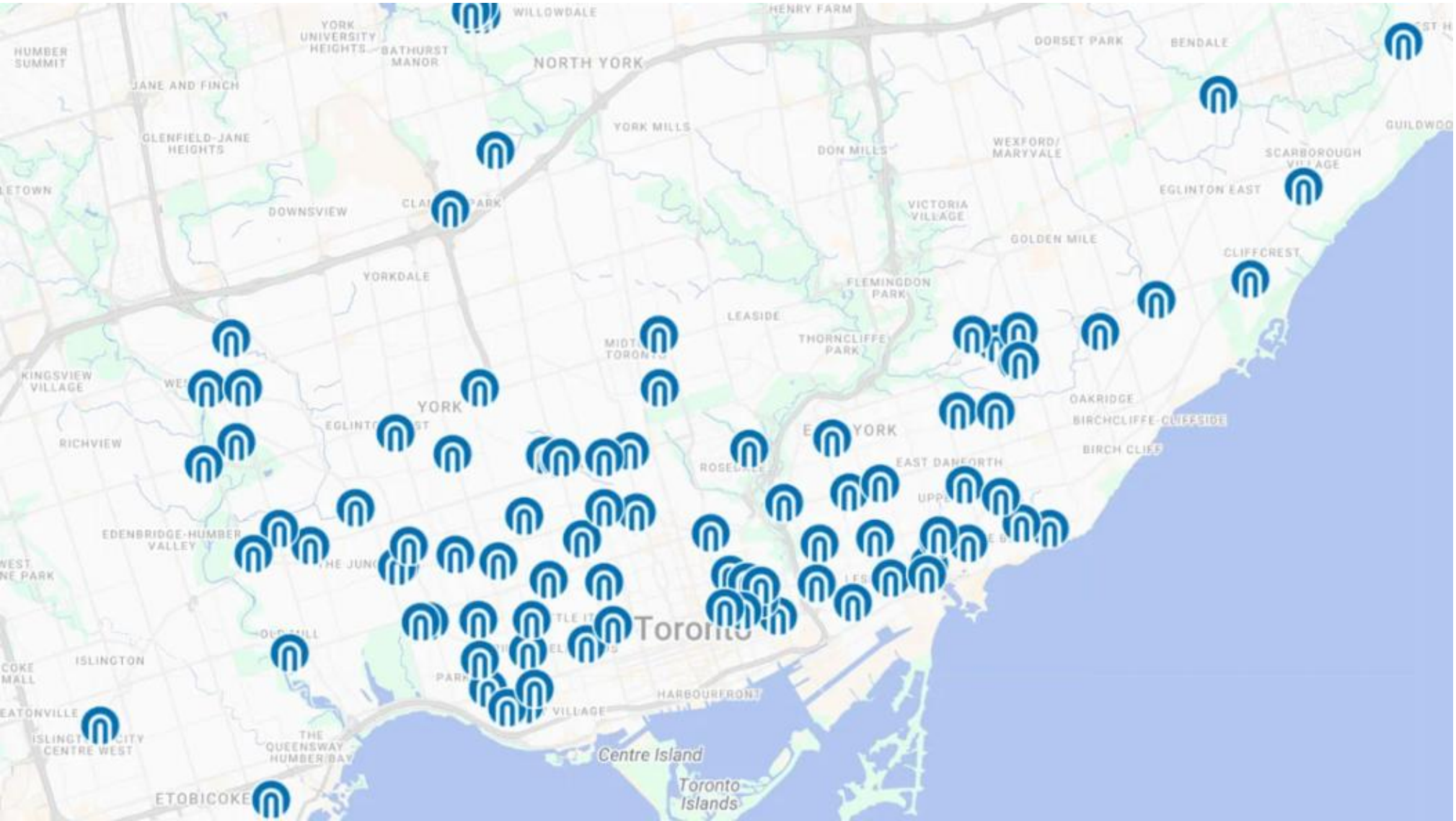
neighbours

ZONING BY-LAW
AMENDMENT APPLICATION

City File No. 26 132226 ESC 24 OZ

STATUTORY PUBLIC MEETING

NEIGHBOURS COMMUNITY HOMES

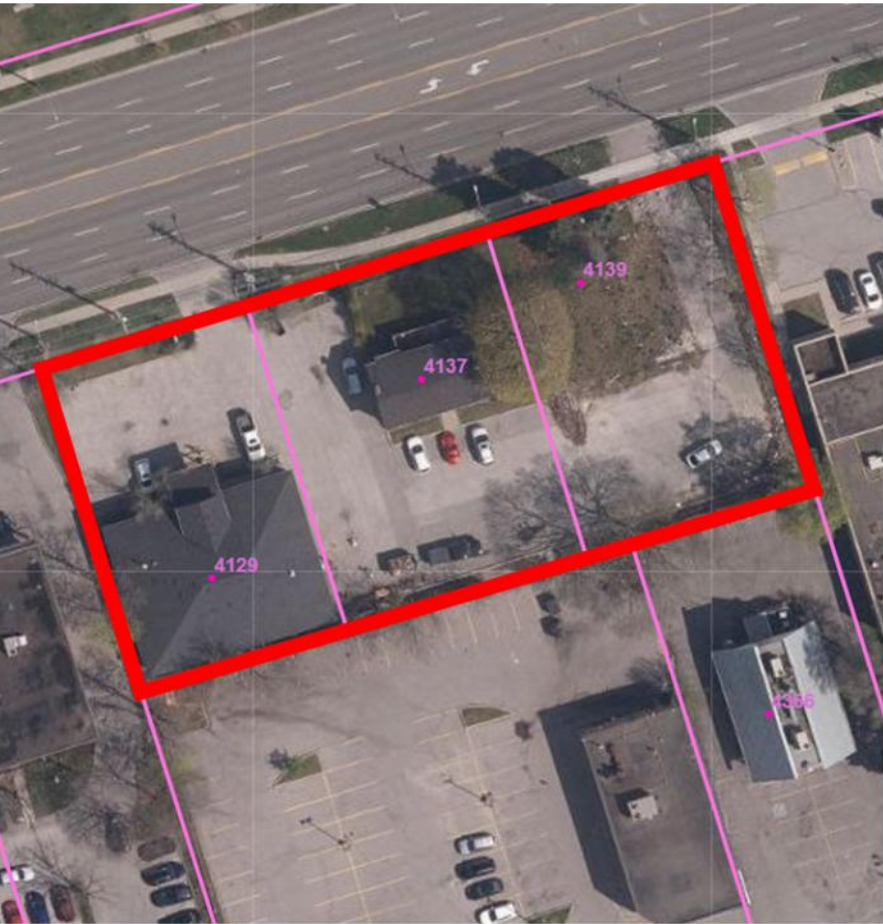


Neighbours is a non-profit organization that develops and operates supportive, affordable and market homes across the City of Toronto.

Our buildings are home to a wide range of tenants, including supportive housing clients, families, veterans, seniors, students and key workers.

Neighbours currently operates over 50 locations and is working to grow our portfolio across the City.

For nearly 50 years, Neighbours Community Homes has been offering more than housing – they have been creating communities with care and social purpose, where everyone feels at home.



Key Map



4129 Lawrence Avenue East



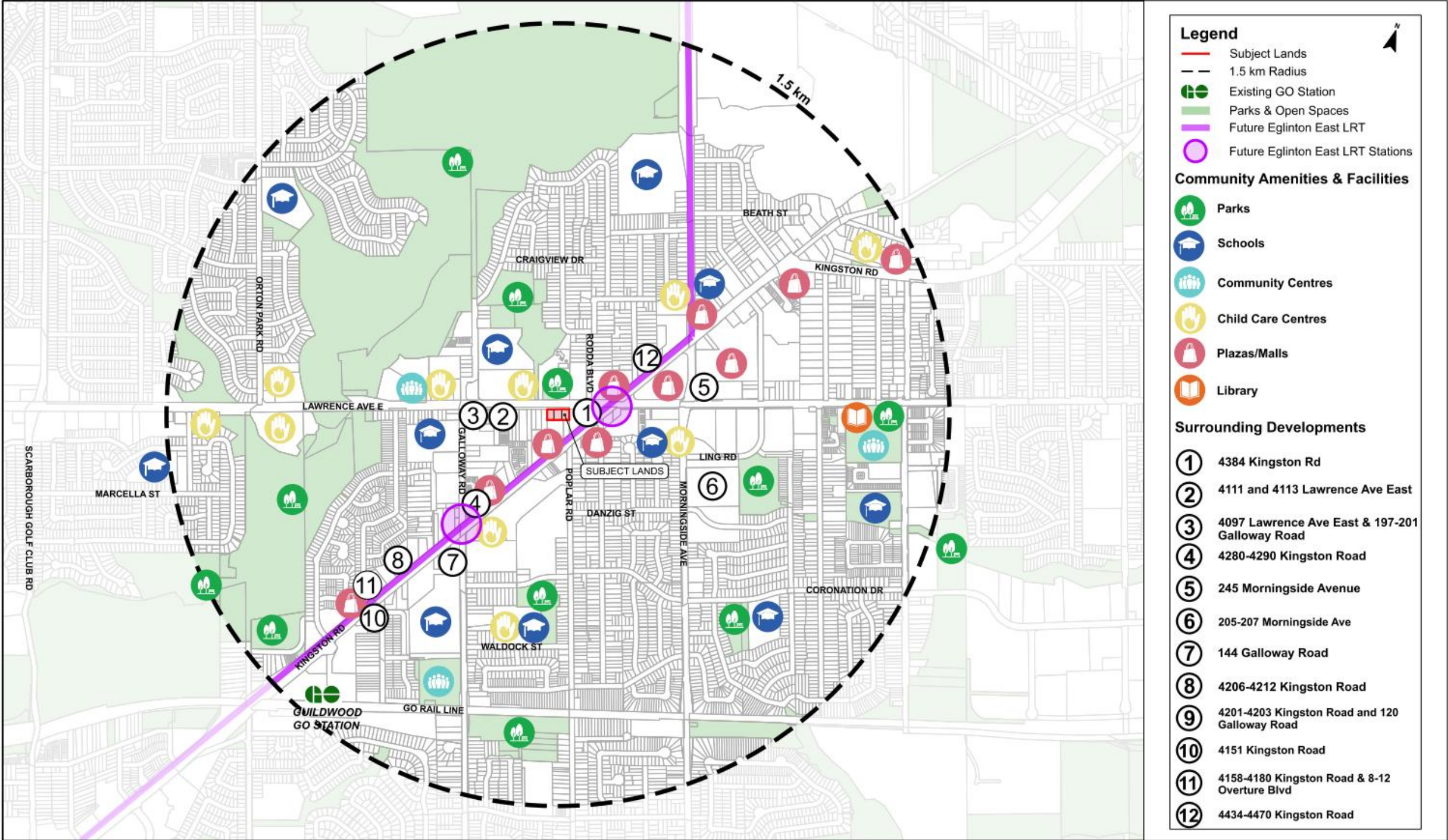
4137 Lawrence Avenue East



4139 Lawrence Avenue East



View of St. Margaret Park

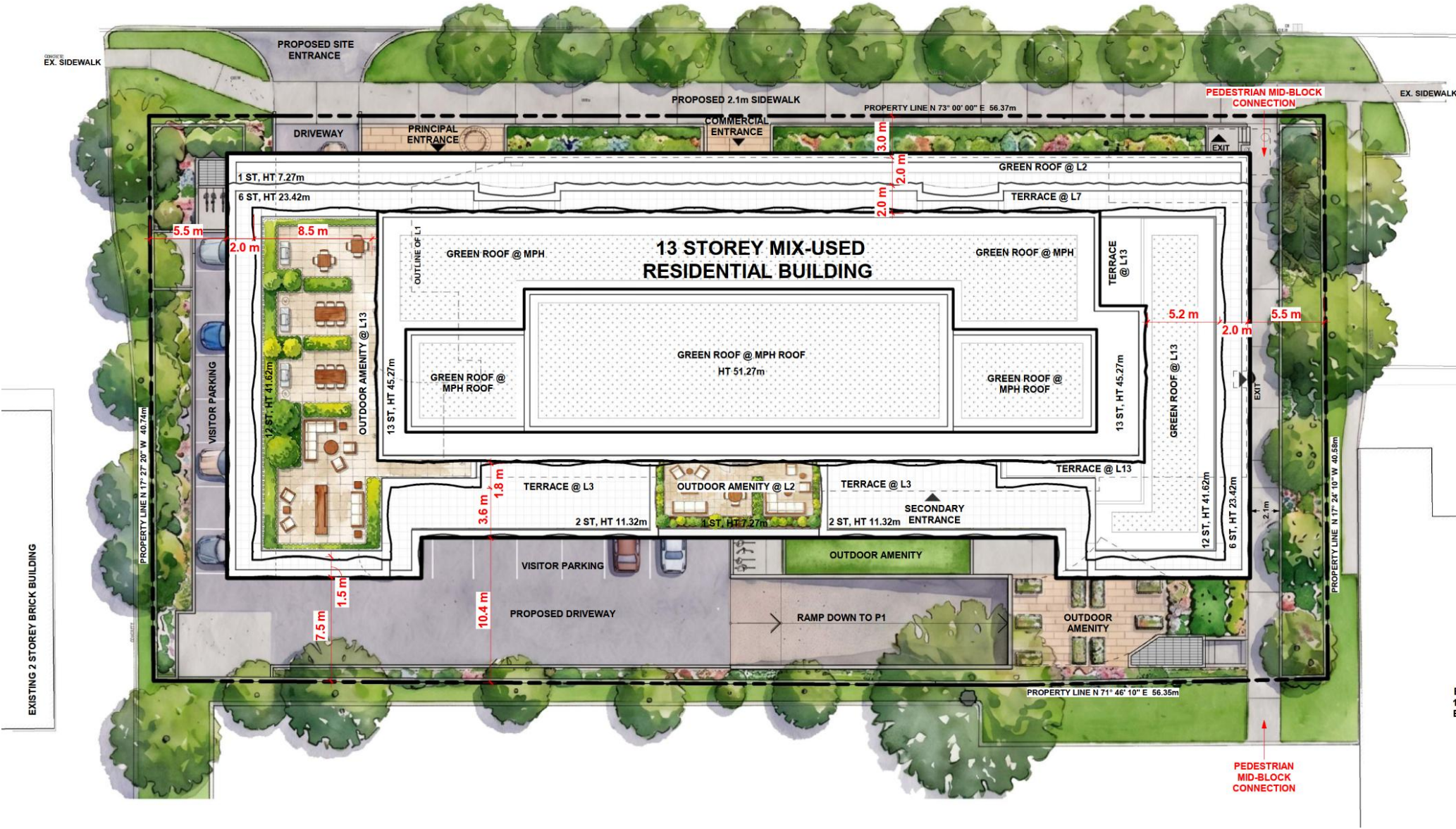


PROJECT VISION AND KEY OBJECTIVES



- ➔ A building that is compatible with the existing and planned context
- ➔ Appropriate development for an **Avenue, Major Street** and future transit stops
- ➔ Enables site accessibility, connectivity, safety and sense of home
- ➔ Plentiful greenspace and enhanced public realm
- ➔ Provides a range of livable residential units (size, bedroom type, etc.)

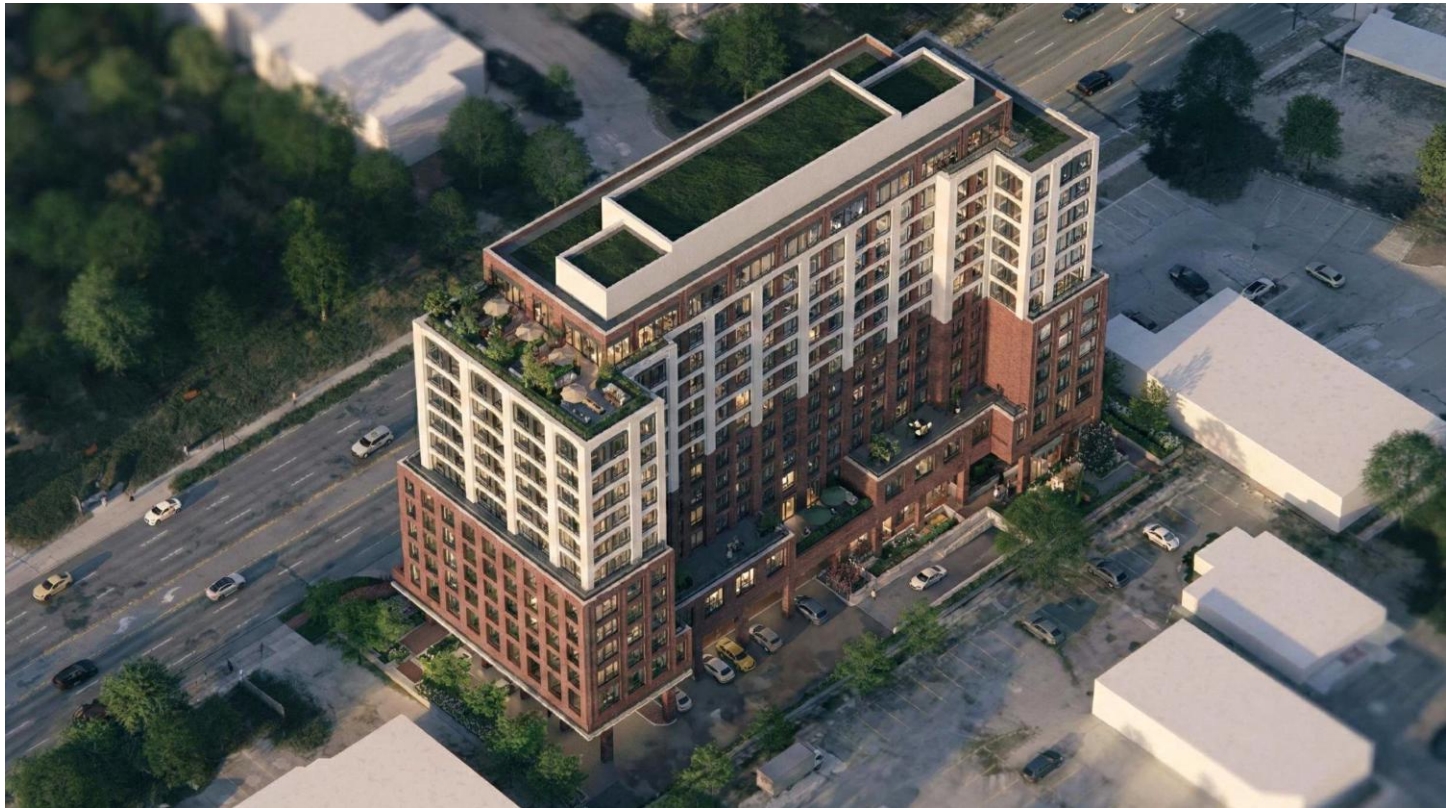
PROPOSED DEVELOPMENT – SITE PLAN



Site Plan - Prepared by Kirkor Architects



- ➔ **Building Type:** Mixed-Use Rental Building
- ➔ **Height:** 13 storeys/45 metres
- ➔ **Residential Units:** 259 (30% Affordable)
 - Studio: 13 (5%)
 - 1 Bedroom: 165 (63.7%)
 - 2 Bedroom: 53 (20.5%)
 - 3 Bedroom: 28 (10.8%)
- ➔ **Gross Floor Area (GFA)**
 - Residential: 18,175 sq. m
 - Commercial: 125 sq. m
 - **Total: 18,300 sq. m**
- ➔ **Bicycle Parking:** 196 spaces
- ➔ **Vehicle Parking:** 85 spaces
- ➔ **Indoor and Outdoor Amenity:** 1,050 sq. m proposed throughout the entire building (4 sq. m per unit).
- ➔ **Mid-block connection proposed on east edge with tree planting**



➞ Looking from South West



➞ Looking from North East



THANK YOU!

QUESTIONS?

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