

October 23, 2023

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City Planning Division
City of Toronto
City Hall 25th Floor, 100 Queen St. West
Toronto, ON M5H 2N2

Re: Zoning By-Law Amendment Submission for Lawrence East, Transit-Oriented Communities (TOC), Scarborough Subway Extension (SSE).

On behalf of our client Metrolinx/Infrastructure Ontario (MX/IO), OneT+, the consortium responsible for providing Technical Advisory Services are pleased to submit the first site for the SSE segment, Zoning By-Law Amendment application for Lawrence East TOC.

We are delighted to announce Lawrence East TOC, located on the southeast corner of the Lawrence-McCowan intersection. This TOC development site is expected to create over 300 new jobs and over 700 new residential units.

Scarborough Subway Extension, Transit-Oriented Communities

1. Program Overview

Infrastructure (IO), with the Ministry of Infrastructure (MOI) is leading the TOC program, on behalf of the Provincial government, as it relates to the “New Subway Transit Plan for the GTA”, part of the government’s smart, forward-thinking plan to build new, sustainable transit. IO works closely with Metrolinx to understand the property requirements for subway projects, and where feasible, develop TOC proposals that would integrate development above and/or adjacent to transit facilities.

As envisioned in the Memorandum of Understanding with the City of Toronto, IO will be sharing development proposals with our partners at the City of Toronto on preliminary plans to build a TOC at this location. These represent conceptual plans only at this point and are not considered to be a final design. Following completion of the City’s internal review process, the province will engage with a Local Advisory Committee, the local community, and Indigenous partners to gather feedback on the plans in early 2024.

The province is committed to collaborating with the private sector and the City of Toronto to bring more jobs and housing along the routes of these transit projects to build vibrant, higher density, mixed-use communities that are connected to or within a short distance to transit stations. We look forward to continuing our work with the City of Toronto, and our future work with Indigenous partners and the communities our transit will serve, to move forward with this TOC approach.

2. Project Benefits

The Lawrence East TOC site brings a true mixed-use community featuring housing, parkland, community, and employment infrastructure in proximity to the Lawrence and McCowan Station and Scarborough General Hospital in an urban neighbourhood.

The Lawrence East TOC site is located on the southeast corner of Lawrence Avenue East and McCowan Road. The proposed development includes three residential towers with retail and commercial uses on the lower levels, below-grade parking, and parks and open space areas. The TOC site will be served by the future SSE service linking to the entire TTC network and its links to the GO regional service, and the encompassing major highways.

3. Planning Approval

The TOC program for the SSE is being implemented through a streamlined approvals process that balances consideration for the intent of planning policy with the certainty and efficiency required to deliver essential transit faster. This process remains rooted in principles of good planning and involves careful study of the existing and emerging context of these neighbourhoods and the potential impacts of proposed TOC developments.

The delivery of development through the TOC program and its associated planning process will proceed separately from the SSE transit infrastructure approvals process. The proposed re-zoning is based on an indicative development concept prepared in coordination with the transit station design. The TOC re-zoning process will establish permissions for height and density, among other high level design parameters, however final detailed design is subject to change and will be developed by a future development partner. It is expected that the TOCs will be subject to a future site plan review process determined in coordination between IO and the City. As a result, this re-zoning submission aims to establish high-level built form and development parameters, while allowing for an appropriate degree of development flexibility and innovation.

The studies and plans accompanying this letter comprise the core rezoning submission and are for City review and comment as part of the TOC Program engagement with the City.

4. The Site

The subject site is comprised of two lots located at the southeast corner of the intersection of McCowan Road and Lawrence Avenue East, municipally known as 3091 Lawrence Avenue East and 685-697 McCowan Road. The site is roughly rectangular in shape and has an approximate area of 1 hectare. The site is currently occupied by a single-storey commercial structure at the immediate corner of the intersection and a two-storey commercial plaza directly to the south. The subject site is located at the Scarborough district of the City of Toronto. The area is generally characterized as suburban with a predominance of low-rise residential uses, with low-rise commercial and institutional uses along the arterial roads.

5. The Proposal

The Lawrence East TOC proposal contemplates redeveloping the site with three towers, two (2) of twenty-four (24) storeys and one (1) of thirty-six (36) storeys in height of 136m, including mechanical penthouse, situated above a six-storey podium. The proposed buildings are comprised of mixed-use with retail at-grade and commercial offices located in the podium with residential units above. Vehicular access to the TOC will be provided off McCowan Road, including a drop-off area, loading and a two-level underground parking facility, with a total of 228 parking spaces. Parking stalls are provided for residents and visitors, along with 603 bicycle spaces.

The proposed development may connect to the new Lawrence East subway station via a knockout panel. The proposed gross floor area of the development is approximately 58,481 m², yielding a net FSI of 7.1 (net of parkland). A total of 1,405 m² of retail space is proposed at-grade level to activate the street frontage along McCowan Road. A further 6,444 m² of office GFA is also provided and, given the proximity of the Scarborough General Hospital site, is ideally suited to provide complementary clinic and other uses. With almost 14% of gross floor area of the TOC development dedicated to non-residential uses, approximately 774 residential units will be provided.

Additionally, a Privately Owned Publicly Accessible Space (POPS) is proposed at the intersection to provide continuity to the transit plaza on the west side of McCowan Road and to allow for active uses for the new residents of the development and the public. Residents would also be able to access a total of 2,166 m², of rooftop outdoor amenity space. Furthermore, a 1,047 m² public park dedication is proposed on site, providing important, new green space and a connection to the existing neighbourhood to the east.

OneT+ is proposing a site-specific zoning by-law amendment to permit the future TOC development. The zoning by-law amendment will allow for a development that is reflective of the area's post-SSE character, with heights, densities, a mix of uses and reduced parking provisions that are transit supportive and appropriately transition to the existing neighbourhood.

6. Submission Details

The following is a list of the materials submitted in support of the rezoning for the Lawrence East TOC. All materials are submitted through digital transfer. The materials are based on the modified Planning Application Checklist as agreed upon by MX/IO and the City of Toronto through dedicated working group discussions. These include:

1. Project Data Sheet;
2. Draft Architectural and Landscape Drawings;
 - a. ONT_SE300_TC2001 : Site plan
 - b. ONT_SE300_TC2002 : Ground floor plan
 - c. ONT_SE300_TC2003 : Basement B1
 - d. ONT_SE300_TC2004 : Basement B2

- e. ONT_SE300_TC2005 : Basement B3 – Station Connection
 - f. ONT_SE300_TC2006 : Second Floor
 - g. ONT_SE300_TC2007 : Typical Podium Floor (L3-6)
 - h. ONT_SE300_TC2008 : Level 7 Amenity Floor
 - i. ONT_SE300_TC2009 : Typical Tower Floor (L9-36)
 - j. ONT_SE300_TC4001 : Building Sections
 - k. ONT_SE300_TC4101 : Elevations
 - l. ONT_SE300_TC4102 : Elevations
3. Draft Transportation Impact Assessment Study;
 4. Draft Functional Servicing Report;
 5. Draft Drainage and Stormwater Management Report;
 6. Draft Landscape Plan;
 7. Draft Sun and Shadow Study;
 8. Planning Rationale Report;
 9. Computer Generated Building Mass Model; and
 10. Cover Letter.

We trust the above materials provide the information required to adequately evaluate the application. While the final design and development of the TOC will be undertaken by a future development partner, termed Dev Co., yet to be determined. It is our opinion that the proposal constitutes good planning, is justified and appropriate for the subject site, as per the analysis in the Planning Rationale Report and supporting technical studies, and it will establish appropriate parameters for the future development of the site.

We look forward to our continued working relationship with all City departments, agencies, and stakeholders as we work through the approvals process.