

Lawrence East TRANSIT-ORIENTED COMMUNITY

Virtual Open House #2

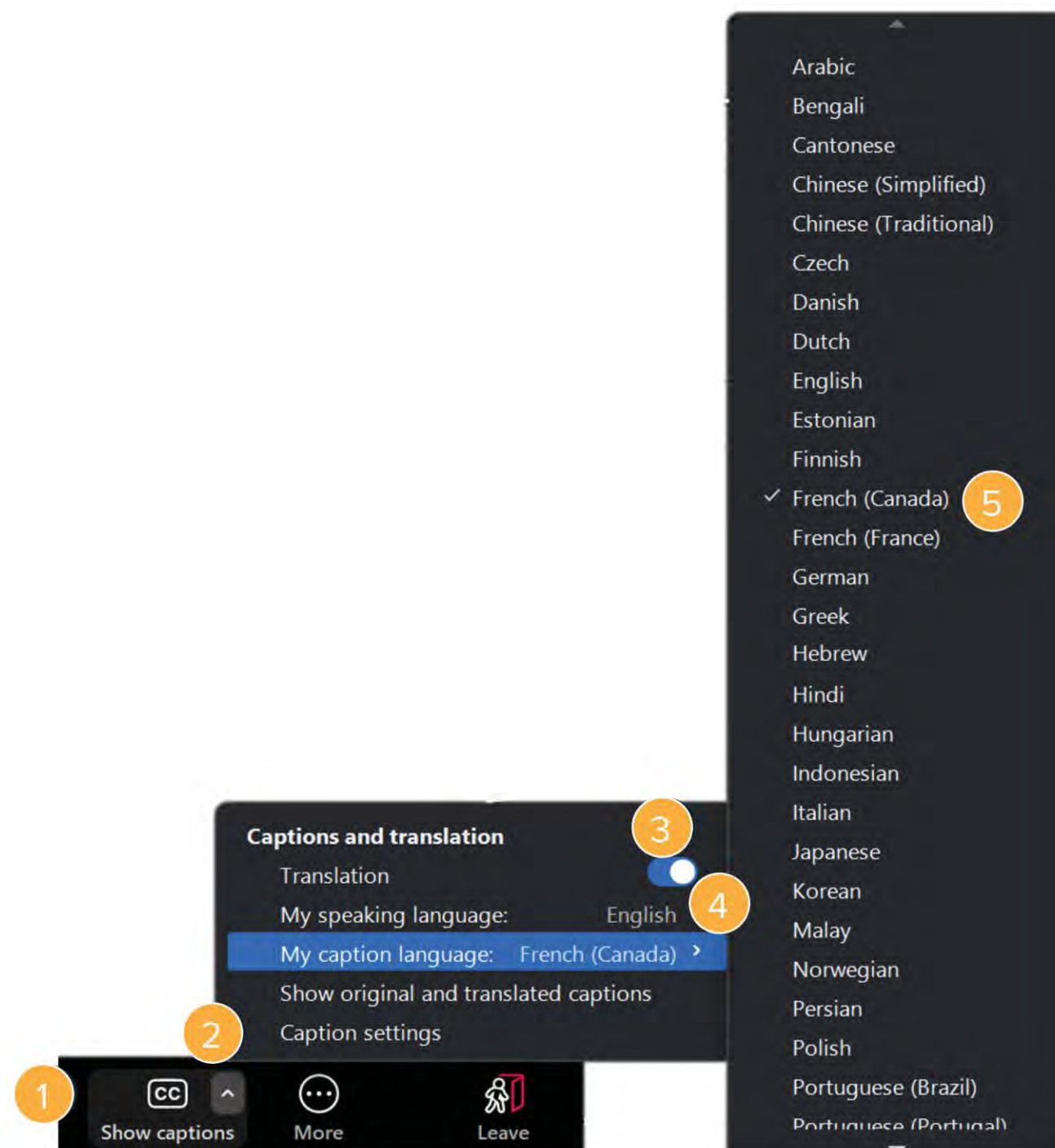
Date: June 10th, 2025



Comment activer les citations traduites

How to Turn on Translated Captions

- 1 Localisez le bouton « Afficher les sous-titres »
// Locate the “Show captions” button
- 2 Cliquez sur la flèche pour afficher le menu
« Sous-titres et traduction » // Click the arrow
to show the ‘Captions and translation’ menu
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“Translation” button to the on position
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sur l’anglais // The “My speaking language:”
should be set to English
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sélectionner votre langue préférée // Click
the “My caption language:” to open the list of
language options and select your preferred
language.



Land Acknowledgment

- We will begin this session by acknowledging that we are connecting from Toronto, which is the sacred gathering place for many Indigenous Peoples of Turtle Island
- Today we are participating in this meeting from many different locations and we would like to take this moment to show respect to the long history and the many contributions of First Nations and Indigenous peoples in Ontario. For those who are participating from another location, we encourage you to reflect on and acknowledge the Indigenous territory and unique history where you are located
- This territory is covered by the Upper Canada Treaties and Toronto is specifically recognized as the Traditional Territory of the Mississauga of the Credit First Nation
- Since time immemorial, the land I am on has been home to many different Indigenous groups and forms part of the Dish with One Spoon Wampum between the Haudenosaunee (Hoe-den-oh-'show-nee) and the Anishinaabeg (Ah-nish-nahbeg), a treaty between the Indigenous people before settlers arrived here
- We recognize and deeply appreciate Indigenous peoples' historic connection to these lands and Ontario values its relationship with Indigenous peoples and communities

Why Are We Here Tonight?

- Provide a project status update for the Lawrence East Transit-Oriented Community (TOC)
- Summarize the main themes from the initial public open house held in March 2024
- Provide an update on the design changes since the initial submission in Fall 2023
- Provide an overview of the development process
- Present the Transit-Oriented Communities (“TOC”) program, timeline and objectives
- Present the revised development concept for Lawrence East TOC

Agenda

- **Overview**
 - Meeting Expectations
 - Opening Remarks
- **TOC Program**
 - Timeline + Objectives
 - Site Context
- **TOC @ Lawrence East**
 - First Submission Overview
 - Project Updates + What We Heard
 - Design Updates
 - Proposed Illustrative Renders
- **Questions + Answers**
- **Next Steps**

Meeting Expectations

- When asking a question either verbally or written, we ask that you be respectful of both panelists and fellow participants
- Be considerate of other participants' time



1 Opening Remarks

Opening Remarks



Ward 21

Councillor Michael Thompson



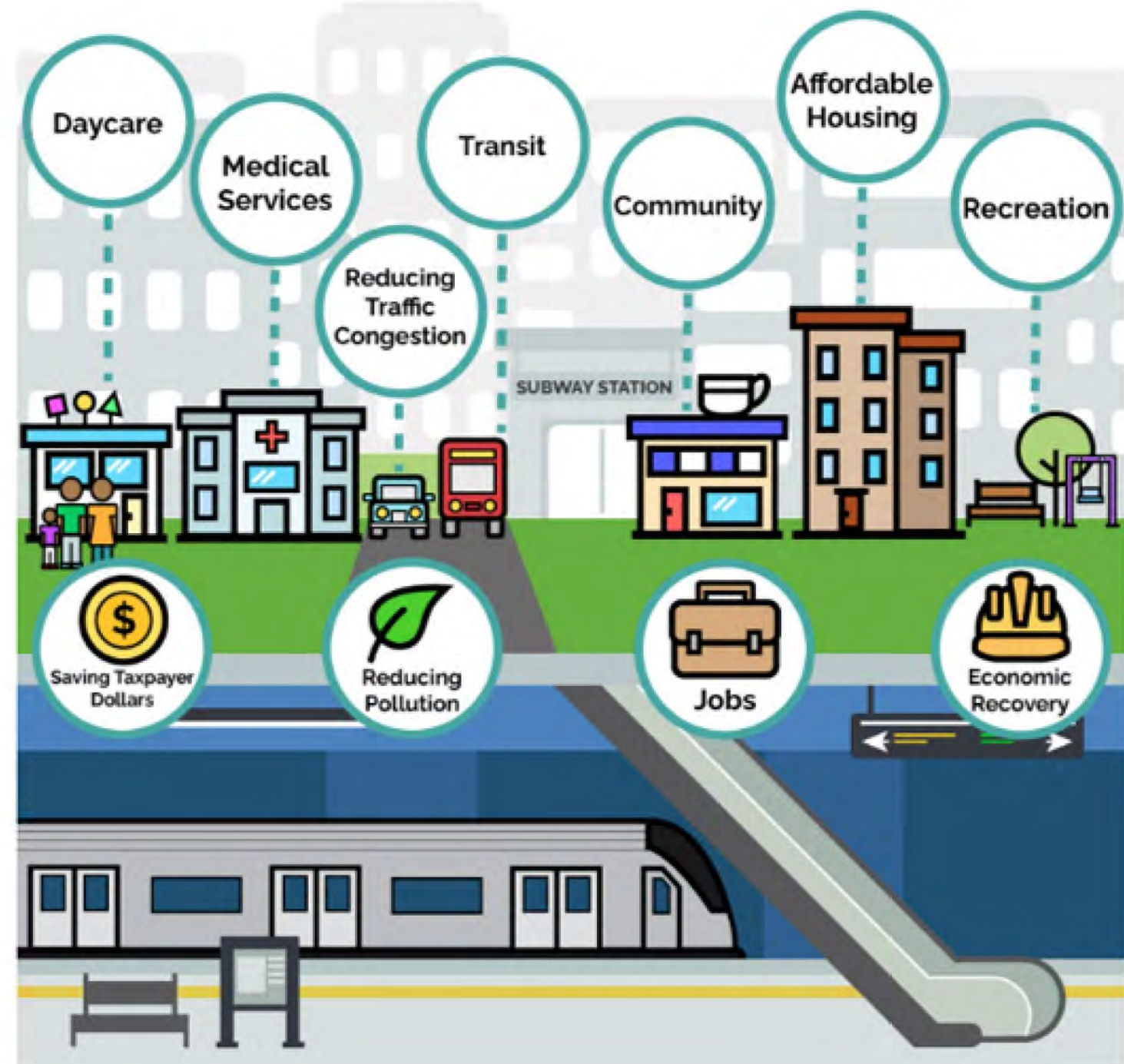
2 TOC Program Timeline + Objectives

The Transit-Oriented Communities Program

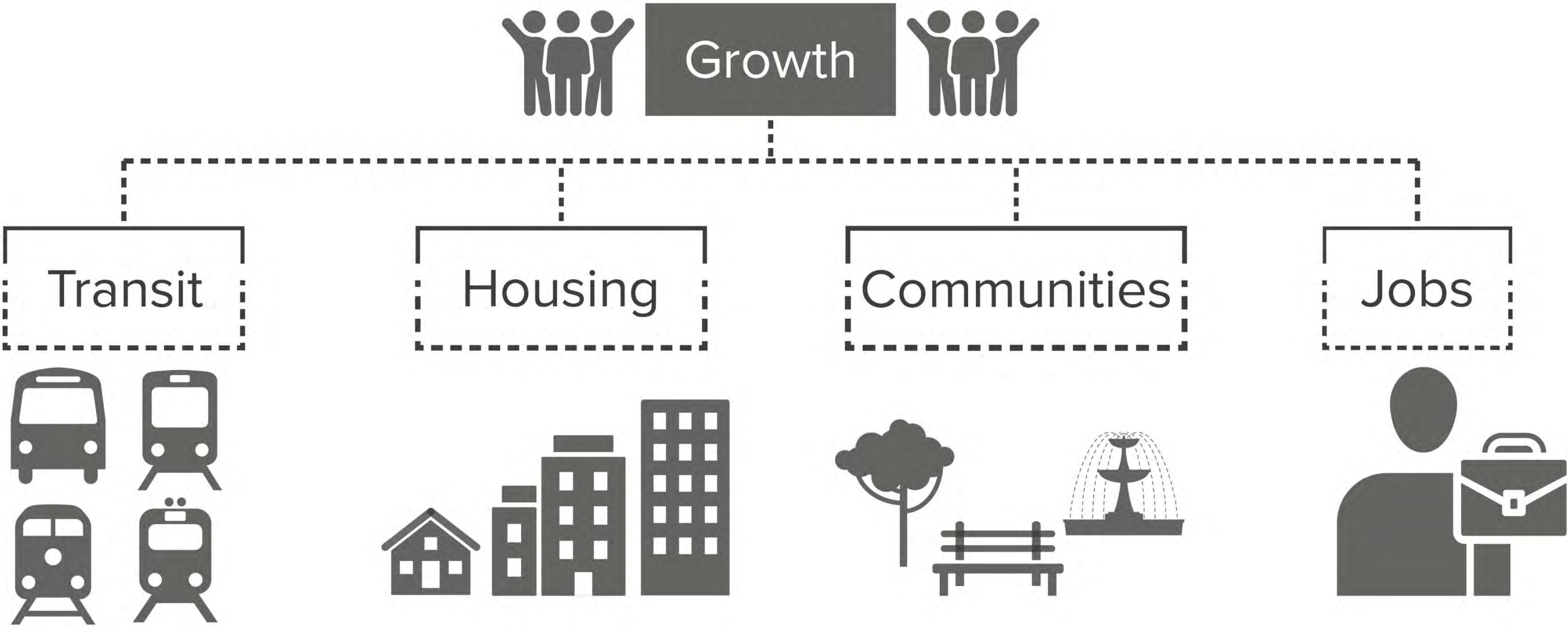
The Transit-Oriented Communities Program will build vibrant, mixed-use communities that will bring more housing (including affordable housing options), jobs, retail, community amenities and entertainment within a short distance of transit stations.

The Transit-Oriented Communities Program will:

- **Increase transit ridership** and reduce traffic congestion.
- **Increase housing supply** (including affordable housing) and jobs.
- **Stimulate the economy** through major projects
- **Bring retail and community amenities** (for example, community centres) within a short distance of public transit stations.
- **Offset the cost of station construction** which would save taxpayers' money.



Transit-Oriented Communities (TOCs)



The Scarborough Subway Extension (SSE) and TOCs

Subways Project (Metrolinx)

- Subway
- Station Design
- Related Public Realm
- Construction Timing & Impacts

For more information
please visit:

[https://www.metrolinx.com/en/
projects-and-programs/
scarborough-subway-extension](https://www.metrolinx.com/en/projects-and-programs/scarborough-subway-extension)

Transit-Oriented Communities (Infrastructure Ontario (IO))

- Development Concepts
- TOC Buildings
- Related Public Realm
- Streets & Connections
- Community Benefits*

For more information
please visit:

<https://www.engageio.ca>

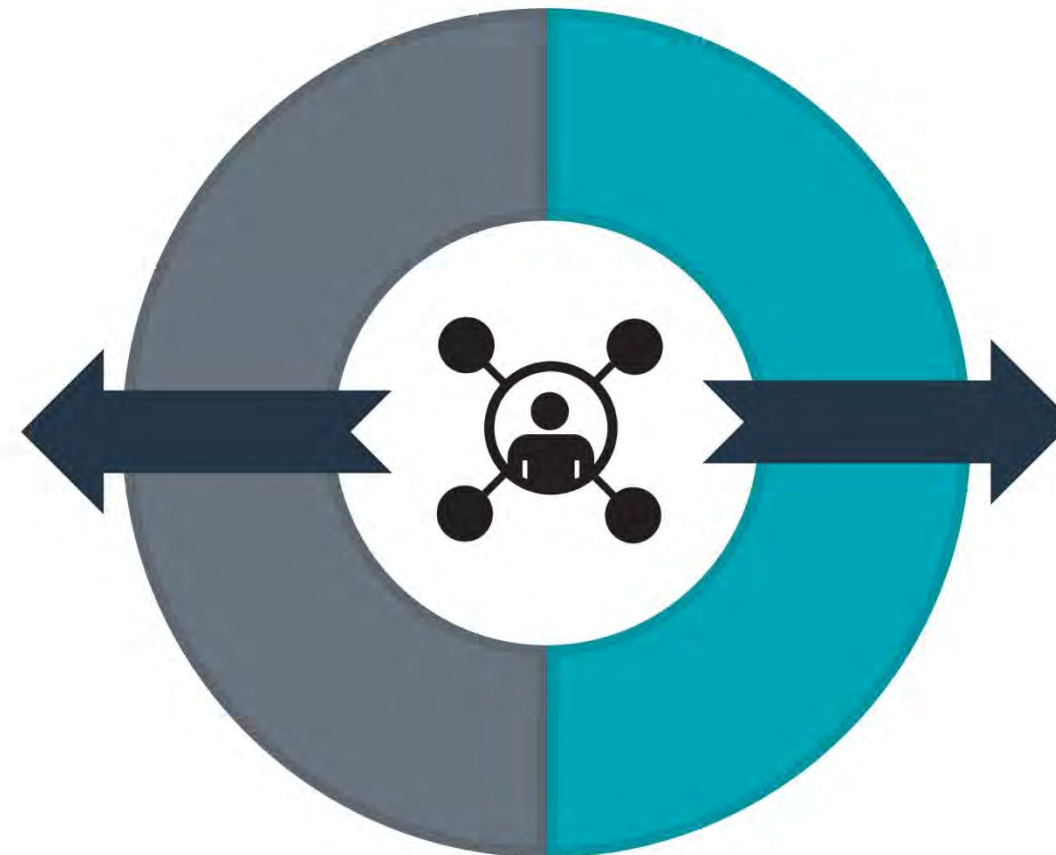
*Within site-specific scoping



Engagement To-Date with Various Stakeholders

City of Toronto

Infrastructure Ontario is meeting regularly with a working group consisting of staff from the City of Toronto. Through this process, Infrastructure Ontario is able to share planning materials and gather feedback throughout the design and engagement process.



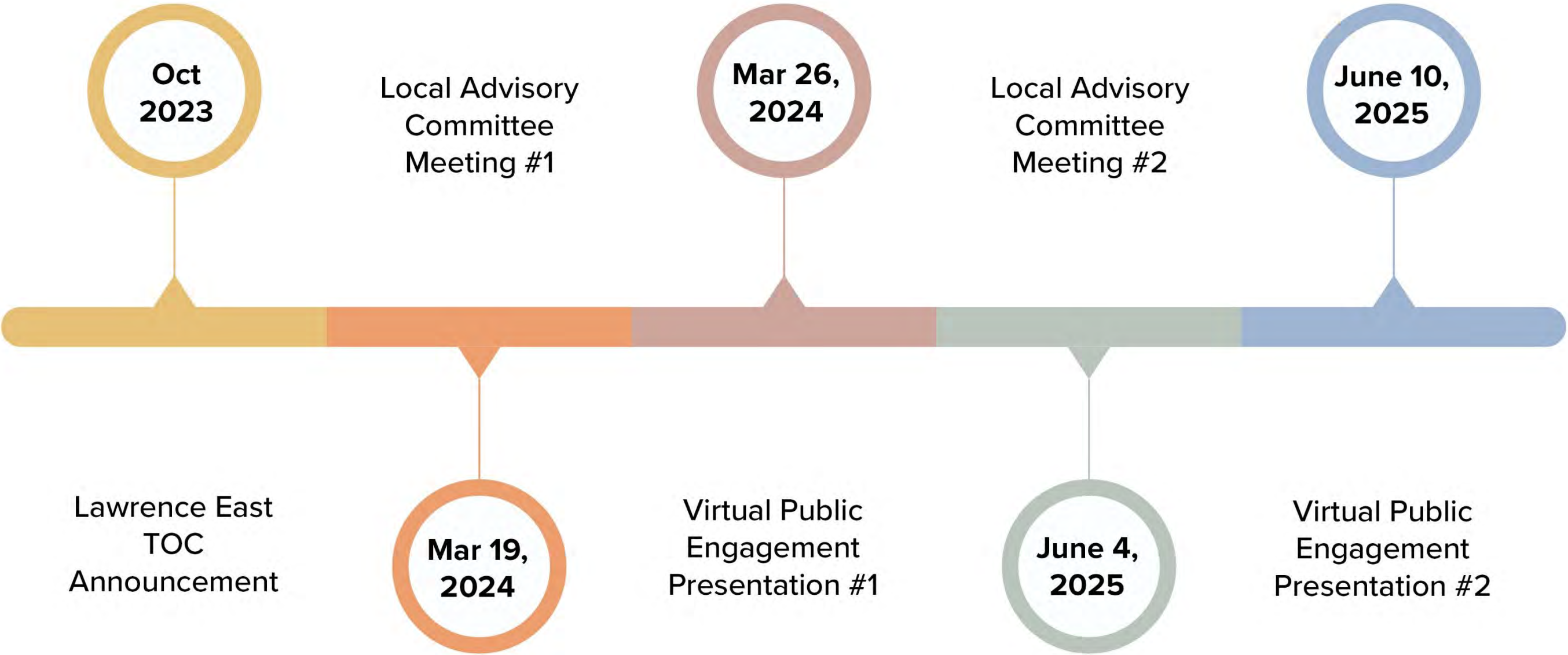
Local Advisory Committee

Infrastructure Ontario has started engaging with several community/stakeholder representatives to receive early feedback on the priorities for the community.

For more information visit
www.EngageIO.ca/en/LawrenceEast

Engagement Timeline

What is the Engagement Timeline for Lawrence East TOC?



What are the Next Steps?





3 TOC Concept Site Context

Provincial Planning Context

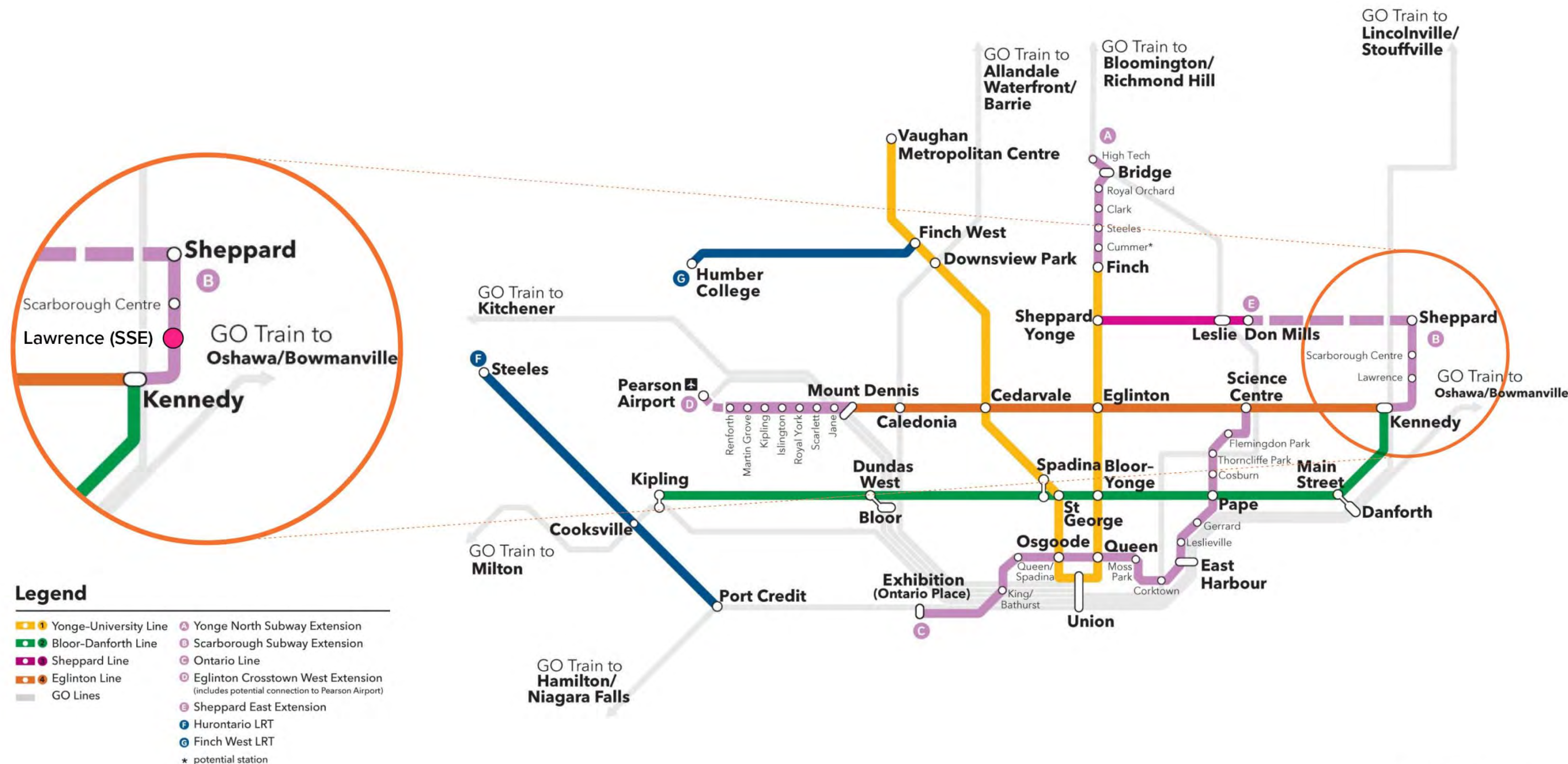
Provincial Planning Statement

- The Lawrence East TOC is located in a **Built-Up Area and Strategic Growth Area**
- On October 20, 2024, the Provincial Government replaced the *Provincial Policy Statement (2020)* and the *Growth Plan for the Greater Golden Horseshoe* with the *Provincial Planning Statement*
- The policy direction for the Lawrence East TOC continues to emphasize development in strategic growth areas as a priority, maintaining the same minimum density targets.



Regional Context

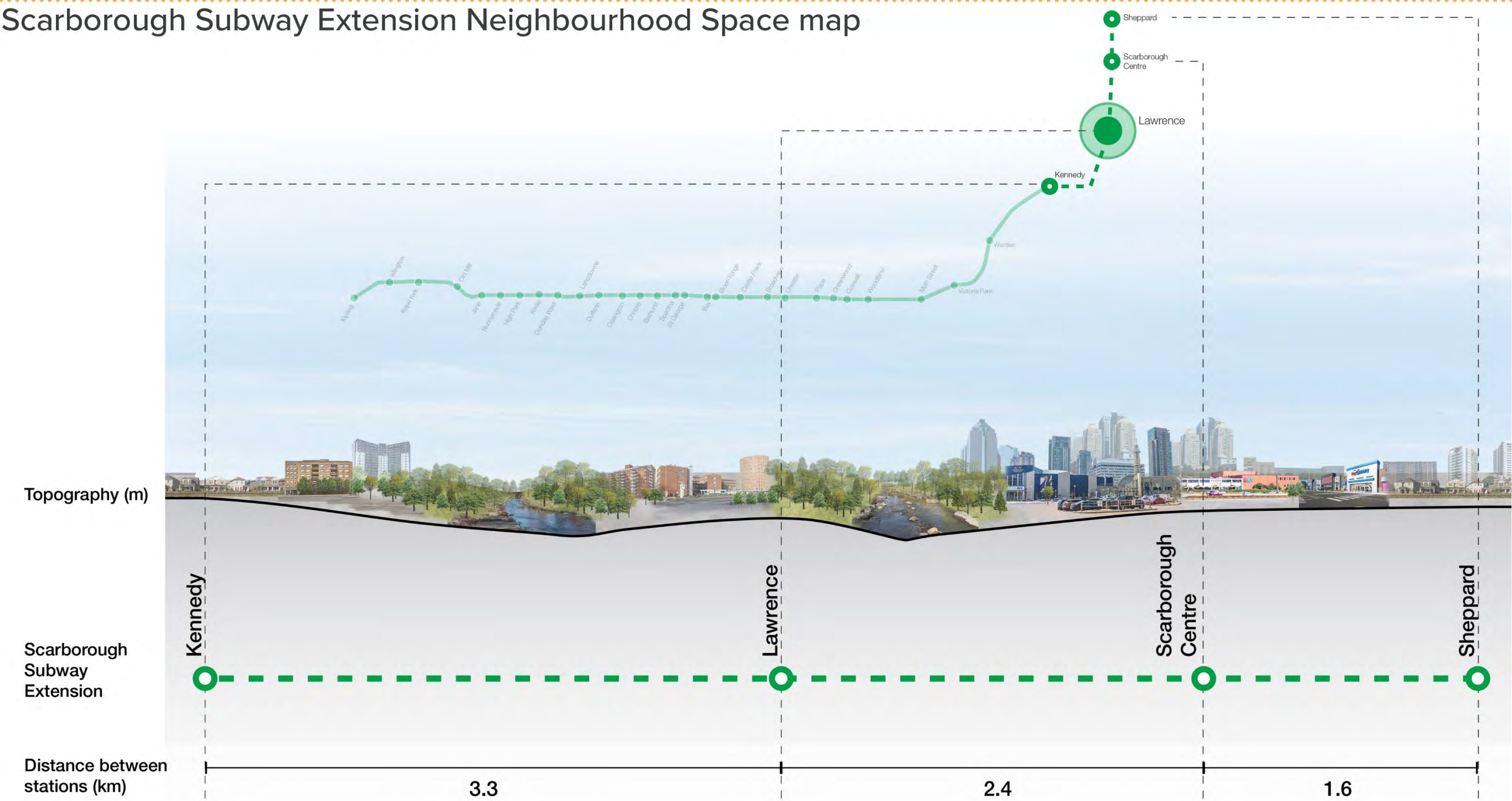
Four Priority Subways (2019)



Source: Metrolinx

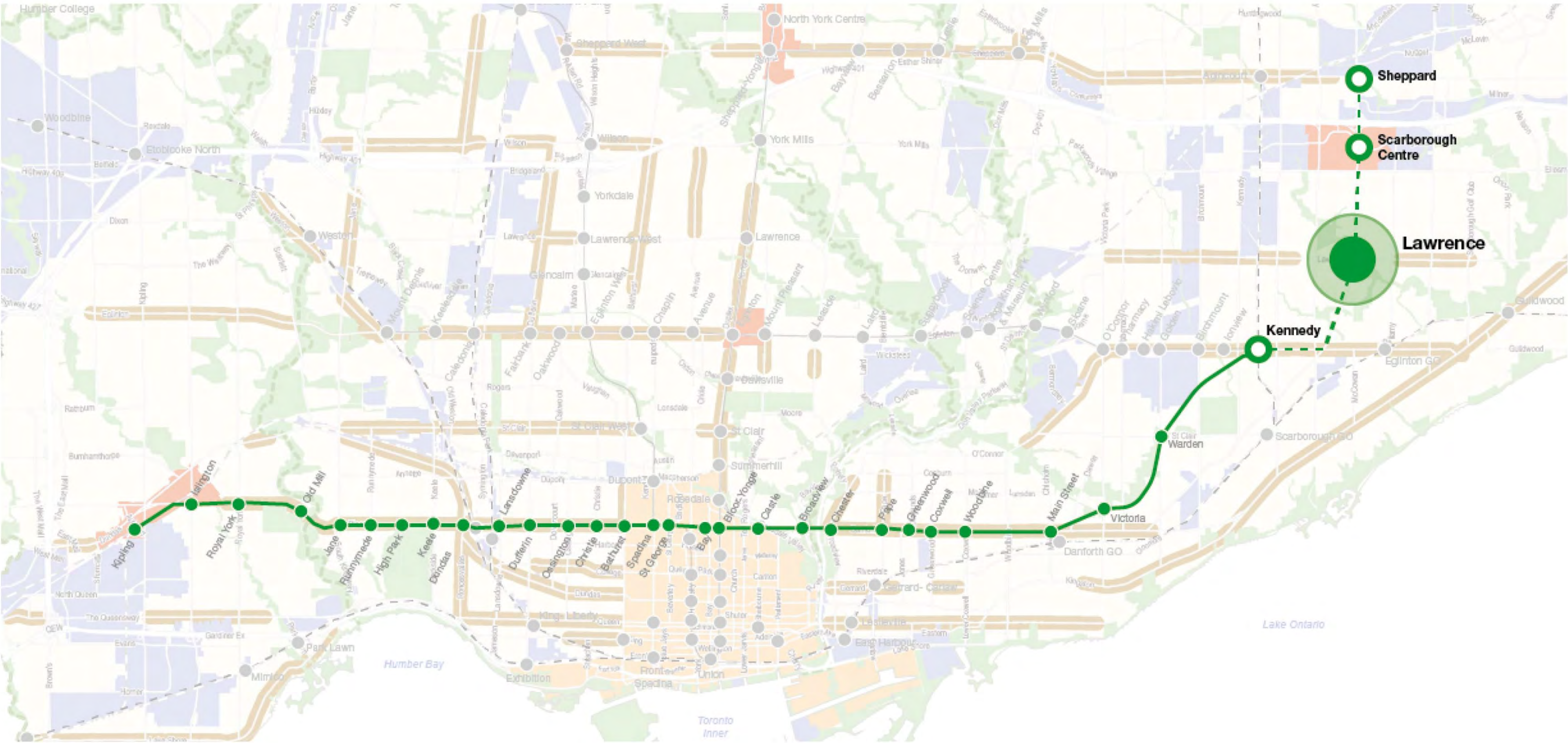
City Context

Scarborough Subway Extension Neighbourhood Space map



City Context

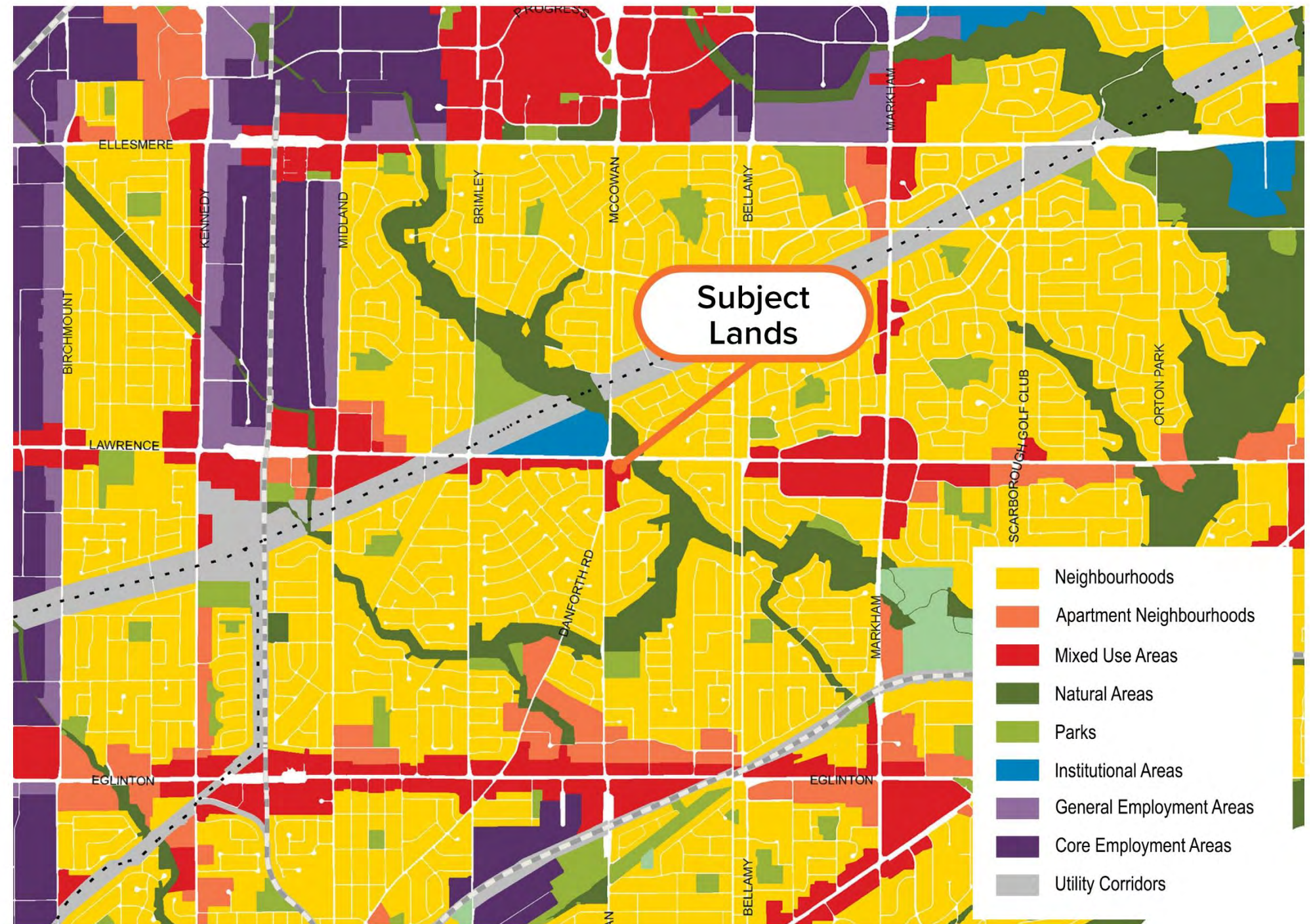
Scarborough Subway Extension, Urban Structure Map



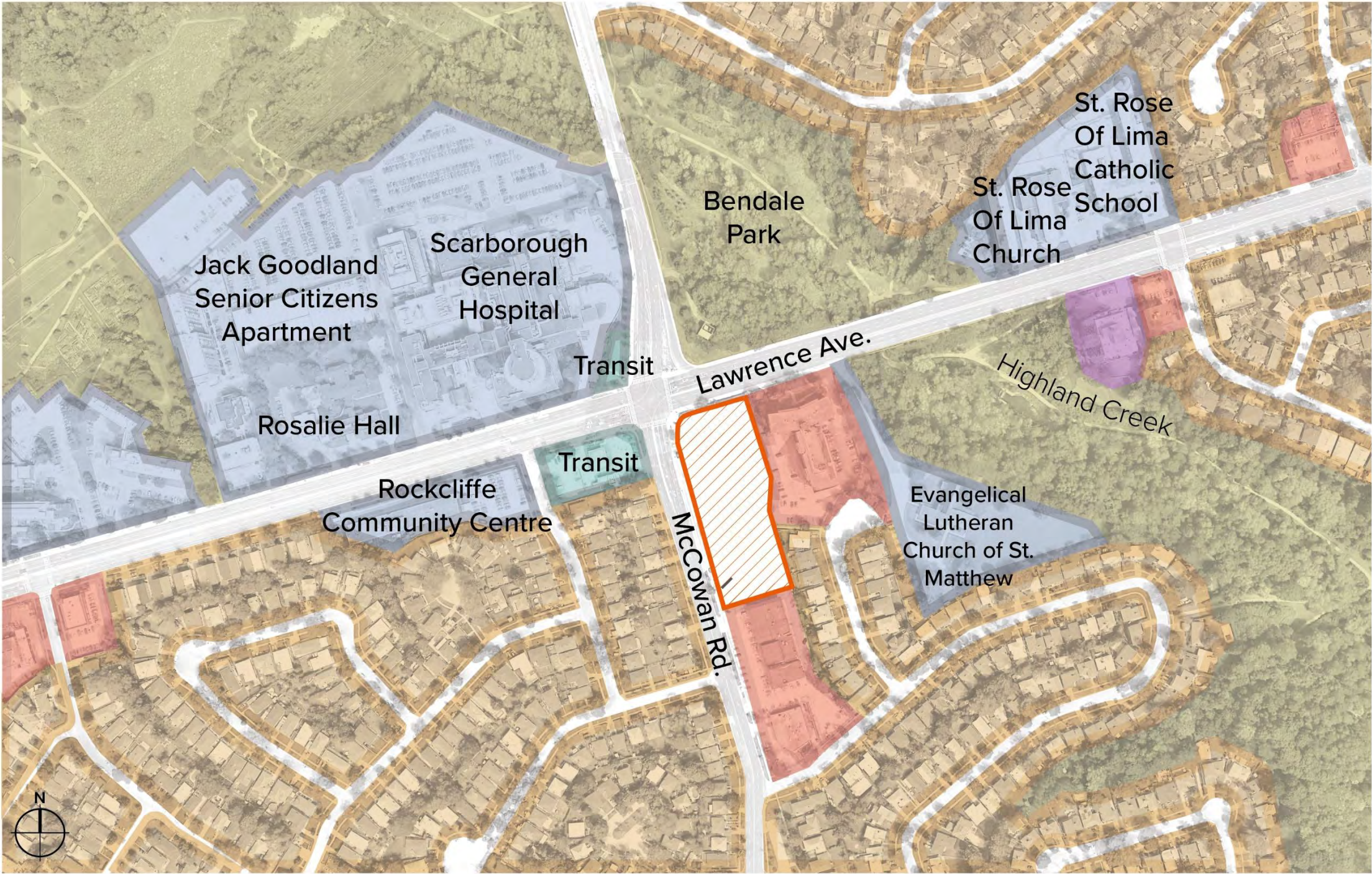
Land Use

Official Plan, Map 20

- Located within a *Mixed Use Area*
- *Mixed Use Areas* are designed to accommodate for office, employment, residential and retail uses



Neighbourhood Context



Subject Site	
Low-rise Residential	
Apartments	
Commercial	
Institutional	
Park	



4 Lawrence East TOC

First Proposed Design Submission Overview

Overview of Lawrence East TOC

March 2024 First Proposed Design Submission





VIEW OF LAWRENCE EAST TOC FROM LAWRENCE AND MCCOWAN STATION



5 Lawrence East TOC Project Updates + What We Heard

Project Updates



Settlement
00



Density
01



Housing
02



Parking
03



Circulation
04



Commercial
Spaces
05



Public
Spaces
06



Community
Services
07

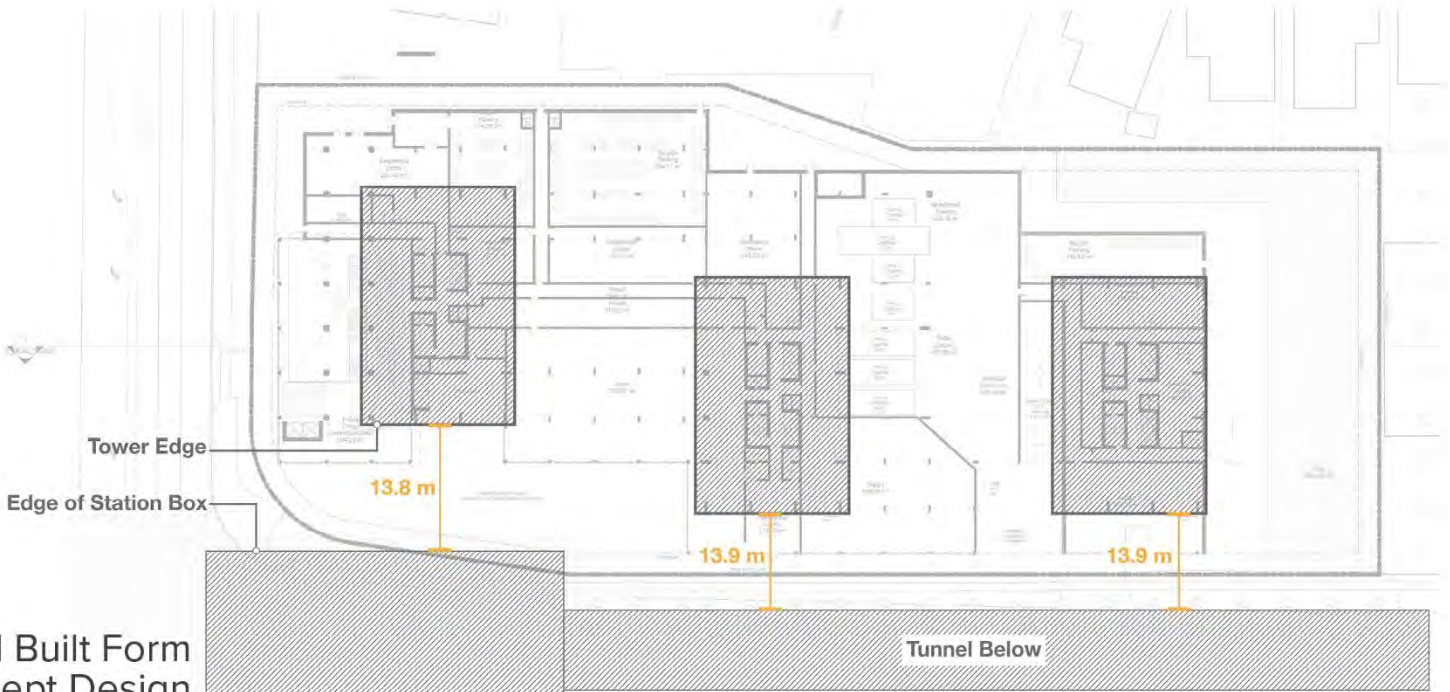
Structural issues identified

Settlement

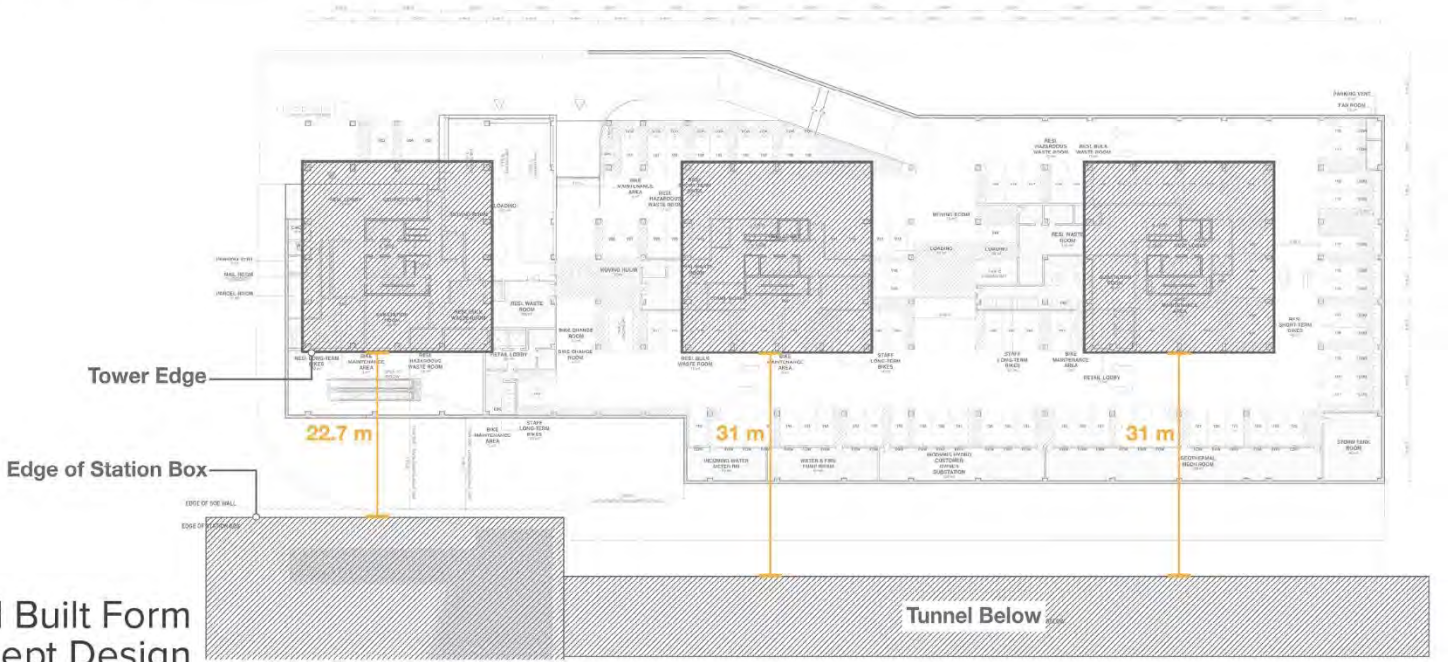
- A study of the soil conditions on site found that ground movement (settlement issues) could occur during TOC construction, creating conditions that could impact transit infrastructure negatively due to proximity between the tower edge and Station box edge. To mitigate this situation, changes to the TOC design were required.

How does the TOC design respond to this settlement issue ?

- Additional separation between the towers and the transit infrastructure were required.
- As such, the ground floor and subsequent podium floors required a new approach to the layout and circulation to accommodate the new position of towers within this property.



Proposed Built Form
March 2024 Concept Design



Proposed Built Form
March 2025 Concept Design

What We Heard...

Key Themes



<div></div> <div>01 Density<ul style="list-style-type: none">Given the current housing shortage, is there potential for increased density/more units ?</div>	<div></div> <div>05 Public Spaces<ul style="list-style-type: none">Desire for additional space for athletic facilities within the parkland dedication.Feedback regarding the adequacy of existing parkland and open spaces in the neighbourhood.</div>
<div></div> <div>02 Housing<ul style="list-style-type: none">Include diverse housing options, such as housing for families and affordable housing.</div>	<div></div> <div>06 Commercial Spaces<ul style="list-style-type: none">Is there an opportunity for the potential reallocation of existing commercial uses in the new development?Concerns about the limited retail currently in the area and whether there would be enough retail to support additional density.</div>
<div></div> <div>03 Parking<ul style="list-style-type: none">Inquiries about plans to mitigate parking pressures, especially given the limited number of parking spaces (228) in the plan.</div>	<div></div> <div>07 Community Services<ul style="list-style-type: none">Suggestions for including community spaces such as public gyms, daycare centres, youth centres, and community hubs in the TOC projects.Concerns about the adequacy of existing community centres and libraries to support the new population.</div>
<div></div> <div>04 Circulation<ul style="list-style-type: none">Appreciation for the pedestrian-focused nature of the design.Questions about the development of pedestrian pathways, particularly a new walkway to the park located at the north-east corner of Lawrence and McCowan.</div>	



6 Design Updates

- The Transit Oriented Communities (TOC) design is conceptual and subject to change.

What We Heard...

Categorical Responses

Enhanced Built Form



Density

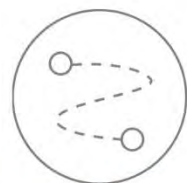


Housing



Scale

Enhanced Public Realm



Circulation



Public Spaces



Parking

Enhanced Podium Programs



Commercial Spaces



Community Services



Flexible Spaces

Proposed Built Form

March 2024 Concept Design



Settlement
00



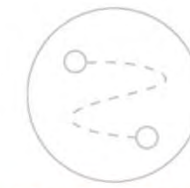
Density
01



Housing
02



Parking
03



Circulation
04



Commercial
Spaces
05



Public
Spaces
06



Community
Services
07

What we heard from the community...

01 Density

- Given the current housing shortage, is there a potential for increased density/more units?

02 Housing

- Inclusion of diverse housing options, such as housing for families and affordable housing.

03 Parking

- Inquiries about plans to mitigate parking pressures, especially given the limited number of parking spaces (228) in the plan.



774 units

min 25% 2 & 3 bedroom units

50,632 m² residential



1,400 m² retail

6,500 m² office space



978 new residents

357 jobs accommodated



Scarborough Subway Extension



Enhanced Built Form

March 2025 Concept Design



Settlement
00



Density
01



Housing
02



Parking
03



Circulation
04



Commercial
Spaces
05



Public
Spaces
06



Community
Services
07

Our response involved...

01 Density



738 units

Change in layout + increased number of 3-bedroom units

52,446 m² residential

02 Housing



Increasing the number of 3-bedroom units aligns with Growing Up Toronto Standards and accommodates the potential for diverse housing options for families.



6,853 m² flexible space



~ 1,050 new residents

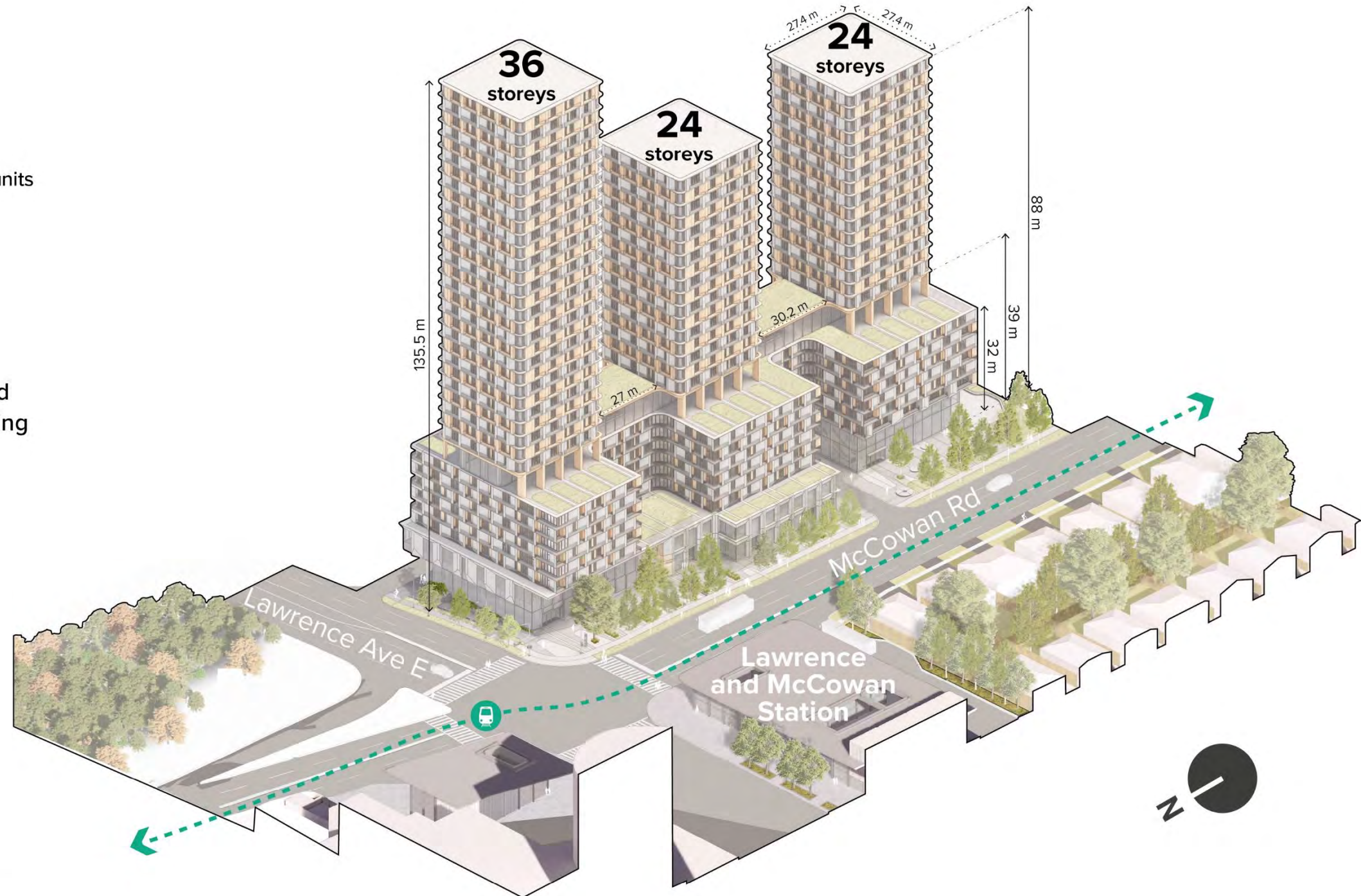
270 - 312 jobs accommodated

03 Parking



220 underground car parking spots

720 at-grade & below-grade bicycle parking spots



Enhanced Built Form

Site Plan



Settlement
00



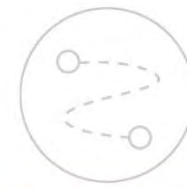
Density
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Commercial
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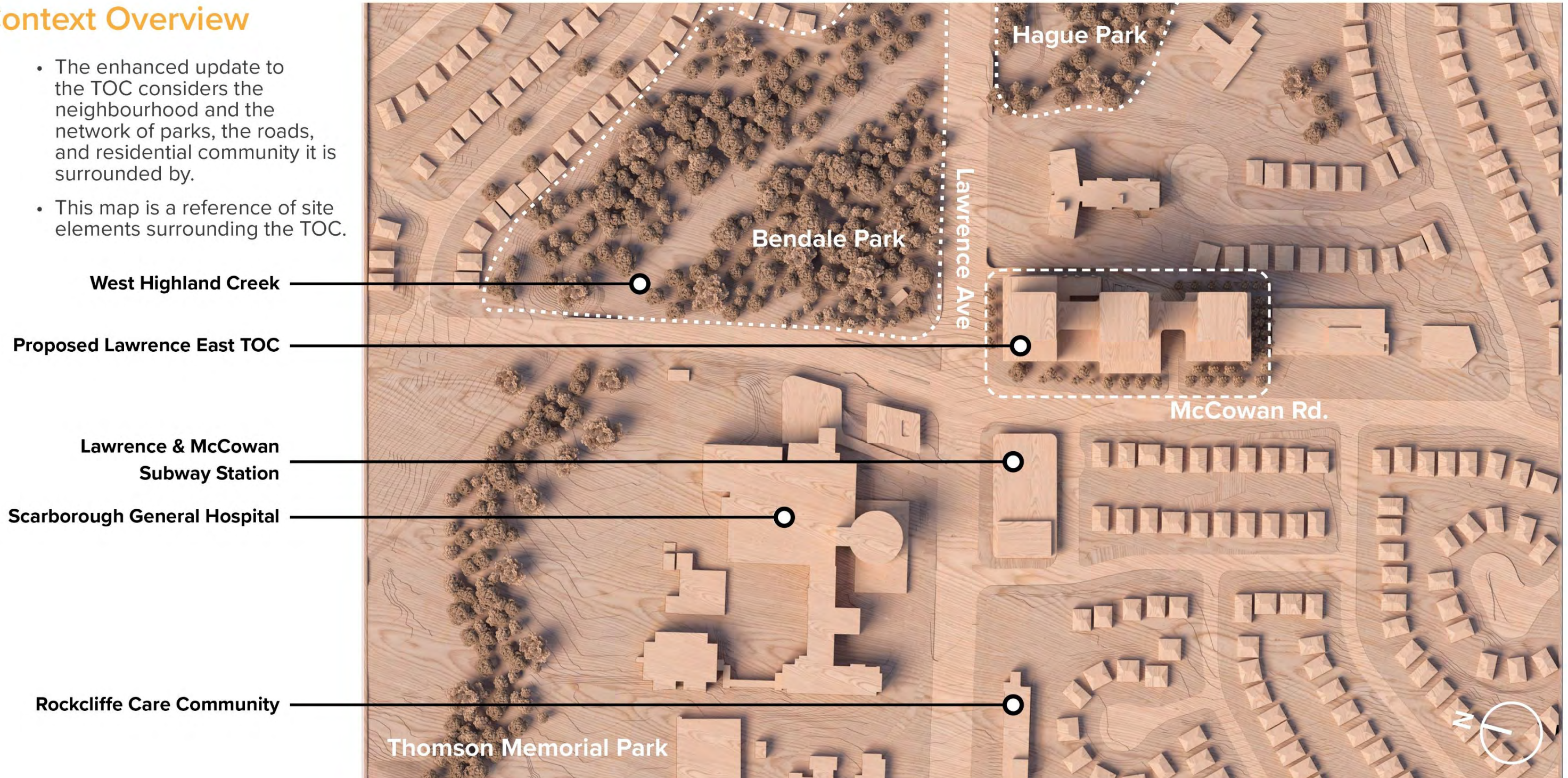
Public
Spaces
06



Community
Services
07

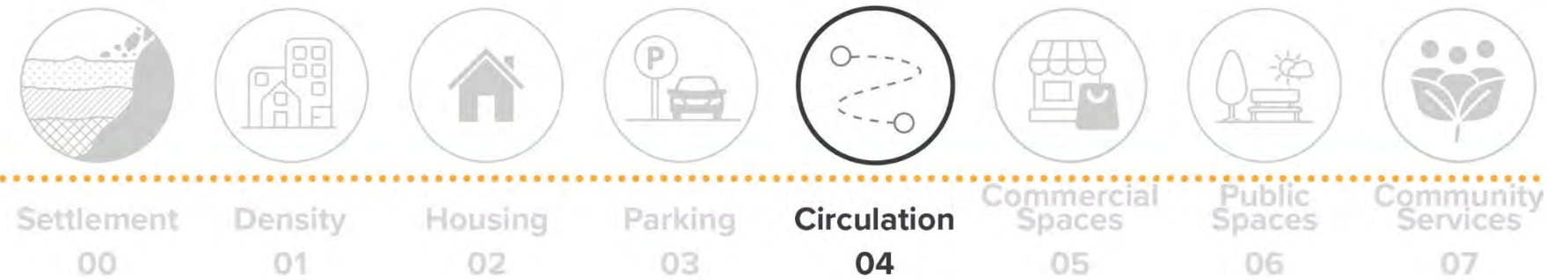
Context Overview

- The enhanced update to the TOC considers the neighbourhood and the network of parks, the roads, and residential community it is surrounded by.
- This map is a reference of site elements surrounding the TOC.



Enhanced Public Realm

Ground Floor Site Plan



What we heard from the community...

04 Circulation

- Questions about the development of pedestrian pathways, particularly a new walkway to the park located at the north-east corner of Lawrence and McCowan.

Our response involved...

04 Circulation

- Enhanced Connectivity
 1. Improved walkway to Hague Park
 2. Regrade Curb + Crosswalk
 3. New Entry Plaza (POP Space)
 4. New Resident Drive Lane
 5. New Resident (POP Space)
 6. Resident Link to Dignam Ct.
 7. Existing Neighbourhood Path



Enhanced Podium Programs

Ground Floor Program Plan



Settlement
00



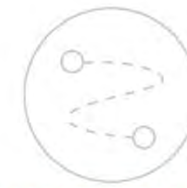
Density
01



Housing
02



Parking
03



Circulation
04



Commercial
Spaces
05



Public
Spaces
06



Community
Services
07

What we heard from the community...

05 Commercial Spaces

- Is there an opportunity for the potential reallocation of existing commercial uses in the new development?
- Concerns about the limited retail currently in the area and whether there would be enough retail to support additional density.

Our response involved...

- **Ground Floor Flexibility**
- Loading and services moved to underground level 1, the ground floor was reconfigured.
- **Commercial Space**
- Increase in commercial spaces to support the additional density.
- **Corner Commercial Anchor**
- **South Retail**
- **Retail Lobbies**
- Set back from the intersection to prioritize pedestrian-friendly access.



Enhanced Public Realm

Ground Floor Site Plan



Settlement
00



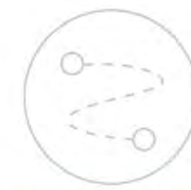
Density
01



Housing
02



Parking
03



Circulation
04



Commercial
Spaces
05



Public
Spaces
06



Community
Services
07

What we heard from the community...

06 Public Spaces

- Desire for additional space for athletic facilities within the parkland dedication.
- Mixed feelings about the adequacy of existing parkland and open spaces in the neighbourhood.

Our response involved...

06 Public Spaces

- **Privately Owned Public Spaces (POPS)**
- New POP spaces introduce vibrant, & flexible urban plazas.
- **Varied Public Spaces**
- 3 POP spaces (highlighted in orange) with diverse tree canopies, seating, paving, and spatial layouts support various urban activities and potential for community experiences.
- The 3 spaces are connected by an enhanced pedestrian network through the site.



Enhanced Podium Programs

Ground Floor Program 3D View



Settlement
00



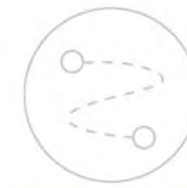
Density
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Housing
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Commercial
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Spaces
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Community
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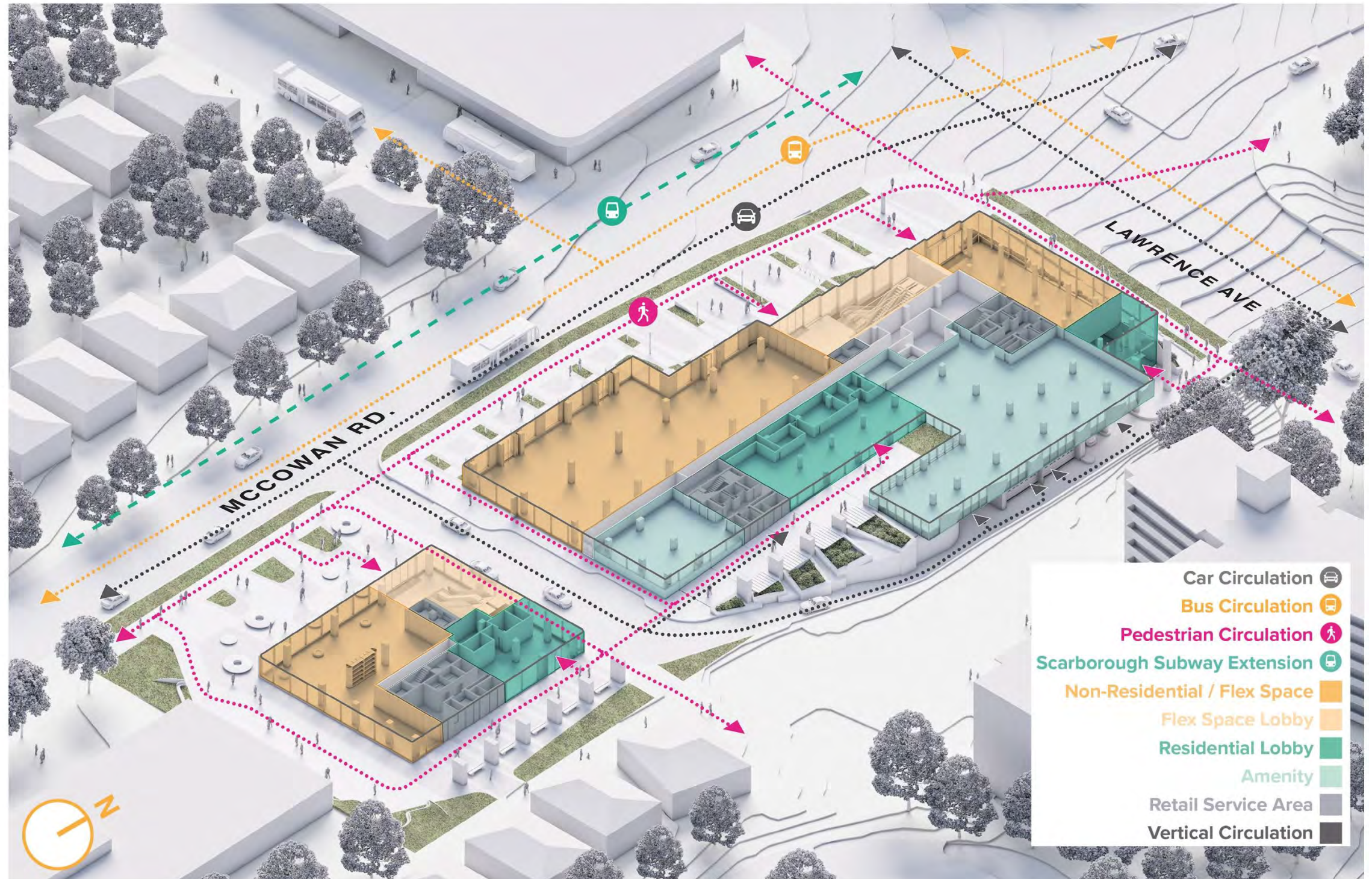
What we heard from the community...

07 Community Services

- Suggestions for including community spaces such as public gyms, daycare centres, youth centres, and community hubs in the TOC projects.
- Concerns about the adequacy of existing community centres and libraries to support the new population.

Our response involved...

- **Commercial/Community Strategy:**
- The flexible space in the new layout of the TOC can support the future integration of commercial and community services.
- The design of spaces focuses on creating high-quality community environments by integrating the flexible spaces with a landscape design to enhance overall experience.



Enhanced Podium Programs

2nd Floor Program 3D View



Settlement
00



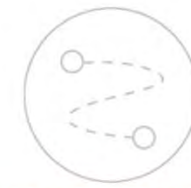
Density
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Parking
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Circulation
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Commercial
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Public
Spaces
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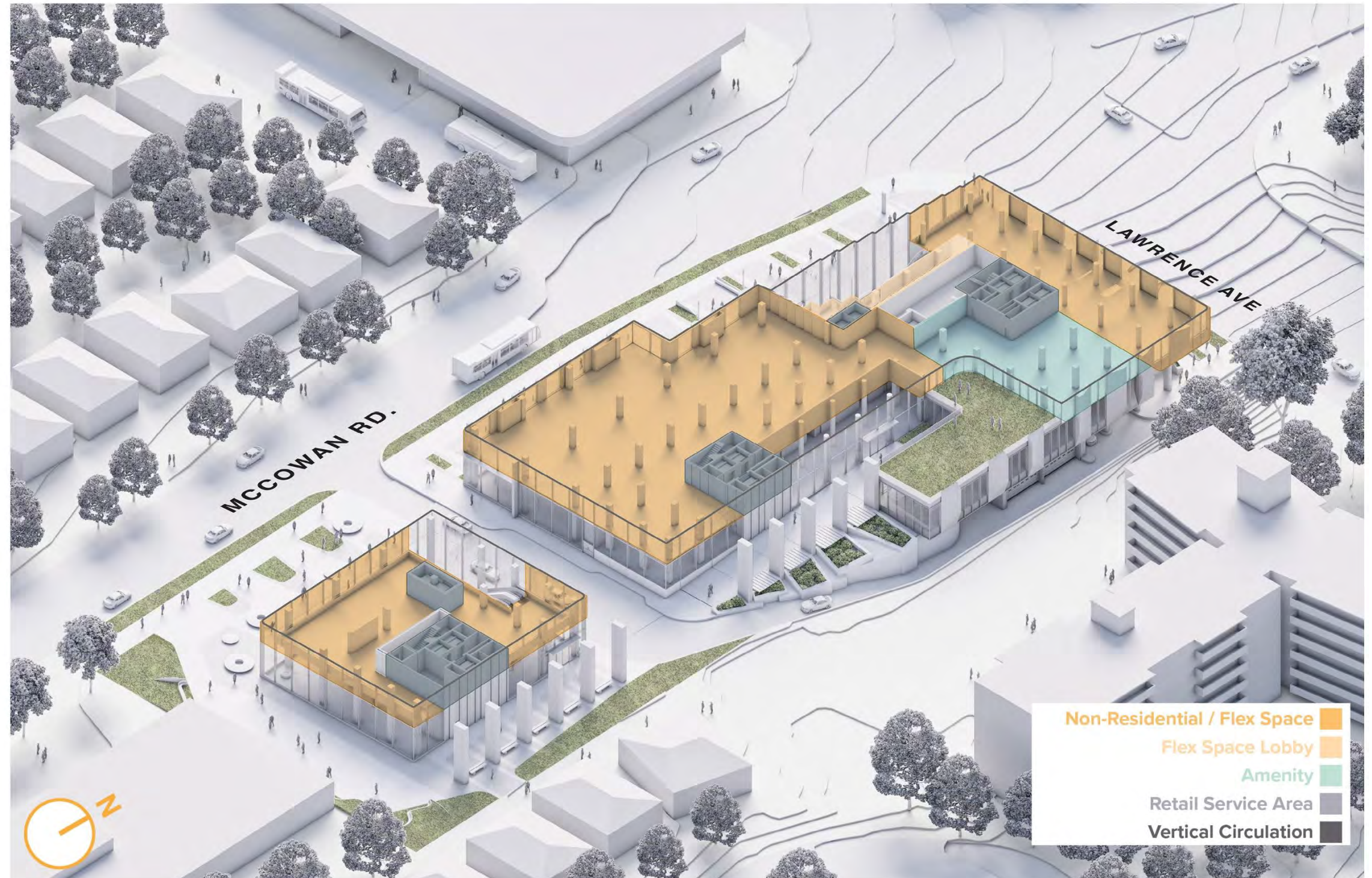


Community
Services
07

Our response involved...

07 Community Services

- **Built-In Area and Spatial Requirements:**
 - Community uses are possible within the design.
 - The enhanced TOC layout is designed from the outset to support diverse programs/uses.
- **Second Floor Flexible Commercial:**
 - 2 Commercial lobbies provide access to second-floor flexible spaces, increasing overall flexible area that can accommodate the reallocation of existing commercial uses.



7

Proposed Illustrative Renders

- The Transit Oriented Communities (TOC) design is conceptual and subject to change.

Enhanced Built Form

Overall 3D View from South East Side of Lawrence East TOC



Enhanced Built Form

Overall 3D View - Facade Along McCowan Rd.



Design is subject to change.



View of Lawrence East TOC from Lawrence & McCowan Station

Design is subject to change.



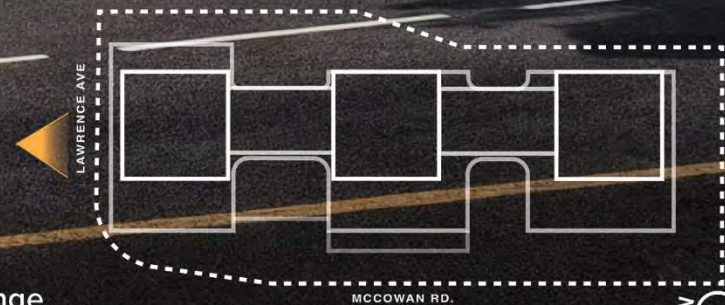
North East corner of Lawrence East TOC

Design is subject to change.



North side of LawrenceEast TOC along Lawrence Ave East

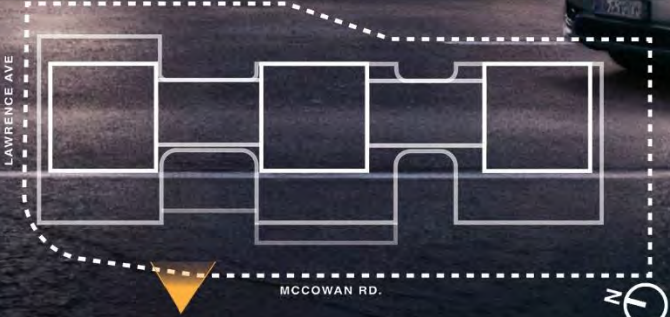
Design is subject to change.





Public Plaza & Retail Promenade along McCowan Rd.

Design is subject to change.





Public & Retail Plaza along McCowan Rd. - Summer View

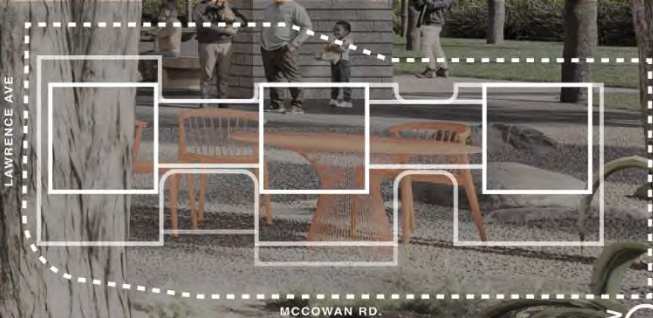
Design is subject to change.





Public Garden Plaza connecting Dignam Ct

Design is subject to change.





Resident Blvd along East Side of Lawrence East TOC

Design is subject to change.





Resident Drop-off along East Side of Lawrence East TOC

Design is subject to change.

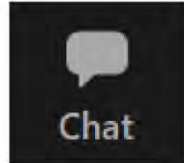
MCCOWAN RD.





8 Questions + Answers

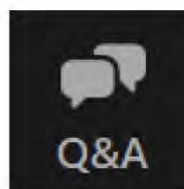
Zoom Webinar Controls – Main Controls



The “Chat” button has been deactivated. Use the “Raise Hand” or “Q&A” button instead to ask a question or make a comment.



Click or tap the “Raise Hand” button to enter the queue to ask a question or make a comment out loud. The button will be shaded yellow while your hand is raised, and you are in the queue.



Click or tap the “Q&A” button to open the “Q&A” window and submit a written question or comment.



When using the phone:

***6 to Unmute/Mute**

***9 to Raise/Lower Hand**

For Further Questions, Please Visit:

www.EngageIO.ca/en/LawrenceEast

**[www.toronto.ca/services-payments/streets-parking-transportation/
transit-in-toronto/transit-oriented-communities](http://www.toronto.ca/services-payments/streets-parking-transportation/transit-in-toronto/transit-oriented-communities)**



Thank you!