

# **288-292 Lawrence Avenue**

Official Plan Amendment Application

**OPA24/014/L/BB**

Zoning By-law Amendment Application

**ZBA24/030/L/BB**

Planning & Strategic Initiatives Committee

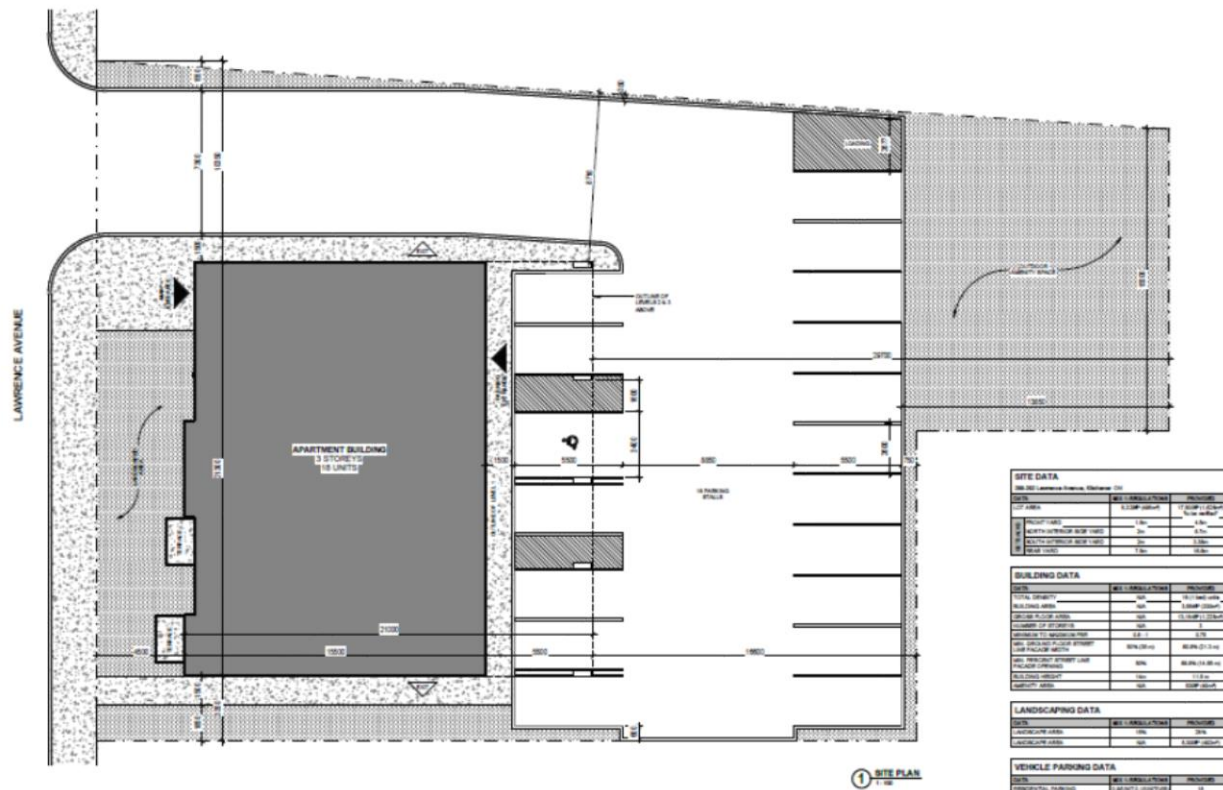
April 14, 2025

# Site & Surrounding Context





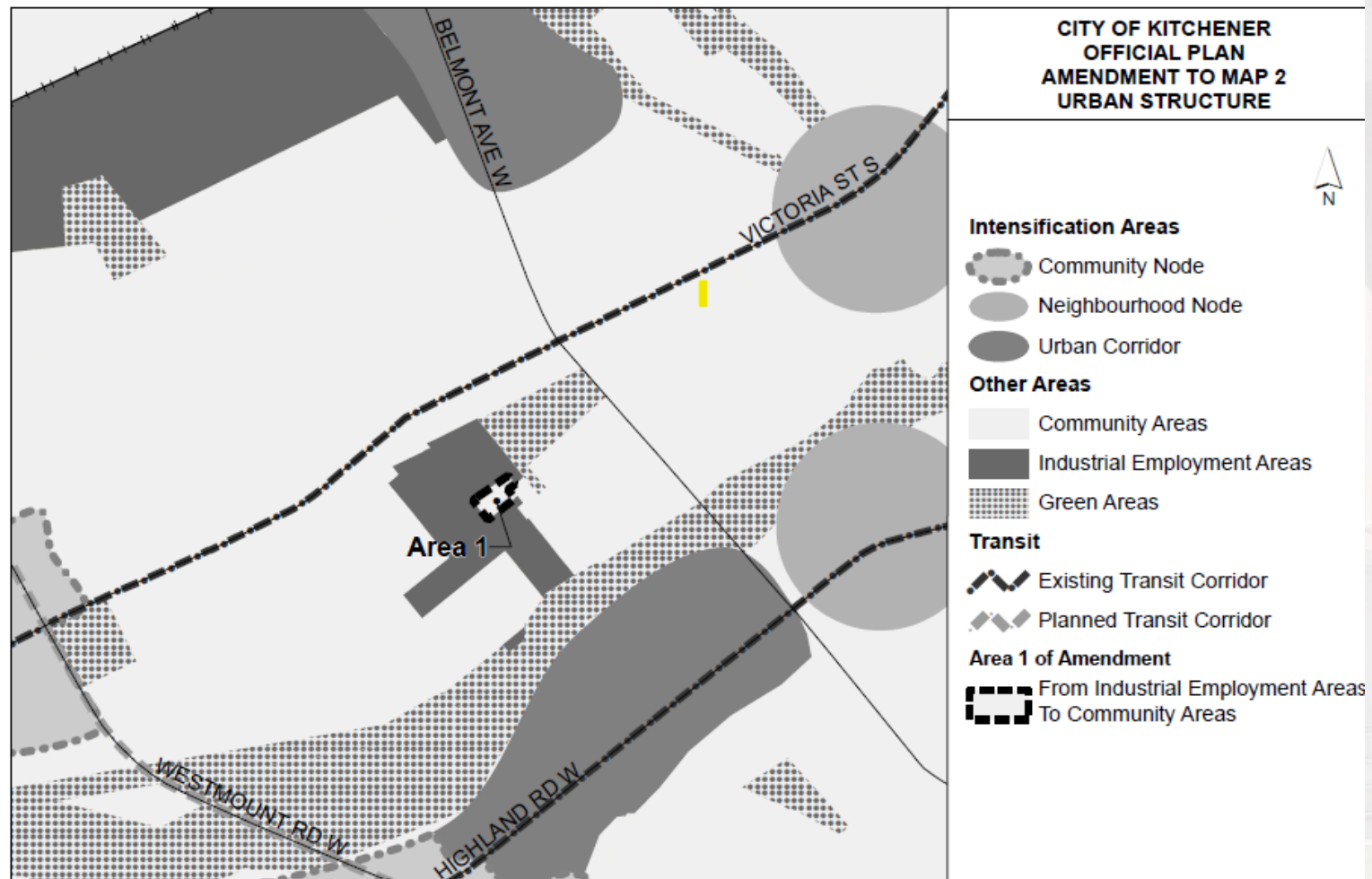
# Conceptual Site Plan



# Conceptual Building Elevations

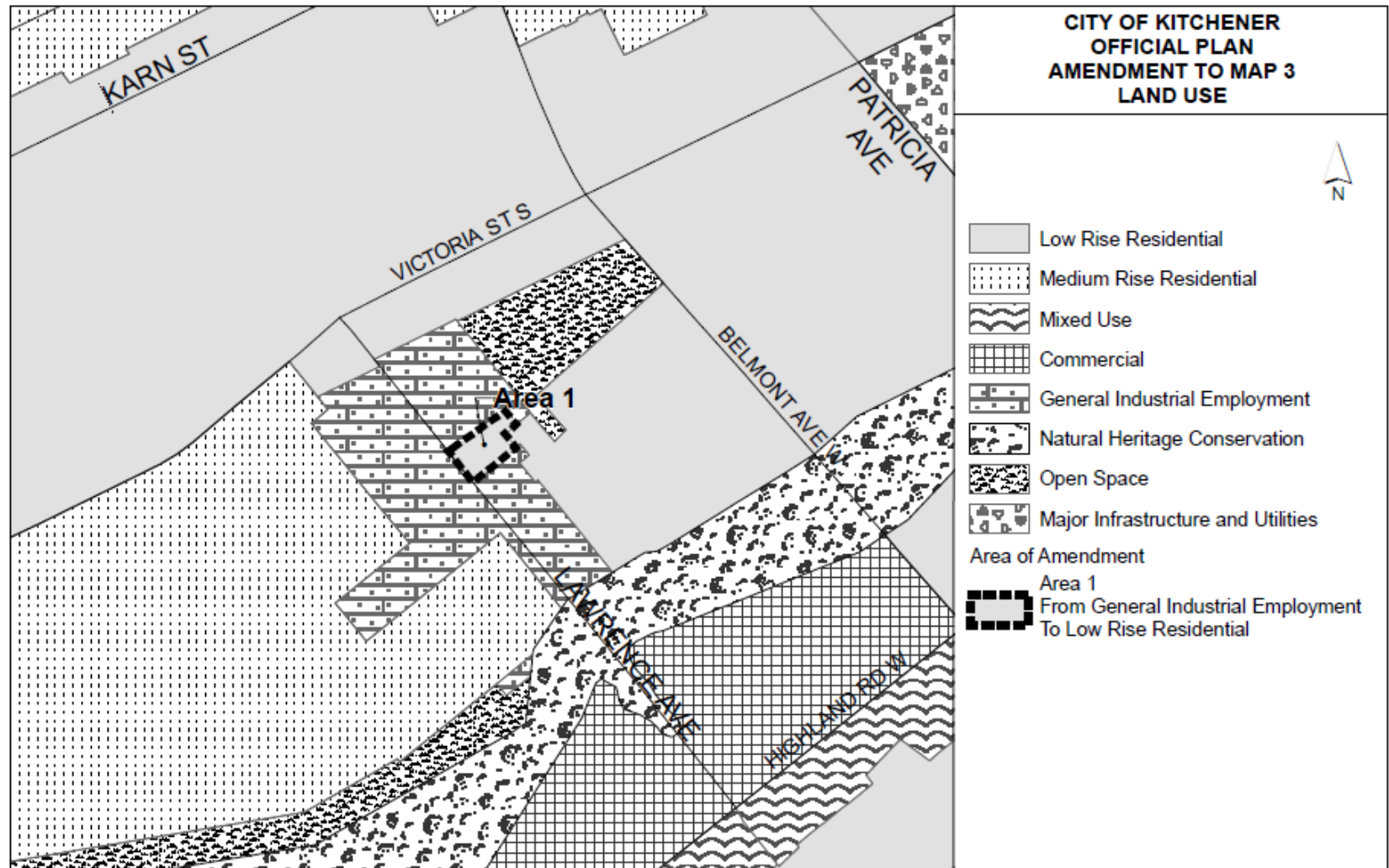


# Official Plan Amendment – Urban Structure

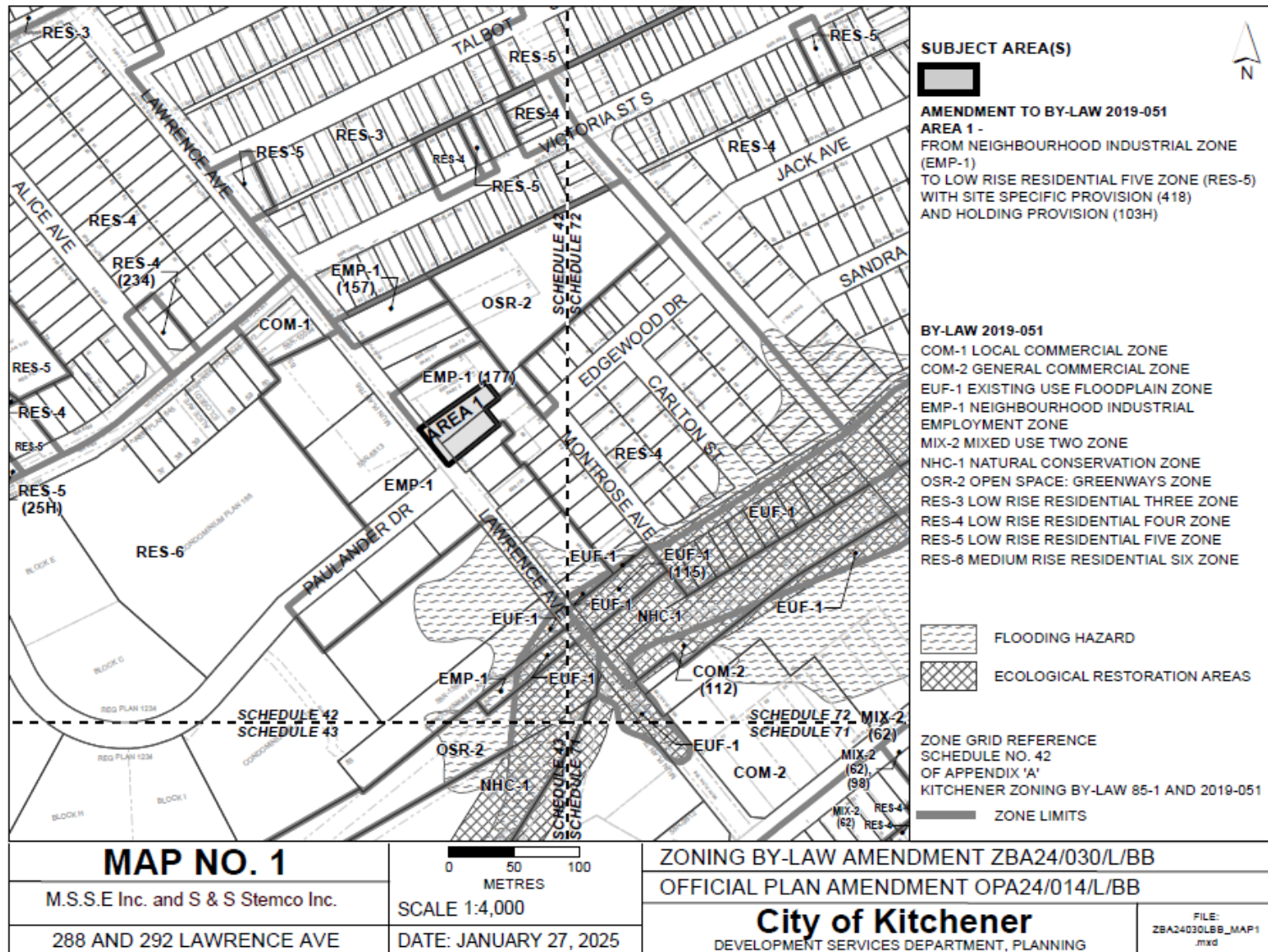




# Official Plan Amendment – Land Use



# Proposed Zoning By-law 2019-051





# Opportunity



- The subject property is existing low rise residential going to a more intensive residential use within an area characterized as a mix of residential, institutional, commercial and general industrial.
- Represents a compact, compatible, 'missing middle' low rise development within a neighbourhood with transit, services and infrastructure to support intensification.
- Will contribute towards the City's residential unit inventory.
- Consistent with Provincial, Regional and City policy direction.



# Highlights and Conclusion



- Recommending approval of the Official Plan Amendment application to
  - Change the land use from Employment to Residential
- Recommending approval of the Zoning By-law Amendment application to:
  - Change the zoning from EMP-1 to RES-5
  - Establish a Site-Specific Provision (418) to :
    - Permit 1 space/unit inclusive of visitor spaces;
    - Permit a maximum Floor Space Ratio of 0.75;
    - Prohibit geothermal wells;
    - Permit a limited number of non-residential uses
- Holding provision (103) added for final noise study approval and RSC
- The Official Plan and Zoning By-law Amendments demonstrate good planning principles and is consistent with Provincial, Regional and City planning policies.