

Authority: North York Community Council Item NY6.6,
as adopted by City of Toronto Council on June 18 and 19,
2019

CITY OF TORONTO

BY-LAW 1163-2019

To adopt Amendment 433 to the Official Plan for the City of Toronto respecting the lands along the south side of Lawrence Avenue West generally between Shermount Avenue in the west and Glenmount Street in the east and municipally known in the year 2018 as 543 to 565 Lawrence Avenue West and 579 to 633 Lawrence Avenue West.

Whereas authority is given to Council of the City of Toronto under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 433 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 18, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

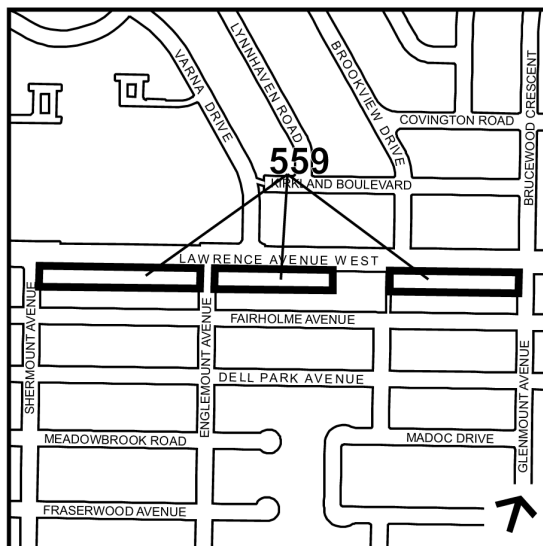
AMENDMENT 433 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2018 AS 543 TO 565 LAWRENCE AVENUE WEST AND 579 TO 633 LAWRENCE AVENUE WEST.

The Official Plan of the City of Toronto is amended as follows:

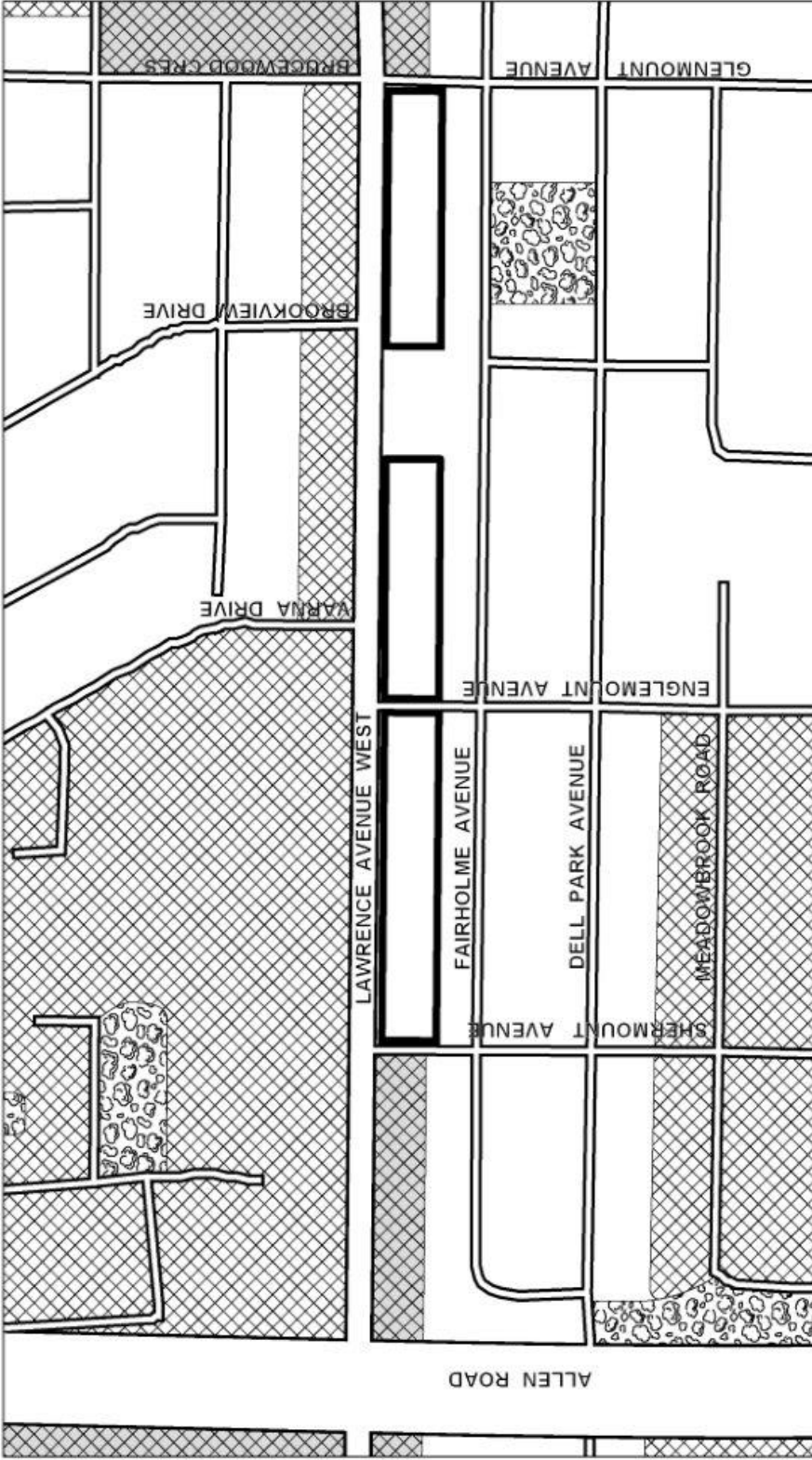
1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 559 for lands known municipally in 2018 as 543-565 and 579-633 Lawrence Avenue West, and generally described as being along the south side of Lawrence Avenue West between Shermount Avenue in the west and Glenmount Avenue in the east, as follows:

"559. 543 to 565 and 579 to 633 Lawrence Avenue West"



- a. Development is to create a vibrant and walkable Lawrence Avenue West, which frames the public realm at a human scale and enhances the street's identity as a major street well-served by public transit, while achieving an appropriate transition to the adjacent *Neighbourhood* to the south.
- b. Detached houses, semi-detached houses, duplexes, triplexes, various forms of townhouses and walk-up apartment buildings that are no higher than four storeys are permitted.
- c. Development will be set back a minimum of 9 metres from the rear lot line.
- d. Development will include a minimum of 3.0 metres of soft landscaping along a lot line abutting the *Neighbourhood* to the south.
- e. Development should include breaks between buildings generally every 36.0 metres in order to provide access to the rear of properties and break up the building massing.

- f. Transition in scale will be provided to maintain natural light and views and ensure privacy, while minimizing overlook and shadows to neighbouring properties. No part of any building shall project into a 45 degree angular plane measured from the rear property line to the south.
 - g. Development should provide vehicular access to a site from a local street rather than Lawrence Avenue West, wherever possible. Where access from a local street is not possible, development should consolidate driveway/laneway access points to minimize curb cuts on Lawrence Avenue West.
 - h. Development will provide parking underground or at the rear of buildings wherever possible, and access will be through a shared driveway or public lane with a minimum width of 6.0 metres.
 - i. Surface parking areas should not be located within 3 metres of a lot line.
 - j. Parking garage ramps and garbage storage should be enclosed or incorporated into the interior of buildings wherever possible.
 - k. Transportation and servicing infrastructure will be required with development, where necessary. The use of Holding 'H' provisions in the Zoning By-law may be used where appropriate.
2. Map 28, Site and Area Specific Policies, is amended by adding the lands known municipally in 2018 as 543-565 and 579-633 Lawrence Avenue West shown on the map above as Site and Area Specific Policy 559.



Official Plan Amendment # 433

543-565 & 579- 633 Lawrence Avenue West

File # 19 141573 NMY 15 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks



Not to Scale
07/04/2019