

Authority: Scarborough Community Council
Item SC25.2, as adopted by City of Toronto
Council on July 14, 15 and 16, 2021

CITY OF TORONTO

BY-LAW 315-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 2740 Lawrence Avenue East.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of 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; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the Planning Act, a by-law under Section 34 of the Planning Act, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas subsection 37(3) of the Planning Act provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following

zone labels to these lands: RT (x323) and O as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined in a heavy black line on Diagram 1 to the Policy Area Overlay Map in Article 995.10.1; the Height Overlay Map in Article 995.20.1; the Lot Coverage Overlay Map in Article 995.30.1; and the Rooming House Overlay Map in Article 995.40.1 with no label.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 323 so that it reads:

(323) Exception RT 323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 2740 Lawrence Avenue East, if the requirements of Section 6 and Schedule A of By-law 315-2022 are complied with a **building, structure**, addition or enlargement is permitted in compliance with (B) to (F) below.
- (B) A required **parking space** must be located in an attached **parking garage**.
- (C) Despite clause 10.5.40.60, the following projections may encroach into a required minimum **building setback** a maximum distance as specified, provided that no such projection shall extend into a public **street**:
 - (i) Deck, porch, balcony of similar structure:
 - 1.5 metres;
 - (ii) Decorative or screen wall:
 - 1 metre
 - (iii) Exterior steps or ramps:
 - 3 metres
 - (iv) Bay window, box window or other projecting window:
 - 0.6 metres
 - (v) Roof overhang, eave or roof of dormer window:
 - 0.6 metres provided they are no closer to a **lot line** than 0.15 metres

- (vi) Chimney, pilaster and projecting columns:
 - 0.6 metres.

- (D) On 'Area A' as identified on Diagram 3 of By-law 315-2022, the following applies:
 - (i) A maximum of 35 **detached houses** are permitted;
 - (ii) Despite regulation 10.5.50.10(1)(B), the required minimum **landscaping** of the **front yard** is 45 percent;
 - (iii) Despite regulation 10.5.50.10(1)(D), a minimum of 67 percent of the **front yard landscaping** required under (ii) above must be **soft landscaping**;
 - (iv) Despite regulation 10.60.30.10(1)(C) the required minimum **lot area** for each **lot** containing a **detached house** is 270 square metres;
 - (v) Despite regulation 10.60.30.20(1)(B), the required minimum **lot frontage** for each **lot** containing a **detached house** is 9 metres;
 - (vi) Despite regulation 10.60.30.40(1) the permitted maximum **lot coverage** for each **lot** is 55 percent;
 - (vii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **detached house** is 2; and
 - (viii) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the following minimum **building setbacks** apply:
 - a) **Front yard setback:**
 - 4.5 metres, except that the garage **main wall** containing the vehicular access shall have a minimum setback of 6.0 metres from the **street** line;
 - b) **Rear yard setback:**
 - 7.5 metres;
 - c) **Side yard setback:**
 - 1.2 metres on one side and 0.6 metres on the other side.

- (E) On 'Area B' as identified on Diagram 3 of By-law 315-2022, the following applies:
 - (i) A maximum of 9 **townhouse dwelling units** are permitted;

- (ii) Where garages, accessed from the **rear lot line**, are attached to a **townhouse dwelling unit**, a minimum 14 square metres of resident outdoor **amenity space** is required on the roof of the attached garage.
 - (iii) Despite regulation 10.5.50.10(1)(B), the required minimum **landscaping** is 100 percent of the **front yard**;
 - (iv) Despite regulation 10.60.30.10(1)(C) the required minimum **lot area** for each **townhouse dwelling unit** is 180 square metres;
 - (v) Despite regulation 10.60.40.1(3)(B), the required minimum width of a **dwelling unit** in a **townhouse** is 5.8 metres;
 - (vi) Despite regulation 10.60.40.10(1), the permitted maximum height of a **townhouse dwelling unit** is 11 metres;
 - (vii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **townhouse dwelling unit** is 3;
 - (viii) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the following minimum **building setbacks** apply:
 - a) **Front yard setback:**
 - 4.5 metres
 - b) **Rear yard setback:**
 - 9.3 metres
 - c) **Side yard setback:**
 - 1.5 metres for non-shared end walls.
 - (ix) In accordance with regulation 5.10.30.20(1), Lawrence Avenue East is the **front lot line**.
- (F) On 'Area C' as identified on Diagram 3 of By-law 315-2022, the following applies:
- (i) A maximum of **56 townhouse dwelling units** are permitted;
 - (ii) Despite regulation 10.5.50.10(1)(B), the required minimum **landscaping** of the **front yard** is 45 percent;
 - (iii) Despite regulation 10.5.50.10(1)(D), a minimum of 67 percent of the **front yard landscaping** required under (ii) above must be **soft landscaping**;

- (iv) Despite regulation 10.60.30.10(1)(C) the required minimum **lot area** for each **townhouse dwelling unit** is 150 square metres;
- (v) Despite regulation 10.60.40.1(3)(B), the required minimum width of a **dwelling unit** in a **townhouse** is 5.8 metres;
- (vi) Despite regulation 10.60.40.10(1), the permitted maximum height of a **townhouse dwelling unit** is 11 metres;
- (vii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **townhouse dwelling unit** is 3; and
- (viii) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the following minimum **building setbacks** apply:
 - a) **Front yard setback:**
 - 6 metres
 - b) **Rear yard setback:**
 - 7 metres
 - c) **Side yard setback:**
 - 1.5 metres for non-shared end walls;

Prevailing By-laws and Prevailing Sections: (None Apply)

6. Section 37 Provisions

Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.

Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.

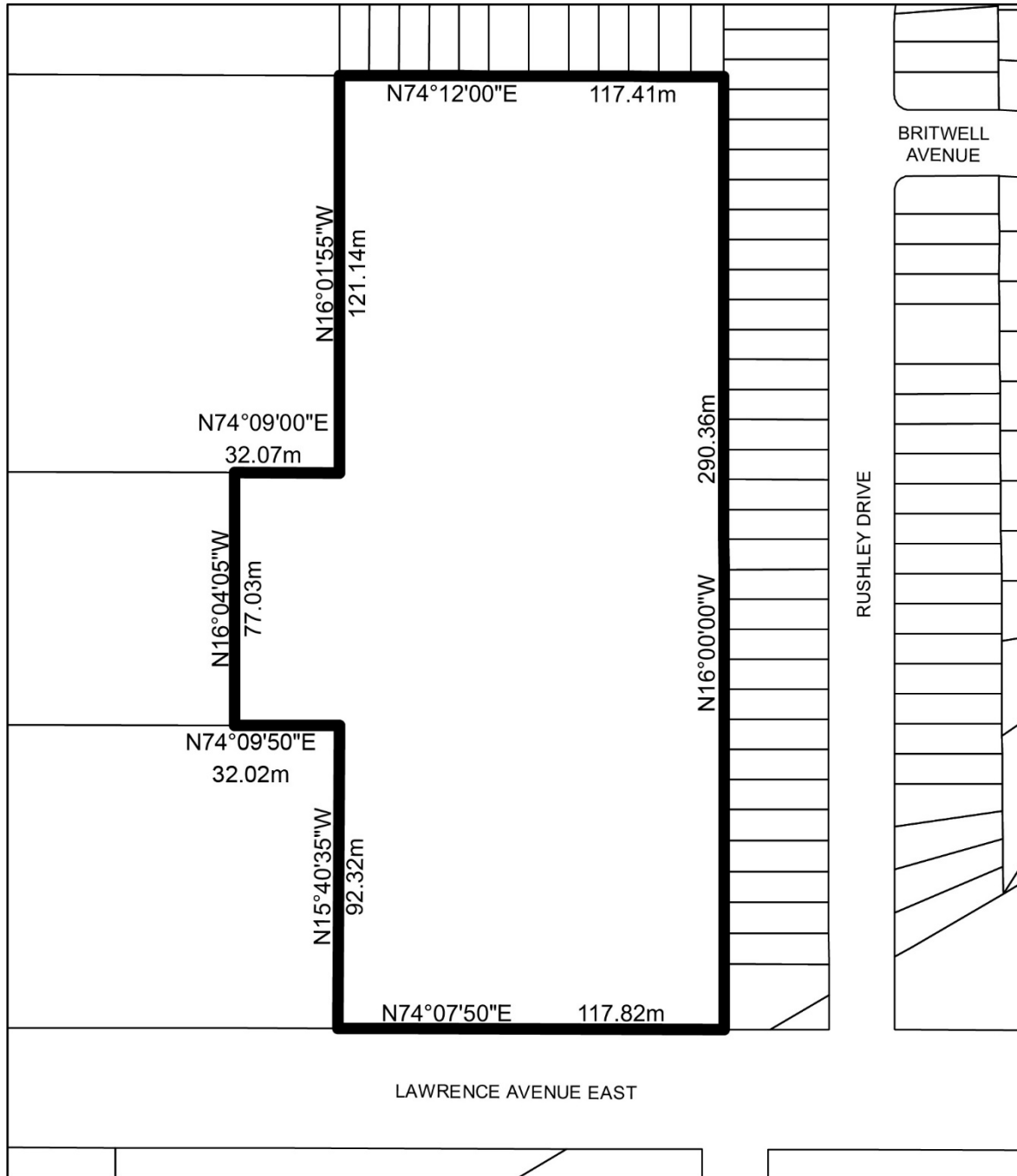
The owner shall not use, or permit the use of, a building or structure erected with an increase in density pursuant to this By-law unless all provisions of Schedule A are satisfied.

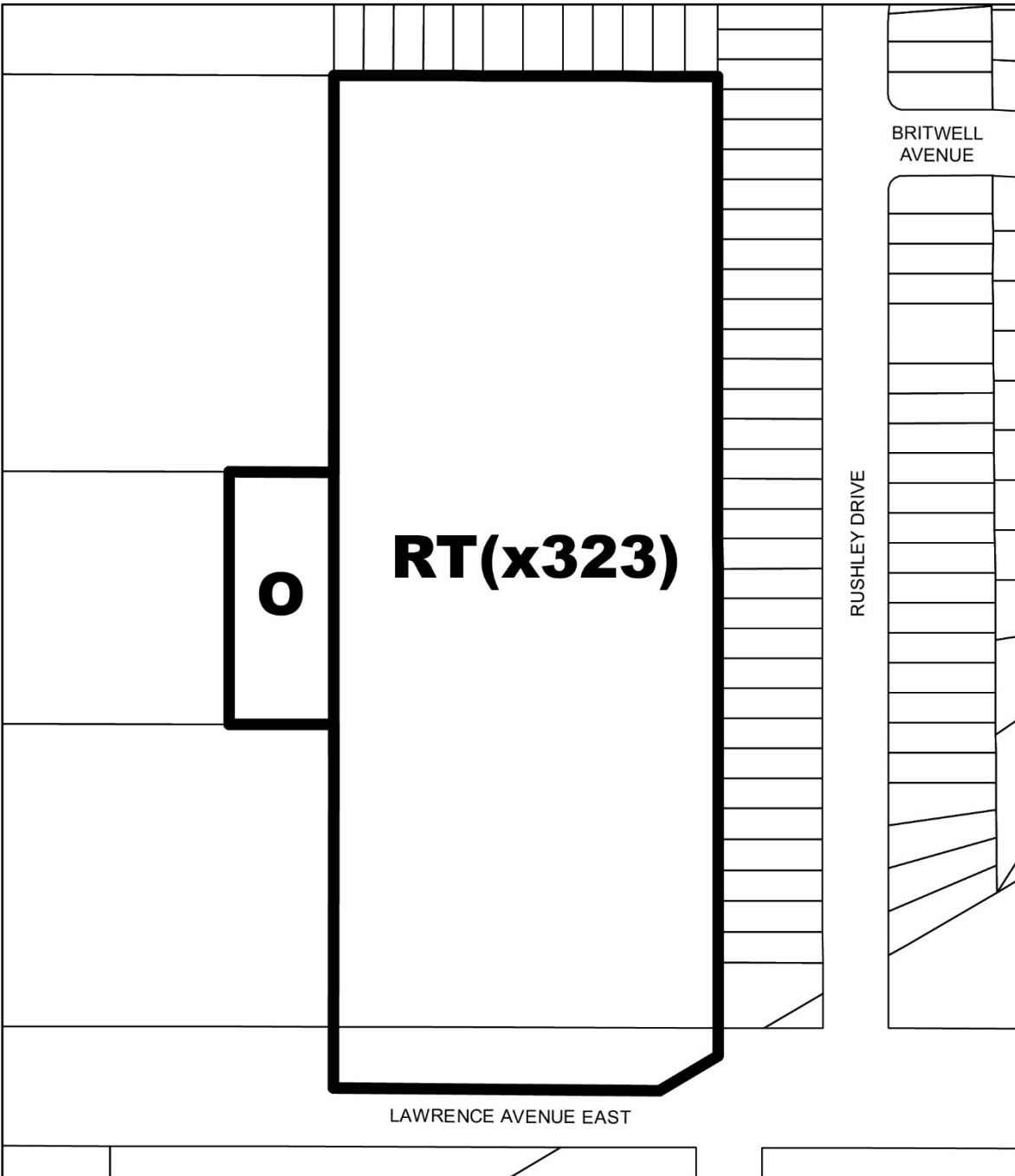
Enacted and passed on April 7, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

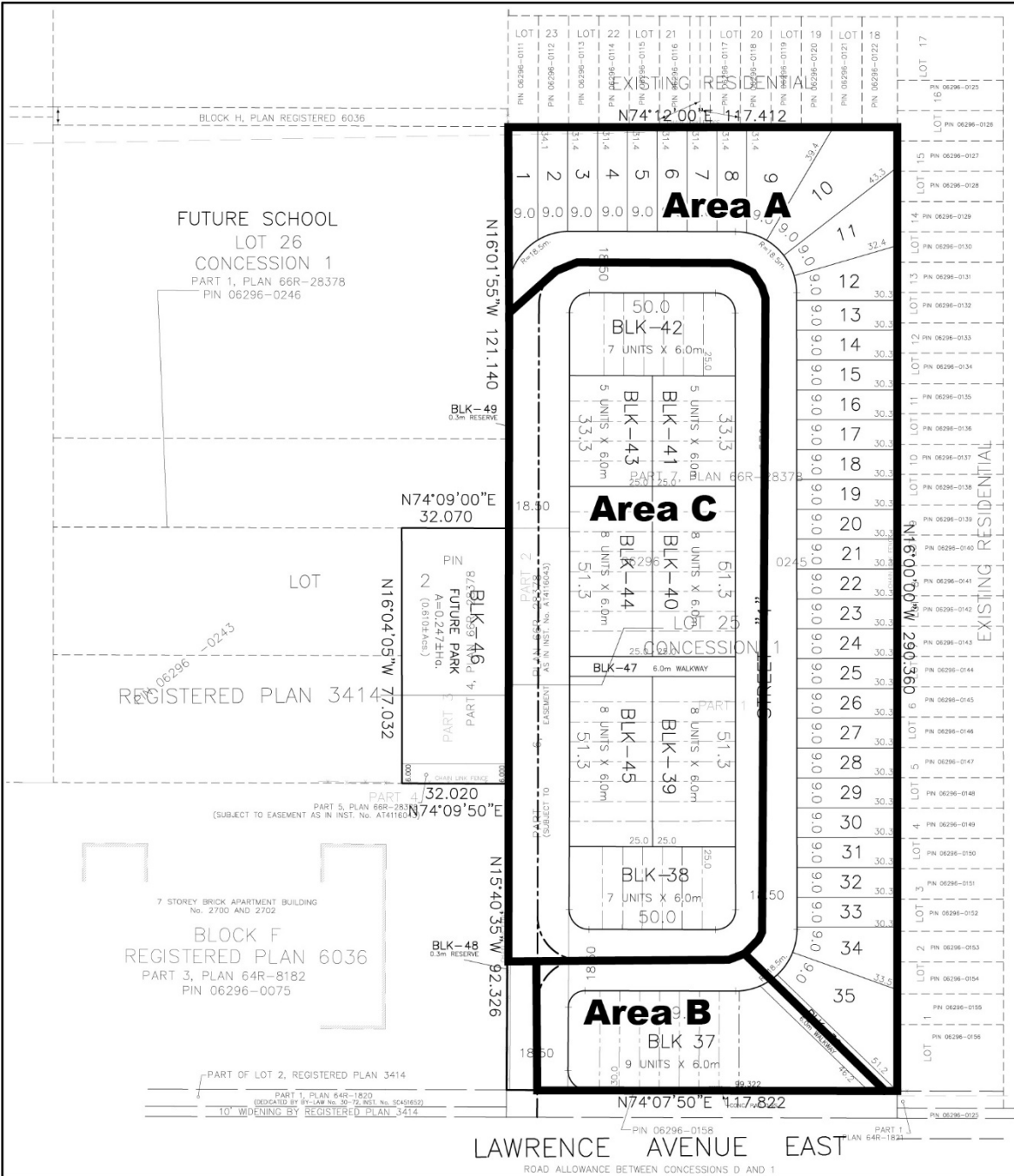




 **TORONTO**
Diagram 2

2740 Lawrence Avenue East

File # 19 242173 ESC 21 0Z



2740 Lawrence Avenue East

File # 19 242173 ESC 21 0Z

SCHEDULE A

Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in density of the proposed development on the lands as shown in Diagram 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

- (1) Prior to issuance of a building permit, the owner shall provide a \$250,000.00 cash contribution to be apportioned evenly by the City towards 'above base' improvements to the new public park, and for the adjacent planned City day care centre, both located on the west side of the new public street, with such amount to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of the Section 37 Agreement to the date the payment is made.
- (2) In the event the cash contribution referred to in Section (1) has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.