

Authority: North York Community Council Item NY17.6, as adopted by City of Toronto Council on October 9 and 10, 2024; and MM29.12, by Councillor Mike Colle, seconded by Councillor Rachel Chernos Lin, as adopted by City of Toronto Council on April 23, 24 and 25, 2025

CITY OF TORONTO

Bill 351

BY-LAW -2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 589, 591, 593, 595, 597, and 599 Lawrence Avenue West.

Whereas Council of the City of Toronto has the authority 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, as amended;

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, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RD (f15.0; a550) (x5) to a zone label of RD (f15.0; a550; d1.62) (x1331) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 10.0, ST 2 to no value.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from lot coverage label of 35 to no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1331 so that it reads:

(1331) Exception RD 1331

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 lands municipally known as 589, 591, 593, 595, 597, and 599 Lawrence Avenue West, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Despite regulations 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum of 182.49 metres and the elevation of the highest point of the **building**;
- (C) In addition to the permitted uses listed in regulation 10.20.20.10(1), the following additional uses are permitted:
 - (i) **Religious education use**;
 - (ii) **Apartment building**; and
 - (iii) **Religious residence**;
- (D) In addition to the permitted **residential building** types listed in regulation 10.20.20.40(1), **dwelling units** are also permitted in an **apartment building**;
- (E) Despite regulation 10.20.40.10(1), the maximum **building** height above **established grade** shall be that as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite regulation 10.20.40.10(3), the maximum number of **storeys** in a **building** on a **lot**, excluding a mechanical penthouse, shall be that as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (G) For the purposes of this exception, regulations 10.20.40.10(2), (4), and (5) do not apply;
- (H) Despite regulations 10.5.40.10(2) to (4) and (E) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, unenclosed stairs, roof access, maintenance equipment storage, elevator shafts, and chimneys by a maximum of 5.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 5.0 metres; and

- (iii) trellises, pergolas, architectural features, skylights, parapets, and vents, by a maximum of 3.0 metres;
 - (iv) guard rails and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
- (I) Despite regulation 10.20.40.20(1), the maximum **building length** for a **building** is 20.5 metres;
- (J) Despite Clauses 10.5.40.70 and 10.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) Despite Clause 10.5.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) a deck and supporting columns may encroach into the required **rear yard setback** up to a maximum of 1.5 metres, provided that they are in areas as shown in hatching on Diagram 3 of By-law [Clerks to insert by-law number];
 - (ii) a platform without **main walls**, including a balcony and associated safety railings, may encroach into the required **building setback** facing the north **lot line** to a maximum of 1.8 metres;
 - (iii) a canopy may encroach into the required **building setback** facing the north **lot line** to a maximum of 1.8 metres;
 - (iv) terraces and terrace dividers may encroach into the required **building setback** on the south side of a **building** to the extent of the **main wall** of the **storey** below; and
 - (v) notwithstanding (iv), above, terraces and terrace dividers on the third **storey** may extend 0.5 metres beyond the extent of the **main wall** of the second **storey**;
- (L) Despite regulation 10.5.50.10(4), the following must be provided:
 - (i) a minimum of 35percent of the area of the **lot** must be **landscaping**; and
 - (ii) a minimum of 35percent of the **landscaping** area required in (i) above must be **soft landscaping**;
- (M) Despite regulation 10.5.50.10(5), the following must be provided:
 - (i) a minimum 1.0 metre wide **landscaping** buffer along the east **lot line**;

- (ii) a minimum 3.0 metre wide **soft landscaping** buffer along the south **lot line**; and
 - (iii) the following elements may project into the required **landscaping** buffers in (i) and (ii): curbs, walkways, fencing, pole lighting, transformer vaults and associated pads;
- (N) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (O) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (P) Despite regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
 - (i) entrance to a **building**;
 - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) and shortest route from the required entrances in (i) and (ii);
- (Q) Despite regulation 200.15.10.10(1), the required minimum number of accessible **parking spaces** for the **religious education use** is 1 **parking space** and the required minimum number of accessible **parking spaces** for an **apartment building** is 1 **parking space**;
- (R) Despite regulation 10.5.80.1(2) and Clause 10.5.80.30, **ancillary** outdoor areas for parking may be located 0.0 metres from the **main wall** of an **apartment building** or a **non-residential building**, may be covered by a portion of a **building**, terrace or a part of a terrace or deck, and shall be located no closer than 3.0 metres from a **lot line** that abuts a **street**;
- (S) Despite regulations 10.5.80.10(2) and (6)(A), all required **parking spaces** for an **apartment building** or **non-residential building** may be located above ground; and
- (T) Despite regulation 10.5.80.40(3), a **vehicle** access or access to a **parking space** on a **lot** may be from one or more **streets** on which the **lot** fronts.

Prevailing By-laws and Prevailing Sections: None Apply

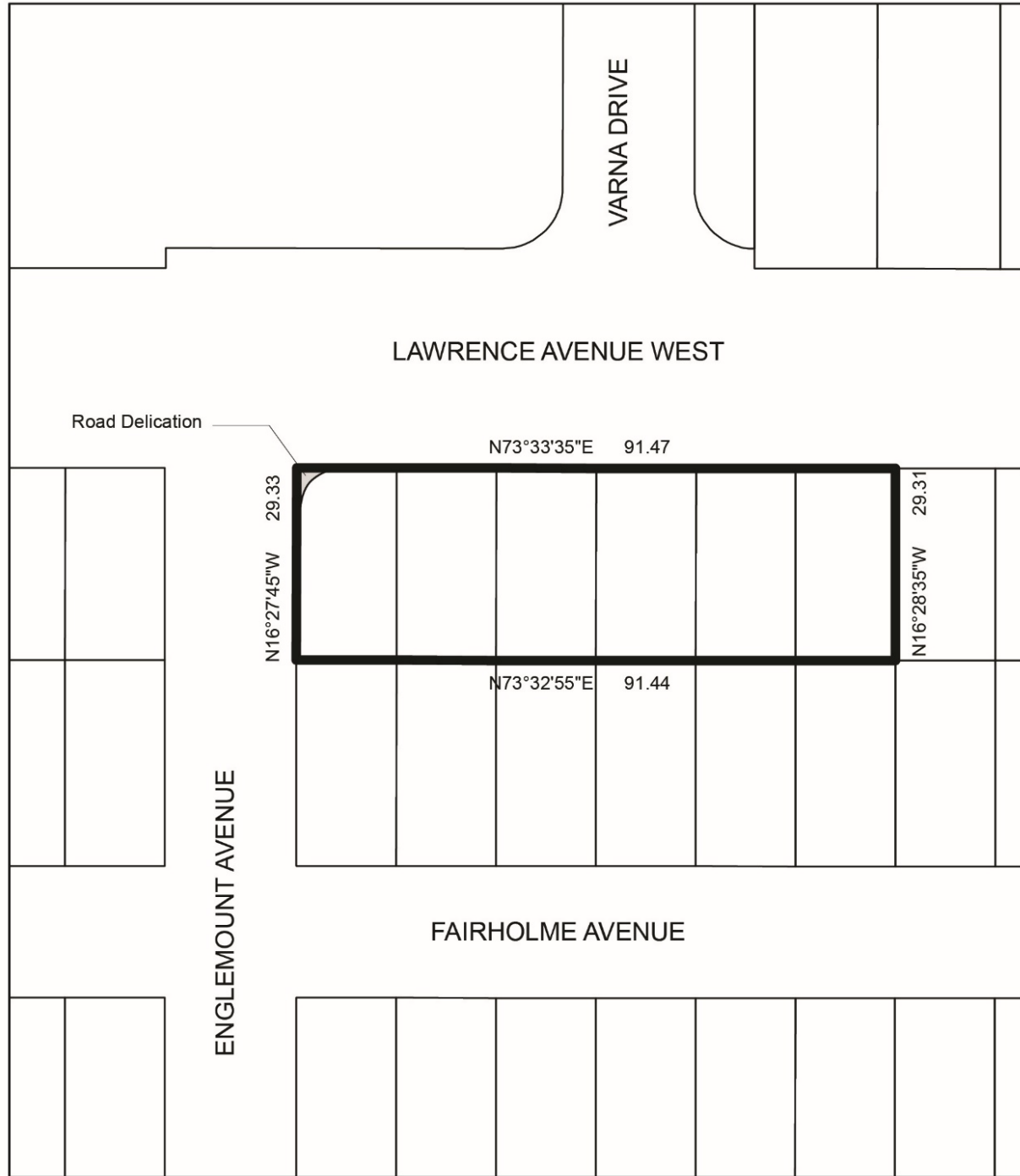
7. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on April , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

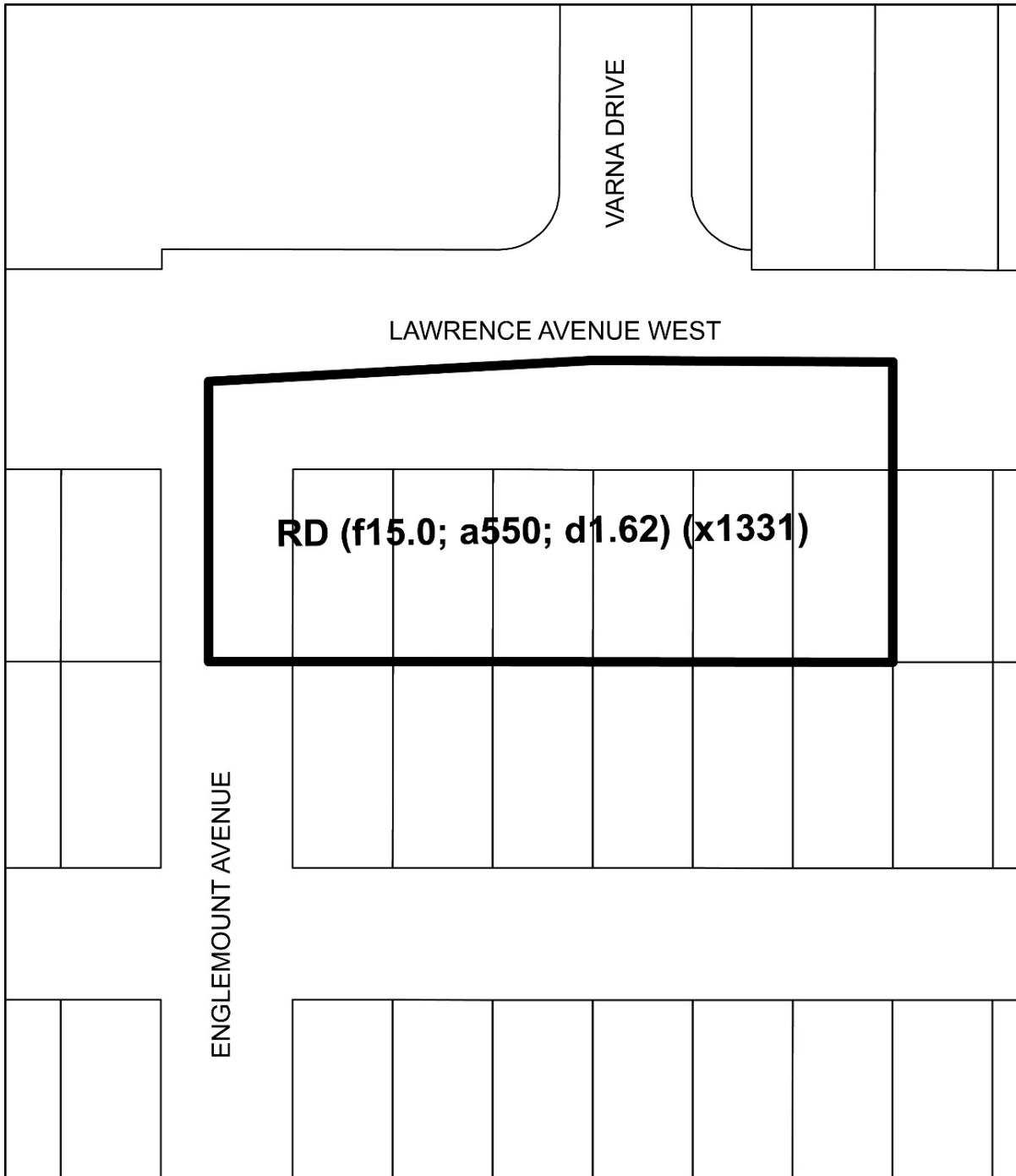
DIAGRAM 1

Toronto
Diagram 1

589-599 Lawrence Ave W

File #: 22 192793 NNY 08 0Z



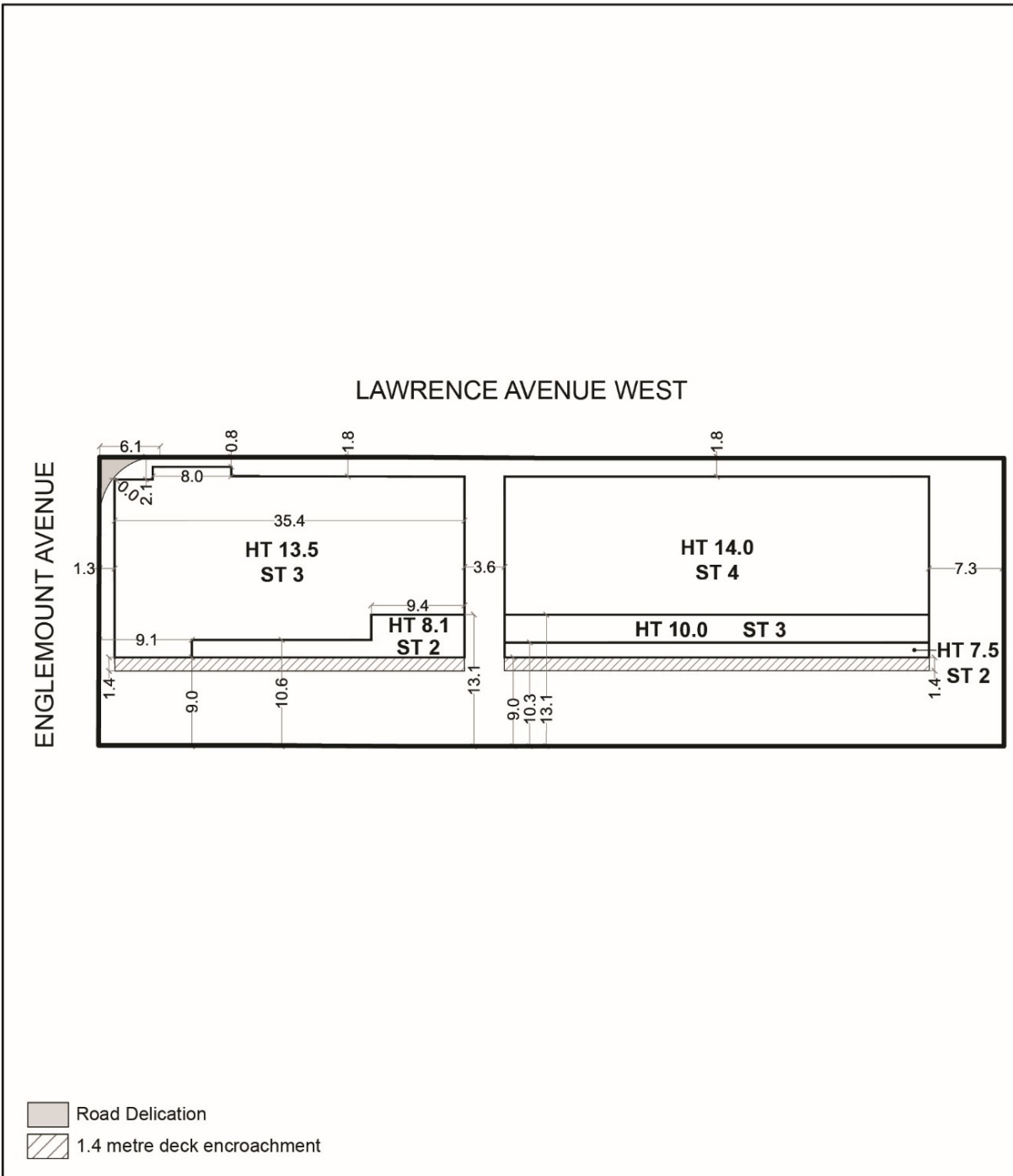
DIAGRAM 2

Toronto
Diagram 2

589-599 Lawrence Ave W

File #: 22 192793 NNY 08 0Z



DIAGRAM 3

Toronto
Diagram 3

589-599 Lawrence Ave W

File #: 22 192793 NNY 08 02



City of Toronto By-law 569-2013
Not to Scale
09/18/2024