

Authority: North York Community Council Item NY34.10,
as adopted by City of Toronto Council on July 29, 30 and
31, 2026

CITY OF TORONTO

Bill 1014

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 605, 607, 609, 611, 613, 615, and 617 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; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

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. 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 (H) CR 1.0 (c1.0; r1.0) SS5 (x1256) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1256 so that it reads:

(1256) Exception CR (1256)

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 605, 607, 609, 611, 613, 615, and 617 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 (V) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 181.50 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.20.100(21)(D), an **outdoor patio** must be set back at least 10.0 metres from a **lot** in the Residential Zone category or Apartment Zone Category;
- (D) Despite regulation 40.10.30.40(1)(A), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 63 percent;
- (E) Despite regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 3.7 square metres for each **dwelling unit** as follows:
 - (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
 - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (F) Despite regulation 40.10.50.10(3), **landscaping** must be provided as follows:
 - (i) a minimum 1.5-metre-wide strip of **soft landscaping** must be provided along the part of the **lot line** abutting a **lot** in the Residential Zone or Residential Apartment Zone, except as follows:
 - (a) along a **driveway**, which may not exceed a length greater than 50 percent of the **rear lot line**;
- (G) Despite regulation 40.10.40.10(9), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite regulations 40.10.40.10(5)(A) and (B), the required minimum height of the first **storey** measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**, is 3.5 metres;

- (I) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 3 of By-law [**Clerks to insert By-law number**];
- (i) for the purpose of this exception, a mezzanine and penthouse does not constitute a **storey**;
- (J) Despite regulation 40.10.40.1(1), residential use portions of the **building**, including a **dwelling unit** are permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (K) Despite regulations 40.5.40.10(4) to (8) and (E) 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, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, 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 5.5 metres;
- (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.0 metres;
- (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.5 metres;
- (vi) antennae, flagpoles and satellite dishes, by a maximum of 2.0 metres;
- (vii) trellises, pergolas, by a maximum of 3.5 metres;
- (viii) unenclosed **structures** providing safety or wind protection, by a maximum of 2.0 metres; and
- (ix) thermal and waterproofing assemblies located at each of the roof levels, by a maximum of 1.0 metres;
- (L) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 18,630 square metres, of which:

- (i) the permitted maximum **gross floor area** for residential uses is 18,530 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 70 square metres required on the first **storey** of the **building**;
- (M) Despite regulation 40.10.40.80(2), the required separation of **main walls** is as shown in metres on Diagrams 3 and 4 of By-law [**Clerks to insert By-law number**];
- (N) Despite regulation 40.10.40.70(4) and (8), the required minimum **building setbacks** are as shown in metres on Diagrams 3 and 4 of By-law [**Clerks to insert By-law number**];
- (O) Despite Clause 40.10.40.60 and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, and balconies, dividers by a maximum of 2.0 metres, except within the required minimum building setback located along side lot lines;
 - (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
 - (vi) eaves, by a maximum of 1.0 metres;
 - (vii) dormers, by a maximum of 1.0 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (P) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and

- (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (Q) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;
- (R) Despite regulation 200.5.1.10(2)(A)(iv), (B)(iv), and (C)(iv), a maximum of 5 percent of the provided **parking spaces** on the **lot**, or 2 **parking spaces**, whichever is less, may be obstructed on one or both sides as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**, and cannot be accessible or visitor parking spaces;
- (S) Despite regulation 230.5.1.10(4), the following minimum dimensions of a stacked bicycle parking space are:
 - (i) length of 1.7 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.1 metres;
- (T) Despite regulation 230.5.1.10(12), **bicycle maintenance facilities** must be provided in the building with the following minimum dimensions:
 - (i) length of 2.4 metres
 - (ii) width of 2.0 metres; and
 - (iii) vertical clearance from the ground of 1.9 metres;
- (U) Despite regulation 230.5.1.10 (15), within areas used for **bicycle parking**, the following applies:
 - (i) no restrictions on the percent of long-term **bicycle parking spaces** located in **stacked bicycle parking spaces**;
- (V) Despite regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
 - (ii) 0.2 "short-term" **bicycle parking spaces** for each **dwelling unit**;

Prevailing By-laws and Prevailing Sections: None Apply

5. 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.
6. Holding Symbol Provisions:
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed;
 - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
 - (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review;

- (iii) the City has received, reviewed, and accepted the updated Transportation Impact Study, to the satisfaction of the Executive Director, Development Review in consultation with the General Manager, Transportation Services.

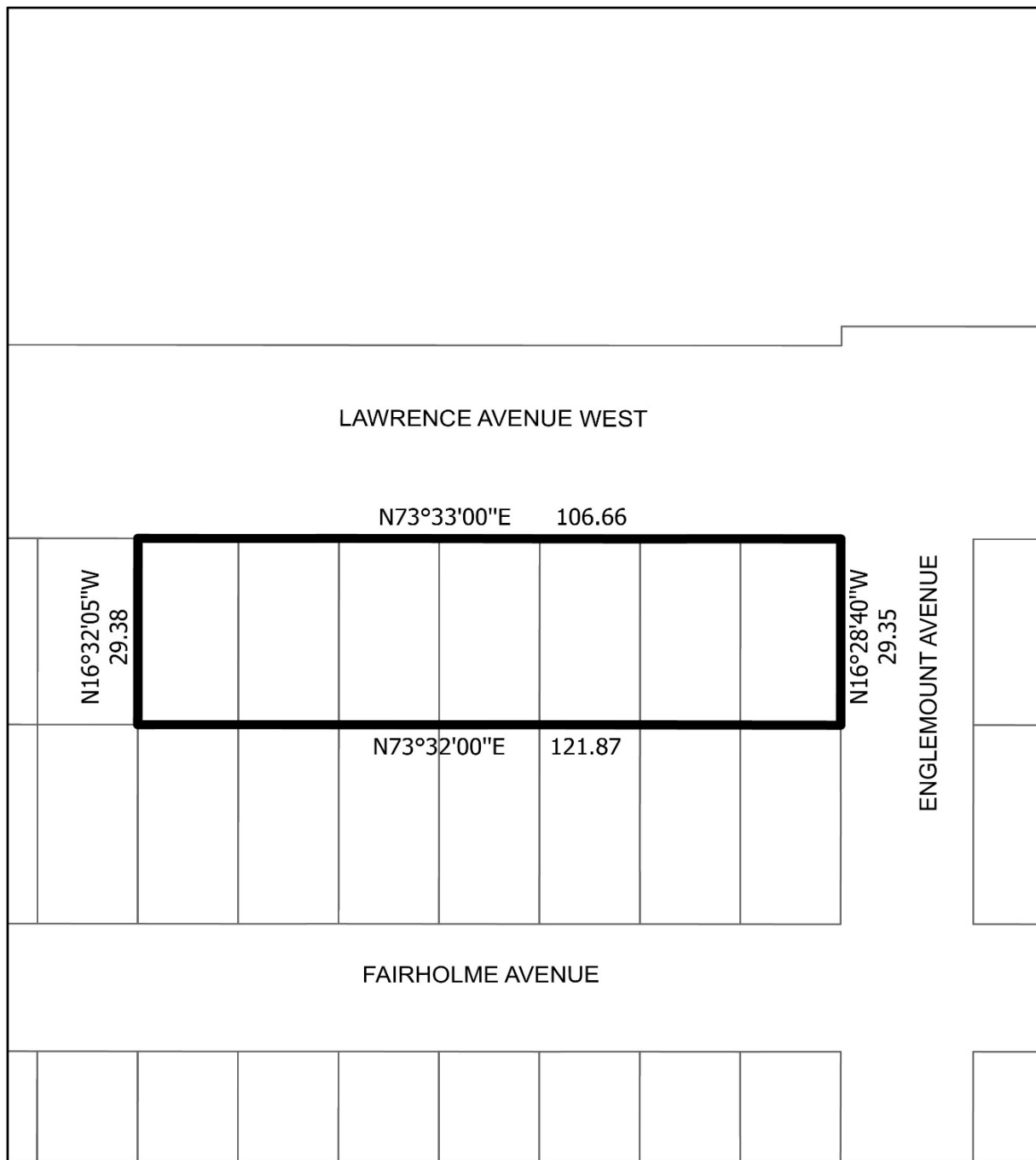
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

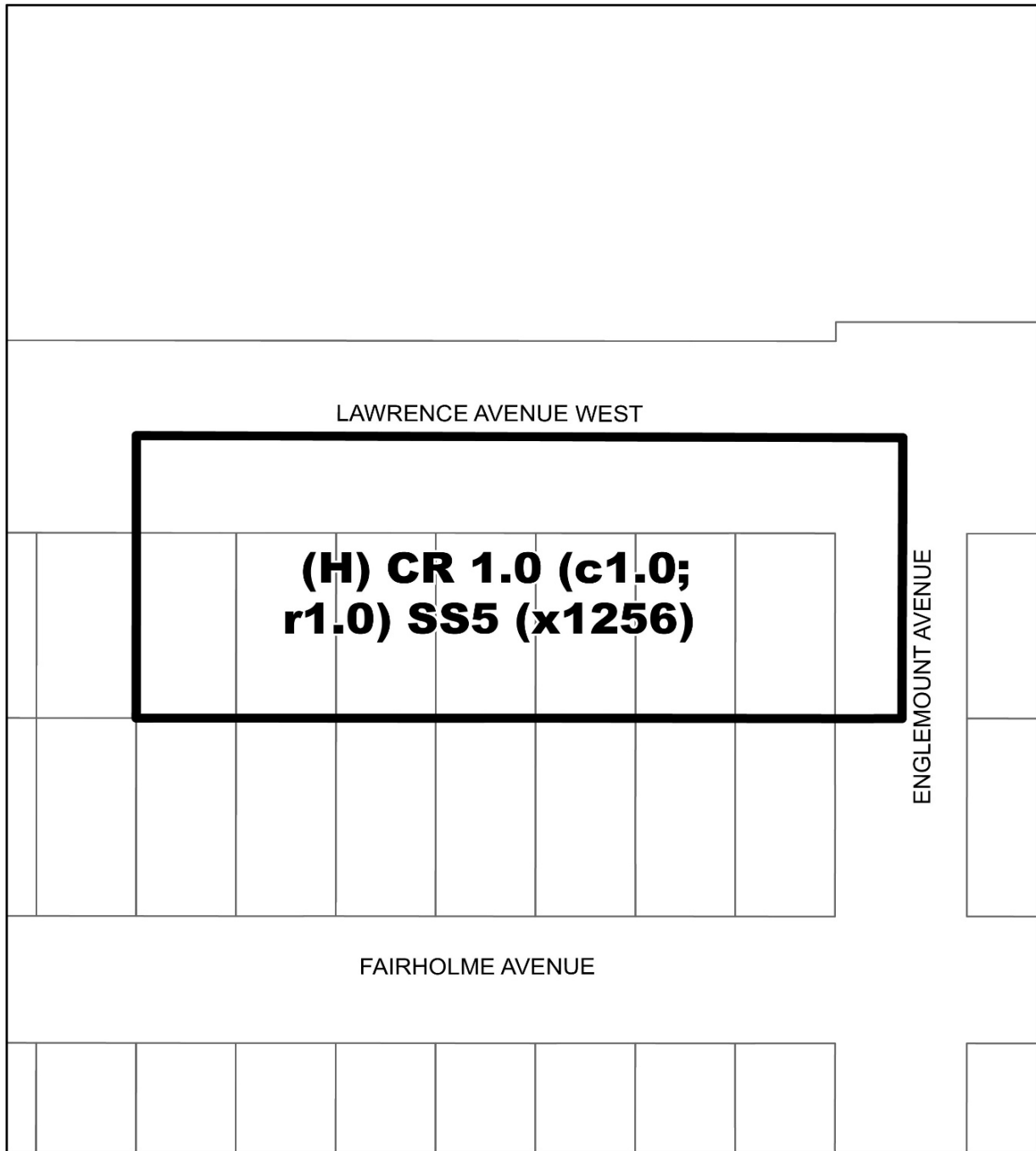


 **TORONTO**
Diagram 1

605, 607, 609, 611, 613, 615, 617 Lawrence Avenue West

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Diagram 2

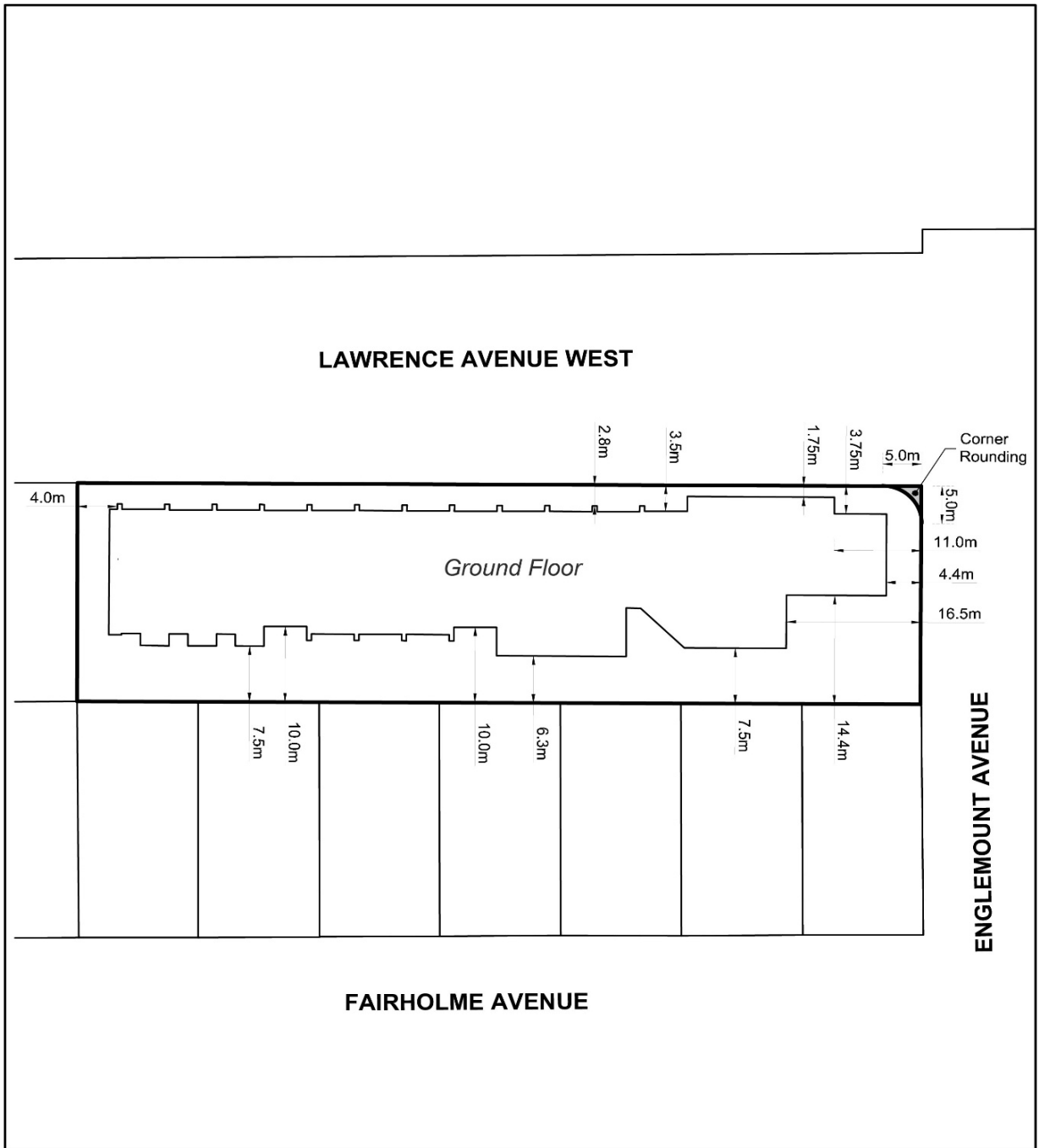


 **TORONTO**
Diagram 2

605, 607, 609, 611, 613, 615, 617 Lawrence Avenue West

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Diagram 4



Toronto
Diagram 4

605, 607, 609, 611, 613, 615, 617 Lawrence Avenue West

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