

Authority: Scarborough Community Council Item SC33.7,
as adopted by City of Toronto Council on July 29, 30 and
31, 2026

CITY OF TORONTO

Bill 1106

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 3583 and 3585 Lawrence Avenue East.

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. 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 CR 0.4 (c0.4; r.0.0) SS3 (x366) to a zone label of (H) CR 2.0 (c1.0; r1.0) SS3 (x1280) 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 (1280) so that it reads:

(1280) Exception CR 1280

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 3583 and 3585 Lawrence Avenue East, 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 (U) 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 158.93 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage** does not apply;
- (D) Despite Regulation 40.10.40.10(3), 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];
- (E) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number]; and
 - (i) for the purpose of this exception, a mezzanine and a mechanical penthouse do not constitute a **storey**;
- (F) Despite Regulations 40.5.40.10(3) to (8), and (D) 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 6.0 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 6.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;

- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 2.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum total **gross floor area** of all **buildings** and **structures** on the **lot** may not exceed 62,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 59,500 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 2,400 square metres;
- (H) 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 two or more bedrooms;
 - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three 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;
- (I) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be 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**;
- (J) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [**Clerks to insert By-law number**];
- (K) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [**Clerks to insert By-law number**];

- (L) Despite Clause 40.10.40.60, and (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 0.9 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 0.6 metres;
 - (v) eaves, by a maximum of 0.9 metres; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.9 metres;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of zero residential occupant **parking spaces**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **mixed use building** in Parking Zone B;
 - (ii) a minimum of 2.0 residential visitor **parking spaces** plus 0.05 **parking spaces** for each **dwelling unit**;
 - (iii) a maximum rate of 1.0 residential visitor **parking spaces** per **dwelling unit** for the first five **dwelling units** and 0.1 **per dwelling unit** for the sixth and subsequent **dwelling units**;
 - (iv) a minimum rate of 1.0 non-residential **parking spaces** per 100 square metres of non-residential **gross floor area** for a medical office or clinic;
 - (v) a minimum rate of 0.8 non-residential **parking spaces** per 100 square metres of non-residential **gross floor area** for a **Retail Service, Retail Store, Eating Establishment, Financial Institution, Personal Service Shop, Pet Services, and Service Shop**; and
 - (vi) a minimum of 2 "car-share" **parking spaces** are required;
- (N) Despite Regulation 200.15.1(1), accessible **parking spaces** must have the following minimum dimensions:

- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metres wide accessible barrier free aisle or path;
- (O) Despite Regulation 200.15.1(4), a maximum of 80 percent of the required accessible **parking spaces** must be located no more than 30 metres from a barrier free entrance to a **building** or to a passenger elevator that provides access to the first **storey** of the **building**;
- (P) Despite Regulations 200.15.10.5 and table 200.15.10.5 accessible **parking spaces** must be provided in accordance with the following:
- (i) The minimum number of accessible **parking spaces** provided for residential uses must not be less than the greater of:
 - (a) 5 percent of the **parking spaces** provided to that use; or
 - (b) 0.025 for each **dwelling unit**;
 - (ii) The minimum accessible **parking spaces** provided for residential visitors must not be less than 5 percent of the **parking spaces** provided for that use;
 - (iii) A minimum number of accessible **parking spaces** provided for **Retail Service, Retail Store, Eating Establishment, Financial Institution, Personal Service Shop, Pet Services, and Service Shop** must not be less than the greater of:
 - (a) 5 percent of the **parking spaces** provided to that use; or
 - (b) 1 plus 0.05 spaces for each additional 100 square metres of **gross floor area** after 500 square metres;
 - (iv) A minimum number of accessible **parking spaces** provided for the use of a medical office or clinic shall not be less than the greater of:
 - (a) 10 percent of the **parking spaces** provided to that use; or
 - (b) 1 plus 0.05 spaces for each additional 100 square metres of **gross floor area** after 500 square metres; and

- (v) The minimum number of accessible **parking spaces** provided for a use listed in Tier 1, 2, 3, 4 or 4.1 of Table 200.15.10.5, other than those uses in (iii) and (iv) above, must be in compliance with the regulations in Clause 200.15.10.5 as it read on [Clerks to insert Date of Enaction].
- (Q) Despite Clause 220.5.10.1, **loading spaces** must be provided as follows:
 - (i) A minimum of one Type "G" **loading space** must be located in each **building on a lot**;
- (R) Regulation 230.5.1.10(7), regarding Shower and Change Facilities for **bicycle parking spaces**, does not apply.
- (S) Despite Regulation 230.5.1.10(9), regarding long-term **bicycle parking space** location, a minimum of 15 percent of the total long-term **bicycle parking spaces** must be located on parking level 1.
- (T) Regulation 230.5.1.10(13), regarding **oversized bicycle parking spaces**, does not apply.
- (U) For the purpose of this Exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) "car-share" or "car-sharing" means the practice where a number of people share the use of one or more motor **vehicles** that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing operator, including payment of a membership fee that may or may not be refundable;
 - (ii) "car-share" **parking space** means a **parking space** that is exclusively reserved and actively used for "car-sharing".

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; and

- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
1. The owner or applicant shall, prior to the removal of the Holding (H) symbol, address the following to the satisfaction of the Director, Engineering Review:
 - i. Submit a revised Functional Servicing, Stormwater Management, and downstream sanitary and storm capacity analyses prepared in accordance with the City of Toronto Design Criteria for Sewers and Watermains, Sewer Capacity Assessment Guidelines, Wet Weather Flow Management Guidelines, and all applicable City standards, policies, and procedures, demonstrating that the proposed development can be adequately serviced without unacceptable impacts on the municipal infrastructure system;
 - ii. Submit a completed Servicing Report Groundwater Summary Form, including all required schedules and supporting documentation confirming the provision of a water-tight structure, to the satisfaction of the Director, Engineering Review.
 2. If the Functional Servicing and Stormwater Management Report that is accepted and satisfactory from 1. above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - i. 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
 - ii. 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 1. above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

3. The owner or applicant has provided a revised Pedestrian Level Wind Study including a Wind Tunnel Study, with recommendations implemented to address the findings of the studies regarding the wind conditions in and around the site, to the satisfaction of the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning.

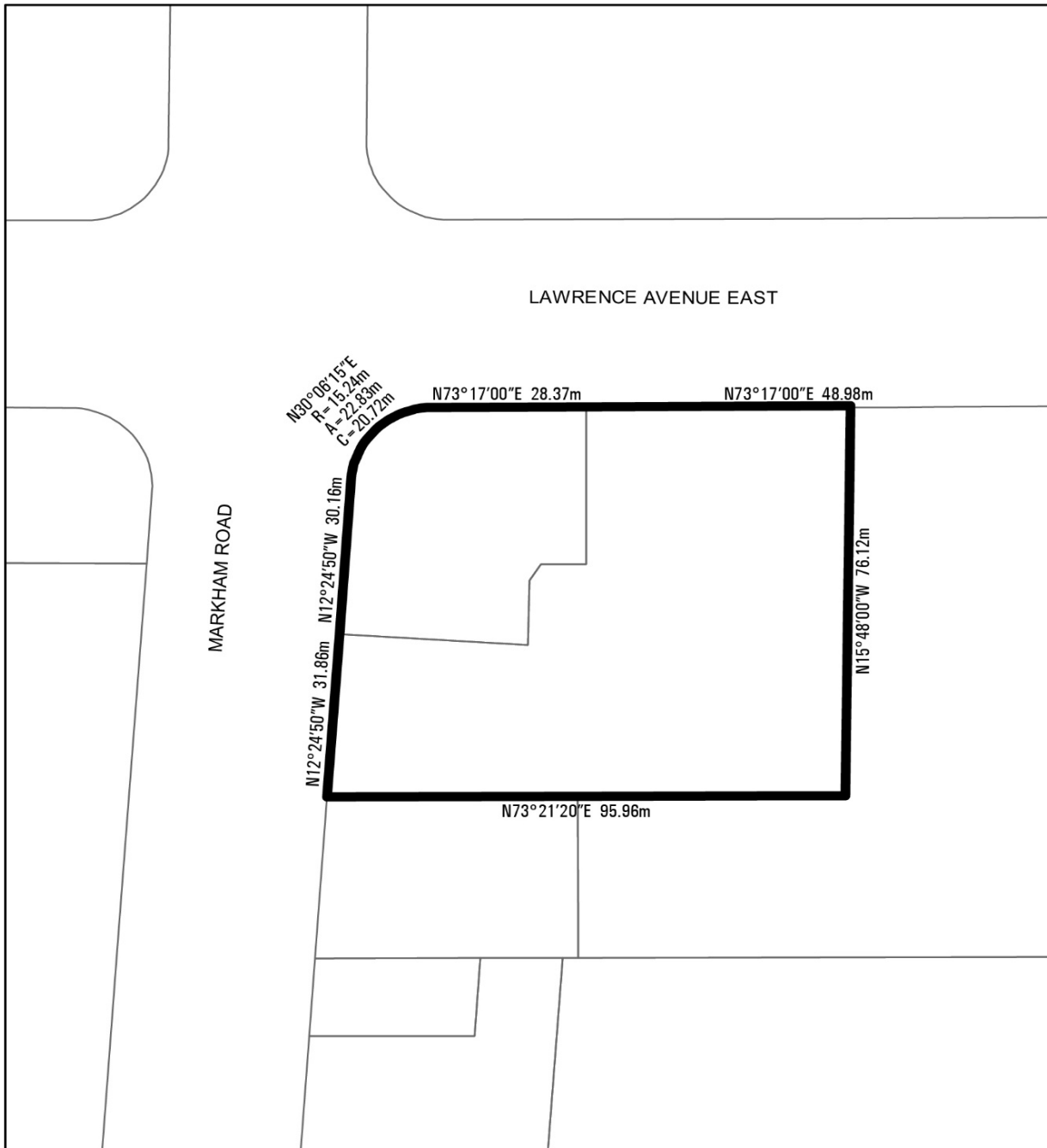
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **Toronto**
Diagram 1

3583 and 3585 Lawrence Avenue East

File # 25 126138 ESC 24 OZ



City of Toronto By-law 569-2013
Not to Scale
04/16/2026

Diagram 2

