

Authority: Scarborough Community Council Item SC18.1,
adopted as amended by City of Toronto Council on
December 17 and 18, 2024

CITY OF TORONTO

Bill 1166

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 2102 Lawrence Avenue East and 1 Ellington Drive.

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 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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 IPW (x19) to zone labels of (H) CR 2.2 (c0.0; r2.2) SS2 (x1062) and OC (x5) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Policy Areas Overlay Map in Section 995.10 for the lands subject to this By-law, to Policy Area 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1062 so that it reads:

(1062) Exception CR 1062

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 2102 Lawrence Avenue East and 1 Ellington Drive, 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 (R) below;
- (B) For the purposes of this exception, and in accordance with Regulations 5.10.30.20(1), the **front lot line** is the **lot line** separating the **lot** from Lawrence Avenue East;
- (C) 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 165.762 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Clause 40.10.30.40(1), no permitted maximum **lot coverage** applies;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (F) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the **first floor** and the floor of the second **storey**, is 2.6 metres;
- (G) Despite Regulations 40.5.40.10(2) to (8), and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 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 6.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;

- (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 10,500 square metres;
- (I) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 40.0 square metres as outdoor **amenity space**, which may be in a location that is not adjoining or directly accessible to the indoor **amenity space**, provided that the outdoor **amenity space** is located at ground level;
- (J) Despite Regulations 40.10.40.70(2) and 40.10.40.70(4), the required minimum above grade **building setbacks** are as shown in metres on Diagram 4 of By-law **[Clerks to insert By-law number]**;
- (K) Despite Regulation 40.10.40.80(2), the required above grade separation of **main walls** are as shown on Diagram 4 of **[Clerks to insert By-law number]**;
- (L) Despite Regulations 40.10.40.60(1)(A) and 40.10.40.60(3)(A) and (B), and (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) platforms with a floor level no higher than the floor level of the second **storey** of the **building**, by a maximum of 2.1 metres; and
 - (ii) exterior stairs and ramps providing pedestrian access to a **building** or **structure**, if it is no closer to a **lot line** than 0.0 metres;
- (M) Despite Regulation 40.10.50.10(3), a minimum 0.9 metre wide strip of land used only for soft **landscaping** must be provided along the part of the **lot line** abutting a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (N) Regulations 200.25.15(1), 200.25.15.2(1) and (2), 230.90.15(1), 230.90.15.2(1) and (2), 970.10.1(1) and 970.30.1(1), with respect to transition requirements related to **vehicle** and **bicycle parking space** regulations, do not apply;
- (O) Despite Regulation 200.5.10.1(1), "car-share **parking spaces**" may replace required **parking spaces** otherwise required for the exclusive use of residential occupant on the lot;

- (P) Despite Regulation 230.5.1.10(4)(C), if a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.15 metres;
- (Q) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 20 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;
- (R) 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" means the practice where a number of people sharing the use of one or more **vehicle** that are owned by a profit or non-profit car-share organization and where such organization may require that use of **vehicles** to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - (ii) "Car-share parking space" means a **parking space** that is reserved and actively used for "car-sharing";

Prevailing By-laws and Prevailing Sections: None Apply

- 6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.45.10 Exception Number 5 so that it reads:

(5) Exception OC 5

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) The only permitted uses are **cemetery**, **public utility** and **transportation uses**; and
- (B) The maximum permitted **gross floor area** is 10.0 square metres;

Prevailing By-laws and Prevailing Sections: None Apply

7. Despite any future severance, partition or division of the lands as shown on Diagram 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.
8. Temporary Uses:
- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office used exclusively for the initial sale and/or initial leasing of **dwelling units** on the same **lot**, on the lands zoned CR 2.2 (c0.0; r2.2) SS2 (x1062) to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

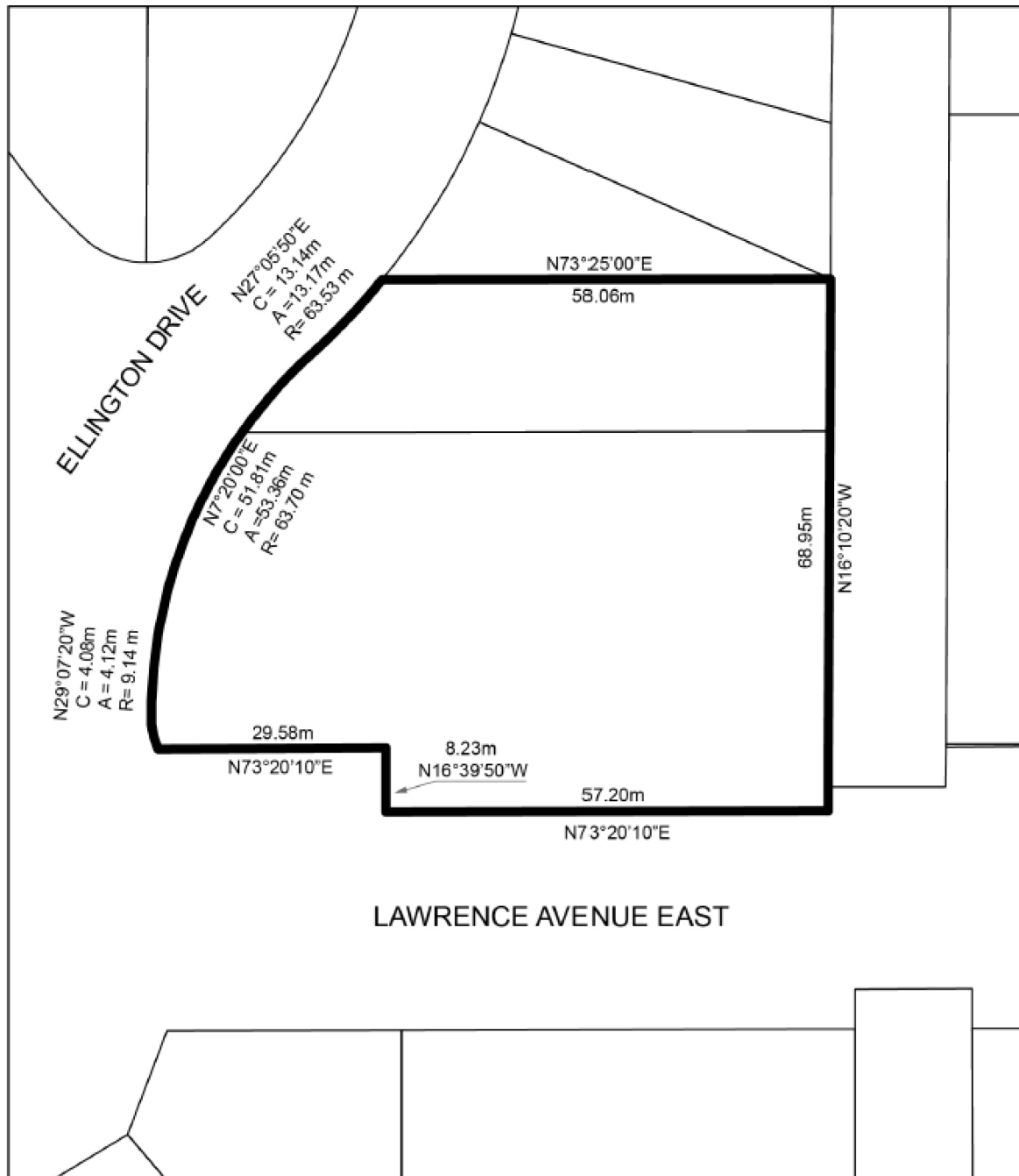
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Toronto
Diagram 1

**1 Ellington Drive and
2102 Lawrence Avenue East**

File # 22 118270 ESC 21 02

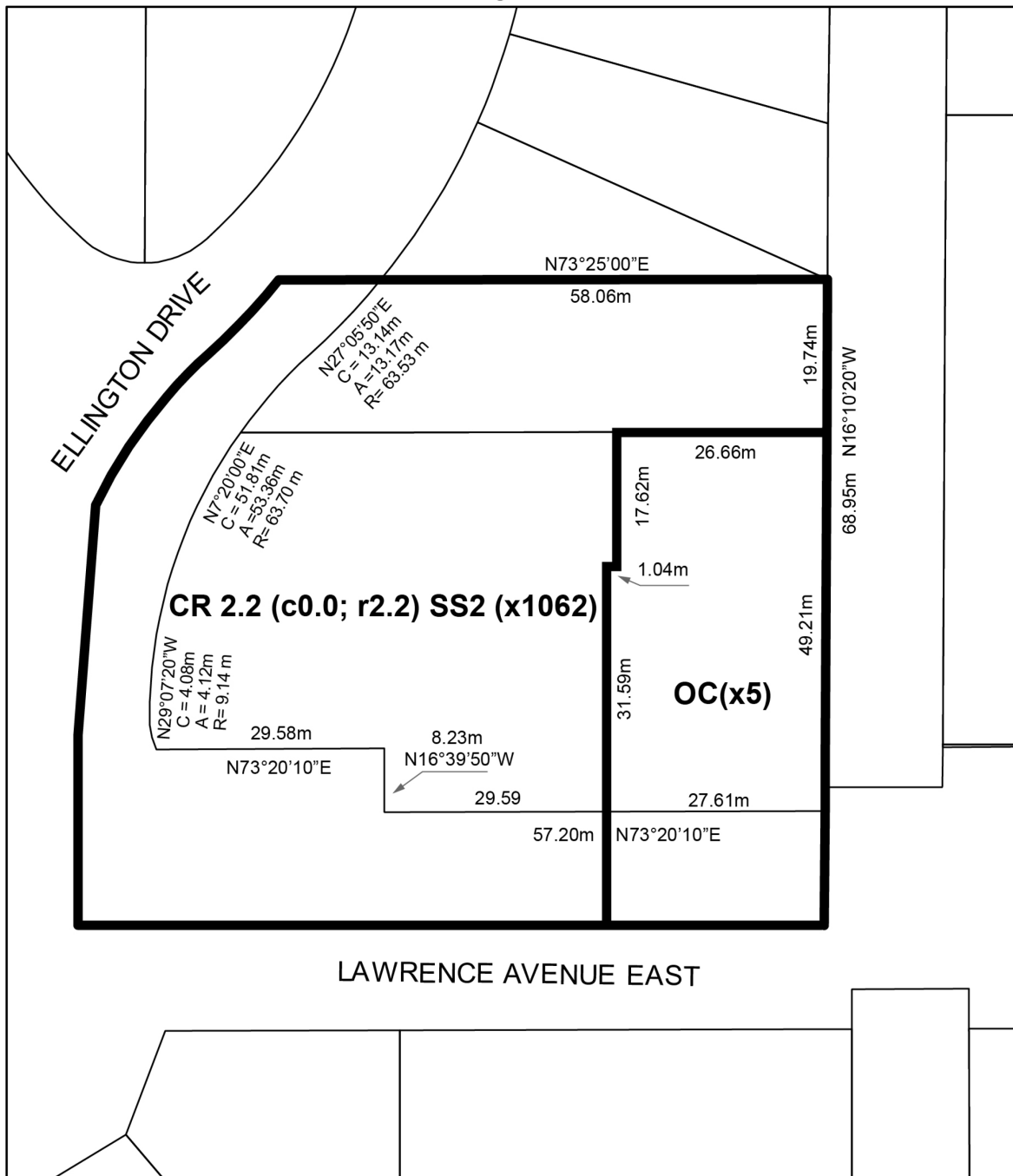


Area Subject To This By-Law



City of Toronto By-law 569-2013
Not to Scale
07/23/2026

Diagram 2



Toronto
Diagram 2

1 Ellington Drive and
2102 Lawrence Avenue East

File # 22 118270 ESC 21 02

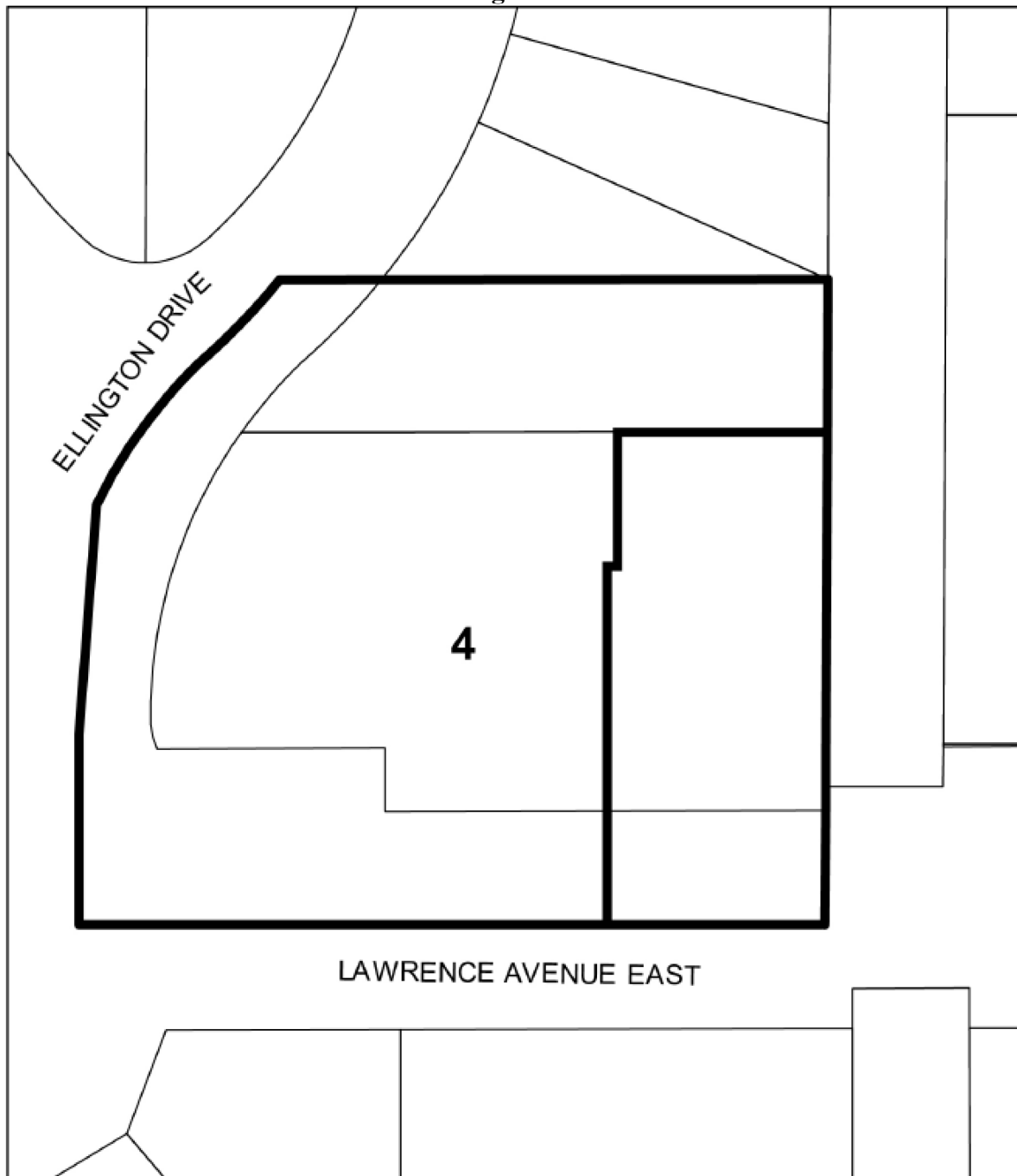


Area Subject To This By-Law



City of Toronto By-law 569-2013
Not to Scale
07/22/2026

Diagram 3



 **TORONTO**
Diagram 3

**1 Ellington Drive and
2102 Lawrence Avenue East**

File # 22 118270 ESC 21 02

 Area Subject To This By-Law


City of Toronto By-law 569-2013
Not to Scale
07/22/2026

