

Authority: Scarborough Community Council Item SC24.1,  
as adopted by City of Toronto Council on June 8 and 9, 2021

## CITY OF TORONTO

### BY-LAW 632-2021

**To amend Zoning By-law 569-2013, as amended by By-law 1137-2018, with respect to the lands municipally known in the year 2021 as 2180 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 Council of the City of Toronto previously approved a site specific zoning by-law amendment for the lands subject to this by-law as reflected in By-law 1137-2018; 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. Article 900.11.10 Exception Number (152) of Zoning By-law 569-2013, as amended, is further amended by:
- (i) Deleting Site Specific Provisions clause (F)(ii) and replacing it with the following:

(F)(ii) Buildings 'C' and 'D' and ancillary **buildings**: 11.0 percent of the area of the lot for all **buildings** combined;
  - (ii) Deleting Site Specific Provisions clause (G)(iii) and replacing it with the following:

(G)(iii) All other **buildings**: 3 **storeys** (excluding **basements**, underground parking structures, and enclosed stairwells to access the roof including mechanical room) and 14.5 metres;
  - (iii) Deleting Site Specific Provisions clause (I) and replacing it with the following:

(I) Regulation 40.10.40.10(5) does not apply to Buildings 'C' and 'D';
  - (iv) Deleting Site Specific Provisions clause (K) and replacing it with the following:

(K) A maximum of 429 **dwelling units** are permitted, of which:
    - (i) A maximum 384 **dwelling units** must in Buildings 'A' and 'B'; and
    - (ii) A maximum 45 **dwelling units** must be in Buildings 'C' and 'D';
  - (v) Deleting Site Specific Provisions clause (M)(vii) and replacing it with the following:

(M)(vii) 12.0 metres from the east lot line for Building 'D';
  - (vi) Deleting Site Specific Provisions clause (P) and replacing it with the following:

(P) Despite Regulation 40.10.40.80(2), minimum required **main wall building** separations are:
    - (i) Between Building 'A' and Building 'B', excluding one storey building linkage (connecting corridor) and balconies: 8.0 metres;
    - (ii) Between Building 'A' and Building 'D': 21.0 metres; and
    - (iii) Between Building 'B' and Building 'C': 8.7 metres;

- (vii) Deleting Site Specific Provisions clause (U)(iii) and replacing it with the following:

(U)(iii) Buildings 'C' and 'D': **Apartment buildings** where each **dwelling unit** has a separate entrance directly from outside;

4. Section 37 Provisions

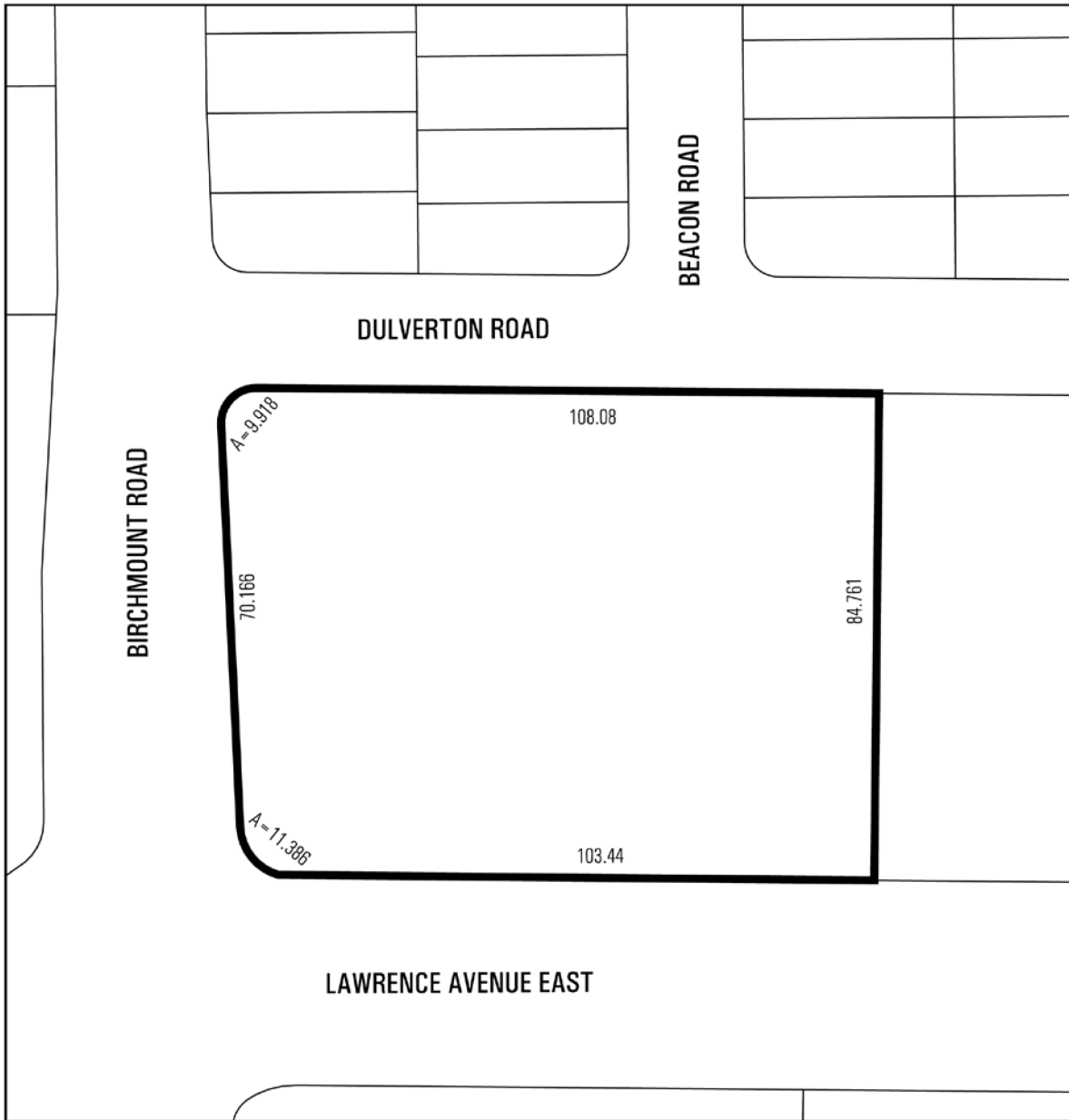
- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the additional 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.
- (B) 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.
- (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on July 16, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



 **Toronto**  
Diagram 1

2180 Lawrence Avenue East

File # 17 274213 ESC 37.0Z

**SCHEDULE A**  
**Section 37 Provisions**

- (1) Except as otherwise revised below, the facilities, services and matters set out in the 2018 Section 37 Agreement with the City of Toronto shall remain unaltered.
- (2) The additional 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 amending agreement under Section 37(3) of the Planning Act whereby the owner agrees as follows:

- a. Prior to the issuance of an above grade building permit, other than for a temporary sales office/pavilion, the owner to pay to the City cash contributions of:
  - i. \$700,000 to be allocated towards the provision of new affordable housing and/or the Toronto Community Housing Corporation revolving capital fund for repairs to Toronto Community Housing Corporation housing in the local Ward, at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the local Ward Councillor;
  - ii. In lieu of the prior commitments relating to Maidavale Park, \$90,000 for capital upgrades/improvements to City parks and/or playgrounds in the vicinity of the development;

with such amounts to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.

- (3) In the event the cash contribution(s) referred to in Section 2 have 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 purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.