

Authority: Scarborough Community Council  
Item SC25.2, as adopted by City of Toronto Council  
on July 14, 15, and 16, 2021 and MM43.8, by  
Councillor Michael Thompson, seconded by  
Councillor Gary Crawford, as adopted by City of  
Toronto Council on May 11 and 12, 2022

## CITY OF TORONTO

### BY-LAW 592-2022

**To amend Zoning By-law 569-2013, as amended, with respect to 2740 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 the City of Toronto has determined pursuant to Section 34(17) of the Planning Act that no further public notice is required; and

Whereas authority has been granted to the City Solicitor pursuant to § 169-5.2(B) of the City of Toronto Municipal Code to submit bills directly to Council to make technical amendments to the Municipal Code and other by-laws to correct technical errors; and

Whereas City Planning has determined that technical amendment is required to correctly reflect the intent of the staff report considered by City Council in Item 2021.SC25.2;

The Council of the City of Toronto enacts:

1. Article 900.5.10 Exception Number 323 of Zoning By-law 569-2013, as amended, is further amended by:
  - (1) Deleting Site Specific Provision (C)(i) with respect to permitted projections into required **building setbacks** and replacing it with the following:
    - (i) Deck, porch including any cold cellar below, balcony of similar structure: 1.6 metres;
  - (2) Deleting Site Specific Provision (D)(v) with respect to required minimum **lot frontage** and replacing it with the following:
    - (v) Despite regulation 10.60.30.20(1)(B), the required minimum **lot frontage** for each **lot** containing a **detached house** is 9 metres, or 8.5 metres for Lots 9, 10, 11 and 12 only as indicated on Diagram 3 of By-law 315-2022;
  - (3) Deleting Site Specific Provision (D)(vii), with respect to building height and replacing it with the following:

- (vii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** wholly above **established grade** of a **detached house** is 2;
- (4) Inserting the following as Site Specific Provision (E)(iv), with subsequent subsections renumbered accordingly, so that it reads:
  - (iv) Despite regulation 10.5.80.10(7), a maximum of 2 parking spaces may also be located outside in the rear yard on a lot with a **townhouse dwelling unit**;
- (5) Deleting Site Specific Provisions (E)(ii), (vi) and (vii) with respect to **townhouse dwelling unit** development standards and replacing them with the following, as now renumbered:
  - (ii) Where garages, accessed from the **rear lot line**, are attached to a **townhouse dwelling unit**, a minimum 14 square metres of resident outdoor **amenity space** is required on the combined roof of the attached garage and rear porch;
  - (vii) Despite regulation 10.60.40.10(1), the permitted maximum height of a **townhouse dwelling unit** is 12 metres;
  - (viii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** wholly above **established grade** of a **townhouse dwelling unit** is 3;
- (6) Deleting Site Specific Provision (F)(iii) with respect to **front yard landscaping** requirements for **townhouse dwelling units** and replacing it with the following:
  - (iii) Despite regulation 10.5.50.10(1)(D), a minimum of 55% of the **front yard landscaping** required under (ii) above must be **soft landscaping**;
- (7) Deleting Site Specific Provisions (F)(vi) and (vii), with respect to **townhouse dwelling unit** development standards and replacing it with the following:
  - (vi) Despite regulation 10.60.40.10(1), the permitted maximum height of a **townhouse dwelling unit** is 12 metres;
  - (vii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** wholly above **established grade** of a **townhouse dwelling unit** is 3;
- (8) Deleting Site Specific Provision (F)(viii)a) with respect to required **front yard setback** and replacing it with the following:

(viii) a) **Front yard setback:**

4.5 metres, except 6 metres to the garage main wall containing the vehicular access;

(9) Adding Site Specific Provision (G) with respect to required parking space dimensions so that it reads:

(G) Despite Regulations 200.5.1.10(2)(A) and (D), the minimum indoor **parking space** width required is 3.0 metres;

Enacted and passed on June 16, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)