

Authority: Scarborough Community Council Item SC8.2
as adopted by City of Toronto Council on November 8 and
9, 2023
City Council voted in favour of this by-law on
November 9, 2023
Written approval of this by-law was given by Mayoral
Decision 23-2023 dated November 9, 2023

CITY OF TORONTO

BY-LAW 1122-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 3379-3385 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; 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 the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out;

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, except as otherwise provided.
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 I 1.03 (x40) to a zone label of CR 2.4 (c0.2; r2.4) SS3 (x910) 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 910 so that it reads:

(910) Exception CR (910)

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 3379-3385 Lawrence Avenue East if the requirements of By-law 1122-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Y) below;
- (B) The **front lot line** shall be deemed Lawrence Avenue East;
- (C) The lands marked 'Area A' and 'Area B' in Diagram 3 of By-law 1122-2023 applies to **buildings** and **structures** above and below the ground;
- (D) In accordance with Regulation 5.10.1.10(4), the existing six-storey apartment building is deemed to be a **lawfully existing building** and is located in 'Area A', as shown on Diagram 3 of this By-law;
- (E) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum of 160.365 metres and the highest point of the **building** or **structure**;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 14,500 square metres , of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 4,700 square within 'Area A', as shown on Diagram 3 attached to this By-law;
 - (ii) the permitted maximum **gross floor area** for residential uses is 9,800 square metres within 'Area B', as shown on Diagram 3 attached to this By-law; and,
 - (iii) the permitted maximum **gross floor area** for non-residential uses may be 1,000 square metres which may be located in 'Area A' and 'Area B', as shown on Diagram 3 attached to this By-law;
- (G) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres are as shown on Diagram 3 of By-law 1122-2023;
- (H) Despite Regulation 40.10.40.10(5) and (6), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres;
- (I) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1122-2023;
- (J) Despite Regulation 40.10.40.80(2), the required minimum separation of **main walls** are as shown in metres on Diagram 3 of By-law 1122-2023;

- (K) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (L) Accessible **parking spaces** are not required to be the **parking spaces** closest to a barrier free:
- (i) entrance to a **building**
 - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) is the shortest route from the required entrances in (i) and (ii) above.

'AREA A'

Regulations (M) through (S) only apply to lands marked 'Area A' in Diagram 3 of By-law 1122-2023:

- (M) Despite Regulation 40.5.40.10, for any addition or extension to a **lawfully existing building** or **structure** the following elements of a **building** or **structure** may project above the permitted maximum building height:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, **building** maintenance units and window washing equipment, planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres;
- (N) Despite 40.10.90.10(1), one Type 'C' loading space is permitted to be located in a yard that abuts a lot in the Residential Zone or Residential Apartment Zone category, as generally shown on Diagram 3 of this By-law;

- (O) Despite Regulation 40.10.150.1(1), **waste and recyclable materials** do not need to be stored in a wholly enclosed **building**;
- (P) Despite Regulation 40.10.40.50(1), the minimum required indoor **amenity space** to be provided for **lawfully existing building** is 2.8 square metres for each **dwelling unit**;
- (Q) Despite Regulations 200.5.10.1(1), Table 200.5.10.1, and Clauses, 200.5.10.11, and 970.10.15.5, parking spaces in the **lawfully existing building** must be provided in accordance with the following:
 - (i) A minimum of 0.25 residential **parking spaces** per **dwelling unit**;
 - (ii) A minimum of 0.10 residential visitor **parking spaces** per **dwelling unit**; and
 - (iii) A minimum of 0.06 accessible **parking spaces** per **dwelling unit**;
- (R) Chapter 230, with regards to **bicycle parking space** regulations, does not apply;
- (S) The **lawfully existing building** has 48 **dwelling units** that shall be maintained.

'AREA B'

Regulations (T) through (Y) only apply to lands marked 'Area B' in Diagram 3 of By-law 1122-2023:

- (T) Despite Regulations 40.5.40.10(3) to (8) and (G) above, the following elements of a **building** or **structure** may project above the permitted maximum building height limits specified by the number following the symbol "HT" as shown on Diagram 3 of By-law 1122-2023:
 - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.3 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.3 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, **building** maintenance units and window washing equipment, planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres;

- (U) Despite Regulations 5.10.40.70(1), 40.5.40.60(1), and 40.10.40.60 (1) to (9), the following **building** elements and **structures** are permitted to encroach into the required minimum **building setbacks** shown on Diagram 3 of By-1122-2023:
- (i) Canopies by a maximum of 1.6 metres;
 - (ii) Terraces, balconies, terrace or balcony platforms, dividers and railings, cornices, light fixtures, awnings, ornamental elements, parapets, landscape features, flutes, piers, pillars, columns, pergolas, fences, trellises, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, retaining walls, and underground garage ramps, architectural features walls, and associated structures by a maximum of 1.5 metres;
 - (iii) exterior stairs no closer than 0.0 metres from the lot line and are no wider than 5.0 metres; and
 - (iv) an uncovered ramp providing access to a **building** or **structure**, if the ramp is no wider than 2.0 metres for each sloped ramp segment;
- (V) Despite Regulations 40.10.40.1(1) and 40.10.40.70(4), **dwelling units** may be located in the first **storey** of a **building** with setbacks as shown on Diagram 3 of this By-law;
- (W) Despite Regulations 200.5.10.1(1), Table 200.5.10.1, and Clauses 200.5.10.11, and 970.10.15.5, **parking spaces** must be provided and maintained, in accordance with the following:
- (i) 0.24 residential **parking spaces** per **dwelling unit**;
 - (ii) 0.14 residential visitor **parking spaces** per **dwelling unit**;
 - (iii) 0.02 accessible **parking spaces** per **dwelling unit**; and
 - (iv) A maximum of five visitor **parking spaces** may be used as car-share **parking spaces**;
- (X) The maximum permitted number of **dwelling units** is 123, of which:
- (i) A minimum of 15-percent must be two-bedroom **dwelling units**; and
 - (ii) A minimum of 10 percent must be three-bedroom **dwelling units**.
- (Y) 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, with the exception of the following:

- (i) "Car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit carsharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometers 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)

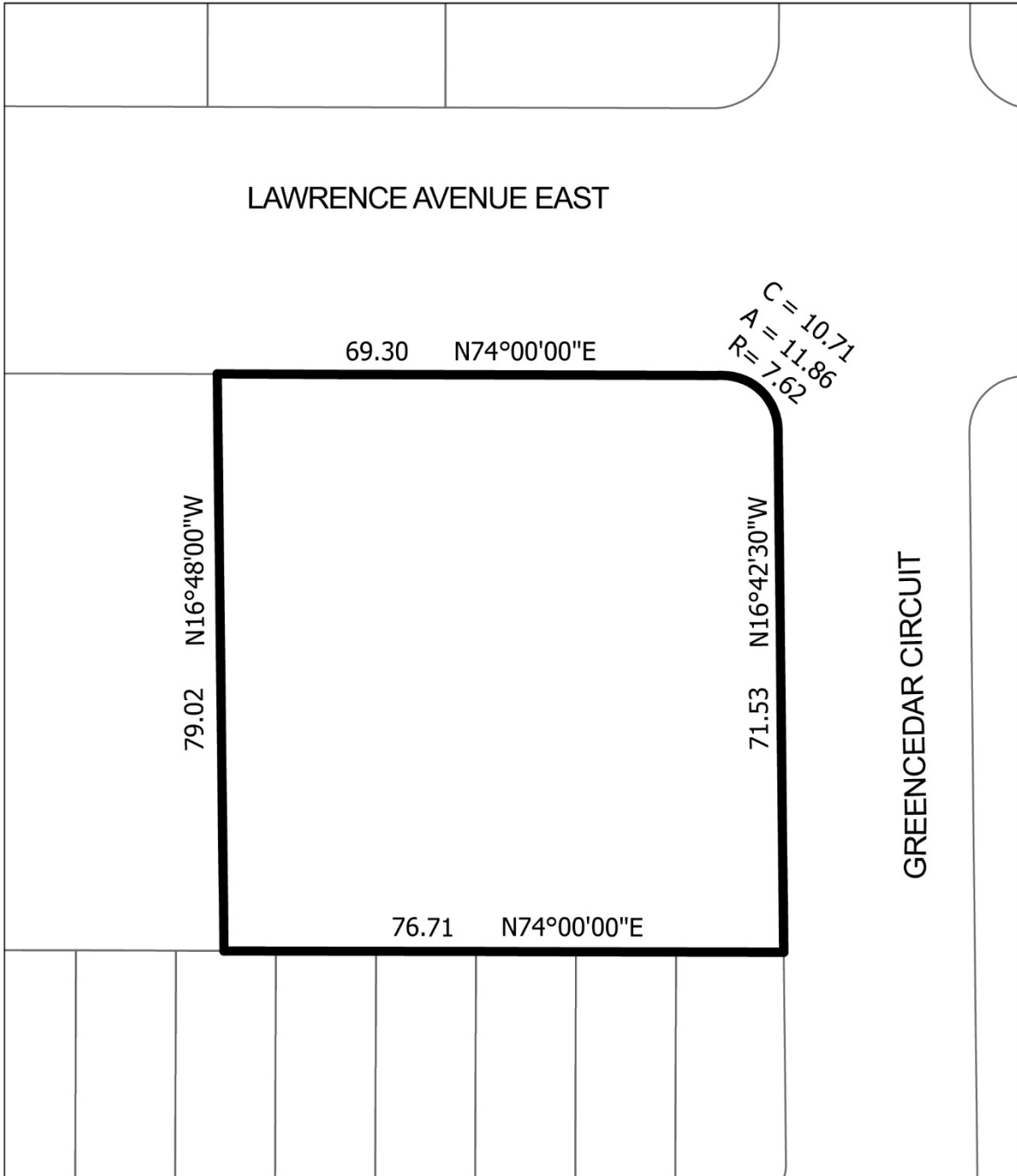
- 5.** Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on November 9, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

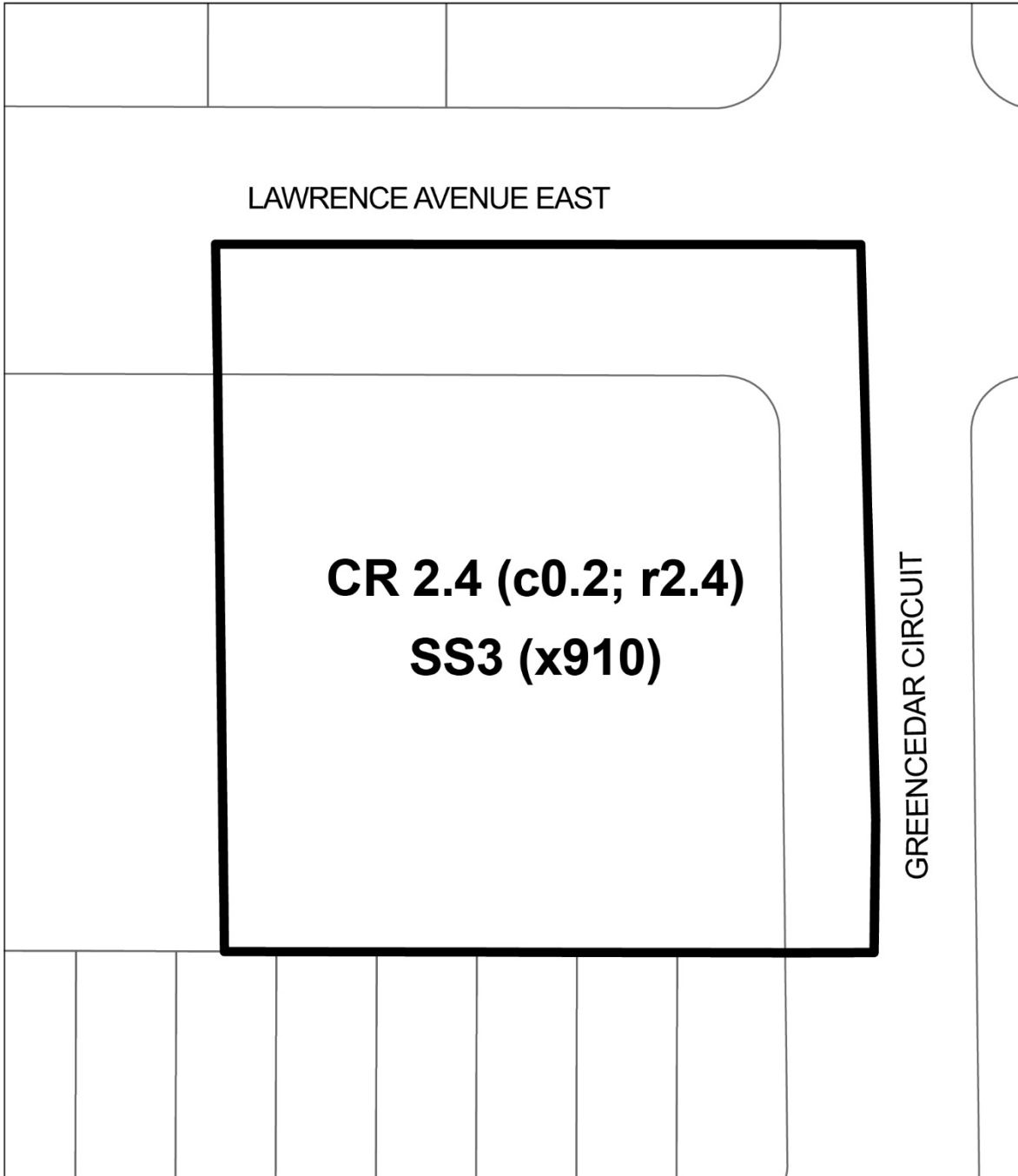
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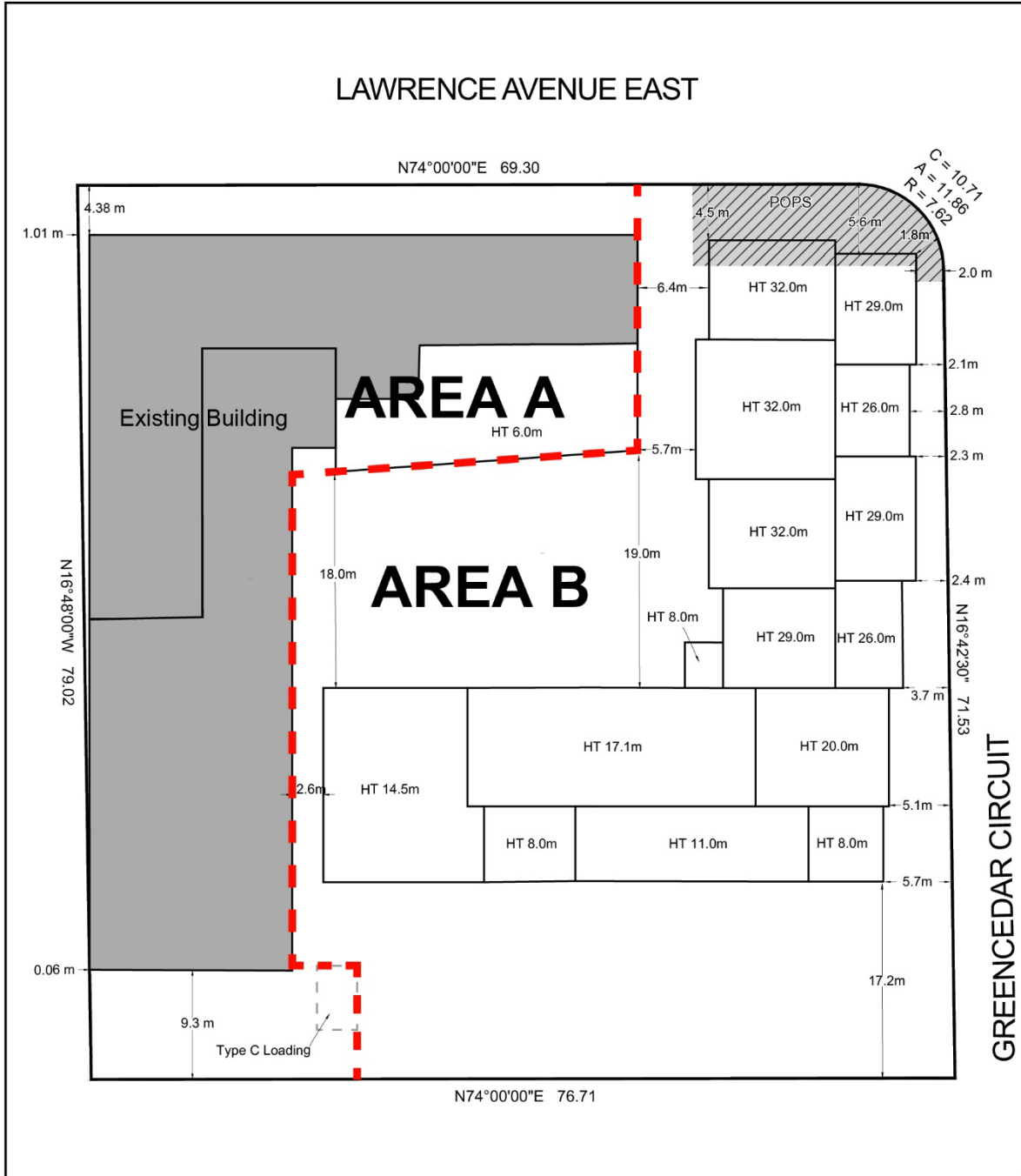


 **TORONTO**
Diagram 1

3379-3385 Lawrence Ave E

File # 22 111976 ESC 24 0Z





TORONTO
Diagram 3

3379-3385 Lawrence Ave E

File # 22 111976 ESC 24 0Z

- - - The separation line between Area A and Area B
- The Lawfully existing six-storey apartment building

- The proposed general area for the POPS

City of Toronto By-law 569-2013
 Not to Scale
 09/22/2023