

Authority: Scarborough Community Council Item SC11.1,  
adopted as amended, by City of Toronto Council on March  
20 and 21, 2024  
City Council voted in favour of this by-law on April 18,  
2024  
Written approval of this by-law was given by Mayoral  
Decision 10-2024 dated April 18, 2024

## **CITY OF TORONTO**

### **BY-LAW 394-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 2157-2183 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 that lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to 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 990.1 respecting the lands outlined in heavy black lines from a zone label of CR 3.0 (c3.0; r2.5) SS2 (x727) to (H) CR 3.0 (c3.0; r2.5) SS2 (x994) 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 994 so that it reads:

#### **Exception CR 994**

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 2157-2183 Lawrence Avenue East, if the requirements of By-law 394-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) 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 168.7 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Regulation 40.10.20.100(1), with respect to **interior floor area** size restrictions, does not apply;
- (D) Clause 40.10.30.40, with respect to **lot coverage**, does not apply;
- (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 3 of By-law 394-2024;
- (F) 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 394-2024; and
  - (i) for the purpose of this exception, a mezzanine or mechanical penthouse does not constitute a **storey**;
- (G) Regulation 40.10.40.1(1), with respect to the location of commercial uses in a **mixed use building**, does not apply;
- (H) Despite regulation 40.10.40.10(5), the minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres;
- (I) Despite regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 394-2024:
  - (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 7.0 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 7.0 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 2.4 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.4 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 6.5 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 38,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 37,500 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 500 square metres;
- (K) Despite regulation 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and **main wall** separation distance are as shown in metres on Diagram 3 of By-law 394-2024;
- (L) Despite regulation 5.10.40.70(2) and (K) above, the required minimum **building setback** from the **lot line** abutting Lawrence Avenue East and the east **lot line** to the parts of the **building** or **structure** below ground is 3.0 metres; and
- (i) the requirement set out in (L) will only apply to the portion of a **building** located within 87.5 metres from the east **lot line**;
- (M) Despite Clause 40.10.40.60 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 to a maximum of 1.7 metres;
    - a. notwithstanding (M)(i) above, balconies are not permitted to project into the required **building setback** on the north, east and west side of Building A, as shown on Diagram 3 of By-law 394-2024;
    - b. notwithstanding (M)(i) above, balconies are not permitted to project into the required **building setback** on the north and west side of Building B, as shown on Diagram 3 of By-law 394-2024;
  - (ii) canopies and awnings to a maximum of 3.0 metres;

- (iii) exterior stairs, access ramps and elevating devices, to a maximum of 3.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building** to a maximum of 0.5 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast to a maximum of 1.5 metres;
  - (vi) window projections, including bay windows and box windows to a maximum of 1.5 metres;
  - (vii) eaves, dormers, air conditioners, satellite dishes, antennae, vents, and pipes to a maximum of 1.5 metres; and
- (N) The permitted maximum floor area for each **storey** of a **building** containing residential uses above the sixth **storey** is 800.0 square metres, measured from the exterior of the **main wall** of each floor level;
- (O) Despite regulation 40.10.50.10(3), if a **lot** in the CR zone abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, a minimum 1.0 metre wide strip of land used only for **soft landscaping** must be provided along the part of the **lot line** abutting the **lot** in the Residential Zone category or a Residential Apartment Zone category;
- (P) Despite Clause 220.5.10, 1 Type "G" **loading space** is required; and
- (Q) A **building** or **structure** not constructed, used or enlarged in compliance with Regulations (B) to (P) above, must comply with Regulation 900.11.10(727).

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 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 condition has been fulfilled:

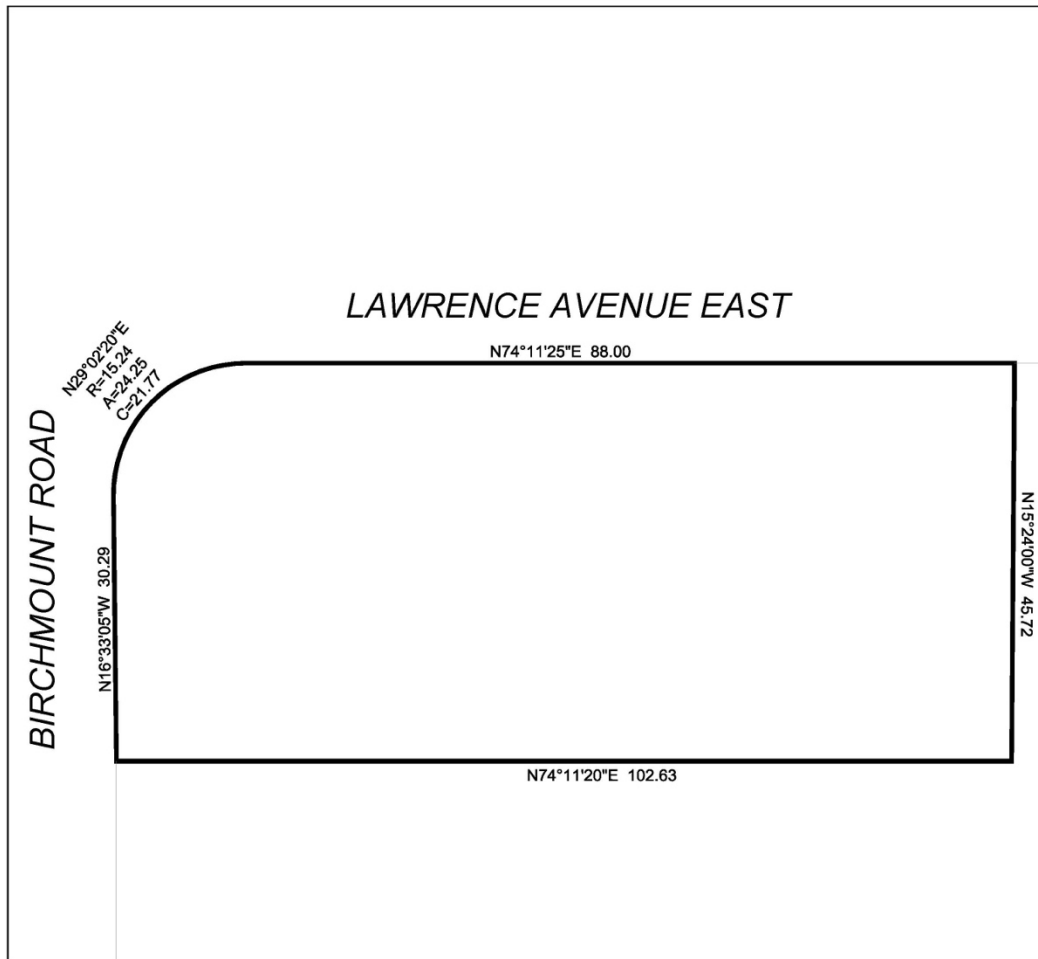
- (i) Before removing the (H) symbol, require the owner to submit a Functional Servicing, Stormwater Management Report and Methane Gas Study for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Enacted and passed on April 18, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

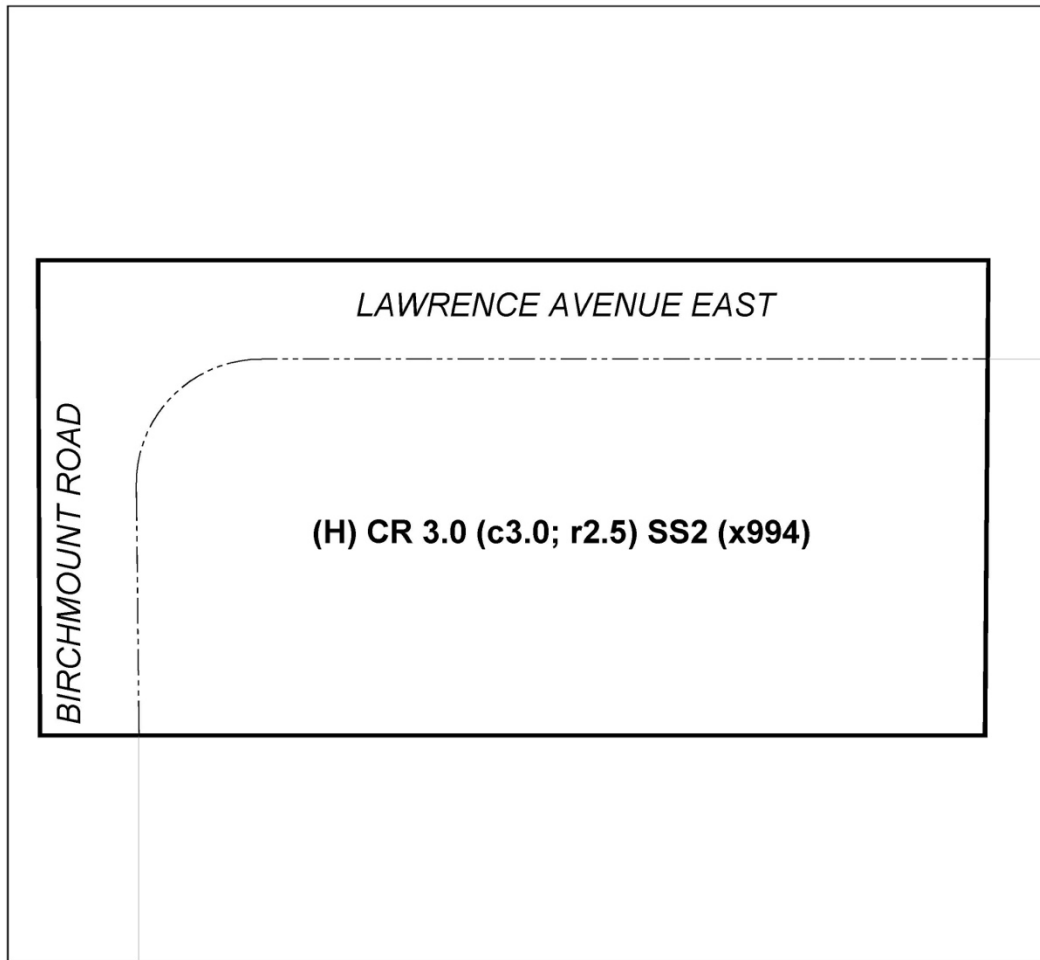
(Seal of the City)

**2157-2183 Lawrence Avenue East****Diagram 1**

File #23 205666 ESC 21 OZ



Not to Scale



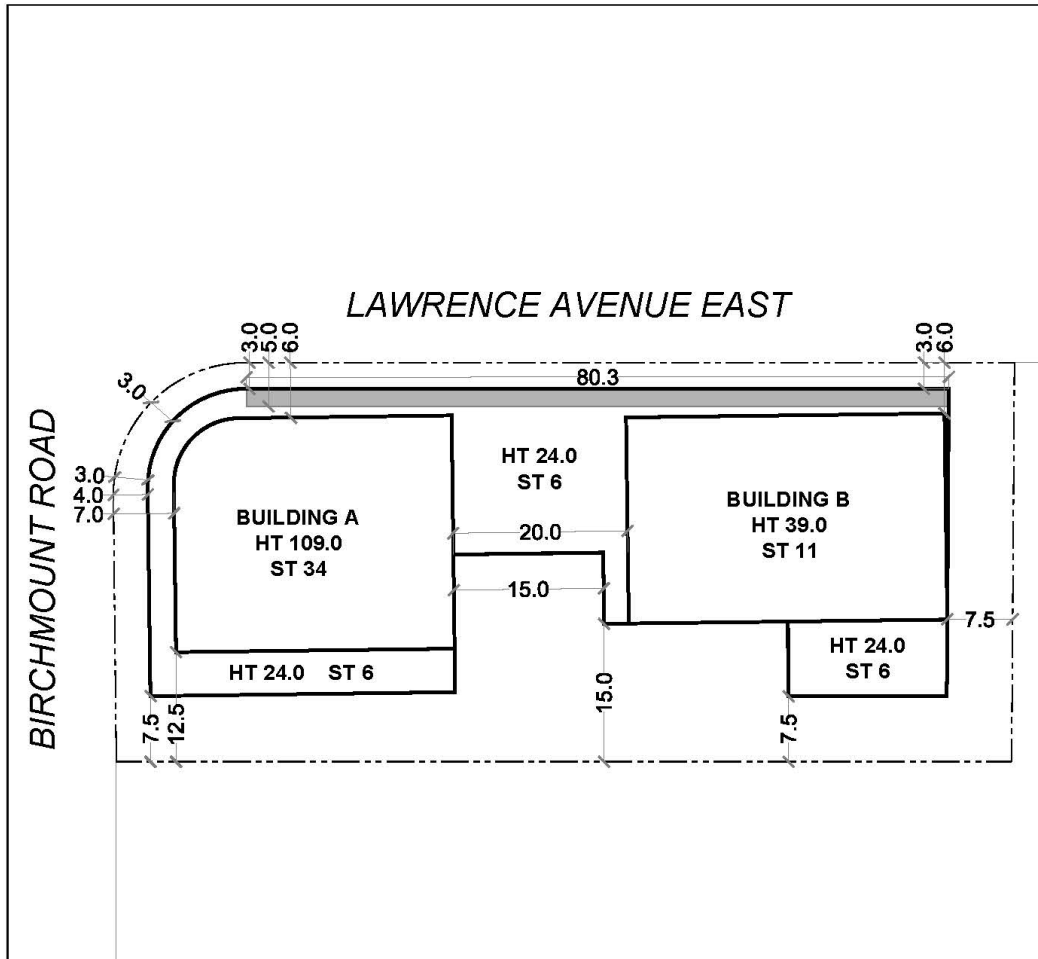
**2157-2183 Lawrence Avenue East**

**Diagram 2**

File #23 205666 ESC 21 OZ



Not to Scale



2157-2183 Lawrence Avenue East

Diagram 3

File #23 205666 ESC 21 OZ

■ No gross floor area permitted below a height of 5.5 metres



Not to Scale