

Authority: Scarborough Community Council Item SC10.2,  
as adopted by City of Toronto Council on February 6 and 7,  
2024  
City Council voted in favour of this by-law on June 26,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 10-2025 dated June 26, 2025

## CITY OF TORONTO

### BY-LAW 577-2025

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2683 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;

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 CR 0.4 (c0.4; r0.0) SS3 (x1158) to a zone label of CR 0.4 (c0.4; r0.0) SS3 (x946) 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 946 so that it reads:

**"(946) Exception CR 946**

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 2683 Lawrence Avenue East, if the requirements of By-law 577-2025 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (L) below;

- (B) Despite regulation 40.10.20.40(1)(B), a **Mixed Use Building** is permitted on the lot;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum of 161.87 metres and the highest point of the **building** or **structure**;
- (D) Despite regulation 40.10.40.10(3), 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 577-2025;
- (E) Despite regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may exceed the permitted maximum height as shown on Diagram 3 of By-law 577-2025;
  - (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, vents, and water supply equipment 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, architectural features, parapets, window washing equipment, lighting rods, lighting fixtures, guard rails, railings, planters, skylights, flues, roof drainage systems, and roof ballasts by a maximum of 6.0 metres;
- (F) Despite regulations 40.10.40.70(3)(A), (B), and (C), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 577-2025;
- (G) Despite regulation 40.10.40.1(1), residential uses except for **dwelling units**, shall be permitted on the **first floor**, including but not limited to **amenity spaces**, resident lobby and loading area;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 19,800 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 19,300 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 750 square metres; and
  - (iii) the required minimum **gross floor area** for non-residential uses is 400 square metres;

- (I) Despite Clause 40.10.40.60 and (F) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, by a maximum of 1.8 metres into the **rear yard**, and 1.5 metres into the **front yard** or **side yard**;
  - (ii) guard rails and railings associated with a balcony, by the same maximum amount as identified in regulation (i) above;
  - (iii) canopies and awnings, by a maximum of 1.7 metres in the **front yard** and 1.5 metres in the **side yard**;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, chimney breast, or other similar architectural feature, by a maximum of 1.5 metres into any **side yard** or **rear yard**; and
  - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.9 metres;
- (J) Despite clause 220.5.10.1, a minimum of one (1) Type "G" **loading space** must be provided within the **building**;
- (K) Despite regulation 970.10.15.5(5) and Table 970.10.15.5, **parking spaces** must be provided on the lot in accordance with the following rates:
- (i) a minimum of 0.7 **parking spaces** for each bachelor **dwelling unit** equal to or lesser than 45 square metres and 1.0 **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres for residential occupants;
  - (ii) a minimum of 0.8 **parking spaces** for each one bedroom **dwelling unit** for residential occupants;
  - (iii) a minimum of 0.9 **parking spaces** for each two bedroom **dwelling unit** for residential occupants;
  - (iv) a minimum of 1.1 **parking spaces** for each three or more bedroom **dwelling unit** for residential occupants;
  - (v) a minimum 0.15 **parking spaces** for each **dwelling unit** for residential visitors;
  - (vi) a minimum of 1.0 **parking spaces** and a maximum of 5.1 **parking spaces** for each 100 square metres of gross floor area for non-residential uses; and
  - (vii) a minimum of one "car-share parking space" must be provided;

(L) For the purpose of this exception:

- (i) "Car-share" means the practice where a number of people share the use of one or more motor **vehicles** that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars 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 exclusively reserved and actively used for car-share."

Prevailing By-laws and Prevailing Sections: (None Apply)

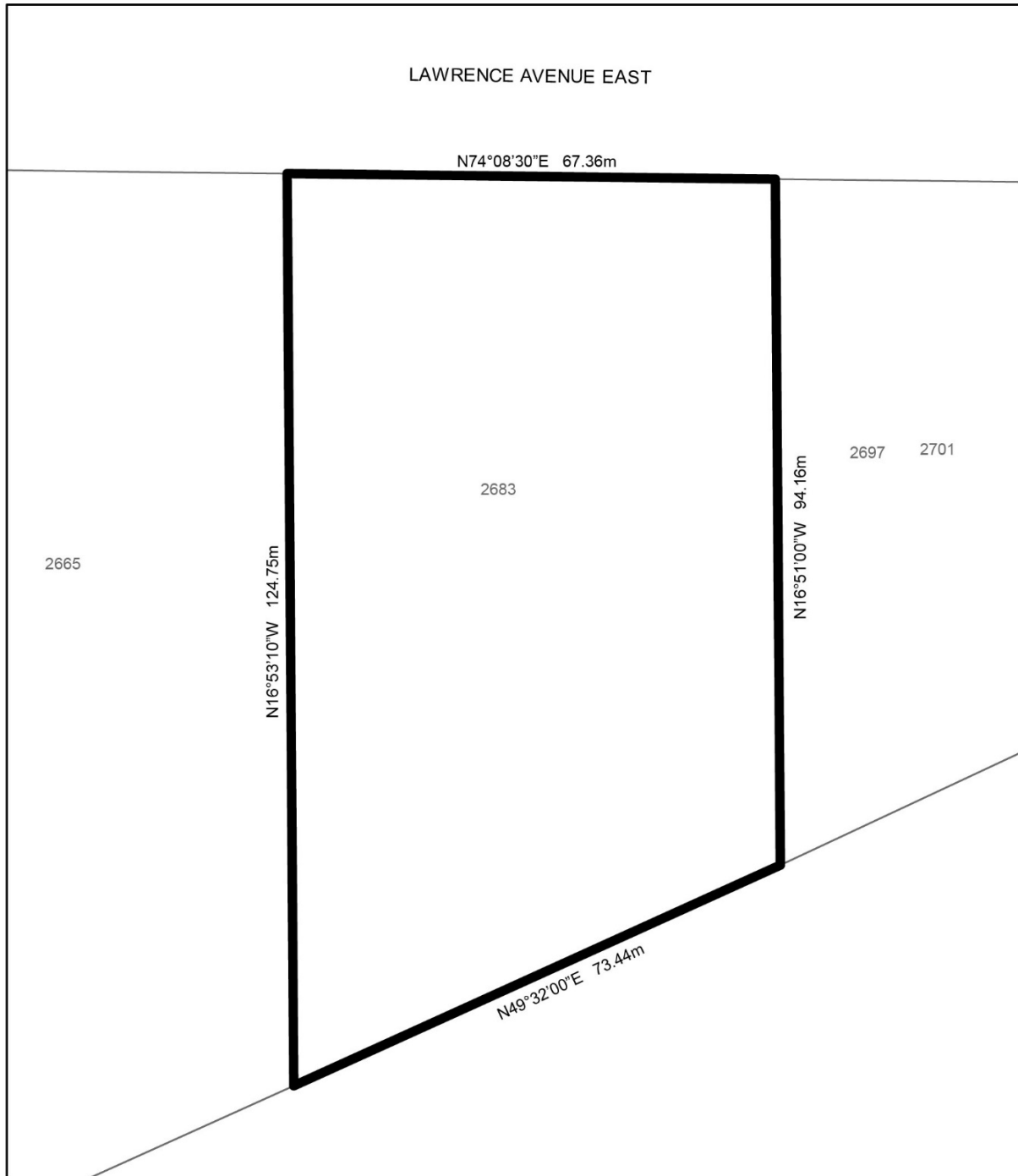
Enacted and passed on June 26, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Diagram 1**

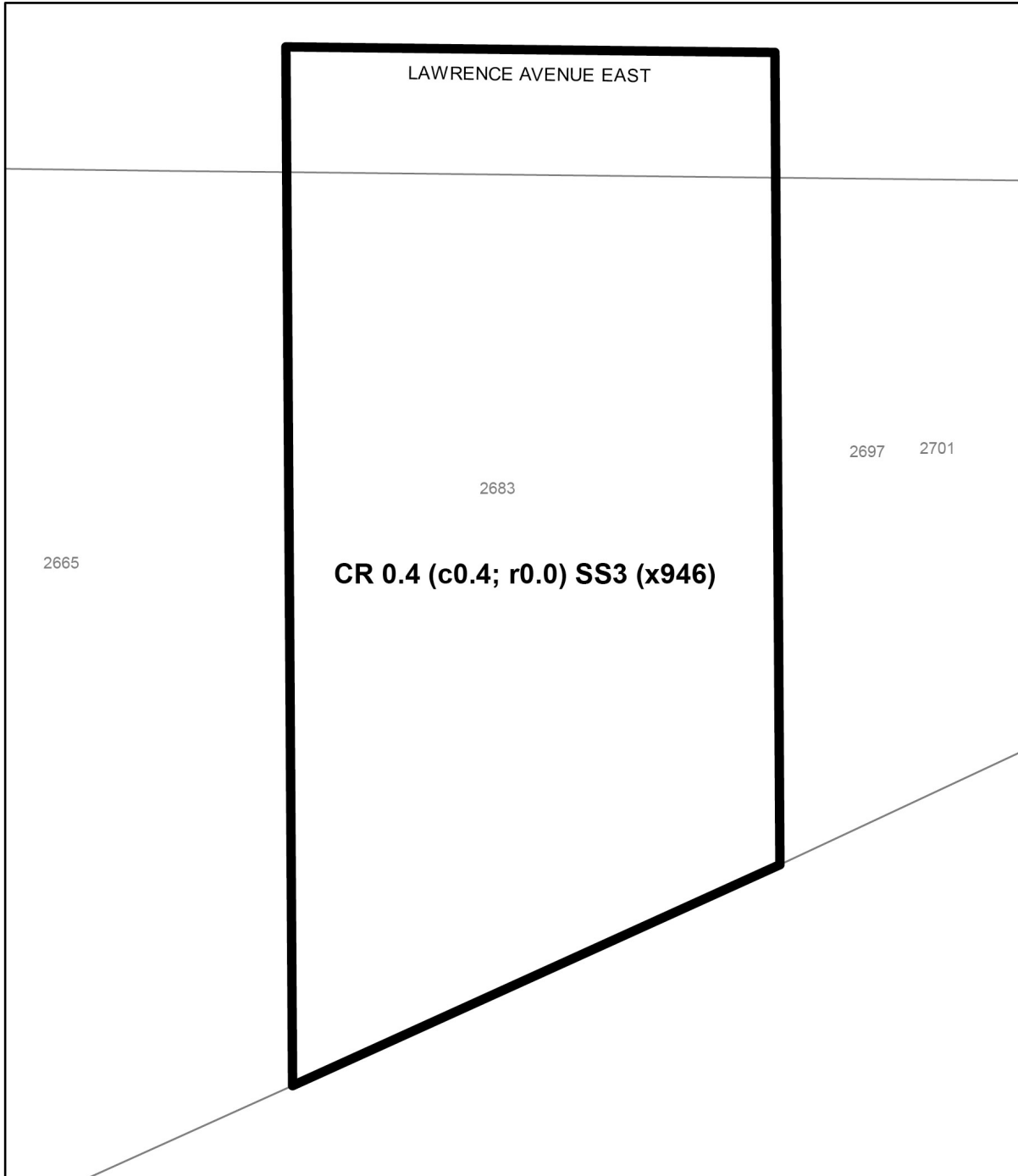


 **TORONTO**  
Diagram 1

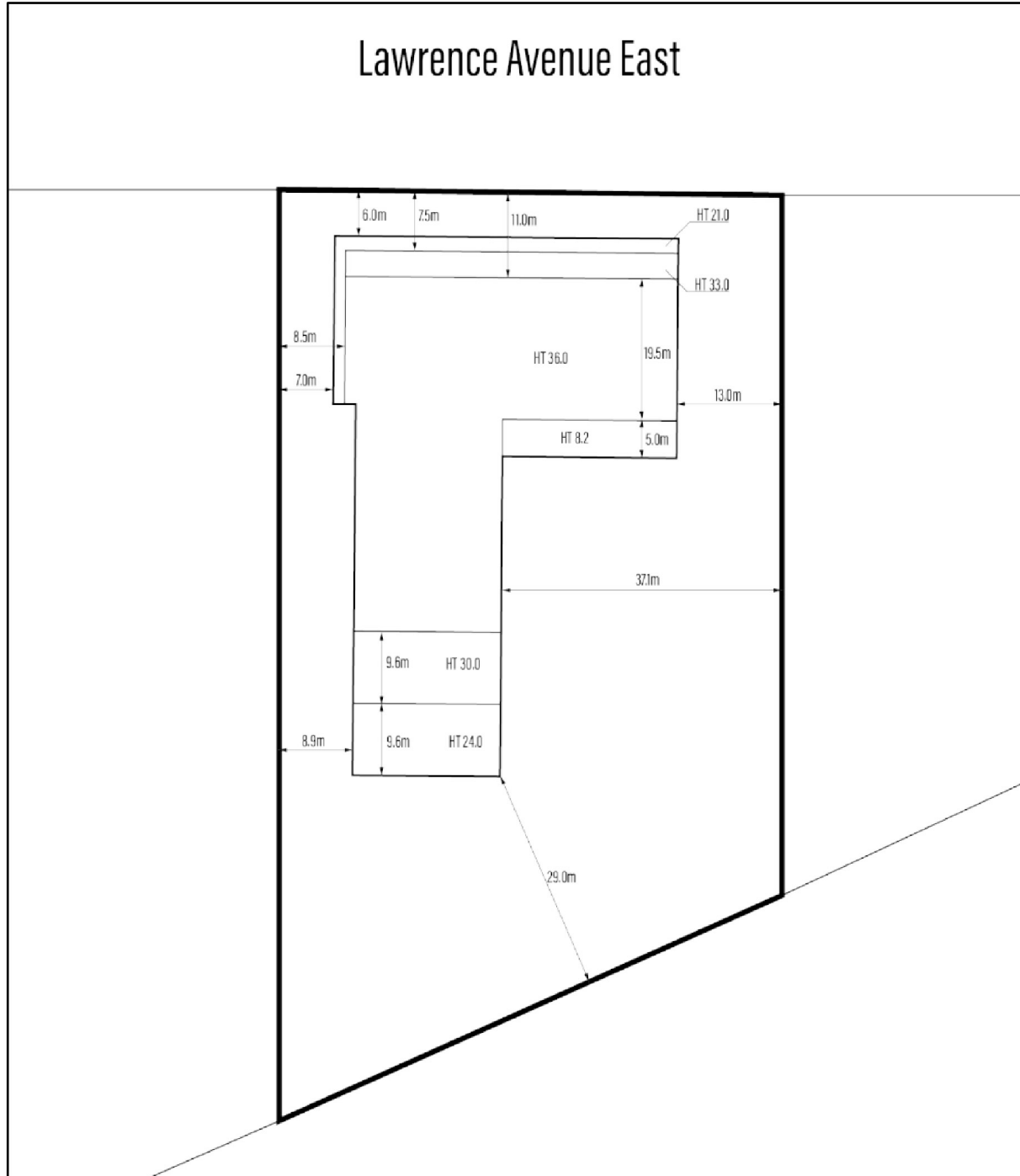
**2683 Lawrence Avenue East**

File # 20 217595 ESC 21 02

**Diagram 2**



**Diagram 3**



**Toronto**  
Diagram 3

**2683 Lawrence Avenue East**

File # 20 217595 ESC 21 0Z