

Authority: **Etobicoke York Community Council** Item **[-]**, as adopted by City of Toronto Council on **[-]**

## **CITY OF TORONTO**

### **BY-LAW [Clerks to insert By-law number]**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year **2023** as **1575 Lawrence Avenue West**.**

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 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in 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 replacing Article 900.11.10 Exception Number **49** so that it reads:

**(x49) Exception CR 49**

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 1575 Lawrence Avenue West, if the requirements of By-law **[Clerks to insert By-law number]** are complied

with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;

- (B) Despite regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 135.76 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.20.40(1), **apartment buildings, mixed use buildings** and **townhouses** are permitted **building** types for **dwelling units**;
- (D) Despite Clause 40.10.30.40, the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 77 percent;
- (E) Despite regulation 40.10.40.1(1), indoor **amenity space** that exceeds the requirement of this exception can be located on the ground floor of the **building**;
- (F) 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 2 of By-law [Clerks to insert By-law number];
- (G) 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 2 of By-law [Clerks to insert By-law number]; and
  - (i) for the purpose of this exception, a mechanical penthouse does not constitute a **storey**;
- (H) Despite regulations 40.5.40.10(3) to (8) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 2 of By-law [Clerks to insert By-law number]:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, including a mechanical penthouse, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 4.2 metres;
  - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.0 metre;
  - (iii) planters and **landscaping** features on a balcony and/or terrace, by a maximum of 2.5 metres;
  - (iv) antennae, flagpoles and satellite dishes, by a maximum of 1.0

metre;

- (I) Despite regulation 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum height for that **building** by 3.0 metres, if the **structures** are no closer than 0.5 metre from the interior face of the **main wall** of the storey below;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 10,040 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 9,900 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses is 130 square metres;
- (K) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
  - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 133 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (L) Despite regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 2 of By-law [Clerks to insert By-law number];
- (M) Despite Clause 40.10.40.60 and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Structural columns to support the **building**;
  - (ii) decks, porches, and balconies, by a maximum of 2.5 metres excluding the north and south faces of **storeys** 2, 3, 4, 5, 7, 8 and 10; and
    - (a) On the sixth **storey**, all south facing balconies must not encroach beyond a **building setback** of 8.5 metres from the south **lot line**;

- (b) all north facing balconies on the sixth **storey** must not encroach beyond a **building setback** of 6.6 metres from the north **lot line**;
  - (c) On the eighth **storey** all south facing balconies must not encroach beyond a **building setback** of 9.7 metres from the south **lot line**;
  - (d) On the ninth **storey**, north facing decks, porches and balconies may encroach by a maximum of 2.3 metres; and
  - (e) On the eleventh **storey**, north and south facing decks, porches and balconies may encroach by a maximum of 3.2 metres.
- (iii) all canopies by a maximum of 2.0 metres;
- (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, eaves, or chimney breast, by a maximum of 1.0 metre;
- (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (vi) despite (M)(iii) above, a canopy extending from the west face of the **building** at the second **storey** is permitted to have a **building setback** of 0.6 metres from the west **side lot line**;
- (N) Despite regulation 40.10.40.80(2), where a **main wall** of the **building** has windows and a line projected at a right angle from one of these **main walls** intercepts another **main wall** with windows on the same **lot**, the required minimum above-ground distance between the main walls must be 5.4 metres, on the east and west elevations of levels 7, 8, 9, 10 and 11 only.
- (O) Despite regulation 40.10.50.10(3), a minimum of 0.6 metre wide strip of **landscaping** must be provided along the west side lot line and rear lot line.
- (P) Despite Regulations 200.5.10.1(1), 970.10.15.5(5), and Tables 200.5.10.1 and 970.10.15.5 **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 0.57 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) A minimum of 0.06 visitor **parking spaces** for each **dwelling unit**;

- (iii) **parking spaces** are not required for non-residential uses;
- (iv) residential visitor **parking spaces** required by (P)(ii) above may be used for non-residential uses;
- (Q) Despite Regulation 200.15.10.10(1) a minimum of 6 of the **parking spaces** required in (P) above must be accessible **parking spaces**.
- (R) Despite Regulation 200.5.1.10(2)(A) a maximum of 4 **parking spaces** may be obstructed on one side without requiring to provide an additional 0.3 metres of width on the obstructed side;
- (S) Despite Regulation 200.5.1.10(2)(A) a maximum of 1 **parking space** may have a length of 4.5 metres;
- (T) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** **must have 2** or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** **must have 3** or more bedrooms;
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

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

- 4. 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.
- 5. Temporary Use(s):
  - (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office or temporary sales structure for the purposes of marketing and sales related to the uses permitted on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

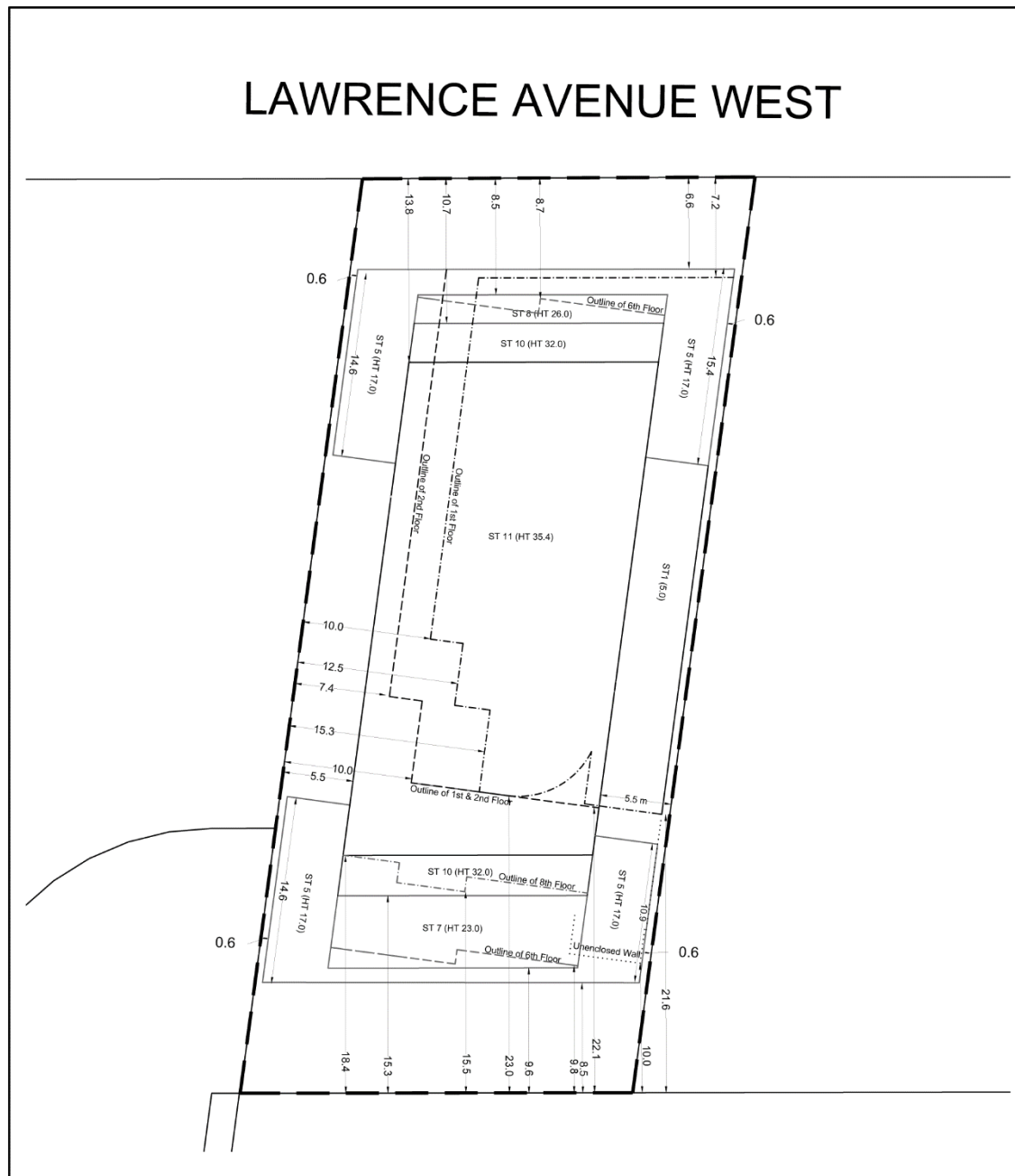
(Seal of the City)



**Toronto**  
Diagram 1

**1575 Lawrence Avenue West**

File # 20 218559 WET 05 02



**Toronto**  
Diagram 2

**1575 Lawrence Avenue West**

File # 20 218559 WET 05 0Z



City of Toronto By-law 569-2013  
Not to Scale  
05/09/2024