

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on ~, 20~

## 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 2024 as 589, 591, 593, 595, 597, and 599 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.

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 RD (f15.0; a550) (x5) to a zone label of RD (f15.0; a550; d1.47) (x [exception number]) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 10.0, ST 2 to no value.
5. Zoning By-law 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from lot coverage label of 35 to no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number [-] so that it reads:  
([assigned exception number]) Exception RD [assigned exception number]

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 589, 591, 593, 595, 597, and 599 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 (R) below;
- (B) Despite regulations 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum of 182.49 metres and the elevation of the highest point of the **building**;
- (C) In addition to the permitted uses listed in regulation 10.20.20.10(1), the following additional uses are permitted:
  - (i) **Religious education use**;
  - (ii) **Apartment building**; and
  - (iii) **Religious residence**;
- (D) In addition to the permitted **residential building** types listed in regulation 10.20.20.40(1), the following additional **residential building** types are permitted:
  - (i) **Apartment building**;
- (E) Despite regulation 10.20.40.10(1) and 10.20.40.10(3), the maximum building height above **established grade** and the maximum number of **storeys** shall be as shown on Diagram 3 of By-law [Clerks to insert By-law number]:
  - (i) The symbol “HT” shall mean the maximum building height permitted, measured in metres from **established grade**, for that portion of the building; and
  - (ii) The symbol “ST” shall mean the maximum number of **storeys** permitted for that portion of the building, excluding the mechanical penthouse;
- (F) Regulations 10.20.40.10(2), 10.20.40.10(4), 10.20.40.10(5), shall not apply;

- (G) Despite regulation 10.20.40.20(1), the maximum **building length** for a **residential building** is 20.5 metres;
- (H) Despite regulations 10.5.40.10(2) to (4) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 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, as well as enclosed stairwells, unenclosed stairs, roof access, maintenance equipment storage, elevator shafts, chimneys, and water supply facilities by a maximum of 5.0 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 5.0 metres; and
  - (iii) trellises, guard rails, pergolas, eaves, roof drainage, architectural features, landscaping, skylights, parapets, and vents, by a maximum of 3.0 metres;
- (I) Despite Clause 10.5.40.70 and Clause 10.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite Clause 10.5.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) A deck and supporting columns may encroach into the required **rear yard setback** up to a maximum of 1.5 metres provided that they are in areas as shown in hatching on Diagram 3 of By-law [Clerks to insert by-law number];
  - (ii) A platform without **main walls**, including a balcony and associated safety railings, may encroach into the required **building setback** along Lawrence Avenue West to a maximum of 1.8 metres; and
  - (iii) A canopy may encroach into the required **building setback** along Lawrence Avenue West to a maximum of 1.8 metres;
- (K) Despite regulation 10.5.50.10(4), a **lot** must provide:
- (i) A minimum of 39% of the area of the **lot** for **landscaping**; and

- (ii) A minimum of 35% of the **landscaping** area required in (i) above must be **soft landscaping**;
- (L) Despite regulation 10.5.50.10(5), a **lot** must provide a minimum 1.0 metre wide **landscaping** buffer along the east **lot line** and a minimum 3.0 metre wide **landscaping** buffer along the south **lot line** comprised of **soft landscaping**, with the exception of curbs, walkways, fencing, pole lighting, transformer vaults and associated pads;
- (M) Despite regulation 200.15.1(1), an accessible parking space must have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (N) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (O) Despite regulation 200.15.10.10(1), the required minimum number of accessible **parking spaces** for the **religious education use** is 1 **parking space** and for an **apartment building** is 1 **parking space**;
- (P) Despite regulations 10.5.80.1(2) and 10.5.80.10(2) and Clause 10.5.80.30, **ancillary** outdoor areas for parking may be located 0.0 metres from the **main wall** of an **apartment building** or a **non-residential building** and may be covered by a portion of a building, terrace or a part of a terrace or deck and shall be located no closer than 3.0 metres from a lot line that abuts a **street**;
- (Q) Despite regulations 10.5.80.10(2) and (6)(A), all required **parking spaces** for an **apartment building** or non-residential building may be located at ground level; and
- (R) Despite regulation 10.5.80.40(3), a **vehicle** access or access to a **parking space** on a **lot** may be from one or more **streets** on which the **lot** fronts.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law

7625.

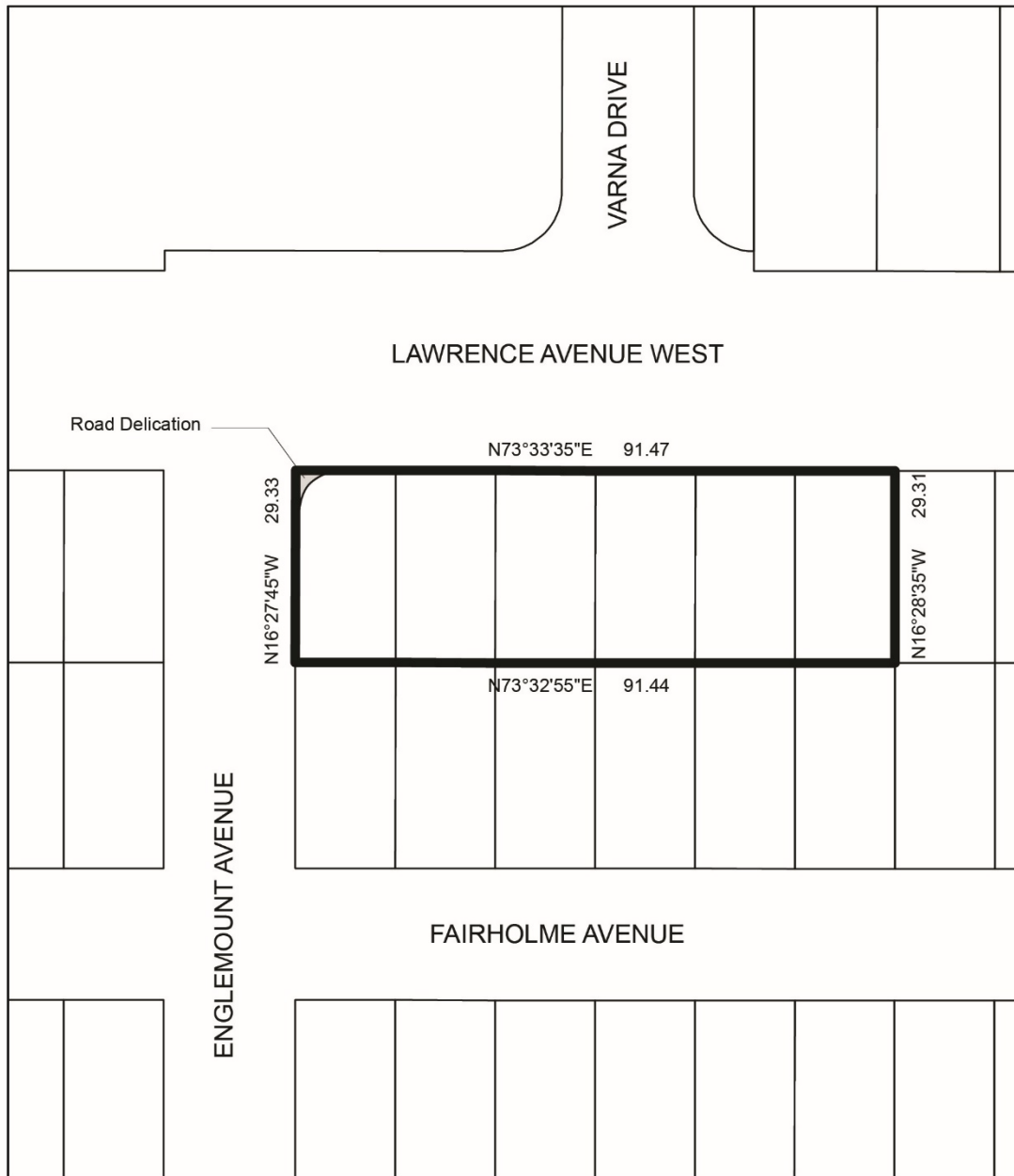
7. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)



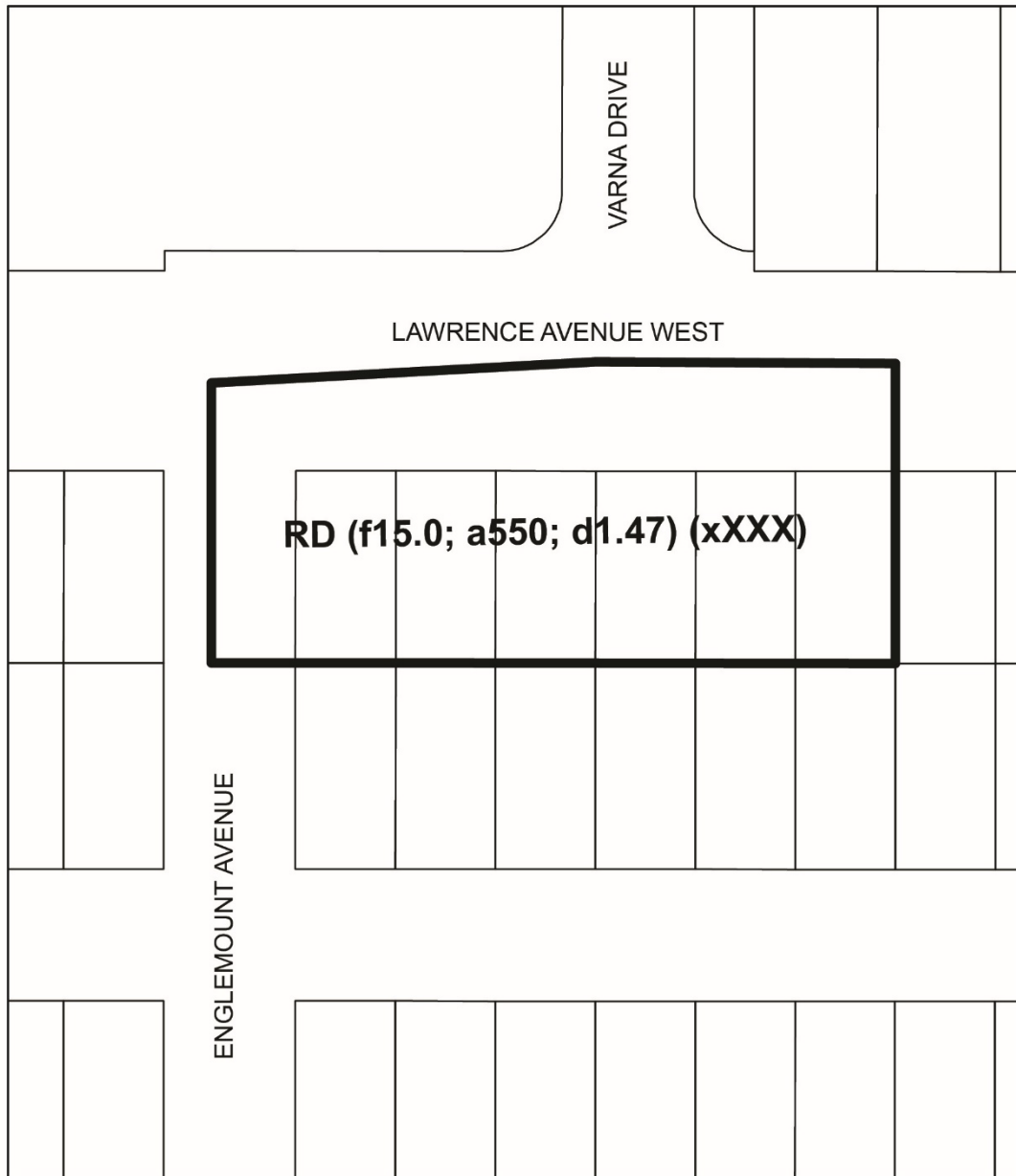
**TORONTO**  
Diagram 1

**589-599 Lawrence Ave W**

File #: 22 192793 NNY 08 0Z



City of Toronto By-law 569-2013  
Not to Scale  
09/13/2024



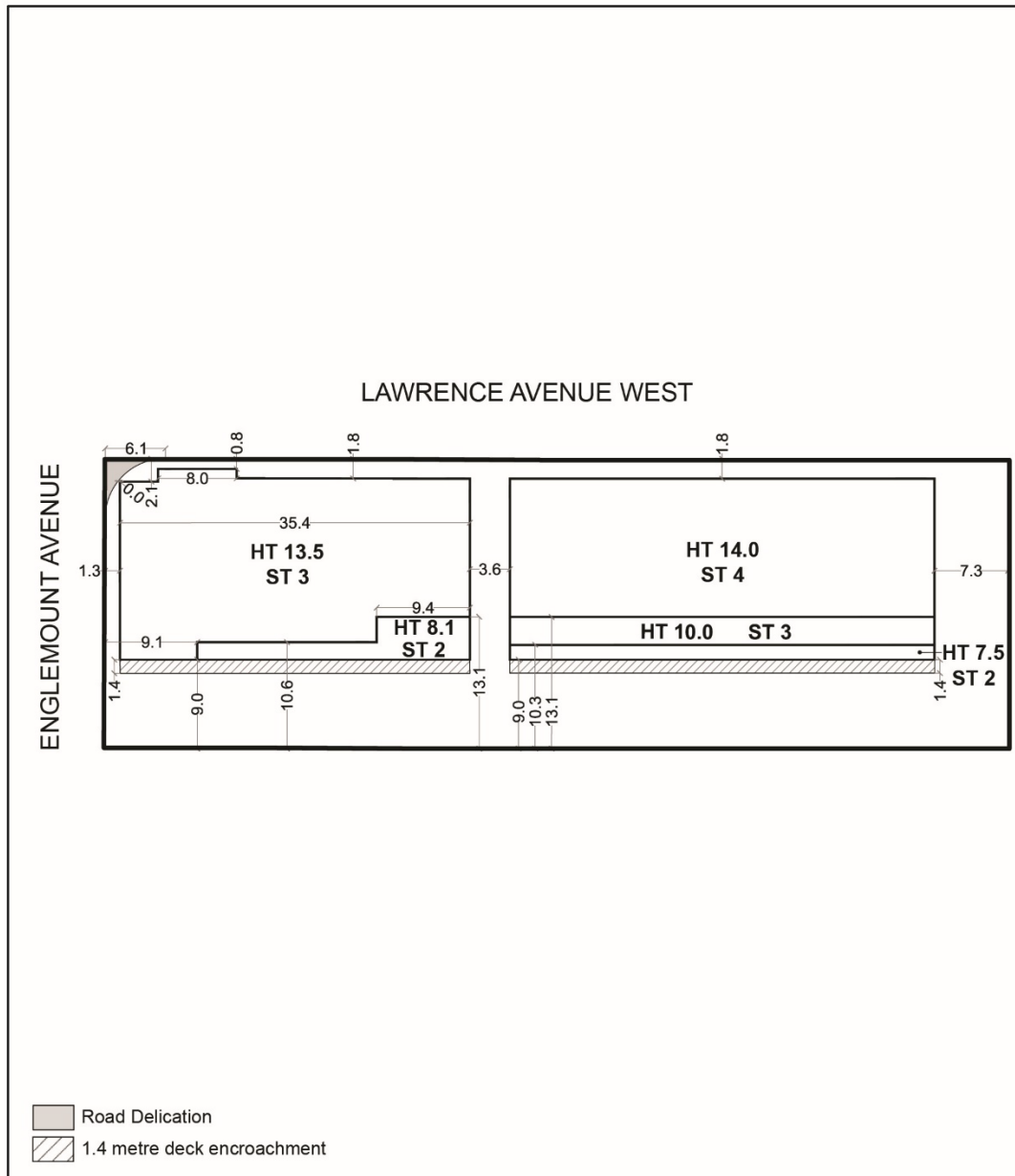
 **Toronto**  
Diagram 2

**589-599 Lawrence Ave W**

File #: 22 192793 NNY 08 02



City of Toronto By-law 569-2013  
Not to Scale  
09/18/2024



**Toronto**  
Diagram 3

589-599 Lawrence Ave W

File #: 22 192793 NNY 08 02



City of Toronto By-law 569-2013  
Not to Scale  
09/18/2024