

Attachment 5: Draft Zoning By-law Amendment

City of Toronto By-law [Clerks to insert By-law number]

Authority: Scarborough Community Council Item -, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW [XXXX-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 Council removes the holding symbol "(H)" 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 CR 3.0 (x3.0; r2.5) SS2 (x727)(H) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by replacing Article 900.11.10 Exception Number 727 so that it reads:

Exception CR 727

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 [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 (M) below;

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- (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) Despite regulation 40.10.30.40(1), no maximum **lot coverage** applies;
- (D) 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 [Clerks to insert By-law number];
- (E) 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 [Clerks to insert By-law number];
- (F) Despite regulations 40.5.40.10(3) to (8) and (D) 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) a mechanical penthouse to a maximum of 7.0 metres;
 - (ii) 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;
 - (iii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**;
 - (v) **building** maintenance units and window washing equipment;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace;
 - (vii) antennae, flagpoles and satellite dishes; and
 - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**;
- (G) 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;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,000 square metres;
- (H) Despite regulation 40.10.40.70(2) and 40.10.40.80(2), the required

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minimum **building setbacks** and **main wall** separation distance are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];

- (I) Despite (H) above, the required minimum **building setback** from Lawrence Avenue East to the **main wall** of the **building** between a height of 0.0 metres and 5.5 metres is 5.0 metres, with the exception of the portion adjacent to the corner rounding;
- (J) Despite regulation 5.10.40.70(2) and (H) above, the required minimum **building setback** from the north and east lot lines to the parts of the **building** or **structure** below ground is 3.0 metres;
- (K) Despite Clause 40.10.40.60 and (H) and (I) 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;
 - (ii) canopies and awnings to a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices;
 - (iv) cladding added to the exterior surface of the **main wall** of a building;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast;
 - (vi) window projections, including bay windows and box windows;
 - (vii) eaves, dormers, air conditioners, satellite dishes, antennae, vents, and pipes; and
 - (viii) any building element listed for in (F) above;
- (L) Despite (H) above, the maximum tower floorplate area of **Building A**, as identified on Diagram 3 of By-law [Clerks to insert By-law Number], above the sixth **storey**, measured as the gross horizontal floor area of a single floor measured from the exterior walls of a **building** or **structure**, is 800 square metres; and
- (M) For the purposes of this exception, a mezzanine and a mechanical penthouse do not constitute a **storey**.

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:

The lands zoned with the "(H)" symbol delineated by heavy lines on Diagram 2

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attached to and forming part of this By-law shall not be used for any purpose other than those uses and buildings as existing on the site as of 2023 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol shall be enacted by City Council when the following condition has been fulfilled to the satisfaction of City Council:

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 [Clerks to insert date].

[full name],
Speaker

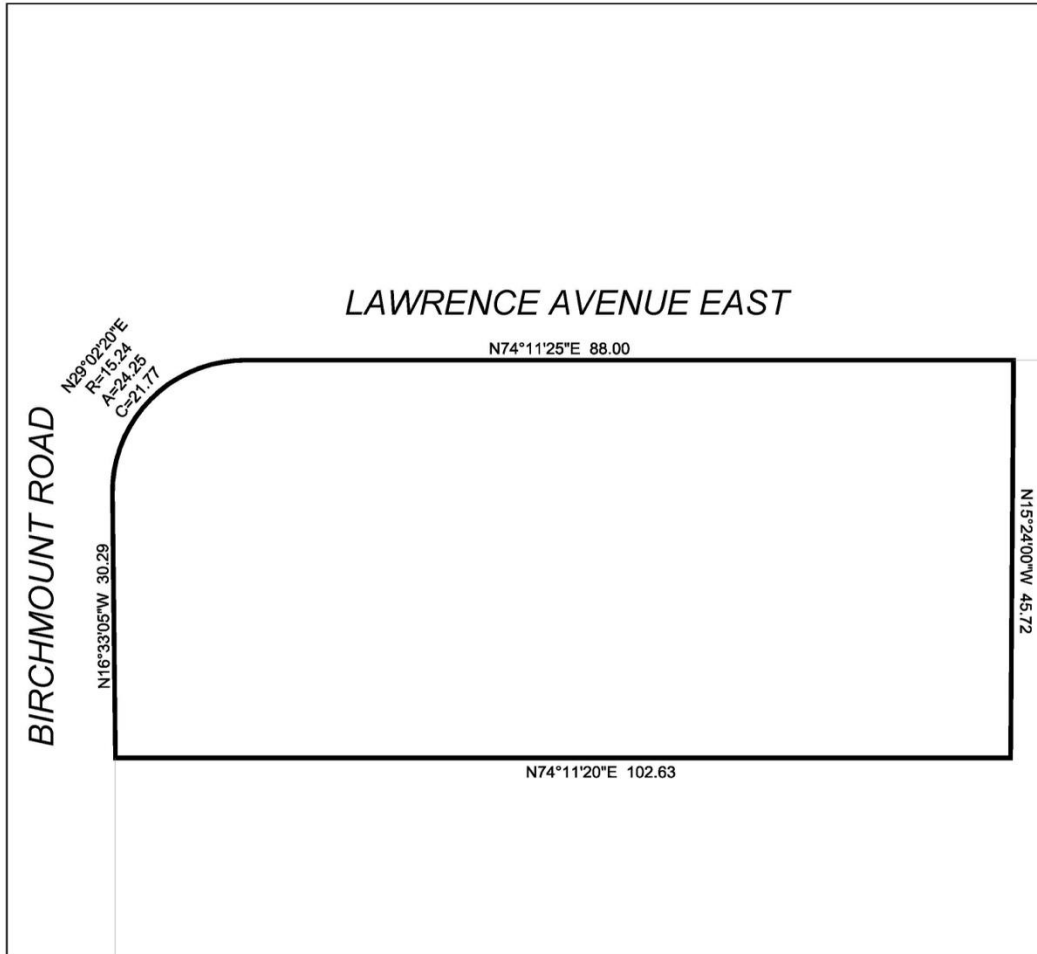
[full name],
City Clerk

(Seal of the City)

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2157-2183 Lawrence Avenue East

Diagram 1

File #23 205666 ESC 21 OZ

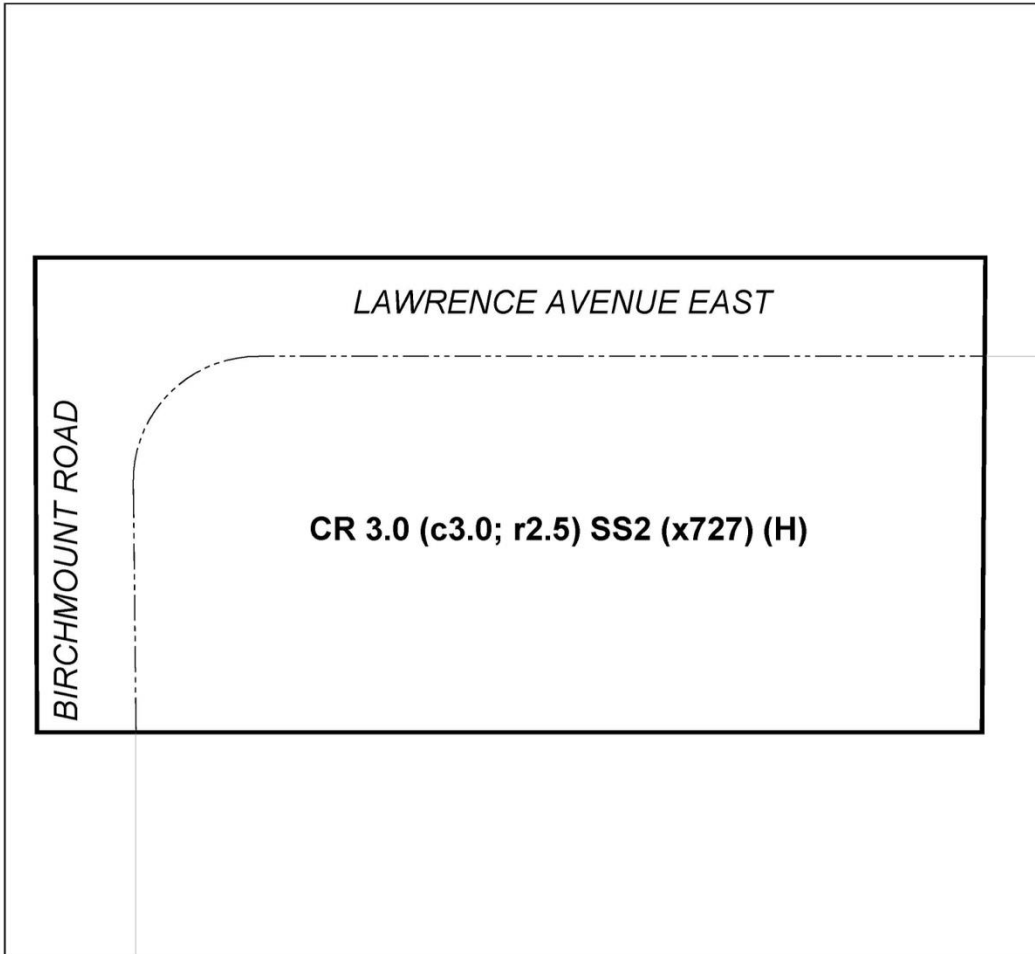


Not to Scale

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2157-2183 Lawrence Avenue East

Diagram 2

File #23 205666 ESC 21 OZ

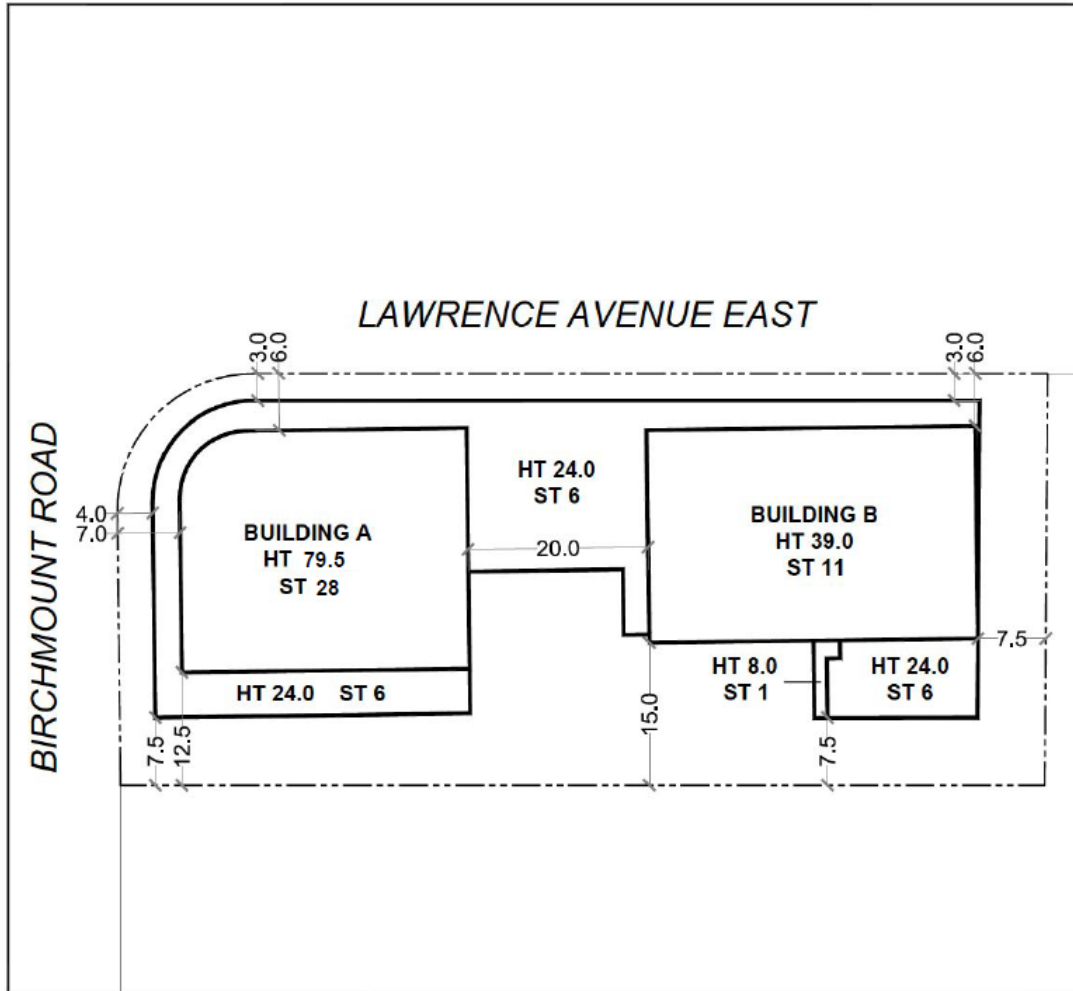


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2157-2183 Lawrence Avenue East

Diagram 3

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