

## **Attachment 5: Draft Zoning By-law Amendment**

Authority: Scarborough Community Council Item [-], as adopted by City of Toronto Council on ~, 2025

### **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 3434 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 to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)".

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 (x421) to a zone label of (H) CR 0.4 (c0.4; r0.0) SS3 (x1097) and O 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 1097 so that it reads:

(1097) Exception CR (1097)

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 3434 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 (R) 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 160.61 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.30.40(1), maximum **lot coverage** does not apply;
- (D) Despite regulation 40.10.40.1(1) **amenity space** may be located on the same level as non-residential use portions of the **building**;
- (E) Despite Regulation 40.10.40.1(3), a **building** with a **dwelling unit** may be located so that another **building** is between any **main wall** of the **building** and the **street** on which the **building** fronts;
- (F) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** containing **dwelling units** is 2.8 metres;
- (G) Despite regulation 40.10.20.40(1), 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];
- (H) Despite regulations 40.5.40.10(3) to (8) and (G) 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, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of:
    - (a) 6.0 metres, shown on Diagram 3 of By-law [Clerks to

insert By-law number]; and

- (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:
    - (a) 7.0 metres, as shown on Diagram 3 of By-law [Clerks to insert By-law
  - (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 6.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 2.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (I) Despite regulations 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
- (i) at least 2.7 square metres for each dwelling unit as indoor **amenity space**;
  - (ii) at least 1.2 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 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**;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 61,000.0 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 60,400.0 square metres; and

- (ii) the required maximum **gross floor area** for non-residential uses on the ground floor is 600.0 square metres;
- (K) Despite regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (L) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (M) Regulation 40.10.50(1)(B) regarding landscaping does not apply;
- (N) Despite Clause 40.10.40.60 and (K) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.3 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metre; and
  - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (O) Despite regulations 200.5.10(2)(A), and (D), Electric Vehicle Infrastructure, including electrical vehicle parking equipment, does not constitute an obstruction to a **parking space**;
- (P) Despite regulation 970.10.15.5(5) and Table 970.10.15.5, "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of 4 resident occupant **parking spaces** will be

permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:

- (a) 4 multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;
- (ii) for the purpose of this exception,
  - (a) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (b) "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (Q) Despite regulation 970.10.15.5(11) a minimum of 20 accessible parking spaces must be provided.
- (R) 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; and
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

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

6. 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.

7. Holding Symbol 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 currently permitted within the existing CR zoning until the holding symbol "(H)" has been removed;

and

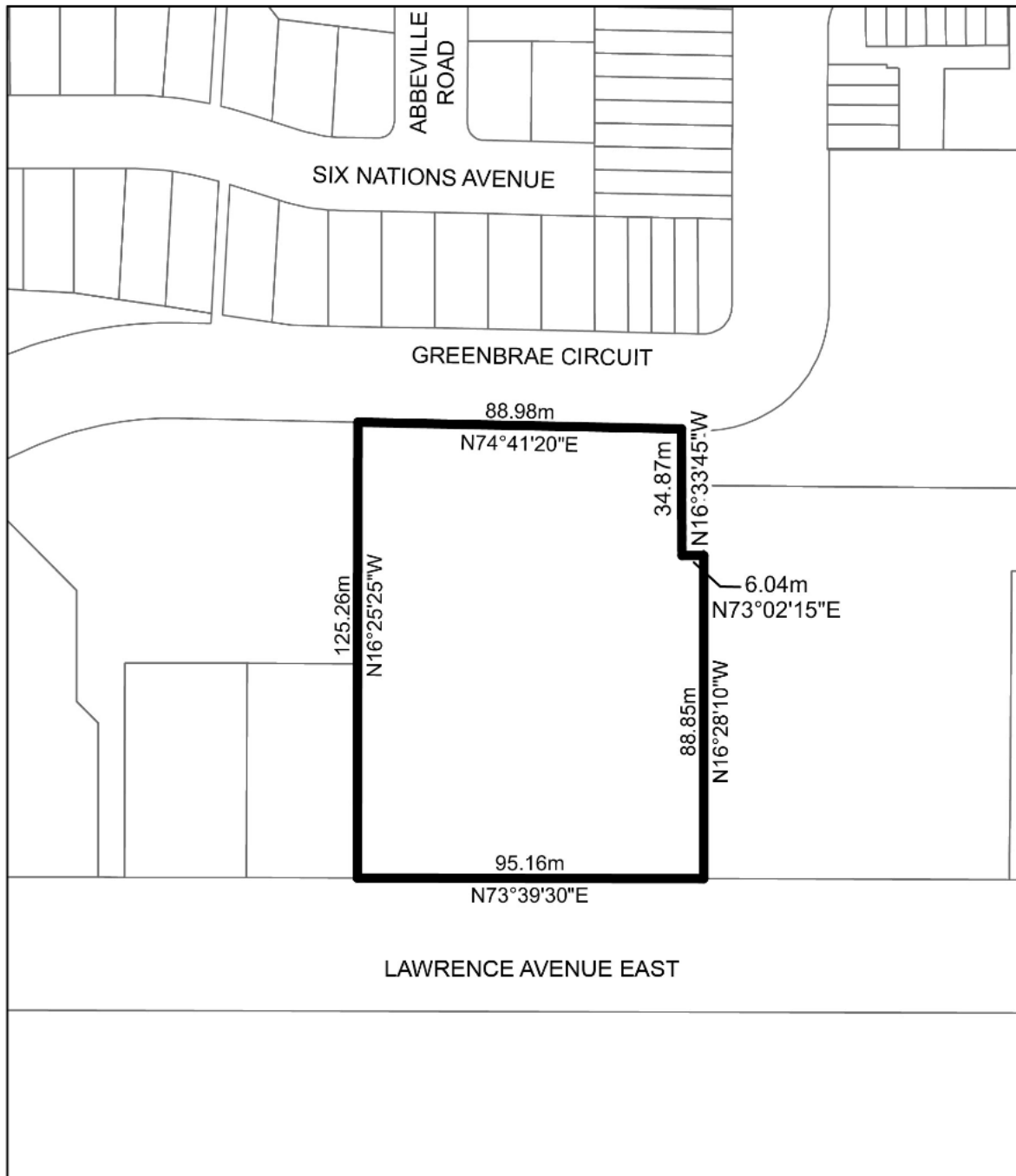
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
- (i) The owner has submitted, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, a revised Functional Servicing Report, Sanitary Capacity Analysis Report and Hydraulic Analysis Report, demonstrating that the City requirements have been met and sufficient sanitary and watermain capacity exists to accommodate the proposed development and if any sanitary and infrastructure improvements are required to be done; and
  - (ii) The owner has entered into a financially secured agreement with the City, or alternate arrangements have been made, satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services, to pay for and construct any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report, Sanitary Capacity Analysis, Report and Hydraulic Analysis Report, should it be determined that improvements to such infrastructure are required to support this development.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

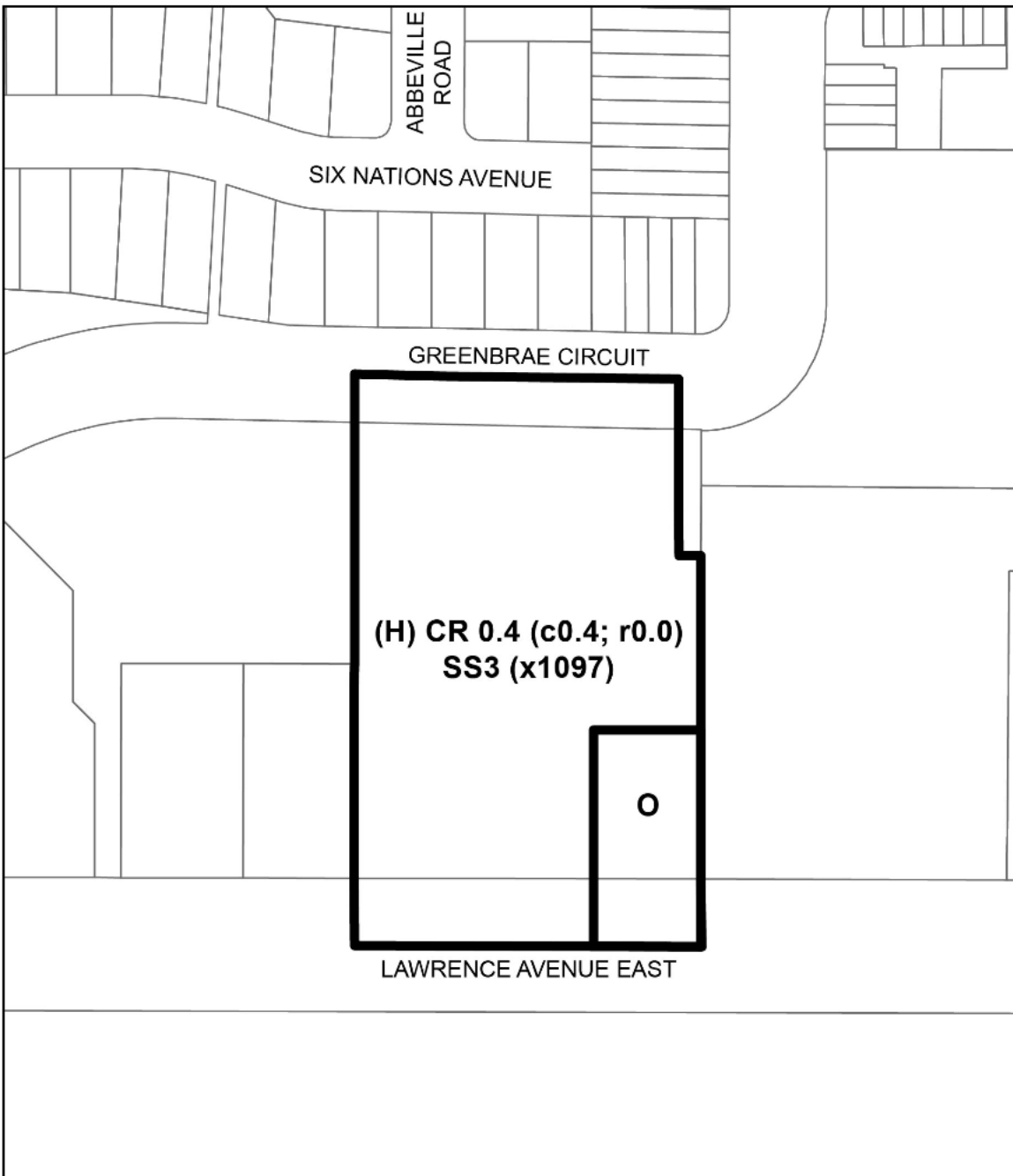
(Seal of the City)



**Toronto**  
Diagram 1

**3434 Lawrence Avenue East**

File # 21 250150 ESC 24 0Z

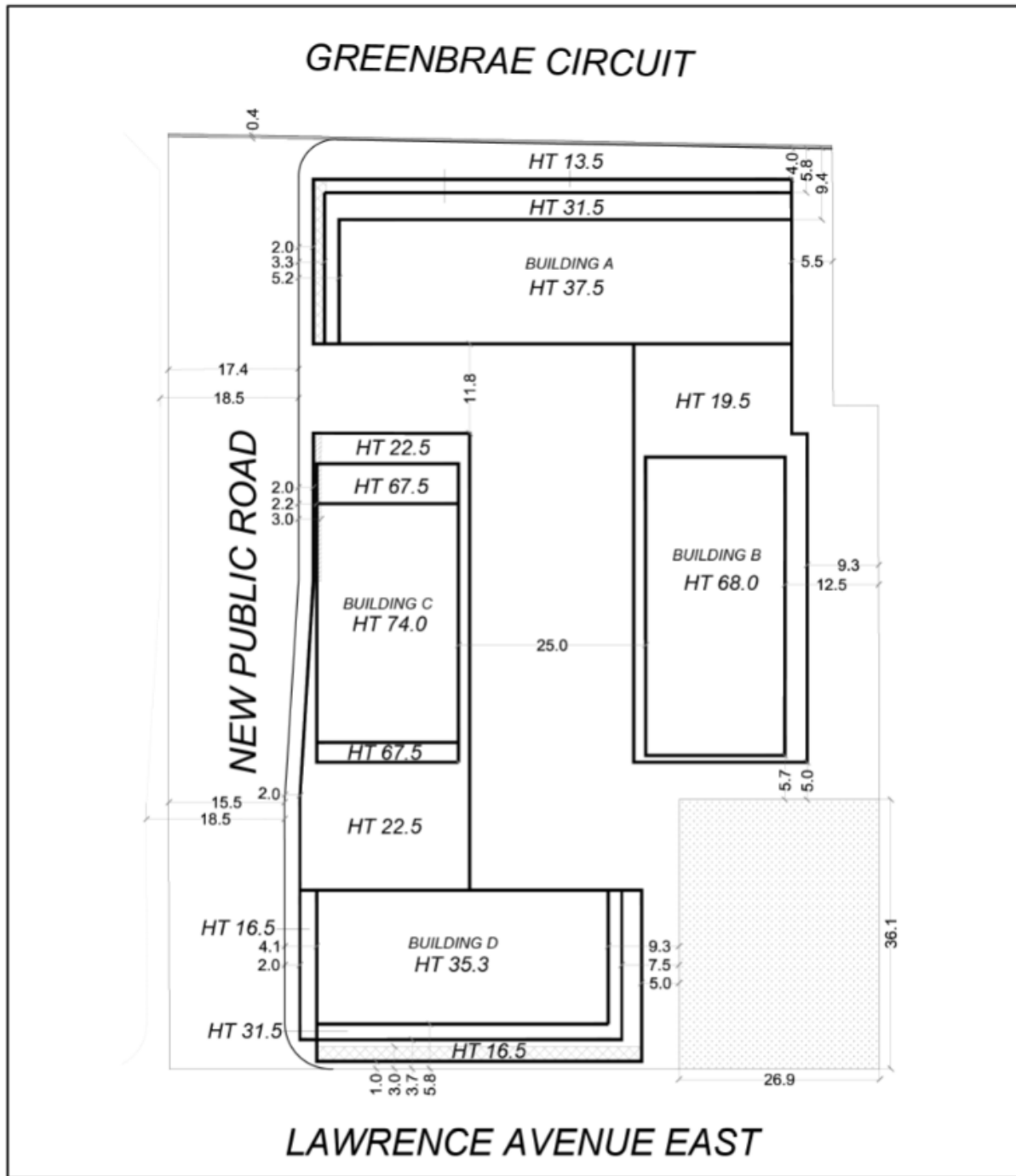


 **TORONTO**  
Diagram 2

3434 Lawrence Avenue East

File # 21 250150 ESC 24 02





**Toronto**  
Diagram 3

**3434 Lawrence Avenue East**

File # 21 250150 ESC 24 02

- 0.4 Road Widening
- No gross floor area permitted between a height of 0.0m and 3.0m
- No gross floor area permitted between a height of 0.0m and 9.0m
- Parkland dedication

City of Toronto By-law 569-2013  
Not to Scale  
06/04/2025