

Attachment 5: Draft Zoning By-law Amendment

Authority: Scarborough 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 2025 as 4129, 4137, and 4139 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)"; and

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 (x396) to a zone label of (H) CR 5.4 (c0.1; r5.3) SS3 (x 1284) as shown on Diagram 2 attached to this By-law.

Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1284 so that it reads:

(1284) Exception **CR** (x 1284)

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 4129, 4137 and 4139 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 (Q) 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 130.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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 attached to this By-law;
- (D) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured between between the Canadian Geodetic Datum of 130.0 metres and the ceiling of the first **storey**, is 3.5 metres;
- (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 attached to this By-law, and
 - (i) For the purpose of this exception, a mezzanine, as defined in (O) below, does not constitute a **storey**;
- (F) Despite regulations 40.5.40.10(3) to (8) and (C) below, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 attached to this By-law:
 - (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 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, by a maximum of 6.0 metres,
 - (iii) architectural features, **landscaping** features, parapets, planters, partitions, screens, guard rails and elements and **structures** above

a green roof and a roof level and may project above the height limits to a maximum of 3.0 metres.

- (iv) architectural features, **landscaping** features, parapets, planters, partitions, screens, guard rails and elements above a **structure** of the **building** listed in (i) may project above the height limits to a maximum of 3.0 metres.
 - (v) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
- (G) Despite Clause 40.10.30.40, the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 65 percent;
- (H) Despite Regulation 40.10.40.40(1), the minimum **gross floor area** for non-residential uses is 120.0 square metres;
- (I) Despite regulations 5.10.40.70(2) and 40.10.40.70(3), the required minimum above ground **building setbacks** are as shown in metres on Diagram 3 attached to this By-law, and below-grade **building setbacks** are as shown in metres on Diagram 4 attached to this By-law;
- (J) Despite regulation 40.10.40.80(2)(A), the required minimum above-ground distance between the **main walls** is 2.81 metres;
- (K) Despite Clause 40.10.40.60 and (I) and (J) below, the following elements may encroach into the required above-ground minimum **building setbacks** and separation distances as follows:
 - (i) canopies and awnings, to a maximum extent of 2.0 metres;
 - (ii) exterior stairs, access ramps and elevating devices, to a maximum extent of 3.0 metres;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 1.8 metres;
 - (iv) window projections, including bay windows and box windows, to a maximum extent of 3.0 metres;
 - (v) eaves, to a maximum extent of 1.2 metres;
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 1.8 metres;
 - (vii) lighting fixtures, to a maximum extent of 1.2 metres;

- (L) Despite regulation 200.15.1(4), an accessible **parking space** must be located no more than a 7.0 metres direct route from a barrier free entrance in the underground **parking garage**, which leads to a passenger elevator that provides access to the first **storey** of a **building**;
- (M) Despite regulation 230.5.1.10(4)(A) and (C), the required minimum dimensions of a **stacked bicycle parking space** are:
 - (i) length of 1.8 metres,
 - (ii) width of 0.4 metres, and
 - (iii) vertical clearance from the ground of 2.4 metres.
- (N) Despite regulation 230.5.1.10(14), the minimum aisle width adjacent to the **stacked bicycle parking spaces** within the long-term bicycle parking storage room is 1.9 metres.
- (O) Despite regulation 230.5.10.1(1) and Table 230.5.10.1(1), “short-term” **bicycle parking spaces** and “long-term” **bicycle parking spaces** are not required for non-residential uses;
- (P) For the purpose of this Exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) “Mezzanine” shall mean, in this case, a partial level located above the first **storey** and below the second **storey** of a **building**, for the specific uses of lockers, amenity spaces, bicycle parking storages or equipment uses for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment and emergency generators, elevators, stairs and hallways.
- (Q) Despite any provision in this exception, the use of land and the erecting, locating or using of any **building** or **structure** on land identified in the hatched area on Diagram 5 of this By-law is prohibited where (1) the site is a significant archaeological resource and (2) is required to be retained on-site in accordance with the approved Archeological Assessment required in Section 5 of By-law [Clerks to insert by-law].

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. Holding Symbol Provision

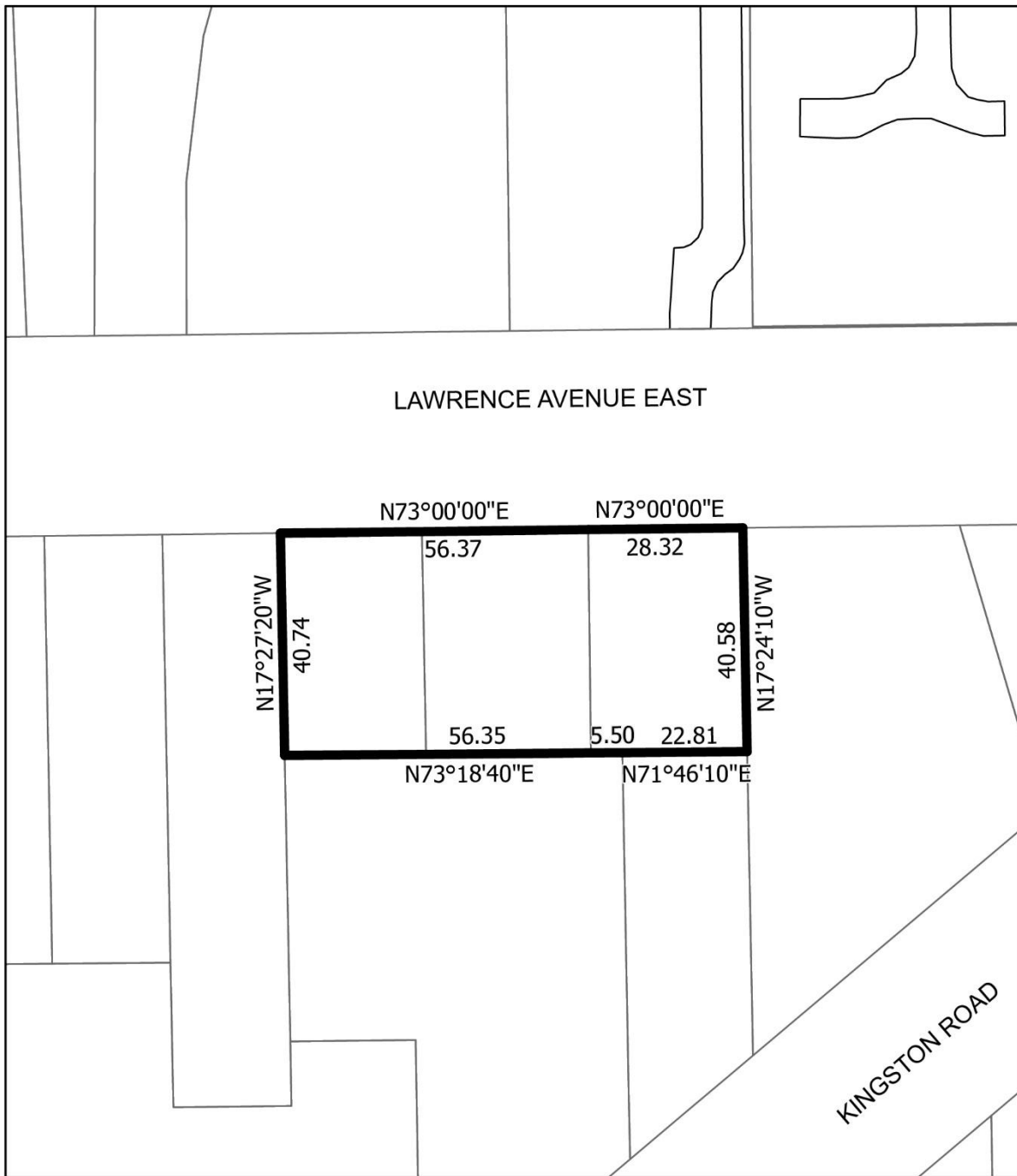
- (A) The lands zoned with the holding symbol “(H)” delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol “(H)” has been removed; and
- (B) An 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 a Stage 2 Archaeological Assessment, prepared by a consultant archaeologist, licensed by the Ministry of Citizenship and Multiculturalism, under the provisions of the *Ontario Heritage Act*, and the owner has followed through on any recommendations to mitigate adverse impacts to any significant archaeological resources, through preservation on-site or resource removal and documentation, through applicable Stage 3 and Stage 4 Archaeological Assessments, all to the satisfaction of the Senior Manager, Heritage Planning.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

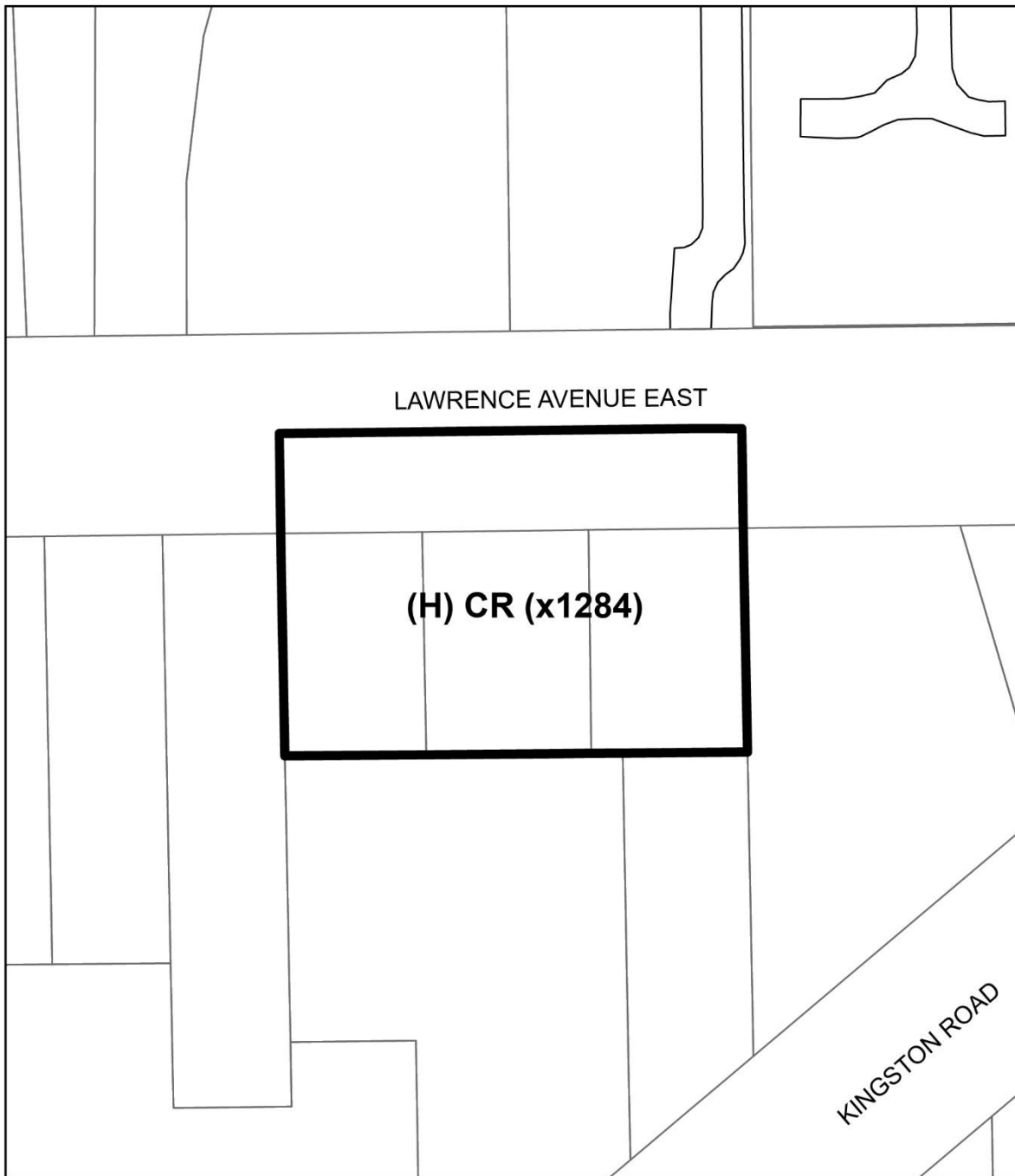
(Seal of the City)



Toronto
Diagram 1

4129, 4137, and 4139 Lawrence Avenue East

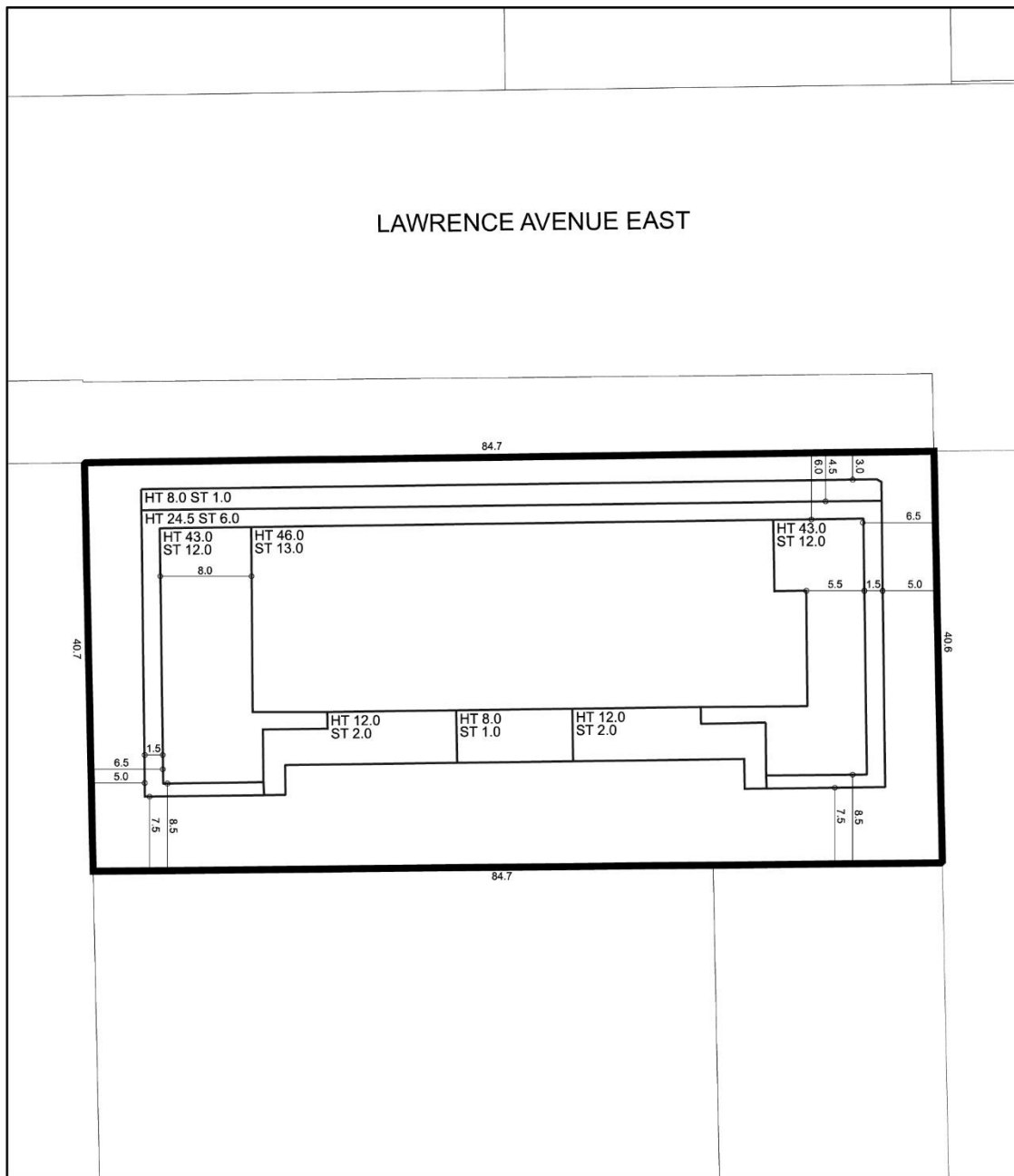
File # 26 132226 ESC 24 02



 **TORONTO**
Diagram 2

4129, 4137, and 4139 Lawrence Avenue East

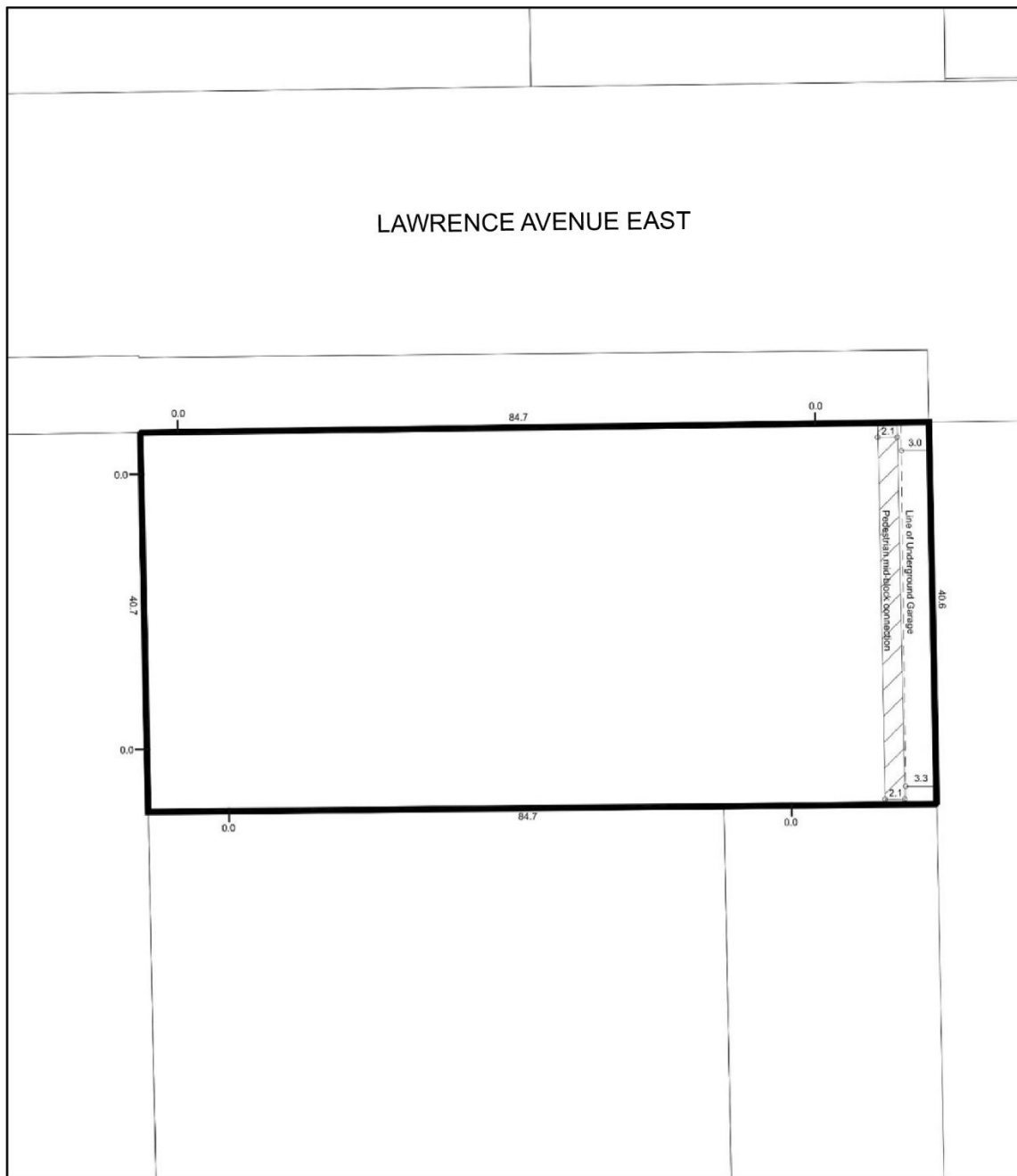
File # 26 132226 ESC 24 02



TORONTO
Diagram 3

4129, 4137, and 4139 Lawrence Avenue East

File # 26 132226 ESC 24 02



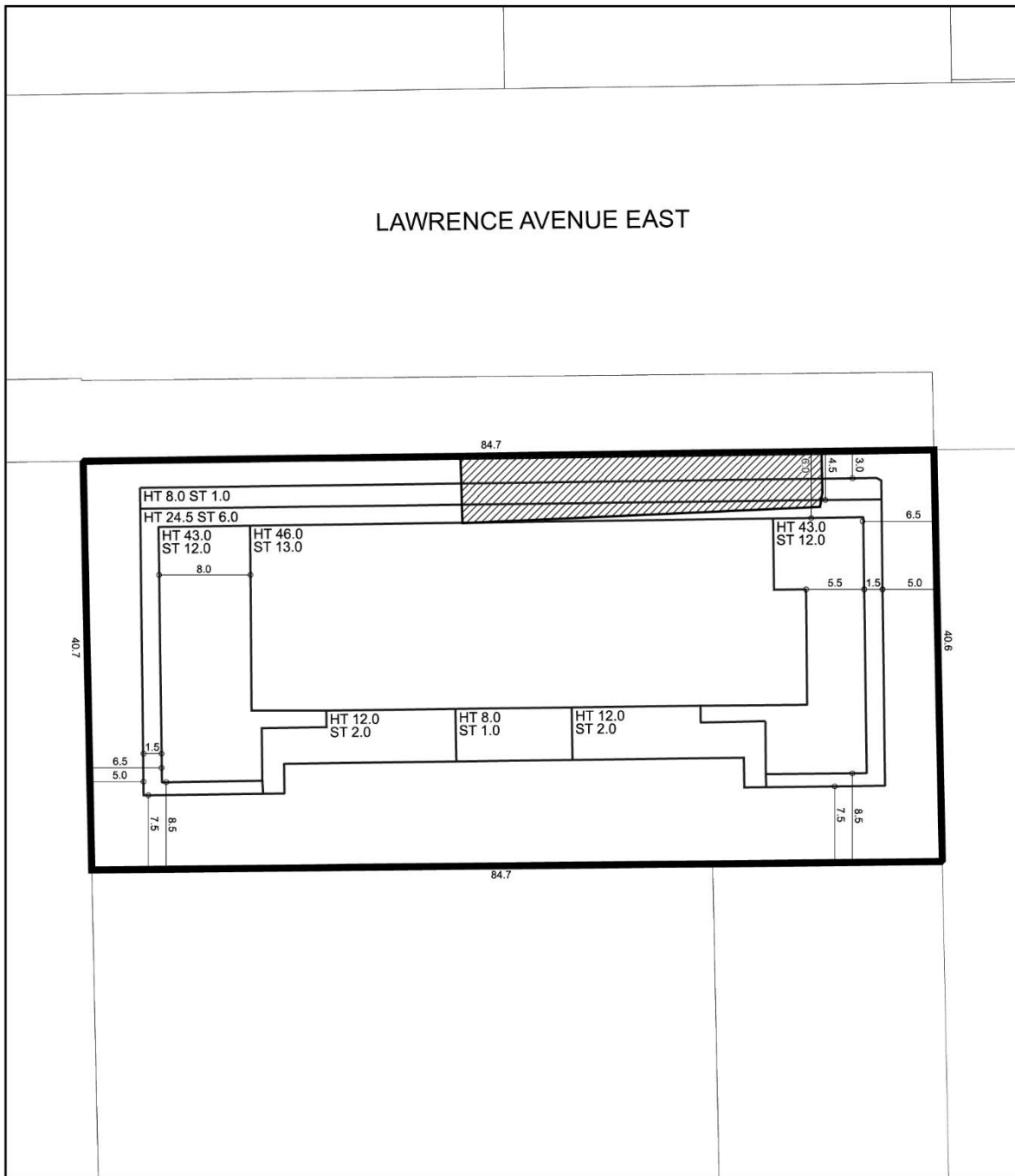
 **TORONTO**
Diagram 4

4129, 4137, and 4139 Lawrence Avenue East

File # 26 132226 ESC 24 02

 Pedestrian mid-block connection


City of Toronto By-law 569-2013
Not to Scale
06/08/2026



Toronto
Diagram 5

4129, 4137, and 4139 Lawrence Avenue East

File # 26 132226 ESC 24 02

 Stage 2 Archaeological Assessment Required


City of Toronto By-law 569-2013
Not to Scale
06/08/2026