

# **ZONING ORDER 001 - 2026**

**For lands municipally known as  
1635 Lawrence Avenue West, City of Toronto  
Ordered under section 47 of the Planning Act**

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As permitted by section 47 of the *Planning Act*, for lands in the City of Toronto in the Province of Ontario as described in Appendix "A" (the "subject lands"), I hereby order that:

## **1. Condition**

- (1) This order is subject to the following condition for the purposes of subsection 47(1.0.1) of the *Planning Act*:
  - (a) Confirmation from the City of Toronto that an agreement concerning the provision of affordable housing units has been or will be prepared and entered into by the municipality and the owner of the subject lands.

## **2. Definitions**

- (1) In this order,
  - "base building" means the portion of a building which collectively encloses the entirety of the first to fifth storeys;
  - "mid-section building" means the portion of a building on the lot which collectively encloses the entirety of a storey located above the base building, up to and including the tenth storey;
  - "tower" means the portion of a building that collectively encloses the entirety of a storey above the mid-section building;
  - "tower floor plate" means the floor area of each floor measured from the outside of the exterior walls, but excluding inset and projecting unenclosed balconies;
  - "zoning by-law" means Zoning By-Law No. 569-2013 of the City of Toronto.

## **3. General zoning provisions**

- (1) For the purposes of this order, the subject lands shall be treated as a single lot.
- (2) Despite any existing or future severance, partition or division of the subject lands, the provisions of this order apply to all of the subject lands as if no severance, partition or division has occurred.

#### **4. Permitted uses**

(1) Every use of land and every erection, location or use of any building or structure is prohibited on the subject lands, except for the following uses:

- (a) The uses permitted in Article 40.10.20 of the zoning by-law.
- (b) The building types identified in Clause 40.10.20.40 of the zoning by-law.
- (c) Non-residential buildings.
- (d) Car-share parking spaces reserved for the purposes of vehicles that are made available to the occupants of the building for short-term rental, including hourly rental.
- (e) A parking garage.
- (f) A temporary sales, leasing or construction office used for the sale and leasing of dwelling units or non-residential gross floor area or for the administration and management of construction and related activities.

#### **5. Zoning requirements**

(1) The Commercial Residential (CR) requirements set out in the zoning by-law apply to the subject lands with the following additions and exceptions:

- (a) A maximum of one nightclub, with a maximum interior floor area of 400 square metres.
- (b) There is no maximum interior floor area for retail services or retail stores.
- (c) There is no maximum interior floor area for eating establishments and take-out establishments.
- (d) Internal occupancies within an area of a building above the third storey shall not be used for any of the following uses:
  - (i) A retail store.
  - (ii) A retail service.
  - (iii) An amusement arcade.
  - (iv) A cabaret.
  - (v) A club.
  - (vi) Entertainment places of assembly.

- (vii) A nightclub.
- (e) Residential use portions of a building shall be located above the first storey of a building facing Lawrence Avenue West with the exception of residential lobby access, corridors, ancillary services, operational spaces and common spaces, such as mailrooms, concierge offices and indoor amenity spaces.
- (f) Residential use portions of a mixed-use building may be located on a storey which contains any of the following uses:
  - (i) An office.
  - (ii) A medical office.
  - (iii) A day nursery.
- (g) A maximum of four towers is permitted, with the following maximum permitted heights:
  - (i) The Canadian Geodetic Datum (CGD) of tower one is 126.25 metres, with a building height of 122 metres.
  - (ii) The Canadian Geodetic Datum (CGD) of tower two is 127 metres, with a building height of 130 metres.
  - (iii) The Canadian Geodetic Datum (CGD) of tower three is 127 metres, with a building height of 124 metres.
  - (iv) The Canadian Geodetic Datum (CGD) of tower four is 127 metres, with a building height of 112 metres.
- (h) A tower main wall shall be no closer than 25 metres to another tower main wall on the lot.
  - (i) The maximum tower floor plate area for any tower is 800 square metres.
  - (j) Subject to subsection (2), the maximum total gross floor area of all buildings on the lot is 142,000 square metres.
- (k) The maximum height of a building or structure shall be,
  - (i) 15 metres for the base building.
  - (ii) 33 metres for the mid-section building.
  - (iii) 138 metres for the tower.

- (l) The minimum height of the first storey of a building, measured between the floor of the first storey and the ceiling of the first storey is 3 metres.
- (m) The minimum building setbacks for a base building and mid-section building are:
  - (i) 0 metres from the north lot line.
  - (ii) 10 metres from the top-of-slope setback along the west and south lot lines.
  - (iii) 0.3 metre from the east lot line.
- (n) Projections and encroachments associated with the following structures or elements may exceed the minimum building setbacks and maximum building heights set out in clauses (k) and (m).
  - (i) Mechanical elements, mechanical penthouses, stairs and enclosures of such elements, penthouses and stairs.
  - (ii) Fences, raised planters, light fixtures, guardrails, pergolas and trellises, dividers, entrance vestibules and features associated with an outdoor amenity space.
  - (iii) Railings located at each of the roof levels of the building.
  - (iv) Roof assemblies, including a parapet, roof drainage, thermal insulation, roof pavers and roof ballast, at each of the roof levels of the building.
  - (v) Elements and structures associated with a green roof, green energy and renewable energy facilities.
  - (vi) Structures used for outside or open air recreation, safety or wind protection purposes, provided said structures do not enclose space so as to constitute a form of penthouse or other room or rooms.
  - (vii) Spires, ornamental, decorative or architectural elements, stair towers, access corridors to stairs, access hatches, elevator machine rooms, elevator overruns, chimney stacks or other heating, cooling or ventilating equipment located above the height of each of the roof levels of the building.
  - (viii) Lightning rods and exhaust flues.
  - (ix) Eaves, cornices, columns, landscape and public art features, wheelchair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards, awnings, arcades, canopies,

raised planters, patios, retaining walls, fences, vents, screens, wind mitigation screens and features, underground garage ramps and associated structures, accessibility ramps, window sills, mullions, damper equipment, skylights and window washing equipment.

- (x) Open balconies, decks, terraces and bay windows.
- (xi) Telecommunications equipment.
- (xii) Any existing building main walls, including any existing main walls which may be removed and erected.
- (o) A mechanical penthouse may cover 100 percent of the roof of a building, measured horizontally.
- (p) A minimum of 25 percent of the total number of dwelling units in all buildings shall contain two or more bedrooms.
- (q) No outdoor maximum lot coverage shall apply.
- (r) Vehicle access may only be permitted from Lawrence Avenue West and Olympia Drive, a lane or private lane, and a maximum of three vehicle accesses is permitted.
- (s) The following requirements apply to parking spaces:
  - (i) A minimum of 0.01 parking spaces per dwelling unit for visitors of dwelling units shall be provided.
  - (ii) A minimum of 3 percent of parking spaces shall be accessible.
  - (iii) Where parking spaces are provided, a maximum of 10 percent of the provided parking spaces may be small parking spaces with a minimum width of 2.4 metres, a minimum length of 5 metres and a minimum vertical clearance of 1.9 metres.
  - (iv) Where parking spaces are provided, such parking spaces may be equipped with an energized outlet, which is clearly marked and identified for electric vehicle charging.
  - (v) Any parking spaces provided may be within a public parking facility and any parking spaces provided for visitor and non-residential uses may be shared on a non-exclusive basis.
- (t) Loading spaces shall be provided and maintained in accordance with Article 40.10.90, Clause 220.5.1.10 and Clause 220.5.10.1 of the zoning by-law, and such spaces may be shared on a non-exclusive basis by all uses.

- (u) Vehicle access to a loading space may only be from Lawrence Avenue West and Olympia Drive, a lane or a private lane, and need not be combined with any other vehicle access.
- (v) A loading space access or driveway may be laid out such that loading vehicles accessing a loading space may exit the subject lands while reversing out onto a street, lane or a private lane.
- (w) The following requirements apply to bicycle parking spaces:
  - (i) Long-term bicycle parking spaces and short-term bicycle parking spaces may be located in a stacked bicycling parking space.
  - (ii) Long-term bicycle parking spaces may be located above or below ground.
  - (iii) Short-term bicycle parking spaces may be located more than 30 metres from a pedestrian entrance.
  - (iv) Bicycle parking spaces shall be provided and maintained in accordance with Clause 230.5.10.1 and Table 230.5.10.1(1) of the zoning by-law.
  - (v) Where bicycles are to be parked on a horizontal surface, a bicycle parking space shall have horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres.
  - (vi) Where bicycles are to be parked in a vertical position, a bicycle parking space shall have horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres.
  - (vii) Where bicycles are to be parked in a stacked bicycle parking space, a bicycle parking space shall have a horizontal dimension of at least 0.6 metres by 1.8 metres and shall have a combined vertical dimension for two stacked bicycle parking spaces of at least 2.4 metres.
  - (viii) Despite regulation 230.5.10.1(6) of the zoning by-law, to calculate bicycle parking space requirements other than for dwelling units, the interior floor area of a building is also reduced by the area in the building used for,
    - A. parking and loading, including drive aisles and other areas providing access to parking and loading areas,
    - B. washrooms located below ground,

- C. storage, including storage lockers, electrical, utility, mechanical, heating, cooling and ventilation rooms and areas,
- D. amenity spaces,
- E. garbage shafts,
- F. mezzanine levels,
- G. atrium areas,
- H. transportation uses, and
- I. such other uses as set out in the zoning by-law.

(x) The following provisions of the zoning by-law do not apply:

- (i) Clause 40.5.40.10.
- (ii) Clause 40.5.40.40.
- (iii) Clause 40.5.40.60.
- (iv) Clause 40.10.30.40.
- (v) Clause 40.10.40.1.
- (vi) Clause 40.10.40.60.
- (vii) Clause 40.10.40.70.
- (viii) Clause 40.10.40.80.
- (ix) Article 40.10.100.
- (x) Article 200.5.10.
- (xi) Table 200.5.10.1.
- (xii) Chapter 900.
- (xiii) Chapter 970.

(y) The Development Standard Set (SS3) set out in the zoning by-law do not apply.

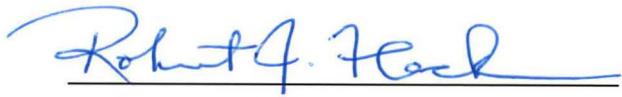
(2) For the purposes of clause (1) (j), the calculation of the total gross floor area of a building or structure shall not include any areas used for the following uses:

- (a) Parking, loading and bicycle parking spaces, including drive aisles and other areas providing access thereto.
- (b) Washrooms located below ground.
- (c) Storage, storage locker, electrical, utility, mechanical, heating, cooling and ventilation rooms and areas.
- (d) Shower and change facilities for bicycle parking spaces.
- (e) Amenity space.
- (f) Elevator shafts.
- (g) Garbage shafts.
- (h) Mechanical penthouses.
- (i) Exit stairwells.
- (j) Mezzanine levels.
- (k) Atrium areas.
- (l) Transportation uses.

## **6. Implementation provisions**

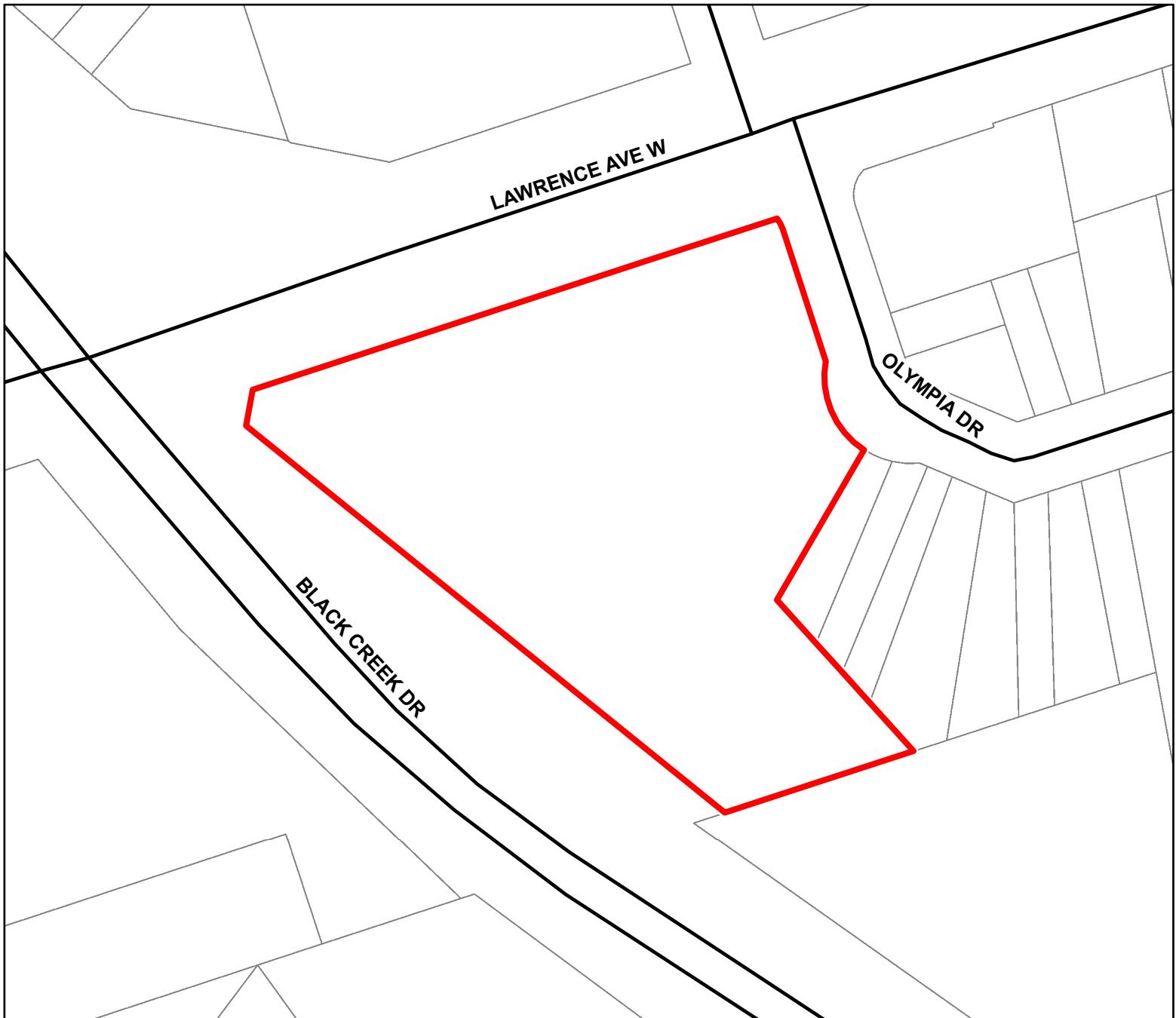
- (1) This order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be a by-law passed by the council of the City of Toronto.
- (2) This order comes into force on the day it is made.

Signed at Toronto this 26 day of JANUARY, 2026.



Hon. Robert J. Flack  
Minister of Municipal Affairs and Housing

# Appendix "A" to Zoning Order 001 - 2026



## LEGEND

- Roads
- Parcels
- Subject Lands - Lot 1, Block A, and part of Block B on plan 5474, Part of Lot 3 on plan 804, Toronto, City of Toronto

Map North (Degrees): 0°

0 15 30 60

Metres

1 cm equals 15 metres

## Map Description:

The map shows lands located in, Lot 1, Block A, and part of Block B on plan 5474, Part of Lot 3 on plan 804, Toronto, City of Toronto. We are committed to providing accessible customer service

(<https://www.ontario.ca/page/accessible-customer-service-policy>).

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## THIS IS NOT A PLAN OF SURVEY

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