

Authority: Toronto and East York Community Council
Item TE18.7, as adopted by City of Toronto Council on
December 17, 18 and 19, 2024

CITY OF TORONTO

Bill 1338

BY-LAW -2024

To amend Zoning By-law 1325-2023, as amended by By-law 915-2024(PLN), with respect to the Regent Park Area.

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. By-law 1325-2023 is amended by:

(A) Deleting Map 1, Map 2, and Map 3 and replacing them with Map 1, Map 2, and Map 3 attached hereto.

(B) Deleting Section 2.n) in its entirety and replacing it with the following Section 2.n):

"n) Deleting Section (k)(i) in its entirety and replacing it with the following Section (k)(i):

"One tower may be located within each Permitted Tower Area as shown on Map 1 of 2 up to a maximum *height* as follows, provided that the *residential gross floor area*, the *non-residential gross floor area*, or any combination thereof of any floor located above a height of 30 metres does not exceed 800 square metres for a Type A, B, C, E, F, H and I Tower or 900 square metres for a Type G Tower or 750 square metres for a Type A1, B1, C1 Tower, or above a height of 32 metres does not exceed 800 square metres for a Type D and J Tower, or above a height of 37 metres does not exceed 800 square metres for a Type K Tower, or above a height of 28 metres does not exceed 800 square metres for a Type L Tower:

A. 60 metres for a Type A and Type A1 Tower;

B. 77 metres for a Type B and B1 Tower;

C. 88 metres for a Type C and C1 Tower;

D. 90 metres for a Type D Tower;

- E. 138 metres for a Type E Tower;
- F. 83 metres for a Type F Tower;
- G. 86 metres for a Type G Tower;
- H. 125 metres for a Type H Tower;
- I. 136 metres for a Type I Tower;
- J. 97 metres for a Type J Tower;
- K. 73 metres for a Type K Tower; or
- L. 50 metres for a Type L Tower""

(C) Deleting Section 2.p) in its entirety and replacing it with the following Section 2.p):

"p) Deleting Section (k)(iii) in its entirety and replacing it with the following Section (k)(iii):

"Within a Permitted Tower Area as shown on Map 1 of 2, no building shall contain more than:

- A. 20 storeys above *grade* for a Type A1 Tower;
- B. 22 storeys above *grade* for a Type B1 Tower;
- C. 30 storeys above *grade* for a Type C1 Tower;
- D. 26 storeys above *grade* for a Type D Tower;
- E. 39 storeys above *grade* for a Type E Tower;
- F. 22 storeys above *grade* for a Type F Tower;
- G. 23 storeys above *grade* for a Type G Tower;
- H. 35 storeys above *grade* for a Type H Tower;
- I. 38 storeys above *grade* for a Type I Tower;
- J. 28 storeys above *grade* for a Type J Tower;
- K. 19 storeys above *grade* for a Type K Tower; or
- L. 13 storeys above *grade* for a Type L Tower. ""

(D) Deleting Section 2.q) in its entirety and replacing it with the following Section 2.q):

"q) Adding the following Section (k)(iv):

"(iv) Notwithstanding Section 12(2) 380, the minimum separation distance between towers in Phases 4 and 5, as outlined on Map 2 of 2, shall be 25 metres, except where the minimum separation distance is shown on Map 1 of 2, and the following elements may encroach into the required separation distances as follows:

- (i) cladding added to the exterior surface of the main wall of the building, by a maximum of 0.4 metres;
- (ii) lighting fixtures and window washing equipment, by a maximum of 3.0 metres;
- (iii) balconies, by a maximum of 2.0 metres;
- (iv) canopies and awnings, or a roof over a balcony, by a maximum of 2.0 metres;
- (v) architectural features, including a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature, by a maximum of 0.3 metres;
- (vi) eaves, by a maximum of 0.9 metres;
- (vii) equipment, including a vent or pipe, by a maximum of 0.6 metres; and
- (viii) terraces, wind screens, and railing on the building's roof, to the same extent as the roof below."

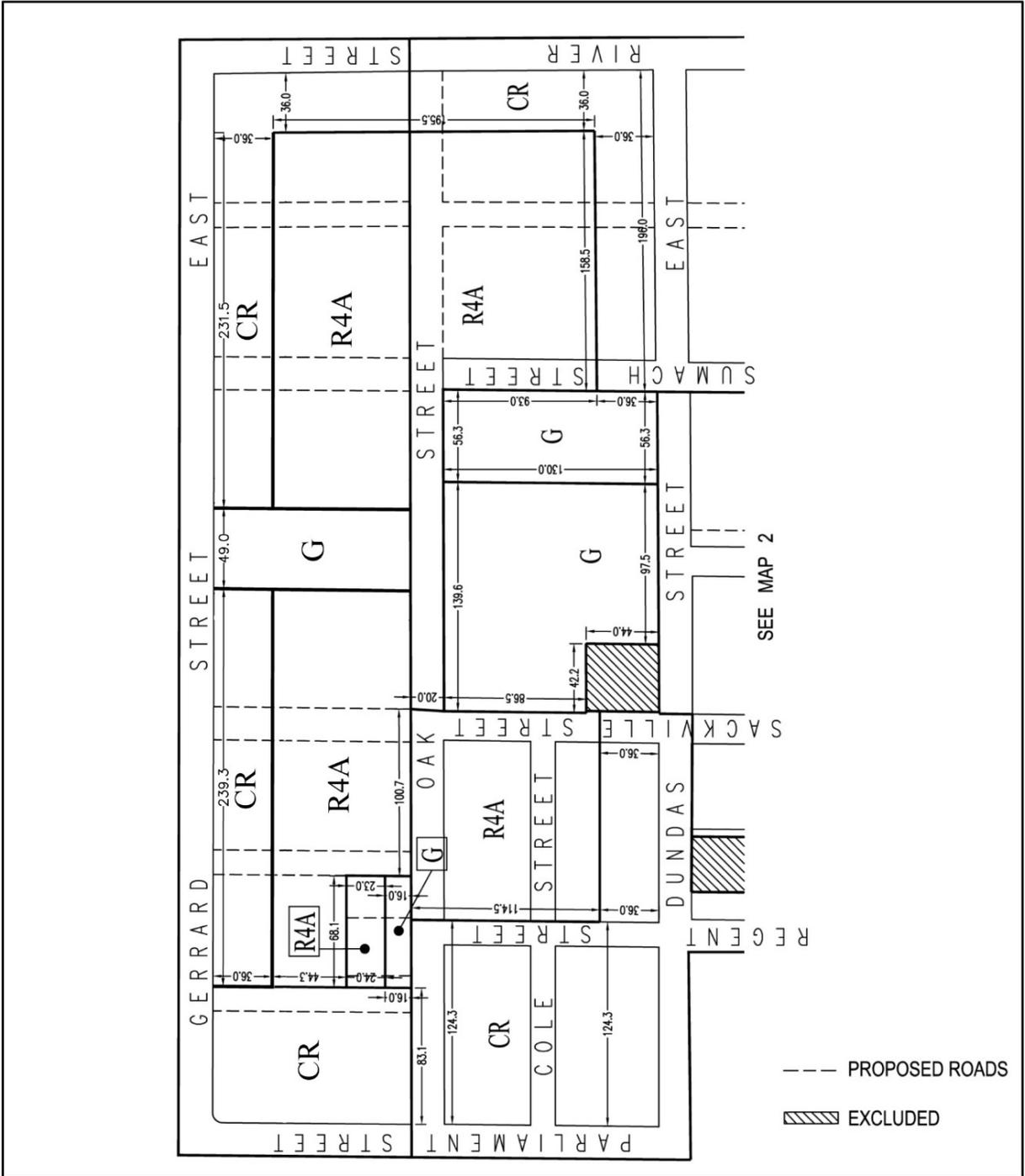
Enacted and passed on December , 2024.

Frances Nunziata,
Speaker

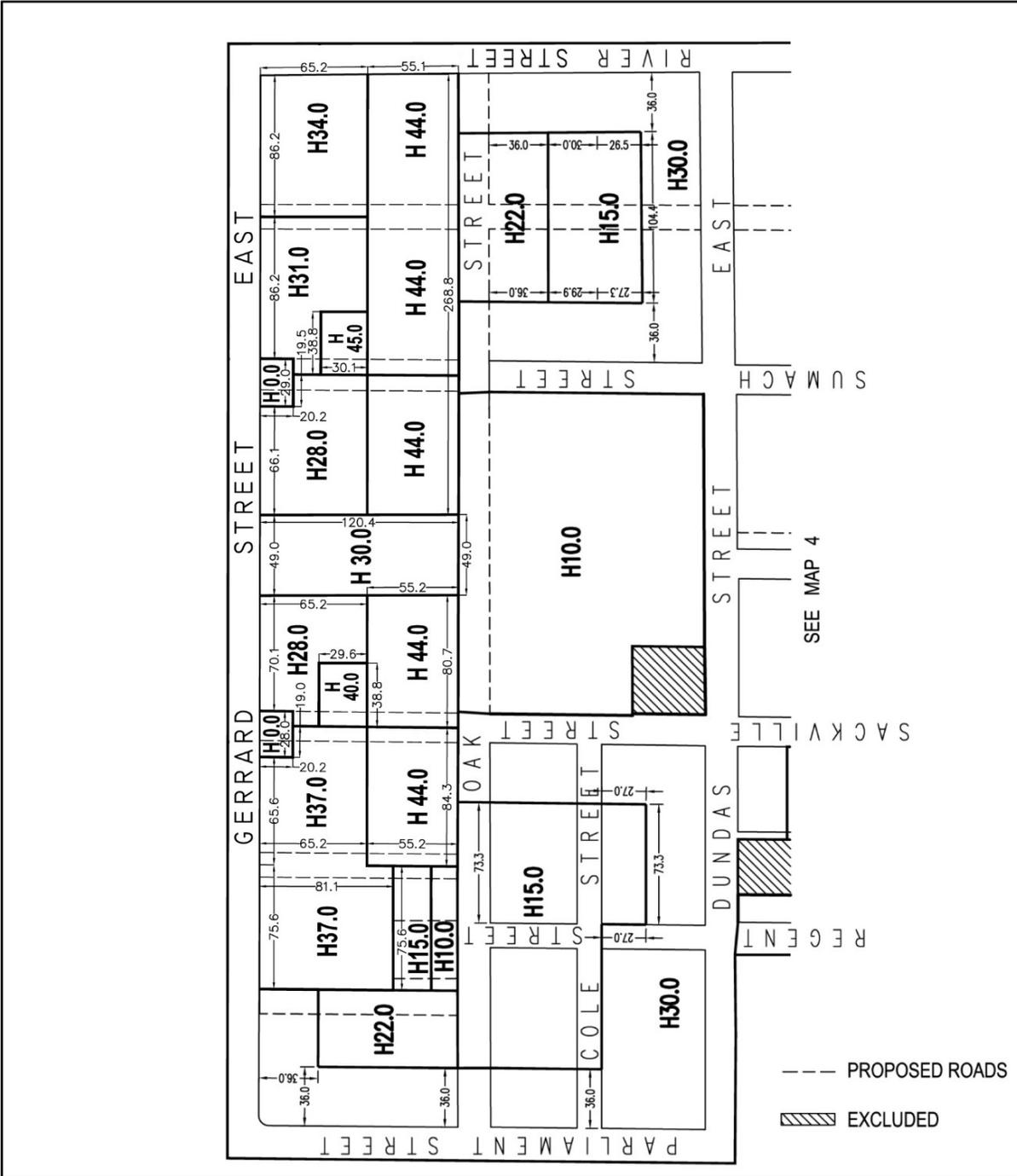
John D. Elvidge,
City Clerk

(Seal of the City)

Map 1



Map 2



Map 2

Height Map - Amendment to Map 3 of By-law 141-2005

Regent Park

File #: 24 189806 STE 13 OZ



Map 3

