

CITY OF TORONTO

Bill 1301

BY-LAW -2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 230 Carlingview Drive and 925 Dixon Road.

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. 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 E1.0 to a zone label of E2.1(x86) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception Number 86 so that it reads:

(86) Exception E(86)

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 230 Carlingview Drive and 925 Dixon Road, 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 (U) below;
- (B) For the purposes of this exception, any **building** or **structure** located on the lot at the time of the passing of this By-law, including any existing building projections shall be deemed to comply with **building** height, setbacks and **storey** requirements to this by-law;

- (C) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** along Dixon Road;
- (D) Despite Regulations 60.5.40.10(1) and (2), the height of a **building** or **structure** shall be measured from a Canadian Geodetic Datum elevation of 162.50 metres to the highest point of the **building** or **structure**;
- (E) Despite Regulations 60.20.20.10(1) and 60.20.20.20(1), the following additional uses shall be permitted:
 - (i) **Hotel**; and
 - (ii) **Public Parking**;
- (F) Despite Regulation 60.20.20.100(1), the total interior floor area of all **eating establishments** and **take-out eating establishments** on a lot may not exceed 850.0 square metres;
- (G) Despite Regulation 60.20.1.10(3), the total permitted maximum **gross floor area** of the new **building** and **structure** is 27,000 square metres;
- (H) Despite Regulation 60.20.40.10(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]**;
- (I) Despite (H) above, 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]**; and
 - (i) For the purposes of this exception, a mezzanine, or parts of the building located on the roof used for the functional operation of the building, such as enclosed stairwells, roof access, and mechanical penthouse does not constitute a **storey**;
- (J) Despite Regulations 60.5.40.10 (3) to (6), and (D) and (H) above, the following **structures** and elements of a **building** 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**, such as electrical, lighting, utility, mechanical and ventilation equipment; **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities; and window washing equipment, by a maximum of 5.0 metres;

- (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 5.0 metres;
 - (iii) architectural features and parapets, by a maximum of 4.0 metres; and
 - (iv) privacy screens, canopies, guards, guardrails, structures for the purposes of noise and wind protection/mitigation purposes, and landscape features and **structures**, by a maximum of 3.0 metres;
- (K) Despite Regulation 60.5.40.40, the **gross floor area** of a **building** shall also be reduced by the area in the **building** used for laundry rooms and pool equipment rooms in the **basement**;
- (L) Despite Regulation 60.5.80.10(2)(A), a maximum of 180 **parking spaces** are permitted in a **front yard** or **side yard** that abuts a **street**;
- (M) Despite Clause 60.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (N) Despite Regulations 60.20.40.70(1), (2), (3) and (4), and (L) 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 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 1.5 metres;
 - (iii) architectural features, such as a pilaster, eaves, decorative column, cornice, sill, belt course, or chimney breast, or other similar ornamental or architectural feature on a **building** by a maximum of 0.6 metres;
 - (iv) window projections, including bay windows and box windows, and a dormer by a maximum of 0.6 metres;
 - (v) air conditioners, satellite dishes, antennae, wall mounted vents and pipes, by a maximum of 0.6 metres;
 - (vi) window washing equipment, roofing assembly, by a maximum of 1.5 metres;
 - (vii) **parking structure** of a **building** located below or partially below grade and associated ventilation, exterior stairs and stair enclosures, access ramps and elevating devices, waste/refuge enclosures, and automated parking gate or similar security feature, retaining walls, lighting fixtures, railings, **outdoor patios**, bollards, fences, guard rails, landscape structures, if it is no closer to 0.3 metres from a lot line;

- (O) Despite Regulation 60.20.50.10(1), the land used for **outdoor patios** is also excluded from the required **soft landscaping** strip along a **lot line**;
- (P) Despite Regulation 60.20.90.10(1), a **loading space** is permitted;
 - (i) in the **side yard** abutting a **street**; and
 - (ii) be no closer than 10 metres from the side **lot** line;
- (Q) Despite Regulations 200.5.1.10(11) and 220.5.1.10(4), the **gross floor area** shall exclude those permitted exclusions in (K) above for the purposes of the calculation of **parking space** and **loading space** requirements;
- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided in accordance with the following:
 - (i) Maximum Hotel parking at a rate of 1.32 parking spaces per 100 square metres of GFA; and
 - (ii) Maximum Restaurant parking at a rate of 4.00 parking spaces per 100 square metres of GFA;
- (S) Despite Regulation 200.5.1.10(13) an automated gate or similar security feature shall be permitted at a **driveway** access from either **street**;
- (T) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (U) Despite Regulations 220.5.10.1(1), (3), (6), and (9) the minimum number of **loading spaces** on the lot is as follows:
 - (i) 1 Type "B"; and
 - (ii) 3 Type "C".

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.

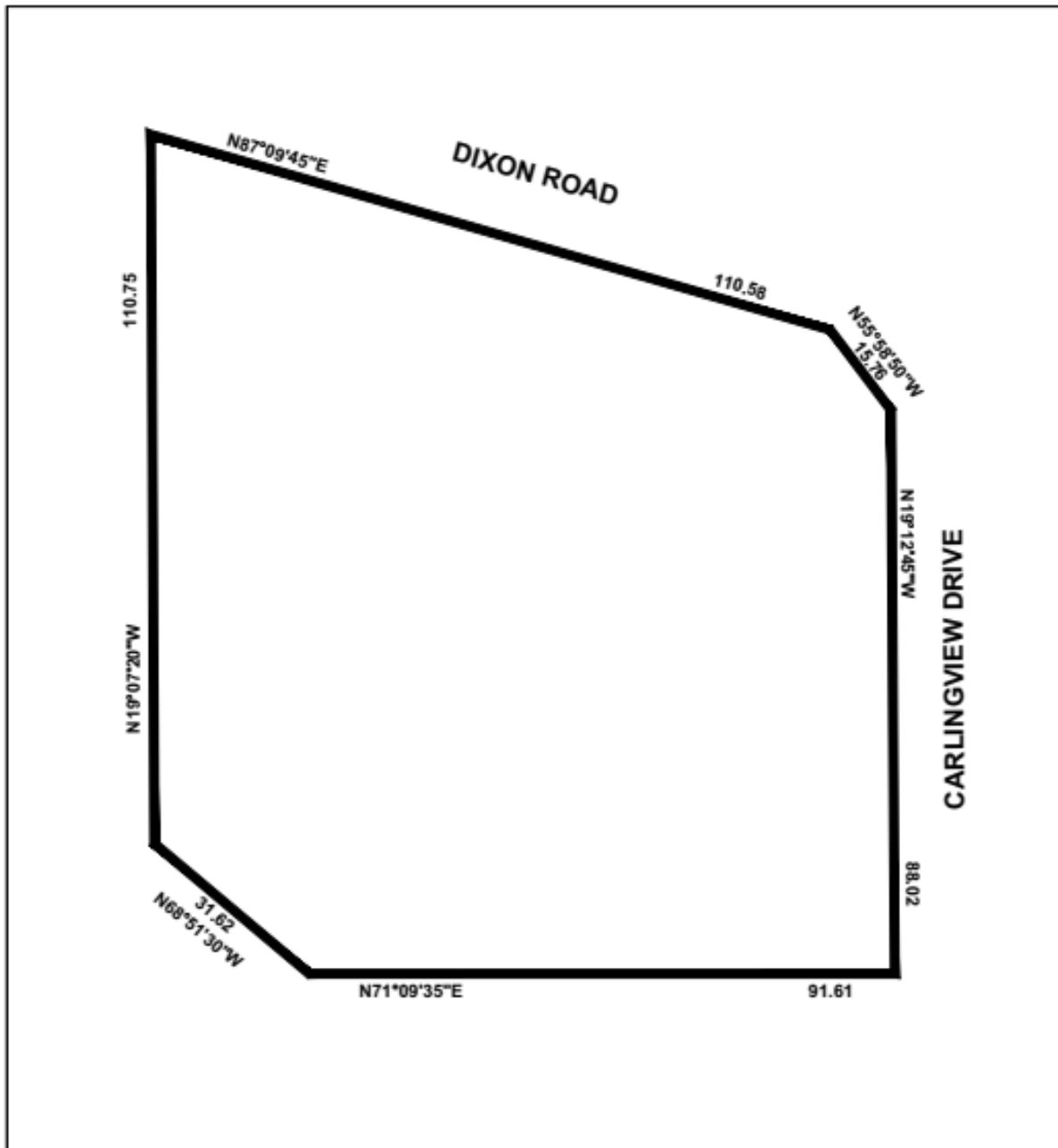
Enacted and passed on November , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Toronto
Diagram 1

925 DIXON ROAD and 230 CARLINGVIEW ROAD

File # 24 230989 WET 01 OZ

Diagram 2

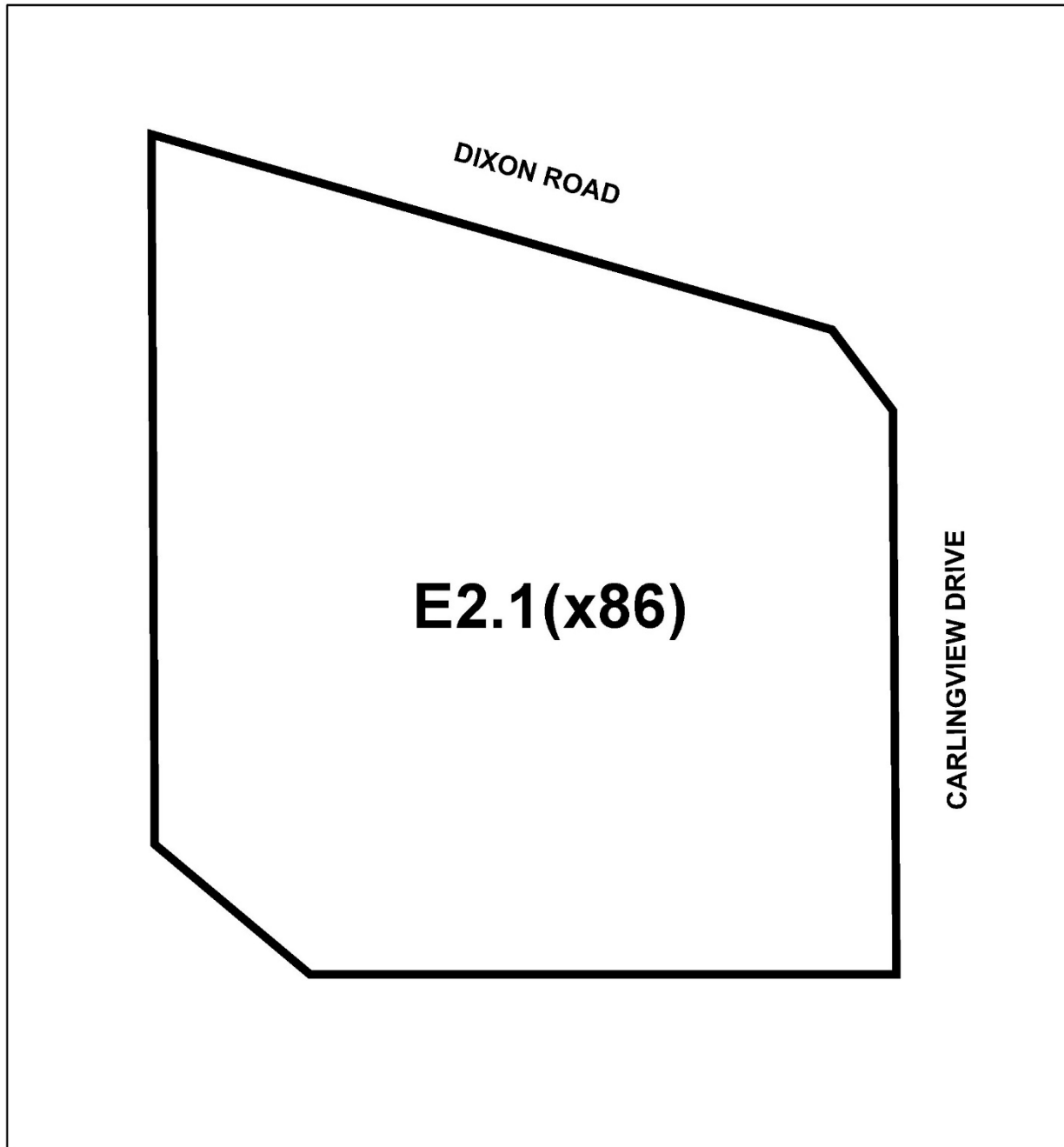


Diagram 3

