

CITY OF TORONTO

Bill 1451

BY-LAW -2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 1291-1311 Gerrard Street East and 243-247 Greenwood Avenue.

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 zone labels of CR 2.0 (c1.0; r2.0) SS2 (x1573) and R (d0.6) to a zone label of CR 2.0 (c1.0; r2.0) SS2 (x1202) and R (d0.6) (x224) 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 1202 so that it reads:

(1202) Exception CR 1202

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 1291-1311 Gerrard Street East and 243-247 Greenwood Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** within the lands identified as "Area A" on Diagram 3 attached to this By-law may be constructed, used or enlarged in compliance with regulations (B) to (X) below;
- (B) For the purposes of this exception, the **lot line** abutting Gerrard Street East is the **front lot line**;

- (C) 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 88.1 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 40.10.40.1(1)(A), residential use portions of the **building** are permitted to be located on the same **storey** or below non-residential use portions of the **building** provided they are located on the first **storey**;
- (E) Despite regulation 40.10.40.1(2), the floor level of the first **storey** may be up to 0.5 metres from the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (F) Despite regulation 40.10.40.1(6), a pedestrian access for a **lot** which abuts a **lot** in the Residential Zone category, or is separated from a **lot** in the Residential Zone category by a **lane** or a **street** must not be less than a minimum distance of 1.0 metre from a **lot** in the Residential Zone category;
- (G) Despite regulations 40.10.40.10(2) and (4), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 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 4 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 and overruns, chimneys, and vents, by a maximum of 3.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 3.5 metres;
 - (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 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony, terrace, or roof by a maximum of 3.0 metres;
 - (vi) planters, fencing, storage and other elements associated with a community garden, by a maximum of 2.0 metres;
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metre; and

- (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (I) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 20,400 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 19,100 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 1,100 square metres;
- (J) Despite regulation 40.10.40.50(1)(B), a minimum of 3.6 square metres of **amenity space** must be provided at the following rate:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 40.0 square metres of outdoor **amenity space** 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**;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law **[Clerks to insert By-law number]**;
- (L) Regulations 40.10.40.70(2)(E), (F) and (G) regarding **angular plane** requirements do not apply;
- (M) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 4 of By-law **[Clerks to insert By-law number]**;
- (N) Despite Clause 40.10.40.60 and (K) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) balconies, by a maximum of 2.5 metres;
 - (ii) canopies and awnings, by a maximum of 2.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
 - (iv) art installations and cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres; architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
 - (v) window projections by a maximum of 0.75 metres; and

- (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (O) For the purposes of this exception, Clause 40.10.40.60 regarding permitted encroachments into an **angular plane** does not apply;
- (P) For the purposes of this exception, regulation 40.10.50.10(1) and (3), with respect to **landscaping** does not apply;
- (Q) Despite regulation 200.5.1.10(2)(A)(iv), 6 of the required **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (R) Despite regulation 200.5.1.10(12)(C), if an **apartment building, mixed use building** or a **building** with non-residential uses, has an area for parking 2 or more **vehicles**, the **vehicle** entrance and exit to the **building** must be at least 1.0 metres from the **lot line** abutting a **street**;
- (S) Despite regulation 200.15.1(1) and (3), accessible **parking spaces** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path on one side of the accessible **parking space**;
- (T) Despite regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** closest to the following barrier free elements, except a maximum of 1 accessible **parking space** may be located up to 50 metres of a passenger elevator that provides access to the first **storey** of the **building**:
 - (i) entrance to a **building**;
 - (ii) passenger elevator that provides access to the first **storey** of a **building**; and
 - (iii) the shortest route between the required entrances in (i) and (ii);
- (U) Despite regulations 970.10.15.5(17) and (18), a minimum of 3 of the required **parking spaces** are required to be accessible **parking spaces**;
- (V) Despite regulations 220.5.10.1(1), **loading spaces** are to be provided on the **lot** in accordance with the following:

- (i) One Type "G" **loading space**;
- (W) Despite regulation 230.5.1.10(4)(A)(i), the required minimum length of a **bicycle parking space** is 1.2 metres;
- (X) Despite regulation 230.40.1.20(2) a "short-term" **bicycle parking space** may be no more than 60 metres from a pedestrian entrance to a **building** on the **lot**;
- (Y) 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;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;

Prevailing By-laws and Prevailing Sections: None Apply

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 224 so that it reads:

(224) Exception R (224)

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 1291-1311 Gerrard Street East and 243-247 Greenwood Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **structure** within the lands identified as "Area B" on Diagram 3 attached to this By-law may be constructed, used or enlarged in compliance with Regulations (B) to (E) below;
- (B) Despite regulation 10.10.40.40(1), a maximum of 0.0 square metres of **gross floor area** is permitted within the lands identified as "Area B" on Diagram 3 attached to this By-law;
- (C) For the purpose of this exception, regulation 10.5.50.10(4), with respect to **landscaping** for an **apartment building**, does not apply;

- (D) For the purpose of this exception, regulation 10.5.50.10(5), with respect to **landscaping** for an **apartment building** abutting another residential **lot**, does not apply;
- (E) Despite regulation 10.10.40.50(1), outdoor **amenity space** must be provided as follows:
 - (i) it is exclusively for the residential **dwelling units** within a **building** on the lands identified as "Area A" on Diagram 3 attached to this By-law; and
 - (ii) no enclosed **structures** for the purposes of **amenity space** are permitted on the lands identified as "Area B" on Diagram 3 attached to this By-law;

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.

Enacted and passed on December , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

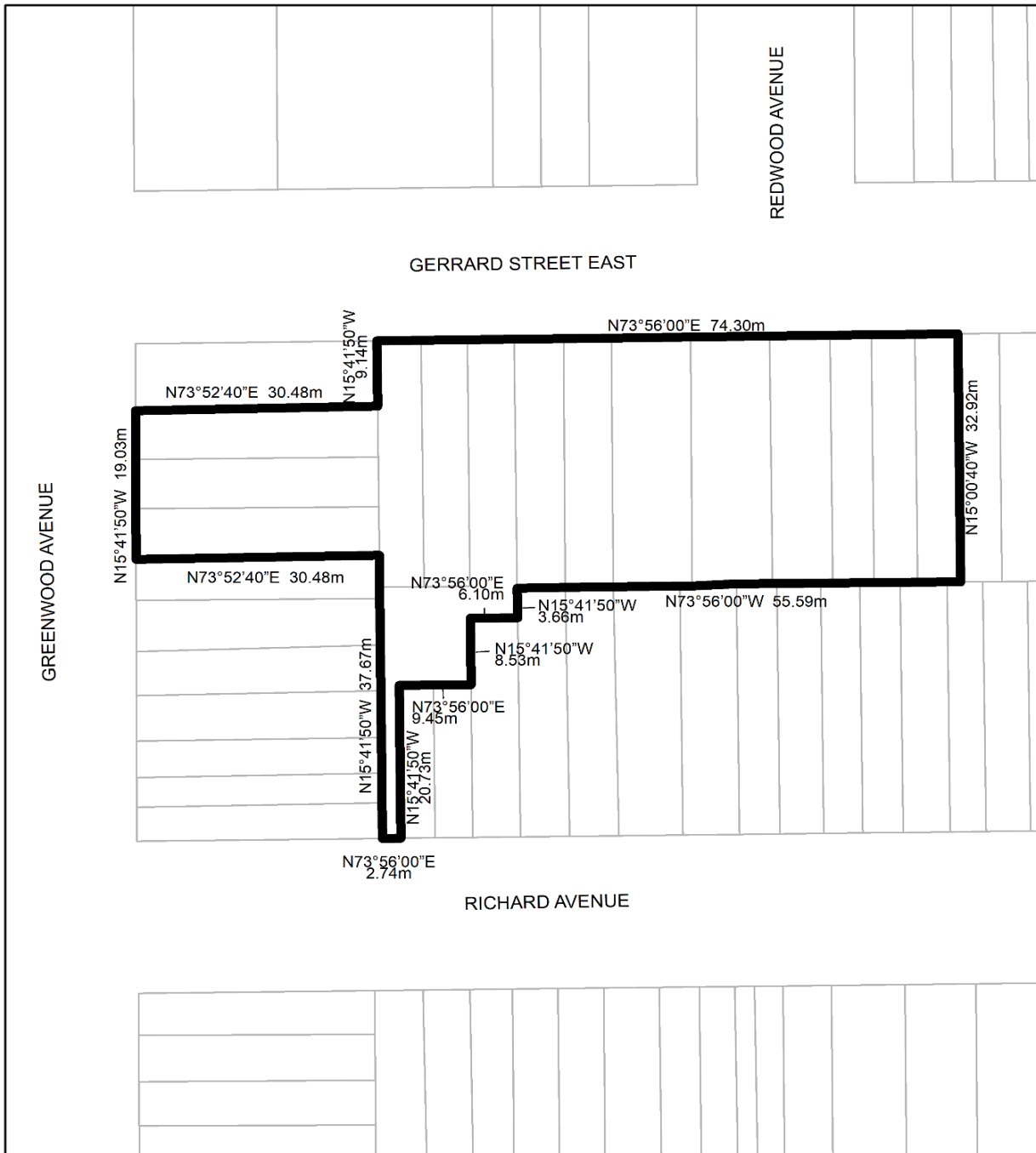
Diagram 1

Diagram 2

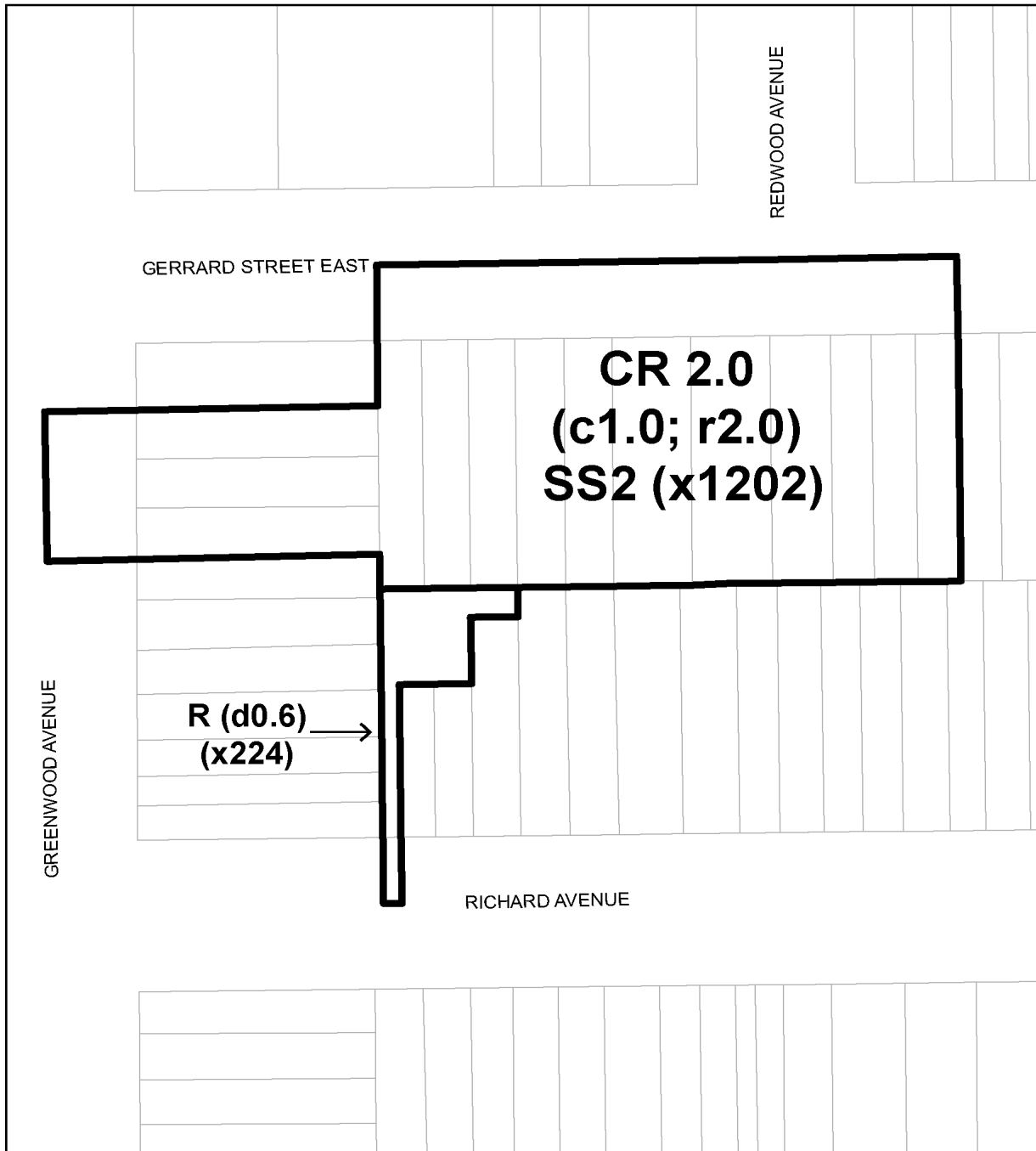


Diagram 3

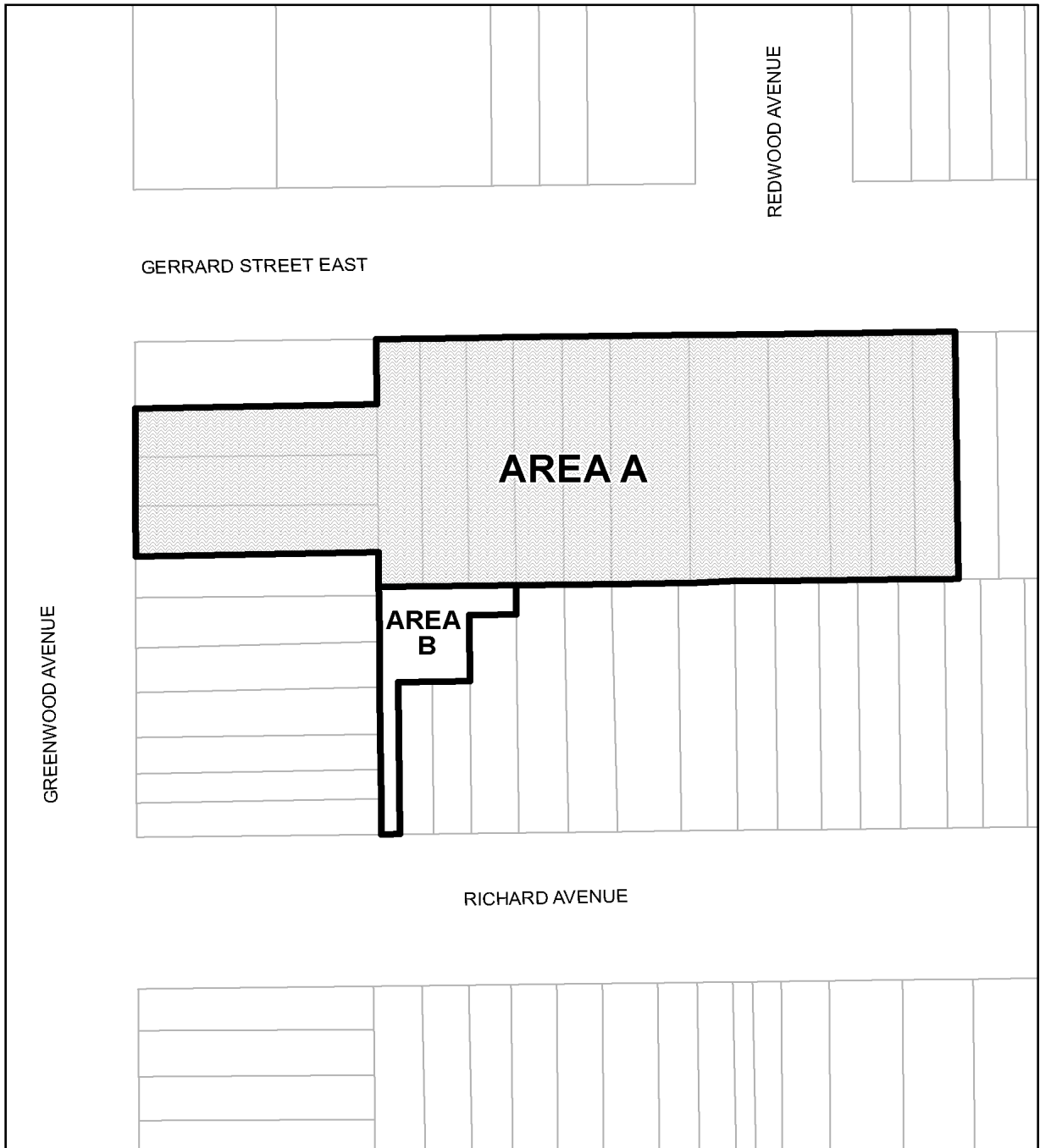


Diagram 4

