

CITY OF TORONTO

Bill 1475

BY-LAW -2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 1400, 1408 & 1410 Victoria Park 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 will reference 1400 Victoria Park Avenue as Block 1 and 1408 and 1410 Victoria Park Avenue as Block 2 as shown on Diagrams 1 and 2 attached to this By-law.
4. 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:
 - A. CR 1.0(c1.0; r0.0) SS3 (x34) to a zone label of CR 5.5(c1.0; r4.5) SS3 (x1078) in Block 1 as shown in Diagram 3;
 - B. CR 1.0(c1.0; r0.0) SS3 (x35) and CR 1.0 (c1.0; r0.0) SS3 to a zone label of CR 8.5(c1.0; r7.5) SS3 (x1079) in Block 2 as shown in Diagram 3; and
 - C. O as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending and replacing Article 900.11.10 Exception Number (x35) so that it reads:

CR 5.5(c1.0; r4.5) SS3 (x1078)

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 1400 Victoria Park Avenue, 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 (Y) below;
- B. On lands municipally know as 1400 Victoria Park Avenue (Block 1) if the requirements of By-law [Clerks to insert By-law number] are complied with as shown in Diagram 2;
- 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 148.17 metres and the elevation of the highest point of the **building** or **structure**;
- D. Despite regulation 40.10.40.1(1), residential use portions of the **building** may be located on the same **storey** as non-residential use portions of the **building**;
- E. Despite regulation 40.10.30.40(1), the permitted maximum **lot coverage** as a percentage of **lot area**, is 70 percent;
- F. 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 Diagrams 4 and 5 of By-law [Clerks to insert By-law number];
- G. Despite regulation 40.10.40.10(5), the minimum height of the first **storey** of a **building** or **structure** is 3.9 metres, as measured between the floor of the first **storey** and the ceiling of the first **storey**;
- H. Despite regulations 40.5.40.10 (3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 4 and 5 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, chimneys, and vents, by a maximum of 3.0 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 2.5 metres;
 - iii. Architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - iv. **Building** maintenance units and window washing equipment, by a maximum of 1.5 metres;

- v. Planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - vi. Antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
 - vii. Trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- I. Despite regulation 40.10.40.40 (1), the maximum **gross floor area** of all **buildings** and **structures** is 39,000 square metres of which:
- i. The permitted maximum **gross floor area** of all residential uses is 36,800 square metres;
 - ii. The minimum **gross floor area** for all non residential uses is 1,500 square metres; and
 - iii. The maximum **gross floor area** for all non residential uses is 2,200 square metres;
- J. Despite regulation 40.10.40.10 (7), the maximum number of **storeys** of any **building** or **structure** is 23;
- K. Despite regulation 40.10.40.50 (1), **amenity space** must be provided at the following minimum rate:
- i. A minimum of 1.5 square metres of **outdoor amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- L. Despite regulation 40.10.40.70 (3), the required minimum **building setbacks** are as shown in metres on Diagrams 4 and 5 of By-law **[Clerks to insert By-law number]**;
- M. Regulation 40.10.40.70 (3) (D) does not apply;
- N. Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagrams 4 and 5 of By-law **[Clerks to insert By-law number]**;
- O. Despite regulations 40.10.40.60 (1)(A) and (B), (2) to (8) and (L) and (N) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- i. Decks and porches, by a maximum of 3 metres;
 - ii. Balconies by a maximum of 2.5 metres;

- iii. Canopies and awnings, by a maximum of 1.5 metres;
 - iv. Exterior stairs, access ramps and elevating devices, by a maximum of 3 metres;
 - v. Architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 3.0 metres;
 - vi. Eaves, by a maximum of 1 metre; and
 - vii. Air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 3 metres;
- P. Regulation 40.10.40.60 (9) does not apply;
- Q. The provision of **dwelling units** is subject to the following:
- i. A minimum of 16 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;
- R. Despite regulations 40.10.50.10(1) and (3), no **soft landscaping** is required along a **lot line** abutting a lot in the Residential Apartment Zone category;
- S. Despite regulation 40.10.50.10(2), no fence is required along a **lot line** abutting a **lot** in the Residential Apartment Zone category;
- T. Despite regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- i. Length 5.6 metres;
 - ii. Width 3.4 metres;
 - iii. Vertical clearance of 2.1 metres; and

- iv. A 1.5-metre-wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space** and such aisle or path may be shared by two accessible **parking spaces**;
- U. Despite regulation 200.5.1.10(2), 25 percent of the total number of **parking spaces** may be obstructed within 0.3 metres of the sides of the **parking space**;
- V. Despite regulations 220.5.10.1 (2), (3), and (4), one (1) Type "B", one (1) Type "C", and one (1) Type "G" **loading spaces** will be required;
- W. Despite regulations 230.5.1.10(3), 230.5.10.1 and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - i. 0.92 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - ii. 0.2 "short-term" **bicycle parking spaces** for each **dwelling unit**;
 - iii. 1 "long-term" **bicycle parking space** for each 188 square metres of retail space; and
 - iv. 1 "short-term" **bicycle parking spaces** for each 312 square metres of retail space;
- X. Despite regulations 230.5.1.10(9) and (10) and clause 230.40.1.20 (2), "long-term" and "short-term" **bicycle parking spaces** may be:
 - i. Located in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions;
 - ii. Located outdoors or indoors in a secure or enclosed room or enclosure on any level of the **building** below-ground; and
 - iii. Located more than 30.0 metres from a pedestrian entrance;
- Y. 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. "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car- sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

- ii. "car-share parking space" means a **parking space** exclusively reserved and actively used for car-sharing.

Prevailing By-laws and Prevailing Sections: None Apply

- 6. Zoning By-law 569-2013, as amended, is further amended by amending and replacing Article 900.11.10 Exception Number (x34) so that it reads:

CR 8.5(c1.0; r7.5) SS3 (x1079)

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 1408 and 1410 Victoria Park Avenue, 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 (Y) below;
- B. On lands municipally know as 1408 and 1410 Victoria Park Avenue (Block 2), if the requirements of By-law [Clerks to insert By-law number] are complied with as shown in Diagram 2;
- 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 150.70 metres and the elevation of the highest point of the **building** or **structure**;
- D. Despite regulation 40.10.40.1(1), residential use portions of the **building** may be located on the same storey as non-residential use portions of the **building**;
- E. Despite regulation 40.10.30.40(1), the permitted maximum **lot coverage** as a percentage of **lot area**, is 66 percent;
- F. 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 Diagrams 4 and 6 of By-law [Clerks to insert By-law number];
- G. Despite regulation 40.10.40.10(5), the minimum height of the first **storey** of a **building** or **structure** is 4.0 metres;
- H. Despite regulations 40.5.40.10 (3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 4 and 6 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, chimneys, and vents, by a maximum of 3.0 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 5.0 metres;
 - iii. Architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - iv. **Building** maintenance units and window washing equipment, by a maximum of 1.5 metres;
 - v. Planters, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - vi. Antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
 - vii. Trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- I. Despite regulation 40.10.40.40 (1), the maximum **gross floor area** of all **buildings** and **structures** is 32,800 square metres of which:
- i. The permitted maximum **gross floor area** of all residential uses is 31,500 square metres;
 - ii. The minimum **gross floor area** for all non residential uses is 1,000 square metres; and
 - iii. The maximum **gross floor area** for all non residential uses is 1,300 square metres;
- J. Despite regulation 40.10.40.10 (7), the maximum number of **storeys** of any **building** or **structure** is 26;
- K. Despite regulation 40.10.40.50 (1), **amenity space** must be provided at the following minimum rate:
- i. A minimum of 1.4 square metres of **outdoor amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- L. Despite regulation 40.10.40.70 (3), the required minimum **building setbacks** are as shown in metres on Diagrams 4 and 6 of By-law **[Clerks to insert By-law number]**;

- M. Regulation 40.10.40.70 (3) (D), does not apply;
- N. Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagrams 4 and 6 of By-law **[Clerks to insert By-law number]**;
- O. Despite regulations 40.10.40.60 (1) to (8) and (L) and (N) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) Decks, and porches, by a maximum of 3 metres;
 - (ii) Balconies by a maximum of 3 metres;
 - (iii) Canopies and awnings, by a maximum of 1.5 metres;
 - (iv) Exterior stairs, access ramps and elevating devices, by a maximum of 3 metres;
 - (v) Architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 3.0 metres;
 - (vi) Eaves, by a maximum of 1 metre; and
 - (vii) Air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 3 metres;
- P. Regulation 40.10.40.60 (9), does not apply;
- Q. The provision of **dwelling units** is subject to the following:
- i. A minimum of 20 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - ii. A minimum of 9.5 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;
- R. Despite regulations 40.10.50.10(1)(B) and (3), no **soft landscaping** is required along a **lot line** abutting a **lot** in the Residential Apartment Zone category;

- S. Despite regulation 40.10.50.10(2), no fence is required along a **lot line** abutting a **lot** in the Residential Apartment Zone category;
- T. Despite regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
 - i. Length 5.6 metres;
 - ii. Width 3.4 metres;
 - iii. Vertical clearance of 2.1 metres; and
 - iv. A 1.5-metre-wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible parking space and such aisle or path may be shared by two accessible parking spaces;
- U. Despite regulation 200.5.1.10(2), 25 percent of the total number of **parking spaces** may be obstructed within 0.3 metres of the side of the **parking space**;
- V. Despite regulations 220.5.10.1 (2), (3), and (4), one (1) Type "B", one (1) Type "C", and one (1) Type "G" **loading spaces** will be required;
- W. Despite regulations 230.5.1.10(3), 230.5.10.1 and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - i. 0.83 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - ii. 0.09 "short-term" **bicycle parking spaces** for each **dwelling unit**;
 - iii. 1 "long-term" **bicycle parking space** for each 160 square metres of retail space; and
 - iv. 1 "short-term" **bicycle parking space** for each 280 square metres of retail space;
- X. Despite regulations 230.5.1.10(9) and (10) and clause 230.40.1.20 (2), "long-term" and "short-term" **bicycle parking spaces** may be:
 - i. Located in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions;
 - ii. Located outdoors or indoors in a secure or enclosed room or enclosure on any level of the **building** below-ground; and
 - iii. Located more than 30.0 metres from a pedestrian entrance;

- Y. 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. "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car- sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - ii. "car-share parking space" means a **parking space** exclusively reserved and actively used for car-sharing.

Prevailing By-laws and Prevailing Sections: None Apply

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: None Apply.

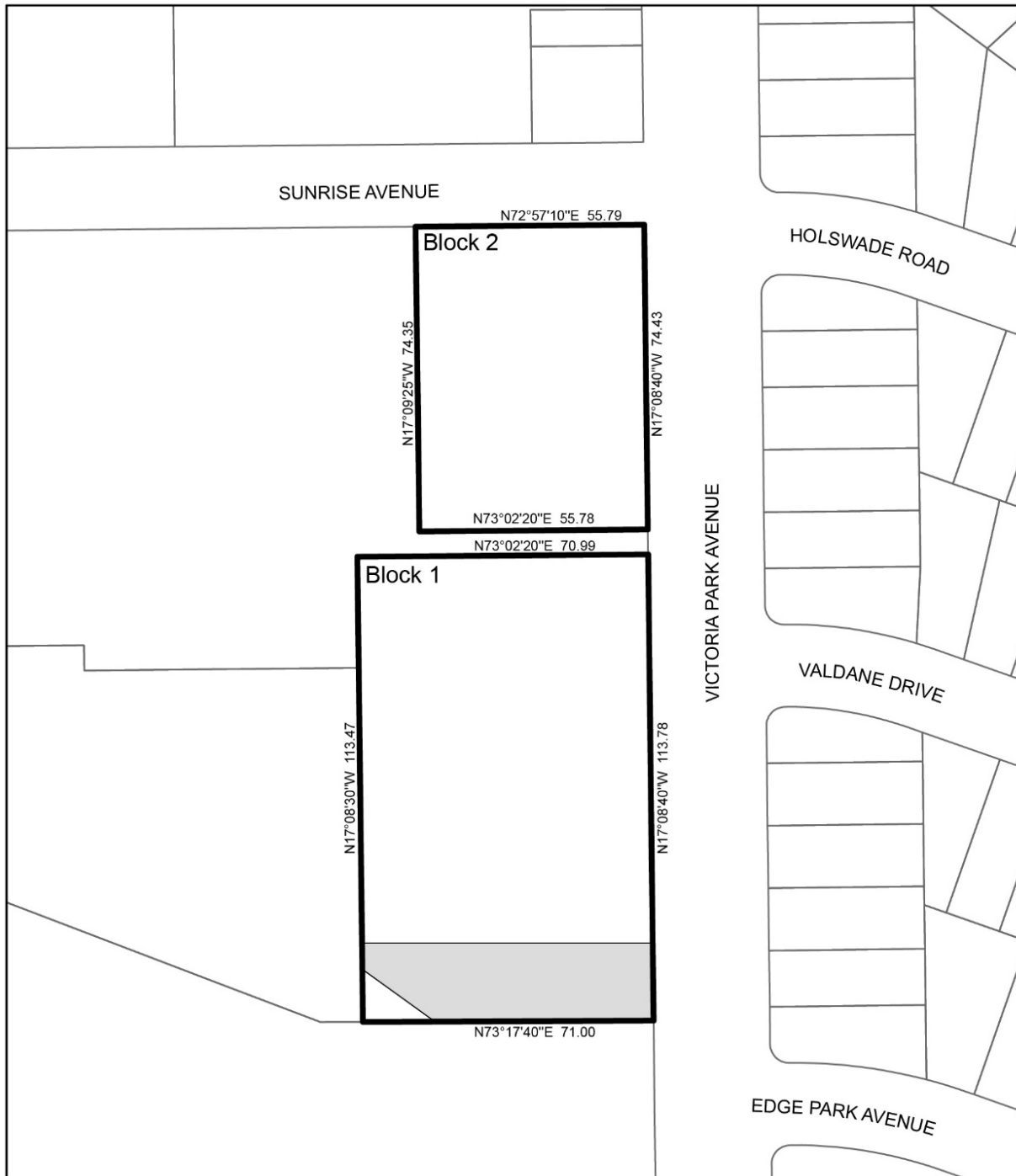
Enacted and passed on December , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **Toronto**
Diagram 1

1400, 1408-1410
Victoria Park Avenue
File # 22 226857 STE 19 0Z



Parkland dedication to the City

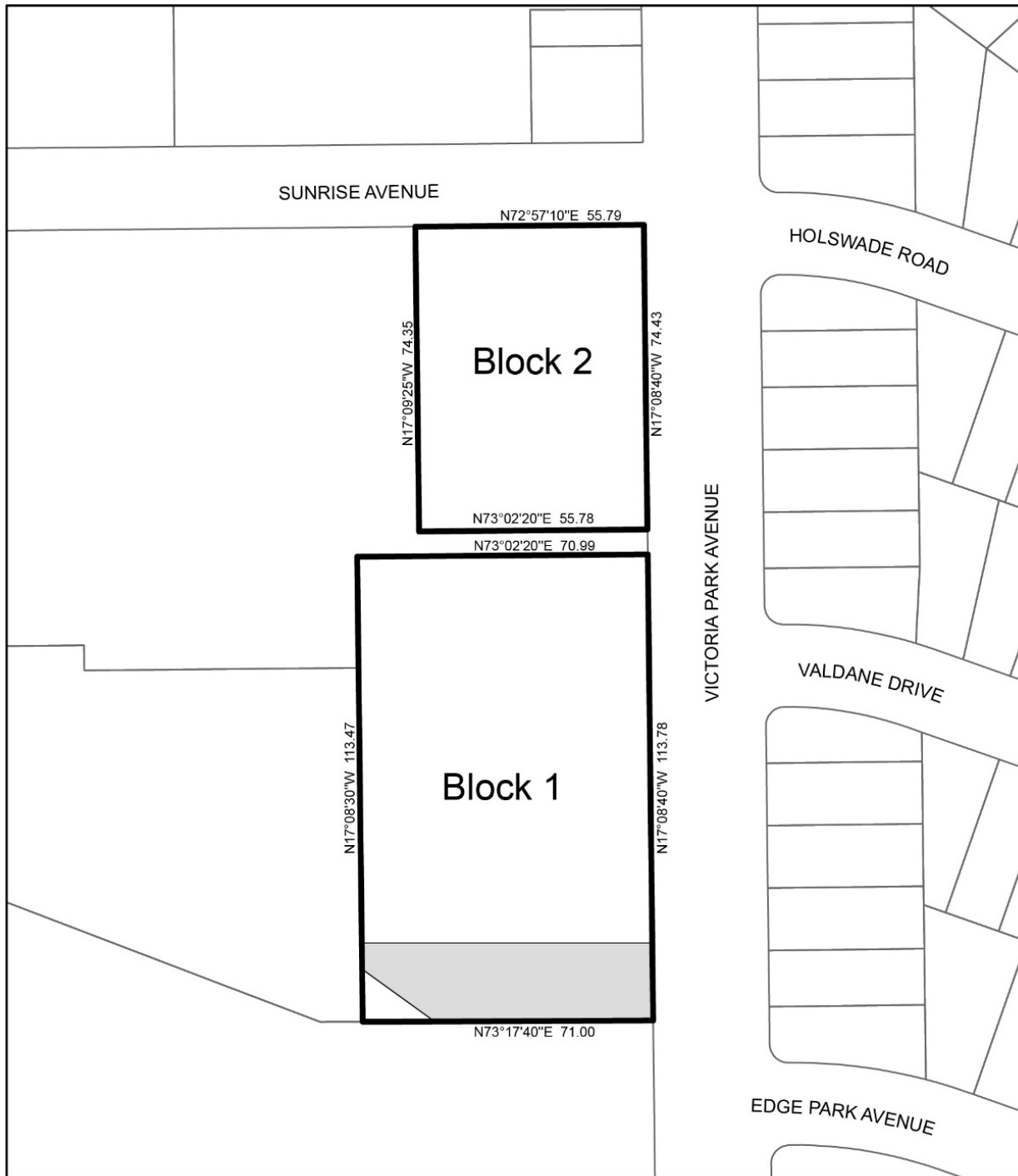
Block 1 - Southern Block
(1400 Victoria Park Avenue)

Block 2 - Northern Block
(1408 & 1410 Victoria Park Avenue)



City of Toronto By-law 569-2013
Not to Scale
01/14/2025

Diagram 2



 **TORONTO**
Diagram 2

1400, 1408-1410
Victoria Park Avenue
File # 22 226857 STE 19 0Z



Parkland dedication to the City

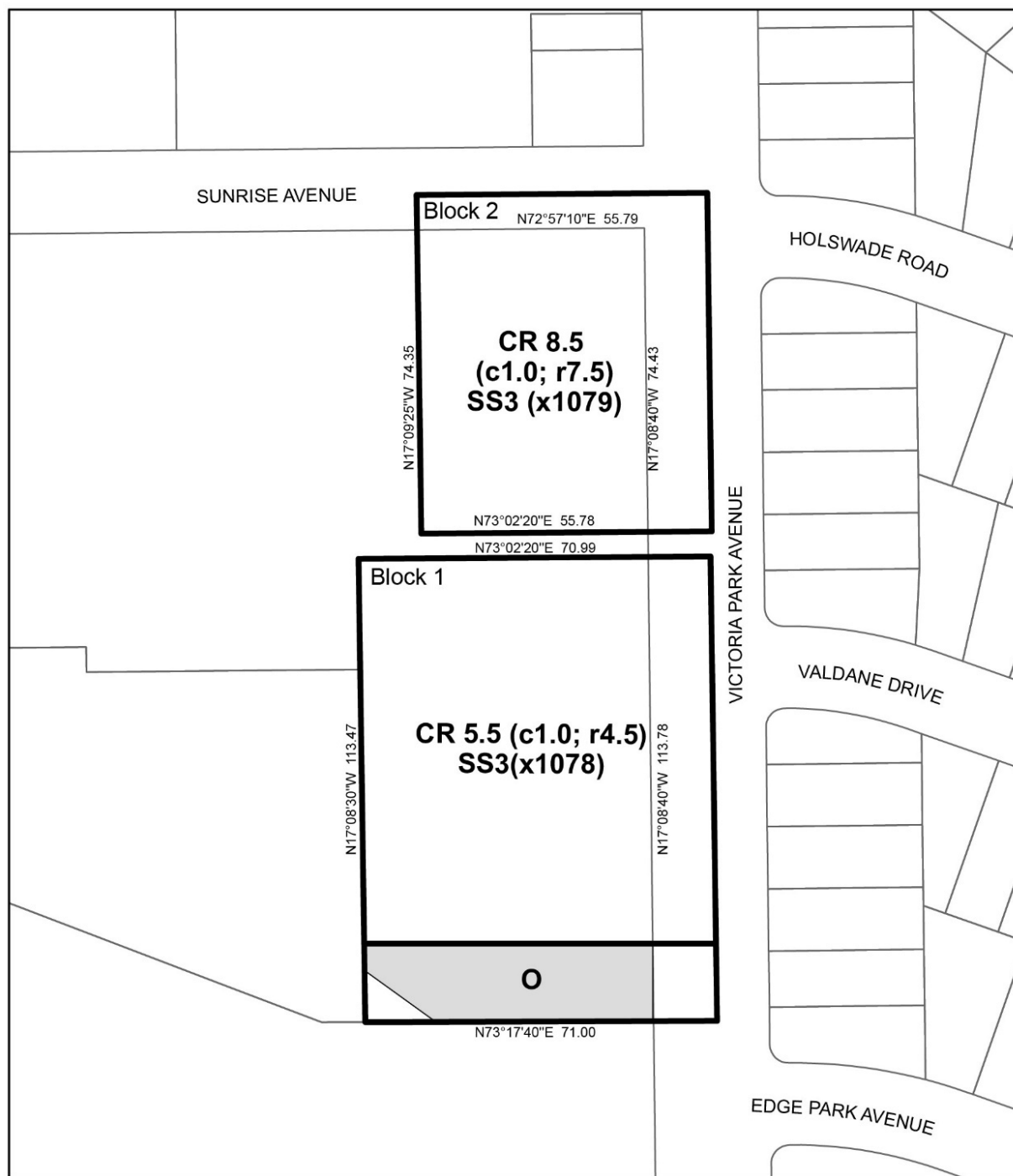
Block 1 - Southern Block
(1400 Victoria Park Avenue)

Block 2 - Northern Block
(1408 & 1410 Victoria Park Avenue)



City of Toronto By-law 569-2013
Not to Scale
01/14/2025

Diagram 3



 **TORONTO**
Diagram 3

1400, 1408-1410
Victoria Park Avenue
File # 22 226857 STE 19 02



Parkland dedication to the City

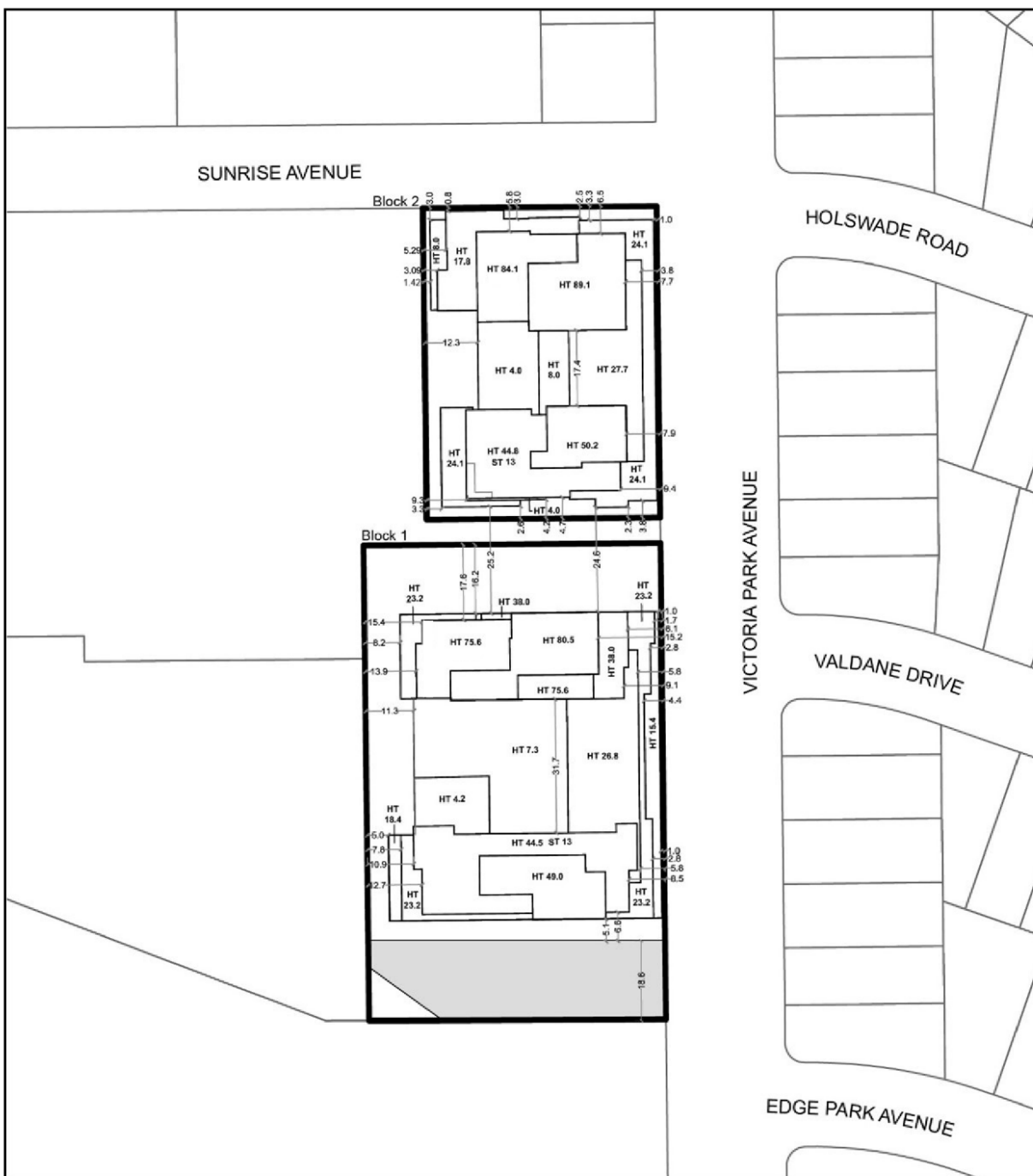
Block 1 - Southern Block
(1400 Victoria Park Avenue)

Block 2 - Northern Block
(1408 & 1410 Victoria Park Avenue)

City of Toronto By-law 569-2013
Not to Scale
01/14/2025



Diagram 4



 **TORONTO**
Diagram 4

1400, 1408-1410
Victoria Park Avenue
File #: 22 226857 STE 19 0Z



Parkland dedication to the City

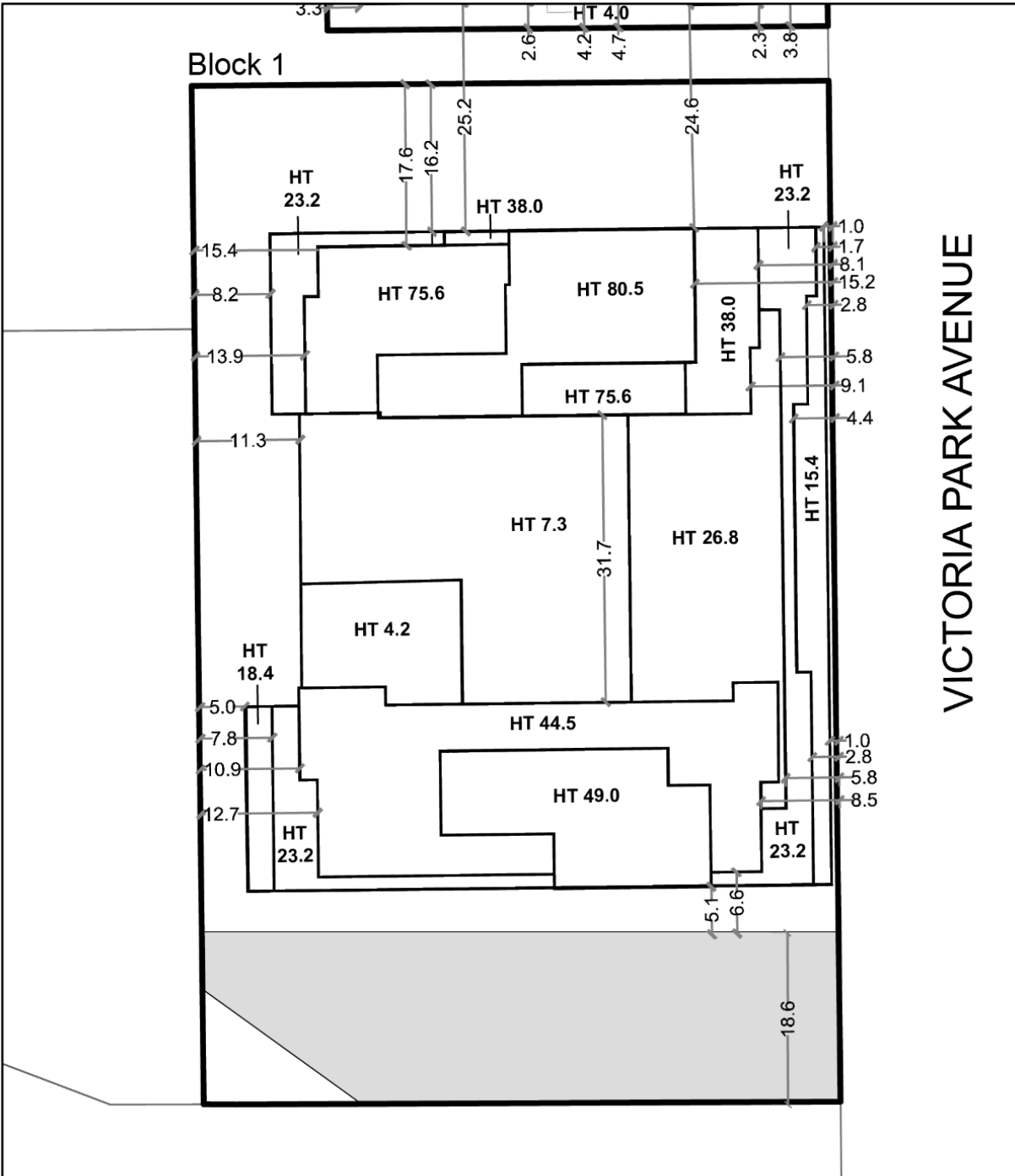
Block 1 - Southern Block
(1400 Victoria Park Avenue)

Block 2 - Northern Block
(1408 & 1410 Victoria Park Avenue)



City of Toronto By-law 569-2013
Not to Scale
12/10/2025

Diagram 5



 **TORONTO**
Diagram 5

1400, 1408-1410
Victoria Park Avenue

File # 22 226857 STE 19 0Z



Parkland dedication to the City

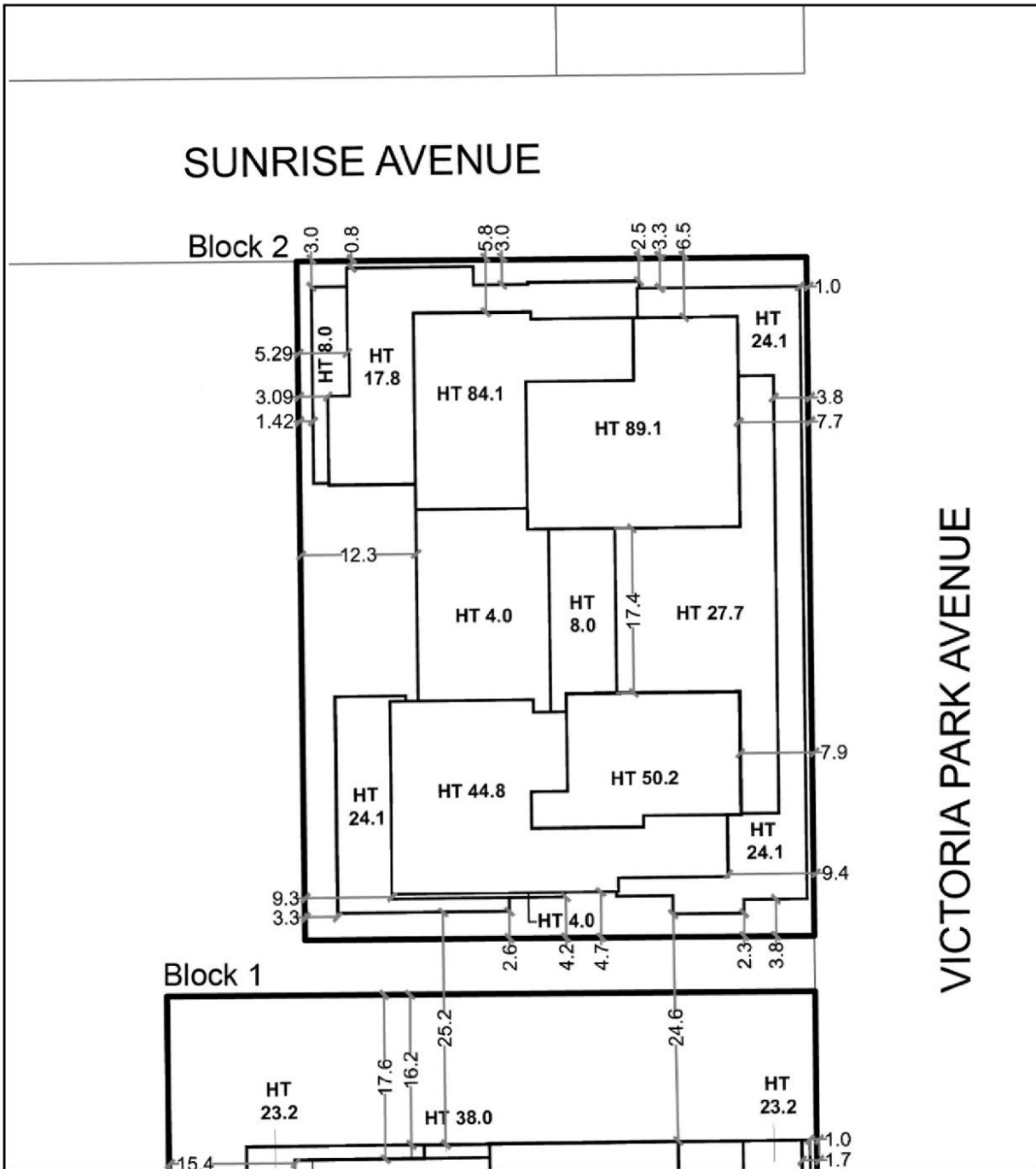
Block 1 - Southern Block
(1400 Victoria Park Avenue)

Block 2 - Northern Block
(1408 & 1410 Victoria Park Avenue)



City of Toronto By-law 569-2013
Not to Scale
12/10/2025

Diagram 6



 **TORONTO**
Diagram 6

**1400, 1408-1410
Victoria Park Avenue**

File #: 22 226857 STE 19 02



Parkland dedication to the City

Block 1 - Southern Block
(1400 Victoria Park Avenue)

Block 2 - Northern Block
(1408 & 1410 Victoria Park Avenue)



City of Toronto By-law 569-2013
Not to Scale
12/10/2025