

Authority: Toronto and East York Community Council
Item TE15.3, as adopted by City of Toronto Council on
July 24 and 25, 2024 and Section 169-5.2B of City of
Toronto Municipal Code Chapter 169, Officials, City

CITY OF TORONTO

Bill 244

BY-LAW -2026

To amend By-law 871-2024, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 1113, 1117 to 1125 Dundas Street West.

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 pursuant to Chapter 169-5.2(B) of the City of Toronto Municipal Code, the City Solicitor has authority to correct technical errors in by-laws; and,

Whereas on July 25, 2024, Council of the City of Toronto enacted By-law 871-2024 to amend By-law 569-2013 for the lands municipally known as 1113, 1117 to 1125 Dundas Street West; and,

Whereas By-law 871-2024 amended Zoning By-law 569-2013, as amended, to determine the height of a building or structure is the distance between the Canadian Geodetic Datum of 98.025 metres and the elevation of the highest point of the building or structure; and

Whereas By-law 1159-2023 sets out permitted heights for different portions of the development in Diagram 4; and

Whereas the City Solicitor, in consultation with the Executive Director, Development Review, has determined that the calculation of the Canadian Geodetic Datum at 98.025 metres and Diagram 4 of By-law 871-2024, as enacted on July 24, 2024, contain technical errors and therefore must be amended to implement City Council's intent;

The Council of the City of Toronto enacts:

1. City of Toronto By-law 871-2024 is amended by replacing Section 5(B) with the following, so that it reads:
 - (B) 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 99.67 metres and the elevation of the highest point of the **building** or **structure**;
2. City of Toronto By-law 871-2024 is amended by replacing Diagram 3 with Appendix 1 attached to this By-law.

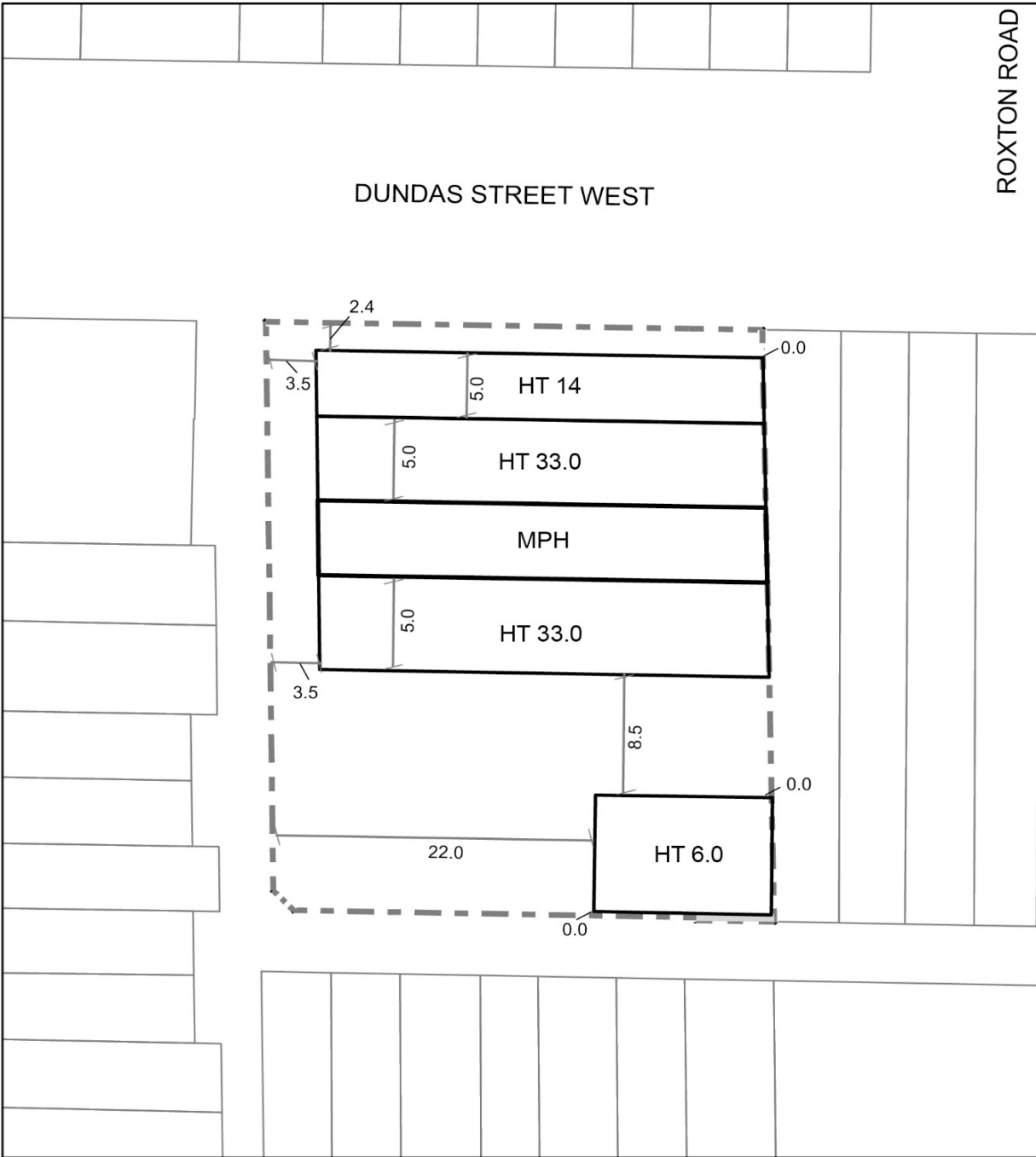
Enacted and passed on March , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)


Appendix 1




 **TORONTO**
Diagram 4

1113-1125 Dundas Street West

File # 23 237080 STE 10 OZ

 Laneway Widening


City of Toronto By-law 569-2013
Not to Scale
03/09/2026